



UNIT G, FLEMING ROAD, HINCKLEY

Planning Statement

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I INTRODUCTION

I.I.1. This Planning Statement has been prepared by Digital Concepts Engineering Ltd (DCE) (the applicant) in support of a planning application submitted to Hinckley and Bosworth Borough Council at in relation to a proposed change of use for Unit G, Fleming Road, Hinckley, LE10 3DU.

I.I.2. The application is seeking full planning permission for the:

“Change of use from B8 storage or distribution to mixed use B2 General Industrial/B8 Storage or Distribution”

I.I.3. The purpose of this statement is to demonstrate that the development complies with the relevant policies in the Development Plan, having regard to other material planning considerations.

STRUCTURE OF THE REPORT

I.I.4. This Planning Statement is structured as follows:

- Section 2 sets out the site context and its surroundings;
Section 3 details the relevant planning history associated with the application site;
- Section 4 outlines the proposed development;
- Section 5 sets out the relevant planning policies at a local and national level;
- Section 6 provides the case for development and explains why the principle of development is acceptable; and
- Section 7 sets out the planning balance and conclusions.

I.I.5. This Planning Statement concludes that planning permission should be granted as the application complies with all relevant aspects of the Development Plan, the NPPF, and all other material considerations.

2 SITE AND SURROUNDINGS

2.I.1. Harrowbrook Industrial Estate, Hinckley, LE10 3DU is situated 2.5 miles west of Hinckley Town Centre and is adjacent to the A5 trunk road, providing direct access to Junction 2 of the M69. This estate constitutes part of a wider industrial area that also includes the Dodwells Bridge Industrial Estate. Hinckley itself, is an important industrial location within the Golden Triangle, equidistant between Leicester and Coventry.

2.I.2. As seen in Figure I below, the application site itself is an existing warehouse building, located within the northern part of the Harrowbrook Industrial Estate. There is a parking and a staff/visitor entrance doors on the eastern elevation.



Figure 1 – Site Location (Source: Google Maps)

- 2.1.3. The site includes a yard for parking located to the west and north, with additional car parking located to the west of the warehouse.
- 2.1.4. The site is largely rectangular in shape and has an area of approximately 0.53 hectares. The main access is taken from the southern boundary of the site, off Fleming Rd.

3 PLANNING HISTORY

- 3.1.1. This section outlines the planning history pertaining to the application site and surrounding area.
- 3.1.2. The applications of relevance that were identified via the online search using the Hinckley and Bosworth Borough Council public access service website, are listed in the table below.

Reference	Location	Description	Date
13/00227/FUL	Unit G Fleming Road Hinckley Leicestershire LE10 3DU	Change of use from B2 to B8 storage/distribution, addition of internal first floor offices, insertion of additional windows at first floor level and expansion of car park, including bund (part retrospective)	Approved (May 2013)
96/00349/FUL	P P Payne Strapping Ltd Manufacturing Unit IG Fleming Road Harrowbrook Ind Est Hinckley Leicestershire LE10 3DU	ERECTION OF TWO STORAGE SILOS	Approved (June 1996)

91/00416/4	Harrowbrook Ind Estate Fleming Road Hinckley	ALTERATIONS EXTENSIONS AND SITING OF SILOS	Approved (May 1991)
80/01136/4	Harrowbrook Industrial Estate Units 8 And 9 Fleming Road Hinckley	INSTALLATION OF DISPLAY SIGN	Approved (Sept 1980)
78/01483/4	For Plastic Profiles Ltd Fleming Road Hinckley	ERECTION OF FACTORY AND OFFICES	Approved (Sept 1978)

4 DEVELOPMENT PROPOSAL

4.1 EXISTING OPERATIONS

4.1.1. DCE are currently based in a unit off Brindley Road and within the Dodwells Industrial Estate. The current site includes limited parking which is shared with other businesses. There are limited opportunities for any expansion or improvement works to the current site due to its location.

4.1.2. As a result, DCE is seeking to relocate to a more suitable site in order to continue being able to continue operations effectively and efficiently, and to create additional high-skill jobs in the area.

4.2 PROPOSED DEVELOPMENT

4.2.1. The application site has, until recently, been used for storage/distribution and given the intended use, requires a change of use to be used for mixed B2 general industrial purposes/B8 storage or distribution.

4.2.2. Therefore, this application seeks full planning permission for the:

“Change of use from B8 storage or distribution to mixed use B2 General Industrial/ B8 storage or distribution”.

4.2.3. The existing vehicle parking areas will be retained as they are currently, to the north, east and west of the building. As discussed in greater detail in subsequent sections, these parking areas will benefit from the addition of EV charging facilities.

