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FAO Emma Baumber
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Ben Parkes
E: ben.parkes@savills.com
DL: +44 (0) 7977339632
3 Wellington Place
Leeds LS1 4AP
savills.com

Dear Emma,

25/00931/FUL – Supplementary Planning Note on Leicestershire Strategic Distribution Floorspace Needs Update and Apportionment Final October 2025

We write on behalf of Caddick Developments Limited and their interests at Land at Junction 22, Cliffe Hill Farm ('the Site').

A full planning application (ref: 25/00931/FUL) has been submitted to Hinckley and Bosworth Borough Council (HBBC) and is under determination for the '*Redevelopment of a logistics park for storage and distribution (Class B8), general industry (Class B2), ancillary office space (Class E) and associated infrastructure*'. This will deliver circa 64,794 sqm of employment floorspace which will help meet the identified employment needs in Hinckley and Bosworth and those in the wider Leicestershire Functional Economic Market Area (FEMA).

The site is allocated in the emerging Local Plan Regulation 18 Consultation Draft Plan (July 2024) (Ref. No. LPR95) for general employment uses over a gross area of 28.3 hectares. This allocation is carried over as part of the Regulation 18 Local Plan Consultation 2025. We have previously submitted representations supporting this draft allocation.

Since the submission of the planning application, the *Leicestershire Strategic Distribution Floorspace Needs Update and Apportionment Final October 2025* has been published. This Needs Update has been prepared by Iceni on behalf of the local authorities within the FEMA. The purpose of this letter is to outline the employment needs in this Iceni Report and the implications this has for the proposed development. This should be viewed as a supplementary note to the Planning Statement.

Weight to be Attached to Iceni Report

We consider it important that the findings of the '*Leicestershire Strategic Distribution Floorspace Needs Update and Apportionment Final October 2025*' by Iceni (referred to 'the Iceni report' hereafter) are considered in determining the employment needs for Hinckley and Bosworth and therefore the planning application. This report builds upon previous work set out in '*2021 Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change*' report which was assessed within the Planning Statement as part of the current planning application.

The evidence that supports the Iceni report includes the '*Invest 2035: the UK's Modern Industrial Strategy (June 2025)*' which sets out the priority growth sectors for the UK economy with an emphasis in reducing barriers to industrial and logistics development. It further considers the December 2024 National Planning Policy Framework and the '*Leicester and Leicestershire Economic Growth Strategy 2021-30 (November 2021)*'. Other evidence base documents which estimate the relevant employment needs for the FEMA and/or HBBC have not considered these changes due to their age and are therefore to some degree out-of-date.

Moreover, the data sets which underpin the Iceni report are dated in 2025 which therefore provide the most accurate information in respect to needs, supply and occupier requirements. This means demand drivers such



as online shopping, automation, and population growth; as well as macro conditions such as Brexit, interest rates, and the impacts of Covid, can be accurately assessed within this Report.

The Iceni report thus serves as the most up-to-date evidence base document in respect of Industrial and Logistics needs for both the FEMA, but also for sub-regional needs specific for HBBC. As such, significant weight should be attached to the Iceni Report when Plan making and in assessing development proposals.

Outcomes of the Iceni Report

The Iceni report considers the need for strategic B8 logistics development across Leicester and Leicestershire over the period from 2023 to 2046 using a range of indicators such as net absorption, replacement space, and gross completions model. In total, the report concludes a **gross need of 5,256,000 sqm** which once a land recycling rate, completions and commitments are factored in, results in a **net need of 3,059,200 sqm**, of which **1,709,600 sqm are for road served schemes**¹.

The Iceni report apportions a floorspace need for Industrial and Logistics (I&L) of **755,800 sqm in HBBC**². This is on the basis of the strategic needs of the Functional Economic Market Area (FEMA) which is then apportioned by local authority area. This strategic need is in addition to the 30-40 hectares of localised need identified in the Employment Land Review 2024 which is specific to local needs in HBBC. Therefore, when assessing the employment need for the application, the localised need for HBBC should be considered **in addition to** the strategic need identified in the Iceni report.

The Iceni report also assesses potential Broad Location Areas of Opportunity (AO) which are considered potential areas for Industrial and Logistics growth. An initial sift of AOs is applied through sites within a 5-minute drive time to the Strategic Road Network which are free of significant constraints. Those areas that pass this sift are identified as possible Areas of Opportunity which are then assessed in more detail through a 'Red/Amber/Green' (RAG) rating based on a range of factors including the market demand for the area, availability of labour, and highway capacity.

