

Hinckley, Hammonds Way

Planning Statement Addendum

25/01192/FUL

September 2026

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1 Introduction

1.1 This Planning Statement Addendum has been prepared on behalf of the applicant Hinckley Investment LLP ('the Applicant') in support of planning application reference 25/01192/FUL ('the Application') at the former EMEB Sports and Social Club, Nutts Lane, Hinckley ('the Site').

1.2 The Application seeks full planning permission for the following proposed development ('the Proposed Development'):

"Erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure".

1.3 The Application proposes the development of the Site to provide a modern industrial and logistics building, together with ancillary office accommodation and associated servicing, parking, access, landscaping and supporting infrastructure. The proposals would bring a site that has been vacant and unused for sporting purposes for over a decade back into productive employment use, located on the edge of an established employment area.

1.4 The Application was reported to Hinckley and Bosworth Borough Council ('HBBC') Planning Committee on the 28th July 2026, with a recommendation for approval, subject to conditions and the completion of a S106 Agreement. Following consideration of the Application by Planning Committee, Members resolved to defer determination of the Application due to residential amenity concerns, and the Committee requested the Applicant reconsiders the proposals.

1.5 Since the July Planning Committee, the Applicant has undertaken a detailed review of the development proposals, having particular regard to the matters raised by Members during their consideration of the Application. The principal matters considered through this process relate to:

- The height, scale and massing of the proposed building;
- The architectural treatment and design of the development including the western elevation;
- The daylight and sunlight effects upon neighbouring residential properties; and
- The relationship of the development with neighbouring residential properties and residential amenity.

1.6 The review has considered the relationship between the Proposed Development and surrounding residential properties, including site levels, landscaping and tree planting, and external lighting.

1.7 The purpose of this Planning Statement Addendum is to respond directly to the matters arising from the Planning Committee's consideration of the Application and to explain the evolution of the proposals following the deferral. It should be read alongside the original drawings and technical documents submitted in support of the initial application.

- 1.8 This Addendum does not seek to repeat matters already addressed comprehensively through the original application documentation and the Council's Committee Report. Instead, it focuses upon the matters which resulted in the deferral of the Application and the Applicant's response to those matters.

2 Planning Background

- 2.1 The Application (ref: 25/01192/FUL) seeks full planning permission for the development of the Site to provide a single building capable of accommodating flexible Class B2 (General Industrial) and Class B8 (Storage and Distribution) uses.
- 2.2 The Proposed Development comprises a unit extending to approximately 7,721 sq m, including approximately 1,105 sq m of ancillary office accommodation.
- 2.3 The Proposed Development incorporates a service yard, loading facilities, car and cycle parking, access arrangements, hard and soft landscaping and associated infrastructure. The service yard has been designed to mitigate impact on residential amenity whilst also providing the operational space necessary to accommodate the circulation and manoeuvring requirements of modern heavy goods vehicles.
- 2.4 The Proposed Development would represent a substantial investment and would deliver new, modern employment floorspace, located on the edge of an established industrial estate. The delivery of the premises could support up to 253 Full Time Equivalent ('FTE') jobs and meet a known unmet need for floorspace in the area, alongside the wider economic benefits associated with the development and productive reuse of the Site.

Consideration by Planning Committee

- 2.5 The Application was presented to the HBBC Planning Committee on the 28th July 2026, with an Officer recommendation for approval, subject to appropriate planning conditions and the completion of a S106 Agreement.
- 2.6 In reaching their recommendation, Officers undertook a detailed assessment of the proposed development against the adopted Core Strategy (2009), the Site Allocations and Development Management Policies DPD (2016) and other material planning considerations such as the National Planning Policy Framework (2024). This included consideration of the principle of development, design and visual effects, neighbouring residential amenity, daylight and sunlight, noise, external lighting, highways, ecology and other environmental considerations.
- 2.7 Of particular relevance to the matters raised by Members, the Committee Report considered the relationship between the proposed building and neighbouring residential properties. Officers noted the separation of approximately **30–35m** between the proposed building and residential properties to the west on Nutts Lane, together with the intervening road and landscaping, and a separation of almost **60m** from residential properties to the south on Nutts Lane. Having regard to these separation distances and intervening features, Officers concluded that the proposal would not result in significant increased enclosure or an unacceptable overbearing effect upon neighbouring properties on balance.
- 2.8 The Committee Report separately considered the daylight and sunlight assessment submitted with the application and the potential effect of the development upon surrounding residential properties. External lighting was also considered, with the Council's Environmental Health Officer raised no objection to the proposed lighting strategy subject to appropriate planning controls.