5 PLANNING POLICY

5.1 PLANNING POLICY CONTEXT

5.1.1. In the context of this application, planning policy operates at two levels:

- **National:** The National Planning Policy Framework (NPPF) (December 2023) will be a material consideration in the determination of any planning application at the site; and
- **Local:** The Development Plan covering the site comprises the Hinckley and Bosworth Borough Council Local Plan 2006 to 2026 which includes the Core Strategy (adopted 2009) and the Site Allocations and Development Management Policies (SADMP) Development Plan Document

(DPD) (adopted 2016). The site is also included in the Burbage Neighbourhood Plan (made 2021).

- 5.1.2. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires any planning application to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 NATIONAL PLANNING POLICY

- 5.2.1. The National Planning Policy Framework (NPPF) was first published in March 2012, with a number of updates issued since. Most recently, the NPPF was revised in December 2024 in response to the Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation on 12 December 2024 and sets out the government's planning policies for England and how these are expected to be applied. Any applications made after this date are required to give material consideration to this version, even if the adopted Development Plan documents were adopted under the previous NPPF (2012).
- 5.2.2. The NPPF (2024) emphasises the importance of sustainable development and sets out the core planning principles guided by the Government's planning policies. Under paragraph 11, development proposals that accord with the Development Plan should be approved without delay.
- 5.2.3. Paragraph 85 advocates for planning policies and decisions to help create the conditions in which businesses can invest, expand, and adapt. Furthermore, significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

5.3 LOCAL PLANNING POLICY

- 5.3.1. The Hinckley and Burbage Policies Map identifies the application site as being located within a larger allocated Existing Employment Site (HNI17).

CORE STRATEGY

- 5.3.2. The Core Strategy was adopted in 2009 and is the key Development Plan Document (DPD) in the Local Plan 2006 to 2026 providing the vision and spatial strategy for the Borough. The Strategy outlines the broad locations proposed for housing development and other strategic needs such as employment, retail, and transport development. The policies listed below contained within the Core Strategy are likely to be relevant to this proposal:
- **Policy I (Development in Hinckley)** - ensure there is a range of employment opportunities within Hinckley. Expect development to respect Hinckley's industrial heritage through sympathetic reuse of existing buildings unless it can be demonstrated that this is not achievable.
 - **Policy 24 (Sustainable Design and Technology)** - only requires BREEAM to be met on schools, hospitals and office developments.

SITE ALLOCATIONS & DEVELOPMENT MANAGEMENT POLICIES DPD

- 5.3.3. This document allocates land to deliver the development requirements outlined in the Hinckley and Bosworth Core Strategy and includes development management policies which apply across the Borough and are used in the determination of planning applications. There are a number of policies contained within the SADMP that are likely to be relevant to this application.
- 5.3.4. Policy DMI0 Development and Design states that where parking is to be provided as part of a scheme, charging points for electric and low emission vehicles are included where feasible.
- 5.3.5. Policy DMI7 Highways and Transportation states that development proposals will be supported where it can be demonstrated that the residual cumulative impacts of development on the transport

network are not severe and there is not a significant adverse impact upon highway safety.

Additionally, all proposals for new development and changes of use must reflect the highway design standards outlined in the most up to date guidance adopted by the relevant highways authority.

- 5.3.6. Policy DMI8 Vehicle Parking Standards requires all new development to provide an appropriate level of parking provision, including disabled parking provision, justified by an assessment of the site location, other modes of transport available and appropriate design.
- 5.3.7. Policy DMI9 Existing Employment Sites outlines the criteria for development within any existing employment areas. The application site is within a Category A site (as per the Employment Land Premises Review). In Category A areas, the Council has committed to retaining such sites in their entirety for B1, B2 and B8 employment uses.

OTHER MATERIAL CONSIDERATIONS

- 5.3.8. The following documents are also considered to be relevant to this proposal:
- **Employment Land and Premises Review 2020** – This review aims to assess the supply, need, and demand for employment land and premises (use Class B). Burbage remains one of the main focuses for employment within the Borough and the review identifies Harrowbrook Industrial Estate as a Category A B-Class existing employment site.

5.4 EMERGING PLANNING POLICY

HINCKLEY AND BOSWORTH BOROUGH COUNCIL LOCAL PLAN

- 5.4.1. Hinckley and Bosworth Borough Council is currently in the process of producing an updated Local Plan.
- 5.4.2. The draft Local Plan (2020–2041) (Regulation 19) was subject to consultation in March 2022. The Local Development Scheme (LDS) suggests that an updated Regulation 19 consultation is imminent. The LDS estimates that the draft Local Plan will be adopted in November 2027.
- 5.4.3. The draft Local Plan Proposals Map which formed part of the March 2022 Regulation 19 consultation, continues to allocate the application site as being located within an existing employment area.

