



LAND AT JUNCTION 22 OF THE M1, CLIFFE HILL FARM

STATEMENT OF COMMUNITY INVOLVEMENT

Prepared for Caddick Developments Limited

September 2025

Documentation Production Record

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1.0 INTRODUCTION AND BACKGROUND

1.1 Introduction

This Statement of Community Involvement (SCI) has been prepared by DevComms (Development Communications Ltd.) on behalf of Caddick Developments Limited (the 'Client').

A Full Planning Application has been submitted to Hinckley and Bosworth Borough Council, the local planning authority (LPA), for the following proposed development:

"Full Planning Application for the redevelopment of the site at Cliffe Hill Farm at J22 of the M1 for storage and distribution uses (Class B8), general industry (Class B2), ancillary office space (Class E(g)(i)), together with associated development including access, landscaping, earthworks, ancillary infrastructure, and parking"

This SCI provides an overview of the stakeholder engagement and public consultation undertaken. This report should be read in conjunction with other technical documents in support of the application.

About DevComms

DevComms is a political and stakeholder engagement consultancy specialising in the property development sector and has undertaken community and stakeholder engagement on behalf of Caddick for this site.

DevComms is committed to promoting and creating positive change by collaborating with clients and communities, as well as creating better places and spaces within communities.

1.2 About the site

The site is located immediately adjacent to Junction 22 of the M1 and is identified in the emerging Hinckley and Bosworth 2024 – 2045 Local Plan as a location to meet local employment needs. The site is not located in the Green Belt and is not covered by any land or nature designations or constraints.

The site is bound by the M1 Motorway to the west, Whitwick Road to the east, and the A50 to the south, adjacent to the only M1 motorway junction in the Hinckley and Bosworth Borough.

The site is wholly located within the Markfield, Stanton and Fieldhead ward of Hinckley and Bosworth Borough Council and sits within the boundary of Markfield Parish Council. The site is in the far Northwest of Hinckley and Bosworth Borough, close to the border with Charnwood Borough Council and North West Leicestershire District Council.

1.3 Consultation Strategy

The proposals have been the subject of a community consultation and stakeholder engagement programme undertaken by DevComms and the Client, designed to secure feedback from key stakeholders and local residents including:

- Members of Hinckley and Bosworth Borough Council
- Members of Leicestershire County Council
- Member of Parliament for Mid Leicestershire
- Markfield Parish Council
- The local community

A detailed list of identified stakeholders can be found in **Section 3** of this report.

Residents were informed of the public consultation through several methods and were provided with multiple channels to submit their feedback, including:

- Advanced engagement of near neighbours to the site via recorded delivery letter.
- Distribution of consultation notification leaflet to 500 addresses in proximity to the site.
- Site-specific consultation website, including an online feedback form.
- Free phonenumber, Freepost address and dedicated email address.

1.4 Consultation overview

This Statement of Community Involvement (SCI) demonstrates that the consultation programme carried out by the Client and DevComms effectively provided key stakeholders and interested parties with opportunities to share their feedback on the proposals.

Strategic and locally elected members were notified of the public consultation and stakeholder briefing events via email, with bespoke briefings held with members of the Parish, Borough, and County Councils.

Following extensive community notification and publicity in both the media and on social media, the consultation website received a total of 2,262 views from 1,032 active users, with the average time spent on the site per user being 1 minute and 4 seconds. This demonstrates a broad reach and a strong level of interest in the proposals.

Despite extensive reach and engagement on the proposals, during the public consultation, just 28 unique feedback responses were received. While some respondents expressed general resistance to development, specifically those immediately adjacent the site, others engaged constructively with the consultation and praised the employment creation and biodiversity enhancement opportunities in the proposals.

Throughout the consultation, the following themes were raised most frequently:

- Wildlife and Biodiversity
- Scale, noise, and visual
- Highways and Transport
- Planning context and Green Belt
- Economic benefits and need

A thorough overview of feedback can be found in **Section 4** of this report.

1.5 About this report

This report:

(i) provides an overview of the consultation activities undertaken and the methods used to engage with key stakeholders.

(ii) identifies the main priorities and themes arising from feedback received and how the proposals seek to address these.

2.0 POLICY BACKGROUND AND CONSULTATION

2.1 National Policy

Community and stakeholder engagement holds an important role throughout the planning and development process, resulting in a better understanding of local areas and a well-developed scheme. The National Planning Policy Framework (NPPF 2024) also supports the process of community engagement:

40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community.

2.2 Local Policy

Community and stakeholder engagement is also supported in Hinckley and Bosworth Borough Council's Statement of Community Involvement, adopted in 2024. While the SCI does not explicitly make recommendations regarding pre-application consultation with residents, it states that:

- *The process of deciding planning applications is often of great public and local interest and comments from the local community are welcomed. Publicity is therefore carried out on all planning applications. As a general rule, the larger and more complex (major) planning applications are publicised more widely than proposals that are small scale and/or routine.*
- *The level of consultation carried out for planning applications will depend on the type and scale of planning application being determined.*

2.3 Best Practice

In addition to the requirements and advice in the NPPF and Hinckley and Bosworth Borough Council's adopted SCI, DevComms and the Client have sought to ensure all materials prepared reflect the following best practice principles:

- Prepare 'plain English' clear, concise, and understandable materials
- Make information and material accessible to the local community
- Publicise the proposals and online consultation
- Contact the local community and individuals likely to have the most interest in the proposals – to explain the approach to consultation, provide briefings on the proposals and seek their feedback.

2.4 Data protection

A data protection statement was included on the online and in-person feedback forms.

This detailed that the public consultation was being conducted by Development Communications Limited (DevComms), a Data Processor, acting on behalf of Caddick, the Data Controller.

It stated that responses would be shared with and considered by Caddick and DevComms, as part of the consultation process on these proposals. Personal information would be securely stored for the duration of the project and securely destroyed/deleted on completion. Aggregated insights might be published or shared with the relevant local planning authorities as part of a planning application. No personal data will be shared as part of this process.

This report does not name individual respondents (other than elected representatives whose details are publicly available) and under no circumstances will personal data be shared for marketing purposes or with companies outside of DevComms and the Client. Published results do not include personal information or anything that could identify individuals from their feedback.

Consultation respondents will only be contacted again in the future about the proposals if they have explicitly stated that they would like to be kept updated.

3.0 OVERVIEW OF ENGAGEMENT

The following section provides an overview of engagement activities undertaken by the Client and DevComms with local stakeholders and the community. An overview of feedback received from residents and stakeholders can be found in **Section 4** of this report.

3.1 Engagement with Elected Members

Throughout the consultation, the Client and DevComms have maintained regular communication with key stakeholders, ensuring transparency and active engagement about the proposals.

3.1.1 Engagement with Elected Members - Strategic

Strategic elected members from Hinckley and Bosworth Borough Council and Leicestershire County Council, were notified of the public consultation by email on 5 June 2025. As part of this, they were also invited to meet with the project team to discuss the proposals in more detail prior to the public consultation launch.

This email was sent to:

- Cllr Stuart Bray as Leader of Hinckley and Bosworth Borough Council
- Cllr Bill Crooks as Cabinet Member for Planning at Hinckley and Bosworth Borough Council
- Cllr Mark Sheppard-Bools as Deputy Leader of Hinckley and Bosworth Borough Council
- Cllr Dan Harrison as Leader of Leicestershire County Council
- Cllr Harrison Fowler as Cabinet Member for Economic Development and Strategic Planning at Leicestershire County Council

A copy of this email can be found in **Appendix A**.

Following this invitation, a virtual Teams meeting was held with Cllr Bill Crooks on 1 July 2025 at 13:00 to discuss the proposals.

3.1.2 Engagement with Elected Members – Local

Local Elected Members were also notified of the public consultation by email on 5 June 2025 and invited to meet with the project team.

This email was sent to:

- Cllr Chris Lambert as Site Ward Member at Hinckley and Bosworth Borough Council
- Cllr Claire Harris as Site Ward Member at Hinckley and Bosworth Borough Council
- Cllr Charles Whitford as Site Division Member and Cabinet Member for Transport at Leicestershire County Council
- Peter Bedford MP as Member of Parliament for Mid Leicestershire
- Clerk of Markfield Parish Council

Following this invitation, a Stakeholder Briefing Session was held on 9 July 2025 at 16:00 at the Fieldhead Hotel, Markfield Lane, Markfield, LE67 9PS. This session was attended by:

- Cllr Claire Harris as Site Ward Member at Hinckley and Bosworth Borough Council
- Cllr Chris Lambert as Site Ward Member at Hinckley and Bosworth Borough Council
- Cllr Stuart Taylor as Chair of Markfield Parish Council
- Cllr Margaret Bowler as Vice Chair of Markfield Parish Council

A copy of this email can be found in **Appendix B**.

A further Stakeholder Briefing Session was held on 24 July 2025 at 13:00 at the Fieldhead Hotel, Markfield Lane, Markfield, LE67 9PS.

This Stakeholder Briefing Session was attended by:

- Cllr Charles Whitford as Site Division Member and Cabinet Member for Transport at Leicestershire County Council

Feedback received from stakeholders can be found in **Section 4** of this report.

3.2 Public consultation

Supported by local and national policy, it was important that residents were aware of the consultation early and provided with sufficient time to provide feedback and comments on the proposals. The Client and DevComms aimed to make the consultation as accessible as possible to all stakeholders.

The public consultation began with the delivery of a consultation notification leaflet on 30 June 2025 and remained open for a period of 21 days until 21 July 2025.

