

## Delegated Report

**Planning Ref: 25/01036/FUL**

**Applicant: InPost UK InPost UK**

**Ward: Hinckley Clarendon**

**Site: Aldi Watling Street Hinckley**



Hinckley & Bosworth  
Borough Council

### **Proposal: Erection of a InPost Parcel Locker**

---

#### **1. Recommendations**

##### **1.1. Grant planning permission subject:**

- Planning conditions outlined at the end of this report

#### **2. Planning application description**

2.1. The application seeks full planning permission for the erection of a InPost parcel locker at Aldi, Watling Street, Hinckley.

2.2. The proposed InPost parcel locker would be located to the south-west of the main building within a recess. It would measure 3.00 metres in width, 2.42 metres in height and 0.90 – 1.65 metres in depth. The proposal would have a back polymer concrete base, with a grey metal canopy and dark grey metal clad downlights. The metal cladding/face drawers would be vinyl wrapped with white ORAGUARD 215 Polymeric PVC film. A small vertical touch screen would be placed to the north-west of the front elevation.

2.3. All InPost Lockers are equipped with the following features as standard:

- CCTV and motion sensors to capture and record locker interactions
- Multiple compartment sizes to suit different needs
- “Easy Access” compartments designed to provide a more accessible experience for users, particularly those with mobility needs. Users can request an “Easy Access” compartment ahead of collecting or returning their parcel or simply click this option when using the parcel locker machine.

2.4. InPost parcel delivery lockers are part of the UK’s essential last-mile sustainable delivery infrastructure – directly supporting Government priorities and are a key component for good placemaking. InPost’s parcel delivery lockers help to:

- Consolidate deliveries to a single parcel locker that would otherwise have been delivered to individual addresses, which has been recognised as an activity that significantly contributes to climate change mitigation
- Improve public services through providing an in-demand popular service
- Create community assets that stimulate local economies through incremental spending and through the generation of new revenue streams via land rental agreements.

#### **3. Description of the site and surrounding area**

3.1. The application site is situated on Watling Street, Hinckley with The Long Shoot (A47) to the west and Dodwells Road (A47) to the east. It comprises approximately 0.55ha.

- 3.2. The buildings bordering the site are a petrol station and a small group of two-storey and single-storey houses, with the north and west bounded by fields. The adjacent dwellings are separated from the site by a 2m high close boarded fence, whilst the remainder of the site is enclosed by post and rail fencing and hedgerow. Further to the east of the site is Dodwells industrial estate, McDonald's Fast Food Restaurant forms a gateway to the industrial estate. The site's northern, eastern and western boundaries are marked by hedgerow and some mature trees.
- 3.3. The building itself is a chalet style single-storey building with a pitched roof, tiled in clay roof tiles and a mix of red brick and clad elevations. The existing shop front is positioned in the south-west elevation, facing Watling Street. The existing building is positioned back into the site, flanking the western boundary and is 1410sqm with a retail area of 940sqm. Car parking for 88 vehicles wraps around the southern and eastern elevations. Customer, HGV and pedestrian access to the site is taken from a single point of access from Watling Street.
- 3.4. The site is surfaced in a mixture of tarmac and permeable block pavements. A brook runs along the southern boundary of the site, being culverted under the A5 and then runs up along the side of the site into the surrounding countryside.
- 3.5. An application for extensions to the building including associated works was approved under application reference 23/00704/FUL. Works at the site are yet to commence.

#### **4. Relevant planning history**

##### **80/00461/4M**

- Erection of extension to tent display showroom
- Planning Permission
- 24.06.1980

##### **81/01159/4**

- Change of use from agricultural to car park
- Planning Permission
- 26.01.1982

##### **96/00884/CLU**

- Certificate of existing lawfulness (retail a1)
- Certificate of Lawful Proposed Use
- 17.12.1996

##### **97/00043/FUL**

- Demolition of existing retail unit erection of food retail store and extension to Chinese restaurant
- Planning Permission
- 13.06.1997

##### **97/00108/FUL**

- Demolition of storage building erection of new shop frontage and extension to provide store to existing restaurant

- Planning Permission
- 03.04.1997

**97/00570/ADV**

- Illuminated signs
- Advertisement Consent
- 12.11.1997

**97/01059/FUL**

- Erection of external floodlights to car park
- Refused
- 07.01.1998

**98/00295/FUL**

- Erection of external floodlights to car park
- Refused
- 27.05.1998

**98/00597/FUL**

- Erection of external floodlights to car park
- Planning Permission
- 19.08.1998

**05/01219/FUL**

- Extension to retail store (resubmitted scheme)
- Planning Permission
- 06.01.2006

