

From: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Sent: 04 March 2026 10:21:06 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Cc: "Sullevan Archer" <Sullevan.Archer@hinckley-bosworth.gov.uk>
Subject: FW: Revised sequential test - 25/00830/OUT
Categories: Yasmin

Hi

Please could the below email be added as 'Revised Sequential Test' to the above application?

Kind Regards

Emma Baumber (MRTPI)

Team Leader

(Development Management)

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From: Richard Harrison <dickharrison65@hotmail.com>
Sent: 04 March 2026 10:19
To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: Revised sequential test - 25/00830/OUT

REVISED SEQUENTIAL TEST FOR POLICY DM20 – EMPLOYMENT SADMP DM4
DEVELOPMENT. REVISED JUSTIFICATION STATEMENT

Dear Emma/ Sullevan

Please see below (revised) justification report/Statement to support application
25/00830/OUT

Location

Prominently situated on Leicester Road, Earl Shilton, the site lies within an established employment and mixed-use corridor approximately 3 miles east of Hinckley and 10 miles south-west of Leicester. The location offers excellent connectivity to the A47 and M69 (Junction 2), providing strong regional access for both industrial and commercial occupiers.

Site Area: 0.9 ha

Proposal: 26 hybrid commercial starter units. The revised proposal is 19 hybrid units.

Unit Sizes Approx: 80 m² ground floor + 16 m² mezzanine (approx. 96 m² each)

Location: Earl Shilton / Hinckley Functional Economic Market Area.

PURPOSE OF THE SEQUENTIAL TEST. See below:

This sequential assessment is prepared in accordance with Policy DM20 of the Hinckley & Bosworth SADMP (2016), which states that new employment development outside settlement boundaries and on greenfield land will only be acceptable where the applicant has demonstrated that no sequentially preferable sites exist in the following order:

- a) Within settlement boundaries
- b) On previously developed land
- c) Adjacent to existing employment areas
- d) Adjacent to settlement boundaries

This report assesses all reasonable alternative sites within the functional economic area of Earl Shilton, Barwell and Hinckley, where demand for small-format hybrid units is strongest.

DESCRIPTION OF THE PROPOSAL & OPERATIONAL NEED

Proposal.

The initial development comprised

- 26 hybrid starter units/ revised proposal 19.

- Ground floor workshop/industrial space Approx 80 m² per unit
- Mezzanine flexible workspace/storage: 16 m² per unit
- Total building floorspace: approx. 2,496 m²
- Forecourt access, circulation and 79 parking spaces. See revised plan

Cycle spaces 60 (see revised plan)

- Required developable area: approx. 0.8 – 1.0 ha

Market Need & Local Demand

Market consultation was undertaken with Wards Commercial, an established commercial agent operating in the Hinckley & Leicestershire market.

Wards confirmed:

“Demand for hybrid workshop/office units of approx. 80–100 m² is high, with very limited supply and consistently strong take-up.”

Additional local context:

- Existing employment estates in Earl Shilton and Barwell (e.g. Mill Lane Industrial Estate, Mill Street, and Europark) Station Road Earl Shilton are fully built out with minimal or no vacancy.
- Units of the size proposed (80–100 m²) are scarce, with most local stock consisting of larger industrial buildings, older offices or trade units.
- No new small-unit industrial schemes have been delivered in this area in recent years, leading to pent-up demand from sole traders, micro-businesses and small local enterprises.

Economic Rationale

The development specifically addresses:

- A shortage of small, modern hybrid units
- A need for starter units for new businesses
- High demand from trades, local service businesses and SMEs who operate within a 2–4 mile radius of Earl Shilton
- A lack of deliverable alternatives of similar scale

DEFINED SEARCH AREA

To comply with DM20, the search area includes:

- Earl Shilton (primary market)
- Barwell (adjoining settlement)
- Hinckley (main economic centre)
- All adjacent rural fringes and employment areas

This represents the realistic commercial market where occupiers typically seek units of this size.

METHODOLOGY

The sequential search includes:

Employment land allocations

Assessed via the adopted Allocation Plan and Proposals Map.

Brownfield land

Reviewed via:

- Local brownfield register

- SHELAA
- Known sites in Earl Shilton, Barwell, Hinckley

Existing employment areas

Examined for expansion land, vacant plots or intensification potential.

Market availability search

Commercial listings were reviewed through local agents including Wards Commercial.

Suitability Criteria

For a site to be suitable, it must:

- Be at least 0.8 ha
- Allow for industrial/ hybrid employment use
- Be deliverable within a reasonable timeframe
- Provide access for small commercial vehicles
- Have market attractiveness to micro-businesses
- Support the required unit format.

ASSESSMENT OF ALTERNATIVE SITES

Sites Within Settlement Boundaries (DM20a)

Finding: No available sites of sufficient size within Earl Shilton, Barwell, or Hinckley.

- Earl Shilton: tightly enclosed urban form, no vacant 0.8–1 ha plots
- Barwell: centre dominated by retail and housing, no employment land available

- Hinckley: available land largely committed to residential or too small for the required scale
- No development land appears on market listings or with local agents.