3.2.1 Neighbour Notification Letters

Historically, the Client has engaged with the owners of the four residential properties in closest proximity to the site, beginning during the early land acquisition and option phase and continuing through to now, to ensure they are aware of the proposals and have had ample opportunities to discuss them with the project team.

On 15 May 2025, five notification letter was sent via signed-for delivery to owners of neighbouring and nearby properties. The letter outlined the proposed development and offered a meeting with the project team.

To support wider public consultation activities, a further letter was posted via signed-for delivery on 27 June 2025. This provided more information about the proposed development and followed up on the earlier meeting request.

A copy of the first letter can be found in **Appendix C**, and the second in **Appendix D**.

3.2.2 Consultation Notification Leaflet

A consultation notification leaflet was delivered on 30 June 2025 by Royal Mail First Class to 520 addresses in proximity to the site.

The leaflet outlined the development proposals, the vision for the site, information about the Client and an explanation of how to participate in the public consultation, including ways to contact the project team.

A copy of the leaflet can be found in **Appendix E** and the leaflet mailing area can be found in **Appendix F**.

3.2.3 Consultation website

A consultation website (caddickj22m1.co.uk) was launched on 30 June 2025 to align with the delivery of the consultation notification leaflet and included the following pages:

- Home - welcoming stakeholders to the website and providing more information about the consultation and the Client. This page also provided details of the dedicated phonenumber, Freepost address and email address.
- Site - providing information about the site location including a site plan outlining the different parcels of land.
- Proposals - providing an overview of the proposed development including a detailed site plan.
- FAQ - to address anticipated frequently asked questions.
- Have Your Say - providing stakeholders with the opportunity to provide feedback and comment on the proposals.

An online feedback form was hosted on the website 'Have Your Say' page, enabling stakeholders to provide feedback on the proposals. This form included a variety of optional question types, including multiple choice, Likert scales (asking respondents to indicate their level of agreement with provided statements), a freeform text box to facilitate feedback in respondents' own words, and a check box to indicate a desire to stay updated on the proposals.

The consultation website received a total of 2,262 views from 1,032 active users; the average time spent on the site per user was 1 minute and 4 seconds – demonstrating an extensive reach and interest in the proposals within the community through our online website. A copy of the website pages can be found in **Appendix G**.

3.2.4 Media Activity

Several media outlets released articles about the proposed development. These articles came as a result of an Environmental Impact Assessment that was submitted to Hinckley and Bosworth Borough Council ahead of submitting a Full Planning Application for the site. Organisations that published articles included:

- Leicestershire Live
- Insider Media

Copies of these articles can be found in **Appendix H**.

Due to publishing deadlines and there being no July edition of the Markfield Herald, a post-consultation update and further advert was submitted for inclusion in the August/September issue. A copy of the article and advert can be found in **Appendix I**.

3.2.5 Social Media Activity

Copies of the consultation leaflet were shared on social media sites such as Facebook.

Councillor Clare Harris shared the leaflet to her Facebook page. This post can be found in **Appendix J**.

A post was also made in the “Markfield & Fieldhead Watch For Reporting Crime, Suspicious Activity & News” Facebook page. This post can be found in **Appendix K**.

Another post was shared on Facebook regarding the proposals, which was shared over 100 times. This post can be found in **Appendix L**.

The consultation leaflet was also shared with a local resident who acts as Administrator for a local WhatsApp group that is well used among residents of the local area.

3.2.6 Freephone line, email address and Freepost address.

A dedicated site-specific phone line and email address was provided for stakeholders to contact the project team from DevComms. A Freepost address was also provided. The email address provided was caddickj22m1@devcomms.co.uk and the phone line was 0800 080 3172.

3.2.7 Accessibility and diversity

For those without access to the internet or with additional needs, hard copies and accessible versions of all material were available on request. The use of a dedicated phone line and Freepost address ensured the consultation was open to people who may not have access to the internet. Our consultation website was also accessible, including ScreenReader compatible.

4.0 FEEDBACK AND COMMENTS RECEIVED

The following section provides an overview of the feedback received throughout the stakeholder engagement and public consultation.

4.1 Summary of political stakeholder feedback

Summaries of the themes discussed with political stakeholders at each Stakeholder Briefing Session are detailed below.

4.1.1 Cllr Bill Crooks

The following themes were discussed with Cllr Crooks at the Stakeholder Briefing Session on 1 July 2025:

- Improvements to the A50 Slip Road
- Public transport and bus route diversions
- Parking capacity at the site
- Solar panels on the roof and water re-use
- Local businesses and supply chains
- Supporting local enterprise
- Air quality in the local area
- Employee retention and pay
- Occupier interest

4.1.2 Cllr Clare Harris, Cllr Chris Lambert, Cllr Margaret Bowler, Cllr Stuart Taylor

The following themes were discussed by Borough and Parish Council members at the Stakeholder Briefing Session on 4 July 2025:

- Apprenticeship and training opportunities
- Traffic on the A50 Slip Road - traffic enforcement and restriction orders
- Power and energy capacity
- Air quality and noise from the M1
- Traffic routing for residents and construction vehicles
- Public transport opportunities and walking routes
- Engagement with neighbouring properties and wider community

4.1.3 Cllr Charles Whitford:

The following themes were raised and discussed with Cllr Whitford at the Stakeholder Briefing Session on 24 July 2025:

- Possible upgrades to the A50 Slip Road
- Public transport between Markfield and the site
- Opportunities to upgrade the A511
- Opportunities for job creation for the borough and beyond
- Site location and efforts to limit disruption for residents

This feedback has been considered by the project team and discussed in detail during the Stakeholder Briefing Sessions.

4.2 Summary of public consultation feedback

Total responses	
	Count
Online feedback form	25
Email	3*
Phone	1
Total	28

Feedback Summary

The public consultation generated a variety of responses through the online feedback form as well as the dedicated project email and via phone. This demonstrates that the consultation approach successfully provided multiple ways for residents to provide feedback on the proposed development.

Despite the broad reach and interest in the proposals through the consultation website and publicity, including social media, a leaflet and local press, limited feedback was provided. This may suggest an acceptance of the plans in principle.

* One of the emails received includes the resident's petition. These comments have been responded to in **Section 5** of this report.

4.2.1 Public consultation questions

Question 1. Our site will deliver many benefits for the area. Which of the following are your top priority? (Choose up to 3)

	Count
Other (please specify below)	8
Job opportunities	6
Increased investment into the local community	4
Support for local businesses	4
Enhanced green spaces and biodiversity	3
Improved transport links	0
Total	25

Question summary

Responses to this question were mixed and showed that respondents have a range of opinions on the benefits of the proposed development. **24%** of respondents identified job opportunities as the most important benefit while **16%** each chose increased investment or support for local businesses.

32% of respondents responded on points not relevant to the question. These have been responded to in the General Comments, and the developer's response section.

Question 2. What aspects of the proposals do you think will have the most positive impact for the area? (Choose up to 3)

	Count
Other (please specify below)	8
More job opportunities for young people and apprenticeships	6
Support for small and local businesses	5
Green spaces and recreational areas	2
Improved walking, cycling, and public transport links	1
A focus on sustainability and eco-friendly buildings	1
Total	23

Other:

- Public EV charger availability – 1 mention
- More job opportunities for older generations – 1 mention

Question Summary

Responses to this question highlight a broad range of priorities. **26%** of respondents highlighted job and apprentice opportunities for young people as an aspect that will have the most positive impact, and **22%** identified support for small and local businesses.

35% of respondents responded on points not relevant to the question. These have been responded to in **Section 5** of this report.

Question 3. How important are enhancements to nature and habitats on site resulting in a gain in biodiversity?

	Count
Very Important	14
Important	1
Neutral	4
Not Important	0
Not Important At All	0
Total	16

Question summary

Responses to this question show that a significant number of respondents are supportive of enhancements to nature and habitats at the site, with **88%** of respondents identifying this as very important.

Question 4. What additional features or measures would you like to see included to support sustainability and environmental improvements?

- Measures to protect local wildlife – 3 mentions
- Efforts to reduce lighting and pollution – 2 mentions
- Request for public transport solutions – 1 mention

Question summary

Responses to this question highlight a range of considerations regarding sustainability and environmental improvements at the site. While some respondents demonstrated general resistance to any development at the site, others raised considerations regarding wildlife, lighting and noise, and public transport opportunities.

Question 5. How do you think the proposed development can best integrate with and support the surrounding community, including Markfield and nearby areas?

- Minimise pressure on infrastructure and services (roads, parking, health etc.) – 6 mentions
- Supporting local services and facilities – 3 mentions

Suggestions included donations to local schools, libraries and GP surgeries; sponsoring local sports teams; and investing in community facilities for all ages.

- Encouraging electric vehicle usage – 1 mention
- Importance of local consultation – 1 mention
- Providing job opportunities for local people – 1 mention

Question summary

Responses to this question raised several considerations regarding integration with the surrounding community. Others raised considerations about traffic routing, access, public transport, and support for a variety of local services.

Some respondents responded on points not relevant to the question. These have been responded to in **Section 5** of this report.

Question 6. If you run or represent a local business, what type of facilities or support would be most beneficial to you?

- Not applicable / N/A / No response – 15 mentions
- Alternative suggestions (housing instead) – 1 mention
- Specific funding request – 1 mention

One response requested a donation to support Lingdale Golf Club's bunker project.

