

Our ref: Q250203
Your ref: PP-14441242
Email: [REDACTED]
Date: 10th December 2025



Laura Ashton
Planning Consultant – Development Management
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

By Planning Portal

Dear Laura

Town and Country Planning Act 1990 (As Amended)
Full Planning Application
Hammonds Way, Hinckley, LE10 3EJ

Further to pre-application discussions and on behalf of our client, Hinckley Investment LLP ('the Applicant'), please find enclosed a full planning application for the development of a new modern and high-quality industrial unit within a flexible B2 and B8 Use Class ('the Proposed Development') at Hammonds Way, Hinckley, LE10 3EJ ('the Site').

The Proposed Development for which planning approval is sought is set out below:

"Development of the Site to provide an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) alongside associated landscaping, yard, parking, access and other supporting infrastructure".

A full list of documents and drawings submitted as part of the application is set out in **Appendix 1** of this letter, as agreed during the pre-application discussions with Hinckley and Bosworth Borough Council ('HBBC').

The requisite fee for this application is **£44,993.00** based on a total of 9,110 sqm (GEA) floorspace created by the development. In accordance with best practice, this submission has been made via the Planning Portal (ref: PP-14441242) on today's date.

1 Background

The Site (4.9 acres / 2 ha) falls within the jurisdiction of Hinckley and Bosworth Borough Council ('HBBC'). The site is accessed via Nutts Lane and is located 100m from the A5 roundabout.

The site is predominantly an undeveloped greenfield site of former sports pitch land with a small strip of open yard space at the west of the site. The site has been vacant for almost 10 years, with the use



having ceased in 2016. The site forms part of a wider established industrial area, which includes numerous industrial buildings and Nation Grid assets.

The majority of the site is designated as Site HIN45 in the Local Plan, with the western strip forming part of a Category A employment site designation, which covers the western industrial context. The Site is described in the plan as Hammonds Sports Pitch – an outdoor sports facility, designated within Policy DM8 of the Local Plan.

The site is located in Flood Zone 1, as per the Environmental Agency's flood risk map for planning, meaning the site has a low probability of flooding from rivers and the sea.

The site is not located within a Conservation Area and does not contain any known Tree Preservation Orders.

The site is well connected to the strategic road network and accessible by sustainable modes of transport. The site benefits from national transport links to the A5 (Watling Street) via Hammonds Way. The nearest bus stop is located 0.5km north of the Site along Coventry Road (8-minute walk). These bus routes offer access to neighbouring areas such as Coventry, Nuneaton and Leicester. The nearest railway station is Hinckley Station located 1.7km (34-minute walk) northeast of the site. This station provides transport connections to Leicester, Birmingham, Cambridge and Stanstead Airport.

2 The Proposed Development

The Proposed Development comprises the erection of a warehouse unit within Use Class B2 / B8 (General Industrial / Storage Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.

The Application seeks consent for a unit with a Gross Internal Area ('GIA') of 8,825 sq m and a Gross External Area ('GEA') of 9,110 sq m and will be set out over two floors. The unit will have a haunch height of 12.5 and a maximum ridge height of 16.5m.

Full details on the Proposed Development are set out in the Planning Statement, Design and Access Statement and enclosed submission documents as set out at **Appendix 1**.

3 Summary and Application Benefits

The Proposed Development is consistent with the adopted Development Plan, bringing the following benefits:

- Development of the site to deliver high-quality employment floorspace;
- Delivery of flexible B2 / B8 premises which will release the economic potential of the site and deliver significant economic input into Hinckley and the wider area, particularly in light



of the recent refusal of the Hinckley Rail Freight Interchange ('RFI'), which has reduced the regional supply of industrial floorspace;

- Bringing an underutilised site into use, which will contribute to Hinckley being a leading employment hub;
- The development has the potential to create employment opportunities during both the construction and operational phases;
- The development will achieve a BREEAM rating of 'Excellent', while actively exploring strategies to achieve 'Outstanding' in a sustainable design;
- The incorporation of high-quality landscaping scheme is proposed which will provide ecological enhancements throughout the Site.

4 Pre-Application Engagement

The Applicant recognises and appreciates the importance of pre-application discussions and alongside the development team, has engaged with HBBC from the outset.