Conclusion: No suitable or available sites within settlement boundaries.

Previously Developed Land – Brownfield (DM20b)

Assessed via brownfield register and agent input.

- Earl Shilton: No brownfield parcels >0.3 ha
- Barwell: Former factory sites already redeveloped for housing
- Hinckley: Brownfield sites either committed, too small, or unsuitable due to contamination constraints and existing uses

Conclusion: No brownfield land meets the size or availability criteria.

Adjacent to Existing Employment Areas (DM20c)

Employment areas analysed:

- Mill Lane Industrial Estate: fully built out, no expansion land
- Mill Street Industrial Estate: constrained by surrounding residential area
- Earl Shilton Business Park: no vacant serviced plots
- Hinckley – Dodwells, Harrowbrook, Sketchley Meadows: all occupied or unavailable, land controlled by major owners
- No available or marketed land of 0.9 ha adjacent to any employment estate

Conclusion: No deliverable expansion land exists adjacent to current employment areas.

Adjacent to Settlement Boundaries (DM20d)

Boundary review undertaken using the Proposals Map.

Findings:

- Earl Shilton north: Designated for landscape protection or committed for housing (SUE)
- Earl Shilton south and east: agricultural land with no availability and not marketed
- Barwell: settlement edge land either in mixed ownership or forming strategic green spaces
- Hinckley: settlement edges dominated by established uses or committed development

Conclusion: No land of appropriate size and availability exists adjoining settlement boundaries.

SEQUENTIAL TEST FOR POLICY DM20 – EMPLOYMENT DEVELOPMENT

Site Area: 0.9 ha

Original Proposal: 26 hybrid commercial starter units. Revised plan for proposed 19 units

Unit Sizes: approx 80 m² ground floor + 16 m² mezzanine (approx. 96 m² each)

Location: Earl Shilton / Hinckley Functional Economic Market Area.

PURPOSE OF THE SEQUENTIAL TEST

This sequential assessment is prepared in accordance with Policy DM20 of the Hinckley & Bosworth SADMP (2016), which states that new employment development outside settlement boundaries and on greenfield land will only be acceptable where the applicant has demonstrated that no sequentially preferable sites exist in the following order:

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- d) Adjacent to settlement boundaries

This report assesses all reasonable alternative sites within the functional economic area of Earl Shilton, Barwell and Hinckley, where demand for small-format hybrid units is strongest.

DESCRIPTION OF THE PROPOSAL & OPERATIONAL NEED

Original Proposal

The development comprises:

- 26 hybrid starter units. Reduced to 19. See revised plan below.
- Ground floor workshop/industrial space approx: 80 m² per unit
- Mezzanine flexible workspace/storage: 16 m² per unit
- Total building floorspace: approx. 2,496 m²
- Forecourt access, circulation and 26–30 parking spaces
- Required developable area: approx. 0.8 – 1.0 ha

Market Need & Local Demand

Market consultation was undertaken with Wards Commercial, an established commercial agent operating in the Hinckley & Leicestershire market.

Wards confirmed:

“Demand for hybrid workshop/office units of approx. 80–100 m² is high, with very limited supply and consistently strong take-up.”

Additional local context:

- Existing employment estates in Earl Shilton and Barwell (e.g. Mill Lane Industrial Estate, Mill Street, and Europark) are fully built out with minimal or no vacancy.
- Units of the size proposed (80–100 m²) are scarce, with most local stock consisting of larger industrial buildings, older offices or trade units.
- No new small-unit industrial schemes have been delivered in this area in recent years, leading to pent-up demand from sole traders, micro-businesses and small local enterprises.

Economic Rationale

The development specifically addresses:

- A shortage of small, modern hybrid units
- A need for starter units for new businesses
- High demand from trades, local service businesses and SMEs who operate within a 2–4 mile radius of Earl Shilton
- A lack of deliverable alternatives of similar scale.

DEFINED SEARCH AREA

To comply with DM20, the search area includes:

- Earl Shilton (primary market)
- Barwell (adjoining settlement)
- Hinckley (main economic centre)
- All adjacent rural fringes and employment areas

This represents the realistic commercial market where occupiers typically seek units of this size.

Employment land allocations

Assessed via the adopted Allocation Plan and Proposals Map.

Brownfield land

Reviewed via:

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- SHELAA
- Known sites in Earl Shilton, Barwell, Hinckley

Existing employment areas

Examined for expansion land, vacant plots or intensification potential.

Market availability search

Commercial listings were reviewed through local agents including Wards Commercial.

Suitability Criteria

For a site to be suitable, it must:

- Be at least 0.8 ha
- Allow for industrial/ hybrid employment use
- Be deliverable within a reasonable timeframe
- Provide access for small commercial vehicles

- Have market attractiveness to micro-businesses
- Support the required unit format

ASSESSMENT OF ALTERNATIVE SITES

Sites Within Settlement Boundaries (DM20a)

Finding: No available sites of sufficient size within Earl Shilton, Barwell, or Hinckley.