- 2.9 The Committee also raised concerns in relation to highways impact and demand for such an employment use in this location.
- 2.10 Notwithstanding the positive Officer recommendation to grant planning permission, Members raised concerns relation to height and impact on residential amenity.
- 2.11 An extract of the summary of the discussion provided in the draft minutes of the meeting in provided below:

“Notwithstanding the officer’s recommendation that permission be granted, some members felt that the scale of the development would have an adverse impact on the residential amenity of neighbouring properties. The building’s height and proximity were of particular concern. It was acknowledged that extant permission for solar panels existed on the site, and that the proposal was for further employment use in an employment area. Members also noted that there was insufficient demand for similar units elsewhere in the Borough and that the surrounding road networks struggled to cope with traffic that day due to a road closure. The Committee requested that the applicant reconsider the proposals in order to address the residential amenity concerns.”

- 2.12 The Application was consequently deferred to enable the Applicant and project team to review the proposals and provide further information addressing the matters raised.

3 Response to Matters Raised

- 3.1 Following the Committee meeting, the Applicant has undertaken a comprehensive review of the development proposals. The review has sought to respond positively to Members' concerns whilst ensuring that the development remains capable of fulfilling its intended operational and employment function.
- 3.2 The following sections of this Addendum address each of these matters in detail, setting out the changes that have been made in response to the Committee's consideration of the Application.

Building Height, Scale and Massing

- 3.3 Key matters raised by Members related to the height, scale and massing of the proposed building, particularly when viewed in relation to residential properties to the west of the Site along Nutts Lane. Following Committee, the Applicant and design team have reviewed the building and identified a number of amendments to support the reduction of the overall scale and improve the appearance of the building.
- 3.4 The overall roof and haunch heights of the building have been reduced, and the previously proposed hipped roof ends have been removed. The proposed haunch height has reduced from 12.5m to 12m. Any lower and the internal height would not meet institutional standards, restrict occupier flexibility, reduce storage efficiency and place the development at a competitive disadvantage compared with alternative accommodation within the Midlands market.
- 3.5 The roof has been redesigned with a curved profile and bullnose fascia, together with eaves overhangs to the east and west elevations. Collectively, these changes provide a softer roof profile and reduce the height and mass of the building.
- 3.6 The revised elevations and sections also show the relationship between the building and the existing and proposed landscaping, both at the time of initial planting and after 15 years of growth. This provides a clearer illustration of how the proposed planting will mature over time and assist in softening views of the development, including from residential properties to the west.
- 3.7 The proposed amendments represent a positive response to the matters raised by Members at Planning Committee. The reduced building height, revised roof form and additional landscaping information help to reduce the perceived scale and massing of the development and provide a clearer understanding of its relationship with neighbouring residential properties. The revised proposals therefore represent an improvement from the scheme previously considered by Committee, whilst retaining a building capable of meeting its intended employment and operational requirements. The development proposals also provide a significantly higher quality development in comparison to the existing use as storage and the current visual context.

Daylight and Sunlight

- 3.8 An updated Daylight and Sunlight Addendum Report has been prepared by Anstey Horne to assess the revised development proposals. The assessment follows the same approach

adopted within the original submission document but has been updated to reflect the reduced building design.

- 3.9 The updated assessment demonstrates that the design changes have resulted in an improved position for neighbouring residential properties. Overall, 91% of windows assessed meet the BRE guidance for daylight (VSC), with 98% of rooms meeting the daylight distribution guidance. For sunlight, 98% of rooms meet the annual guidance and 100% meet the winter guidance. This represents an improvement compared with the previous scheme, where the equivalent figures were 85%, 94% and 96% respectively.
- 3.10 At a property level, 11 of the 15 neighbouring properties assessed now fully meet the BRE daylight criteria, compared with 10 previously identified in the original submission. 14 of the 15 properties fully meet the sunlight criteria, compared with 12 previously. The limited remaining departures principally relate to windows affected by existing features such as roof overhangs and projecting elements, which already restrict access to daylight or sunlight and make them particularly sensitive to any changes at the Site.
- 3.11 The updated assessment therefore provides a clear demonstration of the daylight and sunlight effects of the revised scheme and confirms that the amendments made following Committee have improved the relationship with neighbouring properties. The technical note concludes that the development will not significantly reduce daylight or sunlight to surrounding properties and that the relevant planning policy requirements will be satisfied.

