

**Project Excellence, Land at Wiggs Farm, Station Road,  
Coalville**

Barberry Bardon Limited

# **Environmental Statement Addendum: Technical Note on Cumulative Effects of Additional Schemes**



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## Document Control

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## 1. Introduction

### 1.1 Purpose of this Document

- 1.1.1 This Technical Note provides an assessment of the cumulative effects of additional schemes identified by the Local Planning Authority (LPA) to supplement the Environmental Statement (ES<sup>1</sup>), prepared by Envance.
- 1.1.2 The ES presented the findings of the Environmental Impact Assessment (EIA) undertaken on behalf of Barberry Bardon Limited (the “Applicant”) in relation to land at Wiggs Farm, Station Road, Coalville, Leicestershire (the “Site”) for the proposed construction of a new distribution hub with ancillary offices, quality control office and canopy, maintenance units, and gatehouse, and associated infrastructure and landscaping to house the growing Pall-Ex (U.K.) Ltd business operations (the “Proposed Development”). The ES accompanied a planning application to Hinkley and Bosworth Borough Council (HBBC) (reference 25/00523/FUL).
- 1.1.3 During the planning application consultation period, stakeholders were given the opportunity to provide questions or recommendations based on the findings of the ES. Stakeholders have requested additional committed developments and their potential for cumulative effects to be considered. The schemes identified during the consultation period were not identified in their Scoping Response<sup>2</sup>.
- 1.1.4 This Technical Note considers four additional schemes identified by the LPA as an addendum to the submitted ES.

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<sup>1</sup> Envance (2025) Project Excellence Environmental Statement Volumes 1-3

<sup>2</sup> 25/00161/SCOPE



## 2. Methodology

### 2.1 Introduction

- 2.1.1 The assessments of the additional schemes identified during the consultation period follow the methodology set out within ES Chapter 2 Assessment Scope and Methodology and Chapter 16 Cumulative Effects. Specifically, the cumulative effects assessment for the Proposed Development follows the guidelines as set by IEMA<sup>3</sup>.
- 2.1.2 The four additional schemes identified by the stakeholders are listed in Table 2.1. The location of the additional schemes is shown in Appendix A of this Technical Note.

**Table 2.1: Additional schemes**

Application Reference	Applicant and Description	Approx. Distance from Scheme	Status
13/00956/OUTM South East Coalville	Bloor Homes, Davidsons Group, Harworth Estates and SECP Ltd.  Development of up to 2,000 dwellings including a new local centre, public house restaurant, children's day nursery, medical centre, primary school, on-site National Forest planting and areas of public open spaces, new bus routes and bus infrastructure and associated highways and drainage infrastructure.	2.5 km north of Wiggs Farm	Granted 26 Sep 2016 -1148 dwellings completed across the 2 outline permissions (13/00956/OUTM and 16/01187/VCIM)
21/02281/FULM Land West of Regs Way Bardon Leicestershire	Harworth Estates Investments Ltd.  This is a "hybrid" planning application for employment development totalling 6,719 square metres of floorspace for either light industry (Class E(g)), general industry (Class B2) and/or storage or distribution (Class B8), with ancillary offices (Class E(g)(i)). The application site totals 3.38 ha.	2.8 km north of Wiggs Farm	Permission Granted 9 August 2023 – google earth imagery indicates construction has not started.
16/01187/VCIM Land At Lower Bardon Grange Road	Wilson Enterprises Ltd.  Residential development of up to 800 dwellings with associated highway works, including demolition of existing buildings,	2.7 km north of Wiggs Farm	Permission Granted 9 Jan 2018 – 1,148 dwellings completed

<sup>3</sup>Institute of Environmental Management & Assessment (IEMA) (2020) *Guidelines for Environmental Impact Assessment: Assessing Cumulative Effects*. IEMA, Lincoln.



Application Reference	Applicant and Description	Approx. Distance from Scheme	Status
	drainage infrastructure, formation of two new accesses onto Grange Road, a local centre, new primary school, public open space, play areas and landscaping.		across the 2 outline permissions (13/00956/OUT M and 16/01187/VCIM)
21/00531/HYB Battleflat 3	Wood Farm Holdings. The hybrid application to develop buildings for B2 industrial and/or B8 distribution/logistics uses at Wood Farm, north of Stanton Lane, and a full application for two replacement farm manager dwellings with agricultural buildings.	1.4 km northeast of Wiggs Farm	Allowed under appeal APP/K2420/W/21/3279939 on 22 November 2021 – Google earth imagery indicates construction has started but no floor space has been completed.



### 3. Assessment of Cumulative Effects of Additional Schemes

#### 3.1 Assessment

- 3.1.1 For each of the topic chapters of the submitted ES, the assessment of the cumulative effects of the additional schemes identified above in Table 2.1 is set out in Table 3.1 overleaf.



Table 3.1: Assessment of Cumulative Effects of Additional Schemes

Nature of Effects	Description of Potential Cumulative Effects	Assessment of Significance of Cumulative Effects
Traffic and Transport		
Effects on Traffic and Transport	<p>The additional schemes in Table 2.1 have been reviewed to consider likely additional impacts on traffic and transport. In particular, construction vehicle routes to each scheme have been considered.</p> <p>Traffic flow information has been extracted from the planning application submissions where the development is not complete and therefore, contained within the recent traffic counts.</p> <p>The committed development information has been added to the previous baseline traffic flow information of the various junction assessments. This will inherently lead to some double counting through the explicit inclusion of further committed development information as well as the agreed TEMPRO factors. Therefore, the assessment work is overly robust.</p> <p>The conclusions of the works now show worsening of some junctions in the baseline position before the development traffic is added. This has led to junction 10 now being shown to require mitigation in the future year which can be delivered via condition.</p>	<p>The base traffic counts conducted in the vicinity of the Site would have picked up some additional traffic from the operational aspects of the additional schemes.</p> <p>No significant cumulative effects. No significant cumulative effects are anticipated during construction or operation.</p>
Air Quality		
Effects on Air Quality	<p>The additional schemes in Table 2.1 have been reviewed to consider likely additional impacts on air quality.</p>	<p>It is considered that any further growth in traffic would be accounted for in the TEMPro factors applied to the traffic data and that the base traffic counts conducted in the vicinity of the Site would have picked up some additional traffic from the operational aspects of the additional schemes. No significant cumulative effects. No significant cumulative effects are anticipated during</p>