Question summary

Responses to this question identified a possible funding opportunity at a local golf course. Discussions with local stakeholders identified further opportunities for partnership with local businesses.

Question 7. Do you have any other comments or thoughts?

- General resistance to the development – 9 mentions
- Preference for brownfield or alternative sites – 5 mentions
- Traffic and HGV routing considerations – 4 mentions
- Environmental and landscape considerations – 3 mentions
- Local health and wellbeing – 2 mentions
- Local planning / policy context – 1 mention
- Suggestion for housing instead – 1 mention

Question 8. Do you own a local business, or know someone who does, who would be interested in occupying a unit?

	Count
Yes	1
No	22
Total	23

Question summary

The responses to this question indicated one local business owner who is interested in occupying a unit. Contact will be made with this local business owner when appropriate.

Question 9. What is your connection to the site?

	Count
I live nearby	23
I work nearby	3
I pass through the area	4
Other	1
Total	31

Question summary

Responses to this question show that the majority of participants (**74%**) live nearby, with smaller proportions working nearby (**10%**) or passing through the area (**13%**). One individual (**3%**) selected 'Other'.

One respondent was Councillor David Snartt, councillor for the Forest Bradgate ward in neighbouring Charnwood Borough Council.

Demographic questions

	Count
Under 18	1
18 – 29	2
30 - 39	2
40 - 49	0
50 - 59	5
60 - 69	9
70 - 79	4
80 - 89	2
90+	0
Total	25

Question summary

The most represented age groups were 60-69 **(36%)** and 50-59 **(20%)**. This suggests that while the majority of respondents were middle aged and older adults, the consultation was wide reaching, and responses were received from a wide range of age groups.

4.2.2 Requests for updates

Respondents were asked whether they would like to be kept updated on the proposals.

I would like to be kept informed about the proposals

	Count
Yes	22
No	3
Total	25

Respondents who responded 'No' to this question have been removed from DevComms database in compliance with GDPR.

4.3 Residents' Letter

A letter was received on 16 July 2025 after being sent to the dedicated consultation email address by a representative from a local planning consultancy (Landmark Planning Ltd) on behalf of a small group of local residents. The letter was signed by 40 residents and set out their opposition to the proposed development.

A copy of this letter can be found in **Appendix M**.

Many of the signatories of the petition also submitted responses via the online feedback form. The letter was organised by two residents who then delivered flyers to residents living in close proximity to the site, encouraging them to oppose the development. Some households provided multiple signatures.

A summary of the issues raised in the residents' letter are detailed below:

- Charnwood Forest and Ulverscroft Wooded Valley area
- Environmental Impact Assessment and Site Justification
- Proximity to Markfield - commute distance
- Highways and access from Whitwick Road

The comments made in the petition have been responded to in **Section 5** of this report.

A response to the petition was sent to Landmark Planning, addressing the specific comments raised in the report. Site ward members were also copied into this communication.

A copy of the response can be found in **Appendix N**.

5.0 RESPONSE TO COMMENTS RECEIVED

The following section provides a response from the Client to the most frequent themes raised throughout the consultation. These responses are a summary, and further detailed information can be found in the technical reports and documents submitted alongside the planning application.

Theme	Response
Wildlife and biodiversity- 14 mentions	Caddick recognises that protecting the local environment is a key priority for residents. Around 47% of the site will be dedicated to landscaping, open space, and habitat creation. These areas are designed to enhance visual appeal, support local wildlife, and provide natural screening through native planting to help reduce the visual impact of the development. Landscaped buffers to the north and east will be strengthened with new native planting, while existing vegetation will be retained wherever possible. New woodland, scrub, and meadow grassland will be introduced to increase biodiversity, alongside sustainable drainage systems (SuDS) that will manage surface water and further support wildlife. Over 12,000 new trees will also be planted on site. Caddick submitted an Environmental Impact Assessment screening request to Hinckley and Bosworth Borough Council on 1 July 2025. The Council responded on 22 July 2025 confirming that the site does not constitute EIA development. Following a meeting with Cllr Bill Crooks, Caddick have introduced plans to install rainwater harvesting systems in the units to reduce the use of mains water and conserve water resources.

Theme	Response
Scale, noise, and visual - 12 mentions	Caddick recognises the importance of minimising both noise and visual impacts from the site. Noise assessments will be submitted alongside the planning application. During construction, noise will be managed through a Construction Environment Plan, with additional acoustic controls introduced if required. Measures will include planned acoustic fencing and planting to help absorb and reduce noise. Visual impact will be addressed through substantial landscaped buffers and the careful positioning of buildings to ensure the development blends with the surrounding landscape. This approach will help screen the site from nearby residential areas and reduce potential light spill. Existing vegetation will be retained wherever possible, complemented by new native planting to further shield the site from neighbouring settlements.
Highways and Transport - 5 mentions	The proposals have been designed to take advantage of its location next to the A50 and M1, reducing reliance on local roads. Vehicles will enter via a new dedicated access from the A50 and exit onto Whitwick Road, with a significant upgrade to the A50 slip road planned to improve traffic flow and minimise congestion on surrounding routes. As part of the planning process, a detailed Transport Assessment and Travel Plan will be submitted, demonstrating that the local highway network can accommodate the development and setting out any necessary mitigation measures.

	To facilitate access, one existing layby on the A50 will be removed and replaced with two new laybys. Discussions are also underway with public transport operators and Leicestershire County Council to explore diverting an existing bus service into the site and back onto Whitwick Road, improving public transport connectivity for both workers and residents. Pedestrian and cycle access will be enhanced through new routes, upgraded crossings on Whitwick Road, improved street lighting, and a new recreational path linking to the existing Public Right of Way along Cottage Lane. These measures will ensure safe and convenient access to the site while encouraging sustainable travel between the development and Markfield. Following the stakeholder meetings, the proposed A50 slip road upgrades were reviewed, and the merge length was increased.
Planning context and Green Belt - 5 mentions	Caddick would like to clarify the site's planning context. The land lies immediately adjacent to Junction 22 of the M1 and is identified in the emerging Hinckley and Bosworth Local Plan (2024–2045) as a location for meeting the Borough's employment needs. The site is not within the Green Belt and is not subject to any environmental designations or other land-use constraints.

Theme	Response
Economic benefits and need - 4 mentions	The site is located off Junction 22 of the M1 – the only M1 junction within the Hinckley and Bosworth Borough. Positioned in the heart of the UK's 'Golden Triangle' for commercial development, it benefits from excellent connectivity to all parts of the country via the strategic road network, making it a prime location for industrial and logistics operations. Demand for both local and strategic industrial floorspace across the borough is already high and continuing to grow. The site is identified in the emerging Hinckley and Bosworth Local Plan (2024–2045) as a location to help meet the local employment needs. The site will create and support over 1,000 jobs once fully operational, in addition to approximately 368 jobs during construction. It will provide opportunities for both local and national occupiers, delivering a significant boost to economic growth in Hinckley and Bosworth. When complete, the development could generate an estimated £2.2 million in annual business rates to support Council services, alongside an estimated £52.5 million Gross Value Added expected to be generated annually from on-site jobs.

6.0 CONCLUSION

This report outlines the Client's approach to consultation and engagement with key stakeholders and the wider community in support of the Full Planning Application for Caddick's Employment Development at Land at Junction 22 of the M1, Cliffe Hill Farm, Markfield.

As demonstrated in this report, the Client and DevComms have sought to undertake a comprehensive programme of engagement and consultation to ensure residents and stakeholders were aware of the proposals and given the opportunity to provide feedback.

Engagement was delivered through a bespoke programme including a leaflet mailing to 520 addresses and a dedicated consultation website. The consultation website received a total of 2,262 views from 1,032 active users; the average time spent on the site per user was 1 minute and 4 seconds.

Despite extensive reach and engagement on the proposals, during the public consultation, just 28 unique feedback responses were received. While some respondents expressed general resistance to development, specifically those immediately adjacent the site, others engaged constructively with the consultation and praised the employment creation and biodiversity enhancement opportunities in the proposals.

The consultation has deepened the Client's understanding of local priorities and primary issues that affect the local community. The Client and DevComms would like to thank all those who engaged with the consultation and provided comments during the process.

APPENDIX A

STRATEGIC
STAKEHOLDER
NOTIFICATION EMAIL

**CLIFFE HALL FARM
CADDICK DEVELOPMENTS
MAY 2025
DRAFT LETTER/EMAIL TO STAKEHOLDERS**

Stakeholders contact list:

STRATEGIC

Stakeholder	Org.	Responsibility	Email
Cllr Stuart Bray	Hinckley and Bosworth	Leader of the Council	stuart.bray@hinckley-bosworth.gov.uk
Cllr Bill Crooks	Hinckley and Bosworth	Executive Member for Planning	bill.crooks@hinckley-bosworth.gov.uk
Cllr Mark Sheppard-Bools	Hinckley and Bosworth	Deputy Leader of the Council	mark.bools@hinckley-bosworth.gov.uk
Cllr Dan Harrison	Leicestershire County Council	Leader of the Council	Dan.Harrison@leics.gov.uk
Cllr Harrison Fowler	Leicestershire County Council	Economic Development and Strategic Planning portfolio	harrison.fowler@leics.gov.uk

Subject: Invitation to meet and discuss proposals for new sustainable employment hub at Junction 22 of the M1

Dear [stakeholder],

I am writing on behalf of Caddick Developments to introduce our proposals for a high-quality, sustainable employment hub adjacent to Junction 22 of the M1. This site is a proposed employment allocation in the emerging Hinckley and Bosworth Local Plan.

