

Caterpillar UK Ltd, Peckleton Lane, Leicester, LE9 9JT

Planning policy summary

The national planning policy context is provided by the National Planning Policy Framework (NPPF). The following policies are relevant to the scheme and the site.

National Planning Policy Framework			
Section	Number	Text	Comment
2. Achieving sustainable development	8	Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including	Providing infrastructure for sustainable energy generation contributes to environmental objectives.

		moving to a low carbon economy.	
	11	For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.	
9. Promoting sustainable transport	116	Within this context, applications for development should: e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.	
11. Making effective use of land	123	Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land ⁴⁹ .	
11. Making effective use of land	124	Planning policies and decisions should: a) encourage multiple benefits from both	

		urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production; c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁵⁰; and e) support opportunities to use the airspace above existing residential	
11. Making effective use of land	128	Planning policies and decisions should support development that makes efficient use of land, taking into account: d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed and beautiful, attractive and healthy places.	Potentially relevant depending on context of site location
14. Meeting the challenge of climate change, flooding and coastal change	157	The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that	

		contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.	
14. Meeting the challenge of climate change, flooding and coastal change	159	New development should be planned for in ways that: b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.	Supports need for canopies (if considered as separate components)
14. Meeting the challenge of climate change, flooding and coastal change	163	When determining planning applications ⁵⁷ for renewable and low carbon development, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to significant cutting greenhouse gas emissions; b) approve the application if its impacts are (or can be made) acceptable ⁵⁸ . Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas; and c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site, and approve the proposal if its impacts are or can be made acceptable.	
14. Meeting the challenge of climate	164	In determining planning applications, local planning authorities should give significant	

change, flooding and coastal change		weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.	
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NPPF 2024 Draft

A revised version of the NPPF has been issued for consultation (period ending 24/09/24). This is relevant insofar as it is the emerging position, although it has limited weight as the final form will be determined taking account consultation responses.

National Planning Policy Framework Draft			
Section	Number	Text	Comment
11. Making effective use of land	121	Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.	Supports the development of brownfield land.
11. Making effective use of land	122	Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;	

		c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be regarded as acceptable in principle, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;	
14. Meeting the challenge of climate change, flooding and coastal change	158	The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.	Supportive of the scheme.
14. Meeting the challenge of climate change, flooding and coastal change	160	New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.	
14. Meeting the challenge of climate change, flooding and coastal change	163	Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.	Heavily supportive policy for the scheme.
14. Meeting the challenge of climate	164	Local planning authorities should support planning applications for all forms of renewable	Heavily supportive policy for the scheme.

change, flooding and coastal change		and low carbon development. When determining planning applications for these developments, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the proposal's contribution to renewable energy generation and a net zero future; b) recognise that even small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions; c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.	
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Local Planning Policy

The site is within the administrative area of Hinkley and Bosworth Borough Council. The statutory development therefore comprises: the Core Strategy (2009); Site Allocations and Development Management Policies (2016); Supplementary Planning Guidance 'Good Design Guide' (2020); and the Desford Neighbourhood Plan (2021).

The car park is part of the wider allocation in the Site allocations Plan as an existing employment site under allocation reference DES27. The existing playing fields are covered by a separate allocation as open space, sports and recreation facility under allocation reference DES28.

The following policies are relevant:

Site allocations DPD (adopted July 2016)		
Policy	Text	Comment
DM1	Presumption in Favour of Sustainable Development	
DM2	Delivering Renewable Energy and Low Carbon Development 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	Site is previously developed land within an employment site. Impacts are minimised through scheme location, and existing landscape context.

	mitigate any adverse impacts including, but not limited to, landscape, noise, visual and cumulative impacts; and 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.	
DM6	Enhancement of Biodiversity and Geological Interest Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management	Site shown to be of insignificant ecological value, and not affecting locally important sites. Compensatory measures not anticipated to be required.
DM7	Preventing Pollution and Flooding Adverse impacts from pollution and flooding will be prevented by ensuring that development proposals demonstrate that a) It will not adversely impact the water quality, ecological value or drainage function of water bodies in the borough; b) Appropriate containment solutions for oils, fuels and chemicals are provided c) All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light intrusion; d) It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity; e) Appropriate remediation of contaminated land in line with minimum national standards is undertaken; f) It will not contribute to poor air quality; g) It will not result in land instability or further intensify existing unstable land; and h) The development doesn't create or exacerbate flooding by being located away from areas of flood risk unless	Flood risk to be covered in the planning application.

	adequately mitigated against in line with National Policy.	
DM8	Safeguarding Open Space, Sport and Recreational Facilities Planning permission will not be granted for proposals resulting in the loss of land or buildings in recreational or sporting use and areas of open space, as identified in the most recent Open Space, Sport and Recreational Facilities Study, except where: a) A replacement of an equivalent typology is provided, as defined by the most recent Open Space, Sport and Recreational Facilities Study, in an appropriate location serving the local community; or b) It is demonstrated that there is a surplus of recreational land, facilities or open space of the same typology exceeding the needs of the local community; or c) The development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community.	
DM10	Development and Design Developments will be permitted providing that the following requirements are met: a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site; c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features; d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;	Key policy of the plan against which the scheme should be assessed. Criterion (g) is directly relevant.

	e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting; f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24 g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible; h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate; i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures. In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.	
DM19	Existing Employment Sites Existing employment areas are identified on the policies map. The site category is provided by the most up-to-date Employment Land and Premises Review. Category A sites - The Borough Council will seek to retain sites classified as Category A sites in their entirety, for B1, B2 and B8 employment uses. The development of non B class uses in Category A sites will only be allowed in exceptional circumstances. Proposals must demonstrate that they would not have a significant adverse impact on surrounding employment uses.	Key policy land use allocation of the application site. The site is a category Key/Flagship employment area

Local Plan extract

