

6th March 2026

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Dear Emma,

25/00931/FUL – Additional Information to be Submitted

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

As you know, 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).

This submission seeks to provide additional documentation which addresses the comments made by consultees and other stakeholders.

The submission consists of new documentation which, in some cases, also supersedes existing submitted information. The Table below therefore sets out the new documentation and also identified, where relevant, the information which has now been superseded.

Table 1 - Additional Documentation to be Submitted

Proposed Plan / Document	Existing / Superseded Plan / Document
Biodiversity Net Gain Calculator (The_Statutory_Metric_Macro_Enabled_1.0.4 26.02.26 Rev C) prepared by FPCR.	Biodiversity Net Gain Calculator (12507 22.09.25 The_Statutory_Metric_Macro_Enabled_1.0.4)
Biodiversity Net Gain Report (12507E_BNG Report_ Rev F) prepared by FPCR.	Biodiversity Net Gain Report (12507E_BNG Report_ Rev D)
Landscape Enhancement & Management Plan (12507E_LEMP_ Rev D) prepared by FPCR.	Landscape Enhancement & Management Plan (12507E_LEMP_ Rev B)
Landscape Masterplan (12507-FPCR-XX-XX-DR-L-0001 Landscape Strategy P18) prepared by FPCR.	Landscape Masterplan (12507-FPCR-XX-XX-DR-L-0001 Landscape Strategy P17)
Detailed Landscape Plan (12507-FPCR-XX-XX-DR-L-0002-0008-P08-DETAILED LANDSCAPE PLAN) prepared by FPCR.	Detailed Landscape Plan (12507-FPCR-XX-XX-DR-L-0002-0008-P07-DETAILED LANDSCAPE PLAN)
National Forest Related Green Infrastructure (12507-FPCR-XX-XX-DR-L-0017) prepared by FPCR.	
Detailed Unexplored Ordnance Risk Assessment (20260209_10621_Caddick Development Ltd_Cliffe Hill Farm, Markfield_Detailed UXI RA_v1.0)	

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Heritage Technical Note (MK1405) prepared by Cotswold Archaeology.

Additional Settings Assessment (MK1405_01) prepared by Cotswold Archaeology.

Planning Response to Tree Officer Comments – Savills letter dated 6th March 2026 – sent under separate cover, but updated version attached here.

Tree Survey & Arboricultural Implications A50 Markfield AIA Sept 2025
Assessment Tree Retention & Removal Plan (Cliffe Hill AIA Rev A March 2026)

We have provided some brief additional commentary below.

Trees

To address comments made in the second tree officer's response on 8th December 2025, Savills have written a detailed planning response letter dated 6th March 2026. The letter makes clear that the proposals fully accord with all policy requirements for trees, including National Forest requirements. In support of this letter, the Arboricultural Impact Assessment has also been slightly updated to reflect the retention of an additional two trees: T87 & T88.

It is worth noting that the relationship between trees, landscape, ecology and BNG is intertwined and changes in one impact on the others. We consider that the proposals strikes the right balance.

Ecology and Landscape

Following various queries from Planning Policy to how the habitats are measured on the site, an updated Landscape Masterplan, Detailed Landscape Plan, Biodiversity Metric and report has been produced by FPCR. This is a consequence of minor amendments to the landscape proposals and how the metric is calculated. These changes are summarised below.

- Landscape proposals revised in respect to retention of grassland in the south-east, adjacent to the west of Unit 6, in line with LCC Ecology comments. Trees that were shown in this area have been moved to the perimeter of the retained grassland to avoid shading.
- Revised Landscape Proposals - Updated reference to version P18 throughout.
- Amendments to paragraphs 4.9 and 4.10 to explain changes to strategic significance applied to the revised metric to bring in line with the adopted LNRS.
- Update to Table 4 and BNG values referenced in text to reflect revised Metric.

In addition, the Landscape Enhancement and Management Plan (LEMP) has been updated to reflect the landscape changes. These changes are summarised below.

- Revised Landscape Proposals - Updated reference to version P18 throughout.
- Acknowledged increased grassland retention at paragraph 3.2
- Updated BNG results at paragraph 4.4
- Adapted retained grassland objectives at Table 1
- Management and monitoring of retained modified grassland separated out from retained other neutral grassland - additional other neutral grassland row for management in Table 2 and monitoring indicators in Table 5.

It is worth noting that the relationship between trees, landscape, ecology and BNG is intertwined and changes in one impact on the others. We consider that the proposals strike the right balance.

Heritage

To further support the application an Additional Setting Assessment of Weavers Cottage has been produced by Cotswold Archaeology. This assesses the historical importance of Weavers Cottage and the impact the proposed development may have on the setting of the dwelling. The Assessment considers historical sources to establish the age, architectural merit and any cultural significance of Weavers Cottage.

The Assessment concludes Weavers Cottage is a non-designated heritage asset of low significance. The contribution comes from its historic associative value due to its connection with local Victorian/Edwardian artist George Samuel Elgood, with setting contributing to its significance to a lesser degree. Considering how the proposals have mitigated against impacts on Weavers Cottage and its low significance, the proposed development would result in a limited degree of harm to the significance of Weavers Cottage.

In addition, a Heritage Technical Note has been produced by Cotswold Archaeology to respond to the comments made by William Kelly, who is Senior Planning Archaeologist at Leicestershire County Council, regarding queries in respect to the wider historic landscape. The Note sets out the historic importance of the enclosure of the area has already been considered through the Heritage Assessment and the minorly earlier date would not change any conclusions of the Heritage Assessment.

Unexplored Ordnance

A public consultation response highlighted the potential need for an Unexplored Ordnance (UXO) assessment in reference to a map showing World War two military activity¹. In response, the applicant has commissioned a detailed UXO risk assessment by Igne. This risk assessment shows there is minimal likelihood of UXO on the site.

Conclusion

The additional documents provide minor updates to the landscape and biodiversity strategy for the site as well as providing additional clarity/information in respect to UXO, heritage and trees. We consider the additional information provided through the provided documents addresses issues raised by consultees.

We are going to make further submissions on highways, telecoms and lighting next week.

We trust the above is self explanatory. However, if you have any questions please do not hesitate to contact Ben Parkes or Adam Key at the above address.

Yours sincerely

Adam Key

Adam Key

Director

Encs.

¹ T.C.C. Publications, Leicestershire – all known Allied, German Military and Civil Defence activity (2002)