**06/01356/FUL**

- Demolition of existing restaurant and creation of additional car parking
- Planning Permission
- 10.01.2007

**08/00248/ADV**

- Erection of internally illuminated sign to front of building and 6m high internally illuminated freestanding sign
- Advertisement Consent
- 15.05.2008

**10/00943/CONDIT**

- Variation of condition 6 of planning permission 97/00043/FUL (hours of operation)
- Planning Permission
- 25.01.2011

**12/00228/CONDIT**

- Variation of condition no.6 of planning permission 97/00043/FUL to alter the permitted hours of opening
- Planning Permission
- 12.06.2012

#### **13/00854/CONDIT**

- Variation of condition 5 of planning permission 12/00228/CONDIT to extend the opening hours
- Planning Permission
- 18.11.2013

#### **16/01143/CONDIT**

- Variation of condition 2 of planning permission 13/00854/CONDIT to remove restriction on bank holiday opening times
- Planning Permission
- 10.02.2017

#### **19/00572/FUL**

- Demolition of existing A1 retail store and erection of new food retail store (use class A1) with associated car parking, servicing and landscaping
- Planning Permission
- 29.01.2020

#### **21/01137/CONDIT**

- Variation of conditions 2 (approved plans), 3 (materials), 13 (parking and turning) and 16 (acoustic fence) of planning permission 19/00572/FUL.
- Planning Permission
- 21.09.2022

#### **23/00704/FUL**

- Extension to existing Aldi food store (Class E), car park and associated works
- Planning Permission
- 17.11.2023

#### **25/00294/ADV**

- 1 Internally Illuminated Sign Case, 1 Internally Illuminated Totem, 2 Graphic Vinyl's On Aluminium Panels, 1 Welcome Vinyl Sticker
- Advertisement Consent
- 23.05.2025

#### **25/00616/NMA**

- Non material amendment to planning permission 23/00704/FUL. Amendment to parking bays and kerb layout, cycle store relocated and brickwork to be retained on North and East elevations.
- Permit Non Material Amendments
- 11.08.2025

## **5. Publicity**

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. Following the publications, no comments have been received.

## **6. Consultation**

- 6.1. HBBC Environmental Services (Pollution):  
*'No objection.'*

## **7. Policy**

- 7.1. Core Strategy (2009)
  - Policy 1: Development in Hinckley
- 7.2. Site Allocations and Development Management Policies DPD (2016)
  - Policy DM1: Presumption in Favour of Sustainable Development
  - Policy DM2: Renewable Energy
  - Policy DM10: Development and Design
- 7.3. National Planning Policies and Guidance
  - National Planning Policy Framework (NPPF) (2024)
  - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
  - Good Design Guide (2020)
  - National Design Guide (2019)

## **8. Appraisal**

- 8.1. Key Issues
  - Assessment against strategic policies
  - Design and impact upon the character of the area
  - Impact upon neighbouring residential amenity

### Assessment against strategic policies

- 8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material planning consideration in planning decisions.
- 8.3. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives of sustainable development (economic, social, and environmental) are detailed within Paragraph 8 of the NPPF. Therefore, in accordance with Paragraph 11 of the NPPF, planning decisions should apply a presumption in favour of sustainable development. Policy DM1 of the Site Allocations and Development Management Policies (SADMP) also provides a presumption in favour of sustainable development. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development.

- 8.4 However, Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, development permission should not usually be granted unless other material considerations indicate otherwise.
- 8.5 The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.
- 8.6 The Core Strategy and the SADMP are over 5 years old and were adopted prior to the publication of the current NPPF. Paragraph 34 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary.
- 8.7 Nevertheless, in accordance with Paragraph 232 of the NPPF, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF. Due weight should be given to existing policies according to their degree of consistency with the NPPF. Ultimately, the closer the policies in the plan are to the policies in the NPPF, the greater weight they may be given. Therefore, this report sets out the relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.
- 8.8 The site is situated within the settlement boundary of Hinckley and is identified as a sustainable location for development. Core Strategy policy 1 supports development within the Hinckley settlement boundary.
- 8.9 Policy DM2 of the SADMP states that the Borough Council is committed to reducing its environmental impact through carbon reduction measures and through the support of appropriately designed and sited renewable energy and low carbon developments.

Planning applications for the development of renewable energy and low carbon development installations at the domestic, community and commercial scales will be supported where:

- a) All reasonable steps have been taken to avoid or mitigate any adverse impacts including, but not limited to, landscape, noise, visual and cumulative impacts; and plan, with specific regard to DM11 and DM12. scheme will also be assessed.
- b) The proposed development accords with other policies of this plan, with specific regard to DM11 and DM12.

