



Mr Robert Gilmore
Oxalis Planning
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Landmere Lane
Edwalton
Nottingham
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Tesco Stores Limited
Tesco House
Shire Park
Kestrel Way
Welwyn Garden City
Hertfordshire
AL7 1GA

Dear Robert,

We are writing in support of the proposed planning application to amend planning conditions and allow the phasing of the highways works relating to the delivery of the new warehouse (known as Unit 1) at Padge Hall Farm, off the A5, Hinckley. The planning conditions being amended are set out in the table below:

Rugby BC Condition	Hinckley & Bosworth BC Conditions
24 (pedestrian and cycle access)	10 (a scheme of works at A5 Dodwells roundabout) 12 (pedestrian footway along the northern side of the A5) 13 (scheme of works for the lowering of the A5 carriageway) 14 (pedestrian and cycle access) 15 (way finding strategy)

Tesco have occupied their existing warehouse facility off Dodwells Road which is in close proximity to Padge Hall Farm since 1989 serving in 260 stores across the Midlands and employing in excess of 700 staff in the local area. The lease at the existing Dodwells Road facility ends in March 2027, the intention is relocate all existing operations and deliveries in September 2026. Existing traffic movement in the area relating to the Dodwell Road warehouse will remain as existing, with no significant increase to the road network following the relocation to the new facility.

Unit 1 will deliver contemporary warehouse floorspace for Tesco and will allow the business in this locality to continue to modernise, improve operations as well being more sustainable. The timing for operations commencing in Unit 1 from September 2026 is vital to enable a suitable transition from the Dodwells Road facility without negatively affecting operations to the stores served from the current Hinckley site.

Given Tesco are an existing business and will not add traffic to the area, we consider changes to the existing planning conditions to be an appropriate approach.

We therefore welcome and support the opportunity to allow the delivery of Unit 1 prior to the full completion of all highways works associated with the Padge Hall Farm application.

Kind Regards

Stuart Moffat

Stuart Moffat
Head of Development - Distribution