6 PLANNING CONSIDERATIONS

- 6.1.1. This section assesses the development against local and national planning policy and other material considerations, as identified within Section 5. This assessment concludes that the proposal is wholly compliant with planning policy and should therefore be permitted.

6.2 PRINCIPLE OF DEVELOPMENT

- 6.2.1. In accordance with the adopted Local Plan, the site forms part of a larger Existing Employment Site (HNI17). This allocation is also proposed to be carried forward into the emerging Local Plan and strongly supports the delivery of B2 employment uses on the site. Therefore, a B2 General Industrial use would be an acceptable use to be located and operate from the site.
- 6.2.2. Supporting this relocation of DCE's premises is also of significant benefit to the local economy and community. It enables creation of highly skilled, well paid jobs in the local area and also allows DCE to serve the local community by creating training and apprenticeship opportunities.
- 6.2.3. Furthermore, the proposal seeks to bring back into active use an existing building, therefore,

supporting the Government's focus on utilising brownfield development sites.

6.3 OTHER TECHNICAL CONSIDERATIONS

HIGHWAYS AND PARKING

- 6.3.1. The site is located within a well-established industrial estate, where vehicle movements, including HGVs, are common. The site also has good access on to the major road network without needing to travel through residential or rural areas.
- 6.3.2. Policy DMI7 refers to the need for all development proposals to accord with the most up to date guidance adopted by the relevant highways authority. In this instance, the relevant authority is Leicestershire County Council whose guidance is set out in the Leicestershire Highway Design Guide (2024). This guide states that for B2 land-uses of up to 2,500sqm / B8 land-uses of up to 3,000sqm no additional detail regarding transport impacts is required to support development proposals. Therefore, as the site area is approximately 1,521sqm there is no requirement for this application to be accompanied by a Transport Statement, Transport Assessment or Travel Plan.
- 6.3.3. The assessment referred to under Policy DMI8 relates to parking standards also outlined in Leicestershire County Council's 6Cs Design Guide. This has been superseded by the Leicestershire Highway Design Guide (2024) which notes that normal minimum parking standards for a B2 use of up to 2,500sqm is one space for every 50sqm and one lorry space per 400sqm. For a B8 use of up to 2,500sqm the standard is one space for every 100sqm and one lorry space per 400sqm. The unit already has parking provisions meeting the standard.
- 6.3.4. It is intended that EV charging points will be added on site with double chargers at each. Four points will be provided in the eastern parking area which will be able to charge eight cars. The proposals therefore accord with SADMP policy DMI0.
- 6.3.5. Secure cycle storage provision is provided by an existing shed on-site.

TREES AND LANDSCAPING

- 6.3.6. There are eight trees located within the site boundary and it is intended that all be retained without pruning. No TPOs apply to any trees on site or in the vicinity.
- 6.3.7. The application is for a change of use only from B8 to mixed B2/B8 and, therefore, there is no requirement for the development proposals to achieve a 10% BNG.

NOISE

- 6.3.8. The site is located within an existing industrial estate and is not in close proximity to any residential properties. Furthermore, the access route to the major highway network does not pass through any residential areas. Therefore, the proposal will not generate any adverse impact on the amenity of the surrounding area.

FLOOD RISK AND DRAINAGE

- 6.3.9. The site is within Flood Zone 3 - a Flood Risk Assessment is provided separately to this Planning Statement.
- 6.3.10. No changes are being made to hard standing on the site and surface water drainage will remain as existing.

CONSERVATION / HERITAGE

- 6.3.11. The site is not located in a Conservation Area and the Unit is not a listed building. In addition, there are no listed buildings immediately surrounding the site.

7 CONCLUSION

- 7.1.1. This Planning Statement has been prepared to support a planning application for the change of use of an existing building located at Harrowbrook Industrial Estate to mixed B2 general industrial/B8 Storage or Distribution
- 7.1.2. The proposal supports the continued function of this site for employment purposes which is in accordance with both the adopted and emerging Local Plan. It also secures the creation of new high skill, high value jobs in the local area and enables DCE to continue providing benefits including apprenticeships and work placements to the local community but more efficiently from this more suitable location.
- 7.1.3. As set out within this Statement, the proposals accord with the adopted Development Plan and there are no technical or material considerations that would prevent planning permission being granted for these development proposals. Therefore, in accordance with the NPPF, this application should be support and approved without delay.