

Sequential Assessment

Erection of Employment Units (Use Classes E(g)(i), E(g)(ii), B2 & B8)

Land off Cliffe Lane, Markfield

Proposed Employment Units – Land West of Cliffe Lane, Markfield

Project	Land West of Cliffe Lane, Markfield
Client	MTS Storage & Distribution Ltd
Reference	1316
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1 Introduction

- 1.1 This Sequential Assessment has been prepared in support of Planning Application 23/01090/OUT. It should be read in conjunction with the Planning, Design and Access Statement which formed part of the original submission.

2 Policy Requirements

- 2.1 Policy DM20 of the Hinckley and Bosworth Site Allocations and Development Management Policies DPD states.

“The development of new employment sites for B1, B2 and B8 uses outside of allocated employment areas will be supported where they stand within settlement boundaries or on previously developed land.

Proposals which stand outside the settlement boundary and on Greenfield sites will only be found acceptable where it is demonstrated that there are no suitable alternative sites identified sequentially in the following locations:

- a) Within settlement boundaries;*
- b) On previously developed land;*
- c) Adjacent to existing employment areas;*
- d) Adjacent to settlement boundaries.*

Non-ancillary B1(a) office development is considered a Main Town Centre use and as such is excluded from the provisions of this policy and should be considered under Policy DM21: Locating Sustainable Town Centre Uses.”

3 Defining Site Alternatives

3.1 The development is located on Greenfield land outside but adjacent to the settlement of Markfield. The scheme is in part driven by the applicant's need to find additional storage space well related to its headquarters at Bardon and with close links to the M1 Motorway. A reasonable search area is therefore considered to be a 5 kilometre radius from Markfield. Alternative sites have been sourced from a review of immediately available opportunities currently being marketed and a review of extant planning permissions.

3.2 The following requirements have been considered with regards to the alternative sites within the sequential test: -

- The site must be within 5 kilometres of Markfield to benefit from close links to the applicant's existing premises and the M1 Motorway, and must be within the Hinckley and Bosworth District to ensure that it contributes towards meeting the District's needs.
- It must be capable of accommodating the proposed development. The illustrative plan which accompanies the application shows the site developed by approximately 10,500m² of employment floorspace, split between three larger units and three smaller starter units.
- The site should be available, suitable and developable within 5 years.

4 Sequential Assessment

4.1 A desk-based search of sites available within the area has been carried out. The search sought to identify sites:-

- Within settlement boundaries;
- On previously developed land;
- Adjacent to existing employment areas;
- Adjacent to settlement boundaries.

4.2 The following sites within settlement boundaries were identified:-

Property Address	Suitable in Planning terms?	Suitable for Applicant?	Justification
No sites identified	N/A	N/A	N/A

4.3 The following sites on previously developed land were identified:-

Property Address	Suitable in Planning terms?	Suitable for Applicant?	Justification
No sites identified	N/A	N/A	N/A

4.4 The following sites adjacent to existing employment areas were identified:-

Property Address	Suitable in Planning terms?	Suitable for Applicant?	Justification
Merrylees Industrial Estate	Yes. The property lies within an area allocated for employment use and currently falls within Use Class B2	No	The property has a floorspace of 1,763m ² and there is limited space to expand. The site is too small.

4.5 The following sites on the edge of settlement boundaries were identified:-

Property Address	Suitable in Planning terms?	Suitable for Applicant?	Justification
No sites identified	N/A	N/A	N/A

4.6 The search identified no sequentially preferable sites following the hierarchy set out in Policy DM20 of the SAMDEV.

4.7 Although not strictly a requirement of Policy DM20, it was also considered appropriate to establish whether any extant planning permissions within the search area may meet the need catered for by the proposed development. The following planning permissions were identified:-

Property Address	Suitable in Planning terms?	Suitable for Applicant?	Justification
Wood Farm, Barson	Yes	No	Outline planning permission for B2 and B8 units at Wood Farm, Barson was granted on appeal in November 2021 (PINS reference APP/K2420/W/21/3279939). A subsequent application for the approval of reserved matters was approved by the Borough Council in June

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Property Address	Suitable in Planning terms?	Suitable for Applicant?	Justification
			2023 (LPA reference 23/00080/REM). The reserved matters approval authorises the erection of two units, one of which has a floorspace of 49,972m ² and the other 38,406m ² . These are far larger strategic scale employment units which would not meet the same local needs catered for by the applicant's proposals.
Shaw Lane, Markfield	Yes	No	Outline planning permission was granted for a 5,000m ² employment unit at Shaw Lane, Markfield (LPA reference 18/00658/HYB). The unit is restricted by condition to use by Upton Steel and as such cannot meet the needs catered for by the applicant's proposals.
Unit 2 Midland Distribution Centre, Markfield Road, Groby	Yes	No	Planning permission was granted for the demolition of existing buildings, refurbishment of an existing building and erection of

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Property Address	Suitable in Planning terms?	Suitable for Applicant?	Justification
			workshop buildings (Use Class B2) with ancillary offices and welfare floorspace, parking together and new access (LPA reference 20/01284/FUL). The development was to provide improved facilities for the existing occupiers of the site and is not therefore available to the applicant.
Lorry Park, Stokes Industrial Park, Merrylees Road, Desford	Yes	No	The site has planning permission for 5 employment units (LPA reference 22/00070/FUL). One Unit is for the existing occupier of the site, leaving 4 units for rent. The units are relatively small at 225m ² each. Whilst this scheme could accommodate the proposed starter units, it is too small to accommodate the larger units required by the applicant.

6 Conclusions

- 6.1 There are no sequentially preferable sites available following the hierarchy set out within Policy DM20 of the Hinckley and Bosworth Site Allocations and Development Management Policies DPD.
- 6.2 There are no extant planning permissions within the search area which are both available and suitable to accommodate the proposed development.
- 6.3 The broad principle of development therefore accords with Policy DM20 of the Hinckley and Bosworth Site Allocations and Development Management Policies DPD.