Ground Conditions and Levels

- 3.12 As part of the post-Committee review, further consideration has been given to the proposed site and building levels, including whether the Finished Floor Levels ('FFL') of the proposed building could reasonably be reduced. MJM Consulting Engineers has prepared Technical Note to explain the engineering considerations which have informed the proposed levels strategy.
- 3.13 The MJM analysis indicates that achieving a material 'balance' on site is possible. This is the most desirable outcome in terms of environmental considerations i.e. keeping material on site where possible. The earthworks exercise undertaken demonstrates that in order to satisfy compliant DDA gradients, undertake an on site earthworks operation (cut & fill) whilst tying into to existing boundary levels and highway connection – sets the building FFL at 91.000m AOD.
- 3.14 Retaining and reusing suitable materials on site minimises waste generation, reduces the demand for imported materials, lowers embodied carbon, and avoids the environmental impacts associated with disposal facilities, making on-site reuse the more sustainable option wherever it is technically and economically feasible. Exporting excavated or surplus material from a construction site is generally considered neither environmentally responsible nor sustainable because it requires significant transportation that generates carbon emissions, consume fuel, contribute to air pollution, and increase traffic impacts.
- 3.15 The proposed building level has been carefully considered and reflects the existing conditions and infrastructure constraints of the Site. While lowering the building was explored following the concerns raised at Committee, the engineering review demonstrates that doing so would create additional practical and environmental impacts and is not considered to be appropriate.

- 3.16 There are also a number of public utility HV/LV cables that cross the site. The cables are situated beyond the building footprint and are located beneath areas designated for either soft landscaping or hard paving. The intention is to maintain these cables in their current location. There are legal easements in place for his critical infrastructure which limits and in some circumstances prevents levels being altered.

External Lighting

- 3.17 The external lighting report submitted as part of the original application comprehensively addressed obtrusive light to the residents on Nutts Lane and confirmed there is no spill from the main building light.
- 3.18 Lighting has been designed carefully to ensure the required lighting levels are achieved, incorporating optic control to limit the light pollution to the surrounding areas whilst ensuring adequate lighting is provided for public and staff safety.
- 3.19 An updated external lighting plan and report are enclosed as part of this revised submission to accord with the updated proposals and confirms there will be no external lighting impact on residential amenity. The proposed external lighting scheme supports local planning policy, British Standards and design guidance.

Occupier Requirements and Demand

- 3.20 As noted in the meeting minutes, during the Committee Members noted “*there was insufficient demand for similar units elsewhere in the Borough*”. Enclosed as part of this revised submission is a supporting Commercial Technical Note prepared by agents Savills and DTRE which clearly demonstrates the proposed specification has been developed in direct response to established market requirements within one of the UK’s most important industrial and logistics markets.
- 3.21 The provision of a 12-metre clear internal height reflects the minimum Grade A specification expected by modern warehouse occupiers and is consistent with numerous competing buildings currently available across the Midlands market. There is an acute shortage of immediately available Grade A industrial and logistics accommodation within Hinckley and the surrounding market, as detailed in the submitted Commercial Technical Note.
- 3.22 A 50-metre service yard similarly reflects prevailing market practice and is necessary to accommodate modern HGV movements, efficient loading operations and future occupier requirements.
- 3.23 The Applicant is in advanced discussions with two potential occupiers, including an engineering company based in Coventry, who would relocate to Hinckley, on the basis of the proposed specification. The market-led specification is necessary to ensure the Proposed Development remains attractive to occupiers, competitive within the logistics market and capable of delivering long-term employment opportunities at Hinckley.
- 3.24 A building of lower height would not secure the necessary funding, and the economic potential of the Site would not be realised.

Residential Amenity

- 3.25 The Proposed Development has been designed from the outset to mitigate impact on residential amenity. The proposed layout positions the service yard on the eastern side of the building, furthest away from residential properties.
- 3.26 This arrangement provides significant operational and environmental benefits by:
- directing HGV movements, loading operations and trailer activity away from residential receptors;
 - allowing the warehouse building itself to act as an acoustic barrier;
 - reducing the impact of reversing alarms, engine noise and loading activities;
 - minimising the effects of operational lighting;
 - reducing potential disturbance to neighbouring residents; and
 - enabling occupiers to operate efficiently over extended operating periods where required.
- 3.27 The building therefore acts as a physical and acoustic screen between servicing operations and nearby residential properties, in addition to the current physical barrier provided from Nutts Lane. This approach is widely recognised best practice because it balances commercial functionality with the protection of residential amenity.