We are keen to meet with stakeholders to discuss our plans and explore how they can align with local priorities.

About Caddick Developments

Growing from their northern roots 43 years ago, Caddick Developments are a trusted delivery partner and one of the largest privately owned, multi-sector property developers – creating high-quality places and spaces across the UK.

Caddick Developments is part of the wider Caddick Group, which includes Moda Living, Oakgate Group, Caddick Construction, Caddick Civil Engineering, Caddick Land, and Leeds Rhinos.



Caddick Developments takes pride in being a family business, as well as a proven and responsible developer, and is committed to being a good neighbour with constructive dialogue with the local community throughout the planning and construction process.

Our site and proposals

This site is located within Hinckley and Bosworth, near the boundary with Charnwood and benefits from a strategic position between the M1 Motorway to the west, Whitwick Road to the east, and the A50 to the south.

The site is well located immediately next to Junction 22 of the M1- the only M1 junction within Hinckley and Bosworth Borough. This provides direct access to the Strategic Road Network and places the site within the heart of the logistics "Golden Triangle," with strong connections to the M6 and M42. Its strategic location makes it ideally suited for industrial and logistics uses. With increasing demand from local and national businesses, the site is well-placed to support economic growth.

The site is not in the Green Belt and is allocated in the emerging Local Plan for employment use. Our proposals include up to 700,000 sq. ft. of logistics, employment, and distribution space, with a mix of larger units and smaller incubator spaces designed to meet occupier demand. Sustainability is a priority for the site, where we are targeting a BREEAM Excellent development, including solar-ready buildings, air-source heat pumps, and provisions for battery energy storage and EV charging infrastructure.

We will reduce car dependency and encourage sustainable transport through improved walking, cycling, and public transport connections by diverting the existing bus route through the site, supporting the local labour force. We expect to provide and support up to 1,000 jobs through construction and operation, contributing to the local economy while generating an estimated £2 million in annual business rates revenue to support council services. The scheme will be delivered by Caddick Construction, part of the Caddick Group, allowing us to make commitments around prioritising local employment, work experience opportunities, and the use of local supply chains.

Next steps

We would welcome the opportunity to meet with you to discuss our plans in more detail. We will shortly begin engaging with other stakeholders, alongside a full public consultation. If you could let us know some suitable times by replying to this email, we would be happy to arrange a meeting ahead of preparing a planning application.

Kind regards,

Jake Gilbert

APPENDIX B

LOCAL STAKEHOLDER
NOTIFICATION EMAIL

**CLIFFE HALL FARM
CADDICK DEVELOPMENTS
MAY 2025
DRAFT LETTER/EMAIL TO STAKEHOLDERS**

Stakeholders contact list:

LOCAL

Cllr Chris Lambert	Hinckley and Bosworth	Ward Member	chris.lambert@hinckley-bosworth.gov.uk
Cllr Claire Harris	Hinckley and Bosworth	Ward Member	claire.harris@hinckley-bosworth.gov.uk
Cllr Charles Whitford	Leicestershire County Council	Division Member	charles.whitford@leics.gov.uk
Peter Bedford (MP)	Parliament	Member of Parliament	peter.bedford.mp@parliament.uk

Subject: Have your say on proposals for new sustainable employment hub at Junction 22 of the M1

Dear [stakeholder],

I am writing on behalf of Caddick Developments to introduce our proposals for a high-quality, sustainable employment hub adjacent to Junction 22 of the M1. This site is a proposed employment allocation in the emerging Hinckley and Bosworth Local Plan.

We are keen to meet with stakeholders to discuss our plans and explore how they can align with local priorities.

About Caddick Developments

Growing from their northern roots 43 years ago, Caddick Developments are a trusted delivery partner and one of the largest privately owned, multi-sector property developers – creating high-quality places and spaces across the UK.

Caddick Developments is part of the wider Caddick Group, which includes Moda Living, Oakgate Group, Caddick Construction, Caddick Civil Engineering, Caddick Land, and Leeds Rhinos.

Caddick Developments takes pride in being a family business, as well as a proven and responsible developer, and is committed to being a good neighbour with constructive dialogue with the local community throughout the planning and construction process.



Our site and proposals

This site is located within Hinckley and Bosworth, near the boundary with Charnwood and benefits from a strategic position between the M1 Motorway to the west, Whitwick Road to the east, and the A50 to the south.

The site is well located immediately next to Junction 22 of the M1 - the only M1 junction within Hinckley and Bosworth Borough. This provides direct access to the Strategic Road Network and places the site within the heart of the logistics "Golden Triangle," with strong connections to the M6 and M42. Its strategic location makes it ideally suited for industrial, and logistics uses. With increasing demand from local and national businesses, the site is well-placed to support economic growth.

The site is not in the Green Belt and is allocated in the emerging Local Plan for employment use. Our proposals include up to 700,000 sq. ft. of logistics, employment, and distribution space, with a mix of larger units and smaller incubator spaces designed to meet occupier demand. Sustainability is a priority for the site, where we are targeting a BREEAM Excellent development, including solar-ready buildings, air-source heat pumps, and provisions for battery energy storage and EV charging infrastructure.

We will reduce car dependency and encourage sustainable transport through improved walking, cycling, and public transport connections by diverting the existing bus route through the site, supporting the local labour force. We expect to provide and support up to 1,000 jobs through construction and operation, contributing to the local economy while generating an estimated £2 million in annual business rates revenue to support council services. The scheme will be delivered by Caddick Construction, part of the Caddick Group, allowing us to make commitments around prioritising local employment, work experience opportunities, and the use of local supply chains.

Next steps

To shape our proposals, we will launch an online public consultation on Tuesday, 1st July, which will run until Monday, 21st July. Further information and the opportunity to provide feedback will be available at www.caddickj22m1.co.uk. Residents without internet access can call the team on 0800 080 3172.

We would welcome the opportunity to meet with you to discuss our plans in more detail. If you could let us know some suitable times by replying to this email, we would be happy to arrange a meeting ahead of preparing a planning application.

Kind regards,

Jake Gilbert

APPENDIX C

COPY OF NEIGHBOUR
NOTIFICATION LETTER 1



15 May 2025

Dear [REDACTED],

Development Proposal - Land at Junction 22

I am writing on behalf of Caddick Land to request a meeting to discuss our emerging proposals for a new employment development on land between the M1 and Whitwick Road, including an area near to your property.

The site is identified as a proposed employment allocation in the emerging Hinckley and Bosworth Local Plan, and we are currently working towards submitting a planning application later this year.

We are very aware of the proximity of your property and the understandable worry that nearby development can raise. With that in mind, and before we begin any wider public consultation, we would welcome the opportunity to meet with you privately to share our initial thinking, hear your views, and discuss any matters you feel should be considered as the proposals continue to evolve.

We are continuing to develop the design to help shape a scheme that responds sensitively to its setting and surrounding environment. As part of this process, we have already undertaken a range of technical assessments covering highway capacity, drainage, noise, air quality and lighting, to ensure that any potential impacts are properly understood and addressed. We would be happy to talk you through this work in more detail and our broader vision for the site.

Please feel free to contact me by phone or email to arrange a convenient time to meet. I look forward to hearing from you.

Yours faithfully,

On behalf of Caddick Land,

Jack Boyce

Director of Midlands, Devcomms

M: 07969 399458

E: j.boyce@devcomms.co.uk

APPENDIX D

COPY OF NEIGHBOUR
NOTIFICATION LETTER 2

30 June 2025

Dear xxxxx,

Consultation Leaflet - Land at Junction 22

Further to our previous correspondence, I am writing on behalf of Caddick Land to keep you informed about our emerging proposals for a new employment development on land between the M1 and Whitwick Road, including an area near to your property.

We have now launched a public consultation for the site. This includes a dedicated consultation website (www.caddickj22m1.co.uk) as well as a notification leaflet sent to properties in proximity of the proposed development. Please find the notification leaflet enclosed in this letter.

The consultation website sets out our plans for the site, addresses frequently asked questions, and allows residents to provide feedback on the proposals before we submit planning applications to Hinckley and Bosworth Borough Council.

We are aware of your proximity to the site and understand that you are likely to have additional queries about the proposed development. As such, we would appreciate the opportunity to discuss our plans with you privately and hear your views as the proposals progress.

Please feel free to contact me by phone or email if you would like to discuss the leaflet or have any other queries regarding Caddick's proposed development. I look forward to hearing from you.