The first pre-application meeting was held on the 20th of May 2025, with Officers supporting the development proposals in principle when taking into account relevant planning policy and material planning considerations. Formal written advice was received on the 1st of August 2025.

Further details on pre-application engagement are set out in the submitted Planning Statement.

5 Next Steps

We trust that the enclosed information provides you with sufficient detail to consider this application and we look forward to receiving confirmation that the enclosed application has been registered and validated. However, should you require any further information, have any queries or wish to make arrangements to visit the Site, please do not hesitate to contact myself or James Guthrie (james.guthrie@quod.com).

Yours sincerely

[Redacted Signature]

Hannah Swainston
Associate

enc. As Above



Appendix 1

Hinckley, Hammonds Way – Application Documents (November 2025)

Document Title	Reference / Document Date	Version	Consultant
Drawings			
Site Location Plan	24-078-Ex-1001	V2	BHP Design
Existing Site Plan	24-078-Ex-1010	V2	BHP Design
Existing Elevations	24-078-Ex-1210	V2	BHP Design
Existing Site Sections	24-078-Ex-1310	V2	BHP Design
Proposed Site Plan (B2 Parking)	24-078-PL-3010	V4	BHP Design
Proposed Site Plan (B8 Parking)	24-078-PL-3011	V4	BHP Design
GA Ground Floor Plan	24-078-PL-3100	V4	BHP Design
Office Floor Plan	24-078-PL-3110	V4	BHP Design
GA Roof Plan	24-078-PL-3120	V4	BHP Design
GA Elevation	24-078-PL-3201	V7	BHP Design
GA Cross Section	24-078-PL-3301	V2	BHP Design
Proposed Site Sections	24-078-PL-3310	V4	BHP Design
Typical 12 Place Cycle Shelter Details	24-078-PL-3902	V2	BHP Design
Bin Store and AC Compound Details	24-078-PL-3903	V3	BHP Design
Typical Timber Fence Details	24-078-PL-3905	V3	BHP Design



Appendix 2

Hinckley, Hammonds Way – Application Documents (November 2025)

Sliding Gate Details	24-078-PL-3906	V2	BHP Design
Single Timber Gate Details	24-078-PL-3907	V3	BHP Design
Double Timber Gate Details	24-078-PL-3908	V3	BHP Design
Typical Hit and Miss Fence Details	24-078-PL-3909	V3	BHP Design
External Lighting Plan	2318-ESC-00-ZZ-DR-E-2100	V2	ESC
Landscape Masterplan	2445-25-05	V1	BCA Design
Tree Protection Plan	2445-25-04	V1	BCA Design
Tree Constraints Plan	2445-25-03	V1	BCA Design
Documents			
Covering Letter	November 2025	V1	Quod
Planning Statement	November 2025	V1	Quod
Design and Access Statement	24-078	V5	BHP Architects
Sustainability Statement	0580-ESC-00-ZZ-SP-Z-0001	V2	ESC
External Lighting Report	2318-ESC-00-ZZ-RP-Z-0016	V3	ESC
Flood Risk Assessment	25109-MJM-XX-XX-RP-C-5201	V1	MJM
Landscape Works Maintenance and Management Plan	2445	V1	BCA
Air Quality Assessment	100989	V1	AAC



Appendix 3

Hinckley, Hammonds Way – Application Documents (November 2025)

Tree Survey	1021/25	V1	BB Trees Ltd
Ecology Impact Assessment	255382-BWB-ZZ-XX-T-EE-0005	V1	BWB
Biodiversity Gain Plan	255382-BWB-ZZ-XX-T-EE-0003	V1	BWB
Biodiversity Net Gain Metric	255382-BWB-ZZ-XX-L-EE-0001	V1	BWB
Site Investigation Report	CCL03854.CW06	V1	Crossfield Consulting
Noise & Vibration Report	100989	V1	AAC
Framework Travel Plan	DN/RT/27339-02a	V1	DTA
Transport Assessment	DN/RT/27339-01b	V2	DTA
Daylight and Sunlight Report	ROL01765	V1	Anstey Horne
Arboricultural Impact Assessment	1021-AIA/25	V1	BB Trees