



ICENI PROJECTS – CASE STUDY

# Iceni is providing strategic planning advice to Curtis Hall on the remediation and redevelopment of the 143-hectare site, known as the former Nailstone Colliery.

The site is located cross-boundary between Hinckley and Bosworth Council, with the remainder in North West Leicestershire.

The proposals comprise approximately 100,000 sqm of B8 and B1 floorspace, and the economic uplift in the site value will enable the restoration of the former Colliery with the creation of a country park, with ecological enhancement and public access managed together.

The development benefits from Outline Planning Permission and Iceni, working alongside the wider Design Team secured approval for the reserved matters in 2015. Enabling work commenced on site in Spring 2016 following approval of the pre-commencement conditions for Phase one, and Iceni is continuing to work alongside the Design Team to ensure subsequent phases can be implemented in the near future.

An application for a new highways access has recently been approved by Iceni which will significantly improve traffic management and the desirability of the site for prospective end user.

## 5 interesting facts about the project

### 1: ECOLOGICAL ENHANCEMENT

The enhancement of the ecology within the area has led the proposals, including the translocation of great crested newts, provision of new badger setts, and the protection of bats.

### 2: PUBLICLY ACCESSIBLE COUNTRY PARK

Public access will be provided that will avoid conflict with the ecology, and provide a regionally significant network of both cycle and pedestrian routes through and around the site, connecting with existing footpaths in the area.

### 3: EMPLOYMENT

Approximately 100,000 sqm of employment floorspace will be provided, which will be of significant benefit to the local area and meet an identified need within the region.

### 4: POSITIVE WORKING

Iceni has led discussions with the LPA to ensure a positive working relationship is maintained with Planning Officers and other stakeholders throughout the planning process.

### 5: REMEDIATION

The site will benefit from much needed remediation including the capping and recontouring of the spoil mounds, resolving potential for water pollution, and woodland management.