Yours faithfully,

On behalf of Caddick Land,

Jack Boyce

Director of Midlands, DevComms

M: 07969 399458

E: j.boyce@devcomms.co.uk

APPENDIX E

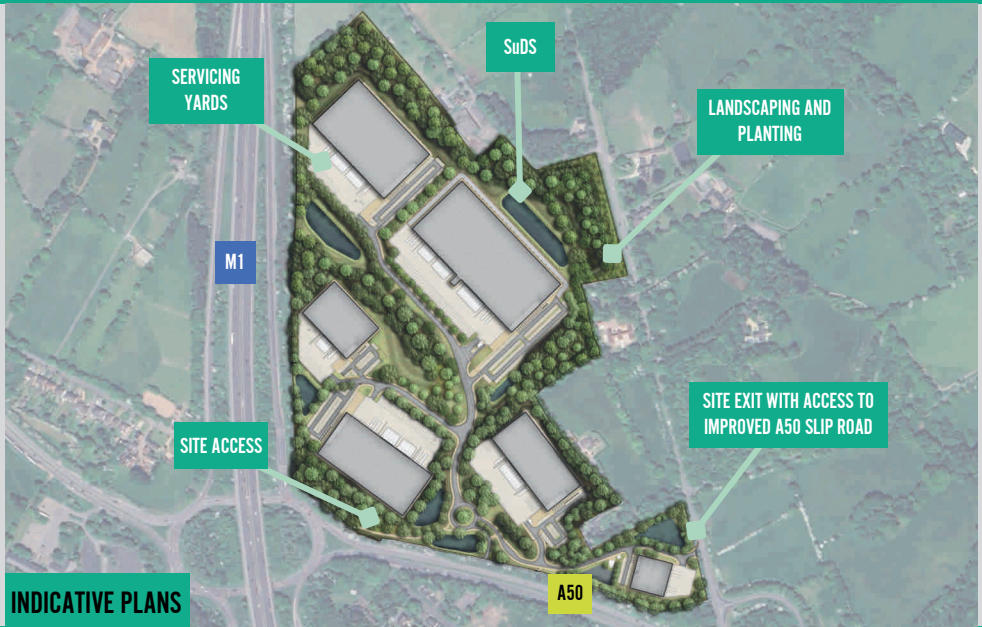
COPY OF NOTIFICATION
LEAFLET

J22, M1 EMPLOYMENT HUB.

A DEVELOPMENT BY
Caddick.

CONSULTATION LAUNCHED ON NEW J22, M1 EMPLOYMENT HUB

Caddick are bringing forward proposals for a modern, sustainable employment development near Markfield, which will create a wide range of new jobs and boost the local economy. To better understand local priorities, we have launched a consultation to share our initial plans and gather your feedback.



ABOUT THE SITE

The site is identified in the emerging Hinckley and Bosworth Local Plan to meet an established need for new employment space in the region. It is located in a strategically important position adjacent to the district's only M1 motorway junction (Junction 22).

With direct access to the A50 and wider Strategic Road Network, the site is highly accessible to all corners of the country, making it an ideal location for the industrial and logistics sectors.

**CREATING PLACES
THAT MATTER**

HEAD TO WWW.CADDICKJ22M1.CO.UK
TO FIND OUT MORE AND SHAPE OUR PLANS

OUR PROPOSALS

Our proposals will deliver a modern, high-quality employment hub, providing up to 700,000 sq. ft of industrial, logistics, office, and amenity space. A range of large units to smaller incubator spaces will attract both national occupiers and growing local SMEs. All units will include integrated office accommodation and staff facilities, delivered to a consistently high standard.

Sustainability is key to the proposals, with the development targeting BREEAM Excellent certification. The site will feature more than 32 acres of green space alongside energy-efficient features such as PV-ready roofs, EV charging points, air-source heat pumps, and provision for battery energy storage.

COMMUNITY BENEFITS



Create and support around **1,000 well-paid jobs**, alongside apprenticeships, work experience, and skills development.



47% of the site **dedicated to landscaping and ecological enhancements** to boost biodiversity.



Over **£2.5m in business rates** per year, to support the council and local public services.



Significant improvements to the **A50 slip road**, facilitating access to the site and reducing local disruption.

ABOUT US

Caddick take pride in being a family business, as well as a proven and responsible developer, creating high quality places and spaces across the UK.

We are committed to being a good neighbour and to a constructive dialogue with the local community throughout the planning and construction processes.

HAVE YOUR SAY

Please visit **caddickj22m1.co.uk** or scan the QR code to find out more and provide your feedback. Please submit your comments no later than **Monday, 21st July 2025**.

CONTACT US



caddickj22m1@devcomms.co.uk



FREEPOST DEVCOMMS



0800 080 3172



www.caddickj22m1.co.uk

SCAN ME



APPENDIX F

LEAFLET MAILING AREA



Whitwick Rd

Copt Oak

Whitwick Rd

ULVERSCROFT

National Trust
Stoneywell



A517

M1

Stanton Ln

A517

A50

A50

Markfield

Stanton
under Bardon

Markfield

FIELD HEAD

London Rd

Ln

Rd

APPENDIX G

COPY OF WEBSITE
PAGES



A SUSTAINABLE NEW EMPLOYMENT HUB FOR J22 M1

CADDICK ARE PROPOSING A SUSTAINABLE NEW EMPLOYMENT HUB ADJACENT TO JUNCTION 22 OF THE M1, WHICH WILL CREATE A WIDE RANGE OF NEW JOBS AND BOOST THE LOCAL ECONOMY. TO BETTER UNDERSTAND LOCAL PRIORITIES, WE HAVE LAUNCHED A CONSULTATION TO SHARE OUR INITIAL PLANS AND GATHER YOUR FEEDBACK.

WELCOME

Caddick are proposing a sustainable new employment hub adjacent to Junction 22 of the M1, which will create a wide range of new jobs and boost the local economy. To better understand local priorities, we have launched a consultation to share our initial plans and gather your feedback.

The site provides an exciting opportunity to deliver high-quality and sustainable employment hub set in an extensive network of green

space, meeting industry demand, and creating over 1,000 new jobs to benefit local people and the wider Leicestershire area. The site benefits from easy access to the A50, M1 and wider strategic road network and has been identified in the emerging Hinckley and Bosworth 2020 – 2041 Local Plan to meet an established need for new employment space in the region.

J22, M1 EMPLOYMENT HUB BENEFITS

Caddick.



**1,000 MUCH
NEEDED JOBS**
PROVIDED AND SUPPORTED IN
CONSTRUCTION AND OPERATION



**SKILLS AND
GROWTH
OPPORTUNITIES**
THROUGH WORK EXPERIENCE, APPRENTICESHIPS
AND SKILLS DEVELOPMENT



OVER £2.5 MILLION
IN BUSINESS RATES A YEAR, TO
SUPPORT THE COUNCIL AND
LOCAL SERVICES



REDUCE RELIANCE ON CAR USE
BY PROMOTING SUSTAINABLE TRAVEL TO WORK
THROUGH CYCLING, WALKING AND BUS CONNECTIONS



OVER £37 MILLION
MORE SPENT IN THE LOCAL
ECONOMY A YEAR (GVA)



ENHANCED ENVIRONMENT
WITH 47% OF THE SITE DEDICATED TO LANDSCAPING
AND ECOLOGY TO SUPPORT WILDLIFE AND BIODIVERSITY.

ABOUT CADDICK

The Caddick Group, which includes Caddick Developments, Caddick Construction, and Moda Living, is one of the UK's largest privately owned property and construction groups. Growing from our northern roots 43 years ago, we take pride in being a family business, as well as a proven and responsible developer.

We are committed to being a good neighbour and to constructive dialogue with the local community throughout the planning and construction processes.

To find out more about us, please visit our website here.
caddick.co.uk

Caddick.

THE SITE

The site is located immediately adjacent to Junction 22 of the M1, and is identified in the emerging Hinckley and Bosworth 2020 – 2041 Local Plan as a location to meet local employment needs. The site is not located in the Green Belt and is not covered by any land or nature designations or constraints.

The site is bound by the M1 Motorway to the west, Whitwick Road to the east, and the A50 to the south, adjacent to the only M1 motorway

junction in the Hinckley and Bosworth District. Located in the heart of the UK's 'Golden Triangle' for commercial development, the site provides convenient access to local communities and is highly accessible to all corners of the Country via the strategic road network, making it an ideal location for the industrial and logistics sectors. With strong demand from various occupiers the site is perfectly placed to accommodate regional companies and growing local businesses.



Site Location Plan

OUR PROPOSALS

Caddick are pleased to bring forward proposals for a new sustainable logistics and employment hub, which will provide and support over 1,000 new jobs when operational, as well as creating opportunities for new and existing local businesses. The site offers the opportunity to deliver significant economic growth within Hinckley and Bosworth and the wider Leicestershire area.



HIGH-QUALITY INDUSTRIAL UNITS

Our proposals will deliver up to 700,000 sq. ft of high-quality industrial, logistics, and office space, creating a new employment hub to support economic growth in the region. The site will feature a mix of large units and modern incubator spaces, offering opportunities for businesses of all sizes – from regional occupiers to growing local SMEs. Each unit will be delivered to a high standard, with integrated office accommodation, and staff amenity space.

There is significant and growing pressure on both local and strategic industrial floorspace across the district. Located within the 'Golden Triangle', Hinckley and Bosworth experiences high demand from logistics occupiers, further straining the supply of employment land. Our site is strategically located adjacent to the District's only M1 motorway junction, making it a highly attractive and accessible location for potential occupiers. Once complete, the development could generate over £2.5mn in business rates to the Council to support local services, alongside an additional £37mn spent in the local economy a year.

SUSTAINABLE IN CONSTRUCTION AND OPERATION

Sustainability is at the heart of our proposals, with a target of a BREEAM Excellent development, integrating sustainable building practices throughout construction and operation. Our units will be designed to the highest standard to ensure sustainable development now and in the future. The proposals feature EV charging facilities, air-source heat pumps, energy-efficient systems, and PV-ready roofs with provision for battery storage, reflecting our commitment to sustainability and supporting the transition to renewable energy and electric vehicles.



PROTECTING THE ENVIRONMENT

Around 47% of the site will be dedicated to landscaping, open space, and habitat creation. This will enhance visual appeal, support local wildlife, and provide natural screening through native planting, including areas of woodland, scrub, and meadow grassland. Boundaries to the north and east will be strengthened with new native planting, while existing vegetation will be retained wherever possible and enhanced with further planting. Tree lined avenues will be introduced across the site to soften views and help integrate the scheme into its surroundings.