4 Schedule of Amendments

- 4.1 Following consideration of the Application by the Planning Committee, the Applicant and project team have undertaken a review of the proposals, with particular regard to the matters raised by Members.
- 4.2 The table below provides a concise summary of the key design updates and amendments proposed as part of this revised submission. A list of documents and drawings submitted to support this revised submission are included within **Appendix 1** of this statement.

Table 1: Schedule of Amendments

Element			Summary of Amendments
Building Massing	Height	and	The overall height and haunch height of the building has been reduced from 12.5m to 12m. The previously proposed hipped roof ends have also been removed and replaced with a curved roof form, reducing the perceived scale and massing of the building.
Roof Design			The roof has been redesigned with a curved profile and bullnose fascia, together with eaves overhangs to the east and west elevations. Rooflight and photovoltaic panel layouts have been amended to respond to the revised roof form.
Elevational Treatment			The cladding treatment to the north, south and west elevations has been revised to introduce a graduated colour treatment, providing greater visual interest and helping to break up the appearance of the building's elevations.
Western Elevation			The revised roof form, reduced building height and amended cladding treatment improve the appearance of the elevation facing properties on Nutts Lane and reduce the perceived scale and mass of the building when viewed from the west.
Landscaping			Updated elevations and sections now illustrate existing and proposed landscaping both at the time of planting and after 15 years, providing a clearer representation of how planting will mature and soften views of the development over time.
Daylight and Sunlight			An updated Daylight and Sunlight assessment demonstrates that the design changes have resulted in an improved position for neighbouring residential properties. Overall, 91% of windows assessed meet the BRE guidance for daylight (VSC), with 98% of rooms meeting the daylight distribution guidance. For sunlight, 98% of rooms meet the annual guidance and 100% meet the winter guidance. This represents an improvement compared with the previous

	scheme, where the equivalent figures were 85%, 94% and 96% respectively.
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4.3 Alongside these amendments, the Applicant has provided further technical clarification and justification in respect of daylight and sunlight, as well as external lighting, levels and occupier requirements and demand. This information is enclosed and considered in Section 3 of the Addendum.

5 Summary and Conclusion

- 5.1 The Applicant and design team have carefully considered the comments from Members at planning committee held on 28th July and the revised scheme has sought to provide a meaningful response to positively address concerns on residential amenity, whilst ensuring the scheme remains commercially viable and deliverable.
- 5.2 The revised scheme is the very best proposal to meet to needs of employment space in the locality, with neighbouring impacts appropriately mitigated. The proposed height of the building has been reduced, and the roof and elevational treatment has been re-designed to reduce scale and mass of the building when reviewed from the west.
- 5.3 Extensive consideration has been given to the impact on residential amenity, and the Proposed Development would not give rise to unacceptable impacts in respect of external lighting, noise and air quality.
- 5.4 There are clear social and economic benefits associated with the development of a disused plot of land on the edge of an employment area and will create the equivalent of up to 253 FTE jobs which will contribute to the provision of skilled employment in the local area. These benefits should be held in significant weight in the overall planning balance.
- 5.5 The Proposed Development has also been designed to achieve BREEAM 'Excellent' in sustainable design, if not BREEAM 'Outstanding', which would place the building in the top 1% of sustainable units in the UK.
- 5.6 The principle of the development is entirely in keeping with the aspirations of national policy as set out in the August 2026 NPPF, which significantly strengthens the thrust of national policy to require a strategic approach to meeting identified economic needs as a minimum and the provision of development to meet the needs of a modern economy, with a particular focus on freight and logistics.
- 5.7 In summary, a best-in-class scheme is proposed, which makes efficient use of underutilised land, and will be delivered by a market leading investor and developer. The proposals provide clear economic and social benefits, supporting Hinckley's long-term strategic growth and vitality.
- 5.8 When assessed against Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Proposed Development accords with the development plan when read as a whole. Even if limited areas of policy tension were identified, these would be decisively outweighed by the benefits arising from the scheme.
- 5.9 Refusal of planning permission would result in the loss of a significant opportunity to deliver new employment space and associated social and economic benefits. Such an outcome would run contrary to the objectives of national planning policy to proactively support sustainable economic growth and the needs of modern logistics infrastructure.
- 5.10 For all of these reasons, the Proposed Development constitutes sustainable development within the meaning of the NPPF. The planning balance falls clearly and decisively in favour of the proposal, and planning permission should therefore be granted without delay.