Junction 22 scores green in its RAG rating for suitability for broad locations for I&L growth. This is one of just three areas which score green across the FEMA and is therefore considered one of the most sequentially preferable locations for employment development in the FEMA. Specifically, the report concludes that Junction 22 has: **'Direct access to M1 (SRN) with no known major junction capacity constraints. Strong labour accessibility and adequate public transport provision. Development would create new strategic B8 location. M1 is a desirable market corridor'**³.

Moreover, Junction 22 is the only AO in HBBC identified as being Green in its RAG rating. The other two AOs in HBBC are part of the A46/50 and the A5 North. The A46/50 is considered a red rating due to their being insufficient capacity and safety concerns with the road network in this location. Similarly the Report finds the A5 corridor to largely be at capacity and cannot be brought forward without a strategy in place to plan for the growth of the corridor. Therefore, neither of the alternative options in HBBC are available for development in the short-medium term.

This provides further evidence of the Site being sequentially preferable as per Core Strategy Policy DM20, as set out in the Planning Statement.

The Iceni report assesses that the area **'AO4' (where Junction 22) is located has a total target floorspace of 752,700 sqm**, which once commitments are accounted for, results in a net need of 558,400 sqm⁴. This need is solely for road based sites and is split between three areas of M1 J22, M1 J23, and Bardon.

¹ Leicestershire Strategic Distribution Floorspace Needs Update and Apportionment Final October 2025, Table 0.1

² Leicestershire Strategic Distribution Floorspace Needs Update and Apportionment Final October 2025, Table 0.8

³ Leicestershire Strategic Distribution Floorspace Needs Update and Apportionment Final October 2025, Table 6.5

⁴ Leicestershire Strategic Distribution Floorspace Needs Update and Apportionment Final October 2025, Table 0.4

The report assesses that there is a 'maximum floorspace capacity' of 413,000 sqm (118 hectares) at AO4 and there is therefore a shortfall of 145,400 sqm across AO4⁵. The floorspace capacity includes the Site, with the report recognising it as a proposed allocation in the HBBC emerging Local Plan. Given there is already a shortfall in AO4, and this being one of three green rated areas for development, it is important for the floorspace delivered in this area to be maximised insofar as possible. As such, the Site is imperative for meeting the employment needs identified in the Leicestershire Strategic Distribution Floorspace Needs Update and the floorspace it can deliver should be maximised as far as reasonably possible.

Furthermore, the Iceni report has included consultation with National Highways in identifying the suitability of employment areas. It stated for the AO4 (where the Site is located): *'It is understood that growth at the identified broad locations can be brought forward in the medium term with the necessary highways works and **do not require significant National Highways investment**'*. Therefore, it is clear there is sufficient highway capacity to support the Site, in conjunction with other identified sites.

Due to the recent publication of the Iceni report it has not been assessed within the Planning Statement which accompanies the planning application on the Site. However, the predecessor report for the Industrial and Logistics need in the FEMA: *'2021 GL Hearn – Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change'* was assessed. It is considered important that the findings of the Iceni report are considered when assessing the employment needs for the Site, with substantial weight being attached to the Iceni report given it is the most recent assessment of I&L needs and the extensiveness of the report.

It is important to note that the planning application on the Site is supported by an Industrial and Logistics Needs Assessment, produced by Savills, which sets out an independent assessment of the I&L needs. This assessment has similar findings to the Iceni report and therefore provides further evidence for the employment needs in the FEMA and in HBBC.

Conclusion

The Iceni report provides extensive up-to-date objective evidence and therefore substantial weight should be attached to this report when considering the Industrial and Logistics needs in the FEMA as well as HBBC. It also identifies Junction 22 specifically as being a 'green' rating, the only area in HBBC with this rating, with alternative areas in HBBC being restricted by highway capacity.

The Site at Cliffe Hill Farm supports meeting the needs identified in the Iceni report, as well as the local needs specific to HBBC, in the most sequentially preferable location, and this is also supported by Savills assessment of employment needs.

Yours sincerely

Ben Parkes
Senior Planner

⁵ Leicestershire Strategic Distribution Floorspace Needs Update and Apportionment Final October 2025, Table 6.6