Sustainable drainage systems (SuDS), such as attenuation ponds, will manage surface water by mimicking natural processes, and support biodiversity across the site. These features will reduce flood risk while enhancing habitat connectivity and strengthening local wildlife corridors.

Alongside our application, we will submit a detailed Landscaping Strategy.

TRAFFIC AND ACCESS

The site benefits from easy access to the M1, A50 and wider strategic road network due to its location next to the motorway junction. To reduce the impact of traffic on local highway networks, access to the site will be via the A50, with vehicles exiting onto Whitwick Road and returning to the motorway via a significantly improved A50 slip road. Transport Assessments have been completed and will be submitted alongside our planning application, demonstrating that the local road network can accommodate the additional vehicle movements.

Pedestrian access will be enhanced with new routes from Whitwick Road into Markfield, alongside upgraded crossings on Whitwick Road and the A50, with new street lighting and a signalised toucan crossing to ensure

safe and convenient travel for pedestrians and cyclists. A new recreational route will also be provided, linking with the existing Public Right of Way along Cottage Lane and offering space for exercise and informal leisure.

To facilitate access to the site, we will be removing one existing layby on the A50, and though surveys show it is rarely used, two new laybys will be delivered within the site to accommodate any displaced vehicles. A proposal to divert the existing eastbound bus service into the site and back onto Whitwick Road is also being explored with the bus operator and local highways authority, ensuring better connectivity for workers and residents.



FREQUENTLY ASKED QUESTIONS

We hope that our consultation site has provided you with enough knowledge of our proposals, we understand that you may have more questions that you would like answers to. Please find below some FAQs, if you would like any further information, please contact us using the details found here.

NEED FOR THE DEVELOPMENT

— Why is this needed?

The proposals address a critical shortage of employment land in the region. Hinckley and Bosworth's position within the "Golden Triangle" of logistics makes it highly attractive for industrial and logistics businesses. This project will help meet the growing demand for employment space, support economic growth, and create new job opportunities for the local community.

— Why here?

The site is strategically located next to Junction 22 of the M1 – one of only two motorway junctions in the District – and the A50, providing excellent connectivity to the local and wider strategic road network. It is outside the settlement boundaries of Markfield but close enough to benefit the local workforce and businesses. The site is also well contained with limited landscape value and few ecological constraints, making it ideal for development while minimising environmental impact.

ENVIRONMENT & SUSTAINABILITY

— Have you considered the environmental and ecological impact of the development?

The proposals include significant retention of existing trees, ecological enhancements, such as tree planting, hedgerow reinforcement, and habitat creation, we are also targeting a BREEAM Excellent accreditation. These measures will help secure a 10% net gain in biodiversity and create green spaces under long-term management for the local community and site employees. Comprehensive ecological surveys have been conducted, and mitigation plans are in place to protect local wildlife and enhance biodiversity.

— Is the site at risk of flooding?

The site is located entirely within Flood Zone 1, meaning it is at the lowest risk of flooding. A detailed Flood Risk Assessment will guide the design of water and flood management, including SuDS features like ponds to control surface water runoff. These measures will reduce flood risks and support biodiversity.

— What landscaping improvements will be made?

The proposals include substantial landscaping enhancements, such as new tree planting, native hedgerows, and open green spaces. These features will improve biodiversity, provide natural screening for nearby residents, and create a visually appealing environment for site users.

— Will this development impact local air quality?

The location, with easy access to the A50 and M1, minimises additional traffic through local residential areas. Sustainable travel options, including improved pedestrian and cycling infrastructure and EV charging points, will reduce reliance on private or petrol/diesel vehicles and support better air quality.

TRAFFIC, ACCESS & HIGHWAYS

— How will the site be accessed?

Access to the site will be via a new slip road off the A50, with vehicles exiting onto Whitwick Road. The site and highway layout have been carefully planned to ensure safety and minimal delays, with Transport Assessments confirming the road network can accommodate the additional traffic. These assessments will be submitted alongside our planning application, where you will be able to review and comment on them.

— How will you promote active and sustainable travel?

To promote sustainable modes of transport to the site, our proposals include upgraded pedestrian and cycle routes, a new signalised footway crossing over the A50, and extended street lighting to ensure safe journeys. We are discussing plans to divert the eastbound bus service into the site, to improve public transport connectivity while secure cycle storage and EV charging points will support green travel options.

THE PROPOSALS & DESIGN

— What type of buildings will be included?

The site will feature a mix of B2 (general industrial) and B8 (storage and distribution) units, including a significant office component, catering to both large-scale occupiers and smaller businesses. This mix will create a broad range of high quality jobs helping support people of all ages and backgrounds into work.

— How will the site design minimise visual, noise and light spill impacts?

Significant landscaping buffers and careful positioning of buildings will screen the site from nearby residential areas while also minimising any impacts from light spill from the site. Noise impact assessments will guide mitigation measures, including acoustic fencing and added planting.



EV Charging



Cycle Parking



Roof mounted solar panels

| HAVE YOUR SAY

THANK YOU FOR TAKING THE TIME TO VIEW OUR PROPOSALS

We would like to understand your thoughts and priorities for the site. **Please ensure that you provide your feedback by Monday, 21st July 2025,** should you have any more questions please visit our FAQs page or contact us on the details found here.

Q1. Our site will deliver many benefits for the area. Which of the following are your top priority? (Choose up to 3)

- ☐ Job opportunities ☐ Improved transport links ☐ Increased investment into the local economy ☐ Enhanced green spaces and biodiversity
☐ Support for local businesses ☐ Other (please specify below)

Other (please specify)

Q2. What aspects of the proposals do you think will have the most positive impact for the area? (Choose up to 3)

- ☐ A focus on sustainability and eco-friendly buildings ☐ More job opportunities for young people and apprenticeships
☐ Improved walking, cycling, and public transport links ☐ Green spaces and recreational areas ☐ Support for small and local businesses
☐ Other (please specify below)

Other (please specify)

Q3. How important are enhancements to nature and habitats on site resulting in a gain in biodiversity?

- ☐ Not Important At All ☐ Not Very Important ☐ Neutral ☐ Important ☐ Very Important

Q4. What additional features or measures would you like to see included to support sustainability and environmental improvements?

Q5. How do you think the proposed development can best integrate with and support the surrounding community, including Markfield and nearby areas?

Q6. If you run or represent a local business, what type of facilities or support would be most beneficial to you?

Q7. Do you have any other comments or thoughts?

Q8. Do you own a local business, or know someone who does, who would be interested in occupying a unit?

- ☐ Yes ☐ No

Local business details (optional)

Q9. What is your connection to the site?

- ☐ I live nearby ☐ I work nearby ☐ I regularly visit for leisure or shopping ☐ I pass through the area ☐ I have no direct connection to the area
☐ Other (please specify below)

Other (please specify)

Your name *

Your email *

Address

Age

Under 18 ▼

Would you like to be kept updated on development at the Junction 22 Employment Hub? *

☐ Yes ☐ No

SUBMIT FEEDBACK

THANK YOU FOR COMPLETING OUR FEEDBACK FORM

All comments received will be reviewed and considered as our proposals progress through the planning process.

PRIVACY STATEMENT

This public consultation is being conducted by Development Communications Limited (DevComms), a Data Processor, acting on behalf of Caddick, the Data Controller.

Your responses will be shared with and considered by Caddick, and DevComms, as part of the consultation process on these proposals. Personal information will be securely stored for the duration of the project and securely destroyed/deleted on completion. Aggregated insights might be published or shared with the relevant local planning authorities as part of a planning application. No personal data will be shared as part of this process.

You can choose to stop receiving updates from us at any time by contacting us on opt-out@devcomms.co.uk or calling us on 01296 678320.

For further information please see our Privacy Policy on our website at www.devcomms.co.uk.

Please refer to Caddick's privacy policy [here](#).

Caddick.

[HOME](#) [SITE](#) [PROPOSALS](#) [FAQ](#) [HAVE YOUR SAY](#)

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APPENDIX H

COPIES OF MEDIA
ARTICLES

Site near Leicestershire village earmarked for huge warehousing project



By Adam Beech

21 Jul 2025, 08:16

A site to the north-west of a Leicestershire village has been earmarked for the construction of almost 700,000 sq ft of industrial and logistics space.

Caddick Developments has filed an EIA screening request with Hinckley and Bosworth Borough Council ahead of submitting a full planning application for land at Junction 22 of the M1, Markfield.

The site extends to approximately 6.8 acres and comprises agricultural fields.

The proposed development is a wholly industrial and logistics development providing 694,729 sq ft across nine units.

Its layout has been designed around landscaping, green spaces, and SuDs features, according to a report prepared by Savills on behalf of the applicant.

Industrial park plan for 10 fields off M1 and A50

Story by Julia Breens



A satellite image shows a number of fields separated by hedgerows. There is a motorway running down the left side of the image, a part of a roundabout is in the bottom corner, and an A road runs partway across the bottom of the image. © Google

Ten fields next to the [M1](#) and [A50](#) have been earmarked for a new industrial park. Roughly 700,000 sq ft of storage, distribution and industrial space has been planned for the almost 70-acre site, northwest of [Markfield](#), by Caddick Developments.

The plan was revealed when the company asked [Hinckley and Bosworth Borough Council](#) if it needed to provide extra environmental information when it submits a planning application for the scheme. A document from agent Savills to the council on behalf of the developer says the application “is being progressed”.