The impact of ancillary structures included as part of the proposed scheme will also be assessed.

Community-led renewable energy schemes for low carbon developments which can demonstrate direct community benefit will be encouraged.

- 8.10 The submitted InPost Sustainability and Planning Policy Document states that *'InPost is on a mission to reduce carbon emissions in the logistics industry, with the objective of reaching net zero by 2040. Our business is fundamentally designed to provide convenient and accessible services while consolidating delivery operations through the strategic placement of parcel lockers.'*

*By positioning lockers at key locations where people naturally work, shop, commute, or spend leisure time, we encourage customers to integrate parcel collection and returns into their existing journeys. This approach helps to reduce the need for separate trips, as customers can combine parcel activities with their regular errands and daily routines. For example, in a 2025 survey with UK users, 62% of users collecting parcels collected them as part of another journey, such as shopping .*

*We have seen very encouraging carbon emission reductions from our operations in our largest parcel locker market, Poland. Our data demonstrates that when delivering to an InPost Locker versus to-door, each parcel can save 305g of CO2 equivalent – representing an 81% reduction in carbon emissions per delivery.*

*We fully understand our role in the face of the climate crisis, and the actions we have implemented – the development of a Decarbonisation Strategy for the entire InPost Group in line with the Paris Agreement and the approval of reduction targets by the Science Based Targets initiative – are a natural consequence of our adopted ESG Strategy, to which we devote significant effort.*

*We commit to:*

*Reduce absolute Scope 1 and Scope 2 greenhouse gas emissions by 42% by 2030 from the 2021 base year.*

*Commit that 69% of our suppliers by emissions covering the categories of purchased goods and services, capital goods, and upstream transportation and distribution, will have science-based targets by 2027. Reach net-zero greenhouse gas emissions across the value chain by 2040.*

*Reduce absolute Scope 1 and Scope 2 greenhouse gas emissions by 95% by 2040, compared to a 2021 base year.*

*Reduce absolute Scope 3 greenhouse gas emissions by 90% by 2040 from a 2021 base year.*

*Our commitments to Sustainability have been recognised publicly, having been ranked as 205th in the TIME's World's Most Sustainable Companies 2025 – a clear testament to the strength and effectiveness of our Sustainability Strategy and actions.'*

- 8.11 By virtue of the above, there is strong support in principle within both local and national planning policies for the development of commercial low carbon development installations such as that proposed subject to all other planning matters being satisfactorily addressed.

#### Design and impact upon the character of the area

- 8.12 Section 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.
- 8.13 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.14 Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design,

materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.

- 8.15 Given the scale and appropriate design of the proposal, there will be no adverse impact on the street scene in compliance with Policy DM10 of the SADMP and the overarching principles of the NPPF.

Impact upon neighbouring residential amenity

- 8.16 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.17 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.18 The nearest neighbouring dwelling to the north-west is situated a substantial 101.47 metres away from the application site. The development would be screened by existing mature hedgerows and due to its nature would bear no impacts upon the residential amenity of any occupiers/owners.
- 8.19 The development would be screened by the existing built form to the neighbouring dwellings and petrol station to the south-east.
- 8.20 In light of the above, the proposal would satisfy Policy DM10 of the SADMP and the overarching principles of the NPPF.

Other matters

- 8.21 An application for extensions to the building including associated works was approved under application reference 23/00704/FUL. If the permission is to be implemented, a separate application should be submitted to alter the positioning of the locker or amend application 23/00704/FUL where there is conflict with the approved plans.

**9. Equality implications**

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
    - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
    - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
    - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.

## **10. Conclusion**

- 10.1. The proposal is considered acceptable due to the limited impacts upon the character of the area and the amenity of adjacent buildings. It is considered that the proposed development would be in accordance with Policies DM1, DM2 and DM10 of the SADMP, and the overarching principles of the NPPF. The proposal is therefore recommended approval subject to the below conditions.

## **11. Recommendation**

### **11.1 Grant planning permission subject to:**

- Planning conditions outlined at the end of this report

### **11.2 Conditions and Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan, Drg No. L (00)000 Rev P1;
  - Proposed Block Plan, Drg No. L(00)100 Rev P1;
  - Proposed Roof, Floor Plan, Drg No. L(01)101 Rev P1;
  - Proposed Elevations, Drg No. L(02)101 Rev P1
- All as received by the Local Planning Authority on the 27th October 2025.

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM2 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

### **11.3 Notes to applicant**

- a) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at [building.control@blaby.gov.uk](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.