Nature of Effects	Description of Potential Cumulative Effects	Assessment of Significance of Cumulative Effects
		construction or operation.
Noise and Vibration		
Effects on Noise and Vibration	The additional schemes in Table 2.1 have been reviewed to consider likely additional impacts in terms of predicted development-generated road traffic noise increases, based on revised road traffic flows for key links on the surrounding highway network.	<p>The review demonstrates no more than a small number of very fractional upward changes in the predicted road traffic noise increases, which represent a negligible difference to those previous assessed.</p> <p>No significant cumulative effects. No significant cumulative effects are anticipated during construction or operation.</p>
Landscape and Visual Impact		
Effects on landscape character and visual amenity/ receptors	<p>The additional schemes in Table 2.1 have been reviewed to consider likely additional impacts on Landscape and Visual Impact.</p> <p>Not anticipated to lead to further cumulative effects.</p>	<p>13/00956/OUTM. Alternative form of development. This is a residential scheme. No cumulative effect.</p> <p>21/02281/FULM. Plotted ZTV for the WIGGS Scheme demonstrates no intervisibility between the Proposed Development at the Site and the location of this scheme.</p> <p>16/01187/VCIM. Plotted ZTV for the WIGGS Scheme demonstrates no intervisibility between the Proposed Development at the Site and the location of this scheme.</p> <p>21/00531/HYB. Alternative form of development. To be implemented outside of the build out window of</p>



Nature of Effects	Description of Potential Cumulative Effects	Assessment of Significance of Cumulative Effects
		<p>the Proposed Scheme at Wiggs Farm. Development to have an agriculture character and vernacular relocating an existing grain store.</p> <p>No significant cumulative effects. No significant cumulative effects are anticipated during construction or operation.</p>
Biodiversity		
Cumulative effects on ecology and biodiversity	The additional schemes in Table 2.1 have been reviewed to consider likely additional impacts on ecology and biodiversity	<p>All impacts to Ecology and Biodiversity were assessed to be at site level only. No scheme identified for further assessment of cumulative adverse effects has any ecological or hydrological links to the development Site.</p> <p>No significant cumulative effects. No significant cumulative effects are anticipated during construction or operation.</p>
Heritage		
Cumulative effects on heritage and archaeology	The Schemes in Table 2.1 have been reviewed to consider the potential for there to be likely additional impacts to heritage assets. Due to the distance and lack of historical association between the Scheme and those listed in Table 2.1, no cumulative effects have been identified.	No significant cumulative effects. No significant cumulative effects are anticipated during construction or operation.
Ground Conditions		
Cumulative effects on ground conditions	The Schemes in Table 2.1 have been reviewed to consider the potential for there to be additional ground conditions and contamination effects. Given the distance between the schemes, no cumulative effects have been identified.	No significant cumulative effects. No significant cumulative effects are anticipated during construction or operation.



Nature of Effects	Description of Potential Cumulative Effects	Assessment of Significance of Cumulative Effects
Water Environment		
Cumulative effects on water environment	The Schemes in Table 2.1 have been reviewed to consider whether any cumulative effects will occur to the water environment. Given the distance between the schemes, no cumulative effects have been identified.	No significant cumulative effects. No significant cumulative effects are anticipated during construction or operation.
Socio-economics		
Cumulative effects on socioeconomics	<p>The schemes in Table 2.1 have been reviewed to consider the potential for there to be additional socio-economic effects.</p> <p>Given the established industrial and commercial character of the surrounding area, the availability of supporting infrastructure, and the similar nature of the proposed and committed developments, there is potential for cumulative socio-economic effects.</p>	<p>Due to nature and size of the additional schemes, it is considered that there are only minimal, localised changes to the socio-economic which does not result in additional significant cumulative effects during construction of the Proposed Development.</p> <p>It is anticipated that the local labour market has sufficient capacity to accommodate the forecast demand, and no material cumulative effects are anticipated in regards to access to housing, education, healthcare, or other local services.</p> <p>Once operational, the Development and other committed schemes will contribute to employment growth in the logistics and distribution sector.</p> <p>No other socio-economic, tourism and recreation receptors are anticipated to experience changes in the level of effect significance identified in the cumulative assessment for the construction and operational phase of the Scheme set out in Chapter 16 of the ES.</p>



## 3.2 Conclusion

- 3.2.1 The review of the additional schemes for each topic found that there are no new potential significant cumulative effects during construction or operation of the Proposed Development. As such the conclusions of significance of effect within the submitted ES remain unchanged.



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## Appendix A Location of Additional Schemes








## Legend


 Site boundary

### Additional schemes

 21/00531/HYB

 16/01187/VCIM

 21/02281/FULM

 13/00956/OUTM

0 0.5 1 km

Land off Station Road, Bagworth,  
Leicestershire  
Environmental Statement  
Technical Note on Cumulative Effects of  
Additional Schemes

## Appendix A – Location of Additional Schemes

Date	September 2025
Scale	1:16000@A3
Drawing Ref:	0541-LAS-V1



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