The 10 fields comprising the site are currently used for agricultural and equestrian purposes. They sit to the east of the M1 and the north of the A50 where the two roads meet. Access to the development would be from the A50, with an exit onto Whitwick Road.

The company said nearby residents and people using the public right of way would be able to see “short-distance views” of the site, but said it would add “extensive new planting”. “The proposed development is not uncommon within the existing landscape due to urban features including major roads and existing built development,” the document submitted to the council argues.

The scheme would also include public open space, with the applicant saying the development had been “designed around landscaping, [green](#) spaces and [sustainable urban drainage] features”.

Addressing potential environmental issues, the company said there might be “increased levels of noise” from the development, with the document adding: “The principal source of noise affecting the site is predicted to be from [road traffic](#) using the M1 and A50.”

It also acknowledged that [wildlife](#) could be affected by the development, but argued that trees and hedgerows would be kept, where possible, to limit the impact. The documents say full details of the scheme will be included in the planning application once it is ready.

APPENDIX I

COPY OF MARKFIELD
HERALD ARTICLE

Fibromyalgia Friends Together celebrates 10-YEAR ANNIVERSARY

A LOCAL CHARITY celebrated its 10-year anniversary recently with a garden party for its members.

Fibromyalgia Friends Together, a Leicestershire-based group dedicated to improving the lives of those living with fibromyalgia, brought together long-time supporters, new members and friends of the charity at the Ulverscroft Manor in Markfield on Thursday 19th June to celebrate a decade of support and advocacy work.

Fibromyalgia is a chronic condition that causes widespread pain throughout the body, often accompanied by other symptoms such as fatigue, poor sleep and challenges with memory and concentration - often referred to as "fibro fog". The condition is estimated to affect between 1.8 million to 2.9 million people in the UK.

Fibromyalgia Friends Together currently runs several initiatives to support lives affected by the condition. This includes a free-to-attend local support group every month, as well as ongoing advocacy work with universities and health bodies to raise awareness of fibromyalgia and its symptoms, as the condition is often challenging to diagnose.

The charity also provides a number of free informative resources, which cover topics from managing healthcare appointments and understanding a fibromyalgia diagnosis to financial advice and tips for pain management. Members are spread across the UK, with more than 3000 people in its members-only Facebook group.

"When we first began back in 2015, there was a real lack of information out there. Many people had never even heard of fibromyalgia. That delayed diagnoses, and left people feeling isolated and without help," explains Mark Farmer, chair of the charity. "We've worked hard to help grow understanding of the condition - not only for those who have been newly diagnosed, but for their carers and families to better understand too."

"Our group provides the unique opportunity for those affected by fibromyalgia to come together and feel heard and empowered, knowing that everyone else in the room understands exactly where you're coming from."

So, what's next for the charity? Mark acknowledges that the charity has made great progress in its first decade, but he wants to keep building momentum: "We've grown so much in ten years - I don't think anyone expected for us to be where we are today, with an established team of volunteers and our huge network of members."

"Going forward, we want to continue offering support to as many people as possible. We know people are increasingly looking online for information, so expanding our digital resources will be key for us. We also want to keep building on the partnerships we have with healthcare and community organisations, advocating for improved services and more research into the condition."

If you or someone you know would benefit from joining the charity, please visit the Fibromyalgia Friends Together Facebook page for more information and details on the next monthly meet up.



CADDICK PROVIDES UPDATE ON J22 M1 EMPLOYMENT HUB FOLLOWING PUBLIC CONSULTATION

CADDICK, a family owned UK property developer, has provided an update on its proposals for a new sustainable employment hub adjacent to Junction 22 of the M1, following a recent consultation with local residents and stakeholders.

Known as the J22 M1 Employment Hub, the proposals would deliver around 700,000 sq ft of industrial, logistics and office space across six units. The site is identified in Hinckley and Bosworth Borough Council's emerging Local Plan as a key location to support local and regional employment goals.

The development is expected to provide and support around 1,000 jobs during both construction and operation. It is also forecast to generate around £2.5 million in annual business rates to support the Council and local services and increase spending in the local economy by approximately £37 million a year. The site will include a mix of units, providing opportunities for businesses of all sizes.

Last month, Caddick held a public consultation including a leaflet to more than 500 households, a consultation website, and meetings with local stakeholders. The website received over 2,000 views and 25 pieces of unique feedback.

Over 60% of respondents said that employment and apprenticeships were a top priority. Commitments have now been made to supporting local skills and growth through apprenticeships, work experience and training opportunities. Caddick will also use local sub-contractors on site throughout the construction phase.

Traffic flow and pedestrian safety were raised by a number of people through the consultation, including local stakeholders. The proposals will also bring forward a significant package of local highways improvements. New footways and a proposed signal controlled pedestrian and cycle crossing over the A50 will improve highway safety for those travelling to the site locally, while reconfigured and widened slip road upgrades will improve the flow of vehicles and enhance road safety.

Around two-thirds of respondents identified nature and habitat enhancements as very important. To respect the site's location within the Charnwood Forest, around 47% of the site will remain as green space, including the planting of more than 12,000 new trees to support a biodiversity net gain and provide natural screening. A comprehensive drainage strategy has been designed, with attenuation basins and other measures to manage surface water and avoid any off-site flood risk.

David-Baker Brook, Associate Director at Caddick Developments, said: "We would like to thank everyone who took the time to engage with our consultation for the J22 M1 Employment Hub. The feedback we've received has helped us to ensure the final proposals provide the right balance between delivering new jobs and investment, while addressing key issues residents care about such as highways and landscaping."

We're committed to delivering a scheme that works for the local area, and our feedback channels remain open for anyone who wishes to get in touch or find out more as we move towards submitting a planning application."

A planning application is expected to be submitted to Hinckley and Bosworth Borough Council later this year. More information can be found at <https://caddickj22m1.co.uk/> or by contacting Caddick at caddickj22m1@devcomms.co.uk

Caddick.

J22 M1 EMPLOYMENT HUB



CONTACT US

@ caddickj22m1@devcomms.co.uk

🌐 caddickj22m1.co.uk

Caddick, a family owned UK property developer, is bringing forward plans for a new sustainable employment hub adjacent to Junction 22 of the M1.

The site - identified in Hinckley and Bosworth Borough Council's emerging Local Plan as a key location for future employment development - would deliver around 700,000 sq. ft of modern industrial, logistics and office space across six units, providing and supporting around 1,000 jobs during construction and long-term operation.

It is expected to generate £2.5 million in annual business rates to support the council and local services, while increasing spending in the local economy by £37 million each year. The site will feature a mix of units, offering opportunities for businesses of all sizes.

A public consultation was held in July, with a leaflet delivered to more than 500 homes and a dedicated website launched which over 2,000 people visited. Caddick have now reviewed all feedback submitted. Over 60% of respondents identified jobs and apprenticeships as a top priority, with commitments now being made to provide apprenticeships, work experience and training for local people.

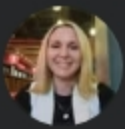
The proposals will also bring forward a significant package of local highways improvements. New footways and a proposed signal controlled pedestrian and cycle crossing over the A50 will improve highway safety for those travelling to the site locally, while reconfigured and widened slip road upgrades will improve the flow of vehicles and enhance road safety.

Recognising the site's setting within the Charnwood Forest, around 47% will remain green space, including the planting of over 12,000 new trees to support biodiversity net gain and provide natural screening. A robust drainage strategy with attenuation basins and other on-site measures will manage surface water and avoid any off-site flood risk.

A planning application will be submitted to Hinckley and Bosworth Borough Council later this year. To find out more - or to get in touch - please visit caddickj22m1.co.uk or contact Caddick at caddickj22m1@devcomms.co.uk

APPENDIX J

COPY OF FACEBOOK
POST - CLLR HARRIS



Councillor Claire Harris

10 July · 🌐

Employment site application.
Consultation ends on the 21st of July.

M1 EMPLOYMENT HUB.

CONSULTATION LAUNCHED ON NEW J22, M1 EMPLOYMENT

We are bringing forward proposals for a modern, sustainable employment site near Markfield, which will create a wide range of new jobs and boost the local economy. To better understand local priorities, we have launched a consultation on our initial plans and gather your feedback.

THE SITE

The site is identified in the emerging Hinckley and Bosworth Local Plan to meet the need for new employment space in the region. It is located in a strategic position adjacent to the district's only M1 motorway junction (Junction 22). With direct access to the A50 and wider Strategic Road Network, the site is accessible to all corners of the country, making it an ideal location for the industrial and logistics sectors.

WORKING PLACES MATTER

HEAD TO WWW.CADDICKJ22M1.CO.UK TO FIND OUT MORE AND SHAPE OUR

A DEVELOPMENT CADDICK PROPOSALS

Our proposals will deliver a modern, high-quality employment hub, providing 100,000 sq. ft of industrial, logistics, office, and amenity space. A range of large-scale incubator spaces will attract both national occupiers and growing local businesses. The site will include integrated office accommodation and staff facilities, delivered to a high standard.

Sustainability is key to the proposals, with the development targeting BREEAM Excellent rating. The site will feature more than 32 acres of green space alongside sustainable features such as PV-ready roofs, EV charging points, air-source heat pumps, and provision for battery energy storage.

COMMUNITY BENEFITS

- Create and support around **1,000 well-paid jobs**, alongside apprenticeships, work experience, and skills development.
- 47% of the site dedicated to landscaping and ecological enhancements** to boost biodiversity.
- Over **£2.5m in business rates** per year, to support the council and local public services.
- Significant improvements** to the **A50 slip road**, facilitating access to the site and reducing local disruption.

ABOUT US

Caddick take pride in being a family business, as well as a proven responsible developer, creating high-quality places and spaces across the UK.

We are committed to being a good neighbour and to a consistent dialogue with the community through the planning and construction process.

WHAT OUR SAY

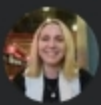
Visit caddickj22m1.co.uk or scan the QR code to find out more and provide your feedback. Please submit comments no later than **Monday, 21st July 2025**.

CONTACT US

caddickj22m1@devcomms.co.uk **FREEPOST DEVCOMMS**
0800 080 3172 www.caddickj22m1.co.uk

👍 2 1 💬 1 ➦

👍 Like 💬 Comment ➦ Share



Author

Councillor Claire Harris
@followers

...

4w Like Reply

APPENDIX K

COPY OF FACEBOOK
POST - MARKFIELD PAGE



Markfield & Fieldhead Watch For Reporting Crime, Suspicious Activity & News · [Join](#) ...

Stacey Pepper-cook · 10 July · 🌐

Please could everyone read and act if they wish asap many thanks 😊

Rejection of proposed J22, Employment Hub

As you are aware, Caddick are proposing a monstrosity of an industrial estate at the junction of the A50 and Whitwick Road, aiming for employment of a 1000 people.

As a resident, this will seriously negatively affect us all, not only due to the destruction of key wildlife habitat, but it will be a monstrous presence, surrounding local properties and adding a great volume of traffic to our already overburdened roads.

Caddick have been quite clever with their timings and the way their feedback form is set up. There has been a professional employed by one of our residents, who needs the names and addresses of all residents that wish to oppose this development before the end of this week, to add to their letter of opposition, which has to be submitted by the 21st of July.

Please email our lead tsvetakar@outlook.com and myself markcrumbie@yahoo.co.uk urgently, (latest Saturday), with your name and your address to get our objection out there in time.

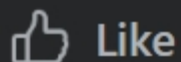
Thanks in anticipation.

Mark Crumbie, Former School & Hostel, Whitwick Road, Copt Oak LE676 9QB 07989 599124



9

18 comments 3 shares



Like



Comment



Send



Share

APPENDIX L

COPY OF FACEBOOK
POST



LawMac Fencing

14 July at 11:35 · 🌐

✖ J22 MARKFIELD MEGA BUILD ✔

700,000 SQ Ft of industrial warehouses coming to..... Markfield?! 🤖

What are your thoughts? 🤔

Read below: 📌

<https://caddickj22m1.co.uk/the-application/>



APPENDIX M

COPY OF RESIDENTS'
LETTER

The Directors,
Caddick Group Ltd,
Castlegarth Grange,
Scott Lane,
Wetherby,
LS22 6LH



By e-mail:

16th July 2025
Our Ref: PW/25030

Dear Sir / Madam

J22 M1 Employment Hub

I have been asked to represent the nearby residents listed in the attached schedule, who are concerned about your proposal to develop a major employment hub to the east of Junction 22 of the M1. As currently formulated, all of them are strongly opposed to the proposals and would wish any summary of their views in a Statement of Community Involvement, or similar, to reflect this view from all the nearby residents directly affected.

At their request I have viewed the information provided by yourselves for the current early round of public consultation.

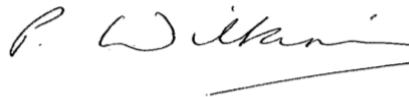
As I am sure you can appreciate the information provided is very limited, making it hard to provide observations. This lacuna of information makes it impossible to provide a comprehensive response, but what one can do is to respond to the principle of the use and identify many of the likely adverse effects.

1. This a very major development in a very sensitive position, being a part of Charnwood Forest and specifically the Ulverscroft Wooded Valley landscape character area. Described as predominantly pastoral and woodland with a high percentage of ancient woodland, incorporating a number of SSSIs, development of the scale proposed on relatively high ground would compromise much of the character area. This is especially the case, as the use principally for distribution purposes, benefitting from a near motorway location will require not only high eaves levels, but 24-hour lighting. This must raise very serious doubts about the appropriateness of this use in this location.
2. This combination of sensitive landscape, multiple nature reserves in close proximity and the scale of development (c. 0.7 m sq ft. on 28 hectares) means that an Environmental Impact Assessment, to accompany any planning application must be required. This, of course, would then require among all other matters require a consideration of alternative locations for this scale of development, if emerging Plans of the Borough Council show that there is a need for this scale of development.

3. The proposal, while near to the motorway, is not in a sustainable location being divorced from any settlement, including Markfield, from which it is separated by not only a major dual carriageway, but also at least 0.5 km. in distance.
4. The access arrangements will clearly be subject to a detailed review by the County Council as Highway Authority, but I note that in the past they have considered that arrangements, in particular to cross Whitwick Road as egress, are unacceptable.
5. All other matters, including residential amenity, noise, ecology, heritage assets, flood risk and drainage strategy, air quality etc., will clearly be subject to detailed review if proposals are forthcoming as part of either the emerging Local Plan or as a planning application submission.

As well as keeping the local residents listed on the attached schedule informed of any significant developments in the promotion of this proposal, I would be grateful if you could appraise me at the same time at the address below.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Wilkinson', with a horizontal line drawn underneath it.

Peter Wilkinson
Managing Director

cc. Hinckley & Bosworth Borough Council

APPENDIX N

COPY OF LETTER OF
RESPONSE

Mr Peter Wilkinson,
Landmark Planning LTD,
10 Salisbury Road,
Leicester,
LE1 7QR

By Email:

15 August 2025
J22 M1 Employment Hub

Dear Mr Wilkinson,

Thank you for your recent letter to Caddick outlining comments on behalf of local residents in relation to our proposals for the J22 M1 Employment Hub. While our plans remain in the early stages, we hope the responses below provide some clarification on the key issues raised.

1. Impact on the Charnwood Forest and Ulverscroft Wooded Valley

We understand the sensitivity of the local landscape, particularly its connection to Charnwood Forest and the Ulverscroft Wooded Valley. We fully recognise the importance of managing visual and environmental impacts sensitively.

Our design will be landscape-led, with 47% of the site dedicated to green infrastructure, including the planting of over 10,000 trees. We are aware of nearby SSSIs, including Cliffe Hill Quarry and Ulverscroft Valley. These are located over 500 metres from the site and are separated by major infrastructure such as the A50 and M1.

The height and scale of the proposed units are being carefully considered. While modern logistics buildings typically require taller internal heights, the development will respond to the site's natural topography. Units will be positioned and orientated to reduce their prominence, and a full Landscape and Visual Impact Assessment will be submitted alongside the planning application.

2. Environmental Impact Assessment and Site Justification

A formal Environmental Impact Assessment (EIA) Screening Request was submitted to Hinckley & Bosworth Borough Council (ref. 25/00638/EAS) on 1 July 2025. The Council confirmed that an EIA is not required as the development is unlikely to cause significant environmental impact. Despite this, we are progressing detailed technical assessments on ecology, landscape, drainage, transport, noise, and air quality to support our application.

The site was previously promoted through the Local Plan process and identified as a proposed employment allocation (ref. LPR95) in an earlier draft of the Borough Council's Local Plan. While that version was not adopted, its evidence base includes a borough-wide assessment of potential employment sites. Its identification provides important context for the site's suitability and potential contribution to meeting local employment needs.

3. Proximity to Markfield and Site Sustainability

Although the site lies outside the defined settlement boundary of Markfield, it is located just 500 - 600 metres from the village edge, across the A50. Our proposals include a number of measures to improve integration with the surrounding community and support sustainable modes of travel.

These include new pedestrian and cycle links between the site and Markfield via Whitwick Road, a signalised crossing over the A50 to enable safe and convenient walking and cycling access, and discussions with Leicestershire County Council and local operators to divert the existing bus route through the site to improve public transport connectivity. Secure cycle parking and on-site EV charging infrastructure is also proposed to support green travel options.

These measures will ensure that the site remains accessible to local residents and employees.

4. Highways and Whitwick Road

The access and egress strategy has been developed to make best use of the site's location adjacent to the M1 and A50, while limiting pressure on local roads.

Vehicles would enter the site via a new dedicated access from the A50 and exit onto Whitwick Road. As part of the plans, we are also proposing a significant upgrade to the A50 slip road to improve traffic flow and reduce the potential for congestion on surrounding routes.

We are working closely with Leicestershire County Council as the local Highways Authority to ensure all access arrangements are fully compliant with their standards. A detailed Transport Assessment and Travel Plan will be submitted as part of the planning application to assess traffic impact and identify any required mitigation.

5. Other environmental and Technical Matters

Your letter also highlights a number of other important considerations, including residential amenity, ecology, heritage, flood risk, and air quality. We agree these matters require thorough assessment and can confirm that a full suite of technical reports will be submitted with the planning application.

These documents will ensure that all potential impacts are appropriately assessed and addressed in line with both national and local planning policy.

Next Steps

We hope this response helps to clarify the steps we are taking to address key considerations through detailed technical work and careful design. We remain committed to a transparent and thorough planning process and will continue to engage with local communities and stakeholders as our proposals progress.

Yours sincerely,
Jake Gilbert

Account Manager

Development Communications Limited,
Chestnut Barns, Moreton, Thame, Oxfordshire, OX9 2HU

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