- Earl Shilton: tightly enclosed urban form, no vacant 0.8–1 ha plots
- Barwell: centre dominated by retail and housing, no employment land available
- Hinckley: available land largely committed to residential or too small for the required scale
- No development land appears on market listings or with local agents

Conclusion: No suitable or available sites within settlement boundaries.

Previously Developed Land – Brownfield (DM20b)

Assessed via brownfield register and agent input.

- Earl Shilton: No brownfield parcels >0.3 ha
- Barwell: Former factory sites already redeveloped for housing
- Hinckley: Brownfield sites either committed, too small, or unsuitable due to contamination constraints and existing uses

Conclusion: No brownfield land meets the size or availability criteria.

Adjacent to Existing Employment Areas (DM20c)

Employment areas analysed:

- Mill Lane Industrial Estate: fully built out, no expansion land
- Mill Street Industrial Estate: constrained by surrounding residential area
- Earl Shilton Business Park: no vacant serviced plots
- Hinckley – Dodwells, Harrowbrook, Sketchley Meadows: all occupied or unavailable, land controlled by major owners
- No available or marketed land of 0.9 ha adjacent to any employment estate

Conclusion: No deliverable expansion land exists adjacent to current employment areas.

Adjacent to Settlement Boundaries (DM20d)

Boundary review undertaken using the Proposals Map.

Findings:

- Earl Shilton north: Designated for landscape protection or committed for housing (SUE)
- Earl Shilton south and east: agricultural land with no availability and not marketed
- Barwell: settlement edge land either in mixed ownership or forming strategic green spaces
- Hinckley: settlement edges dominated by established uses or committed development

Conclusion: No land of appropriate size and availability exists adjoining settlement boundaries.

MARKET SEARCH SUMMARY (Wards Commercial Input)

Wards Commercial confirmed:

- No serviced or unserviced 0.8–1 ha industrial plots are currently available

- Demand for small hybrid workshop units is high across Earl Shilton, Barwell and Hinckley
- Existing industrial stock is near full occupancy
- New developments of this type are rare and taken very quickly, often off-plan
- Local occupiers typically remain within a 2–4 mile radius due to trade catchments
- Small businesses are priced out of Hinckley due to higher rents and limited supply

This confirms both:

1. A genuine need for the proposed development, and
2. A lack of alternative sites capable of meeting this need.

7. OVERALL SEQUENTIAL TEST CONCLUSION

In accordance with the requirements of Policy DM20:

- No sites exist within settlement boundaries that are suitable or available
- No brownfield sites can accommodate the required 0.9 ha scheme
- No land adjacent to existing employment areas is available for development
- No land adjacent to settlement boundaries is available for employment use
- The market search confirms no commercially available land of the required size within Earl Shilton, Barwell, or Hinckley
- There is clear unmet demand for 80–100 m² hybrid units, confirmed by Wards Commercial
- The proposal meets a locational need that cannot be accommodated within the existing settlement framework

Accordingly, the proposed development satisfies the sequential test under DM20.

No sequentially preferable sites exist within the required hierarchy, and the application site represents the only viable location capable of accommodating the identified employment need.

Overview Table

DM20 Category Sites Found Suitable? Available? Deliverable?

Within settlement 3 0 0 0

Brownfield 4 0 0 0

Adjacent employment 5 0 0 0

Adjacent settlement 6 0 0 0

DETAILED SITE-BY-SITE APPRAISAL

Example Entry

Site S1 – Land at Mill Lane Industrial Estate

- DM20 Category: Adjacent to employment area
- Area: 0.25 ha
- Not suitable: too small
- Not available: operational yard
- Not deliverable

Conclusion: reject

LANDSCAPE & VISUAL CONSIDERATIONS

Notes site lies within a sensitive area, but:

- DM20 requires need and sequential test first

- No preferable alternatives exist
- Mitigation possible at detailed stage

Natural mature tree + hedgerow screening is in place along the Leicester Road mitigating screening/ visual impact.

ECOLOGICAL CONSIDERATIONS

Ecology has been consulted and reviewed; no insurmountable issues anticipated. However, if further screening is required this can be a condition of planning reference to the visual impact on & over the open countryside.

PLANNING BALANCE

- Need is clear
- Demand is high
- No alternative sites exist
- Economic benefits substantial
- Development sustainable

SEQUENTIAL TEST CONCLUSION

The proposal passes DM20.

1. Site and Unit Information

- Originally proposed Total units: 26. Revised plan 19
- Unit size Approx: 80 m² ground floor + 16 m² mezzanine = 96 m² per unit
- Total floorspace:

26 \text{ units} \times 96 \text{ m}^2/\text{unit} = 2,496 \text{ m}^2 \text{ total}

Employment Density Assumptions

Note: Approximate floor areas.

The HCA Employment Densities Guide (2021) and standard planning assumptions for B2 (general industrial), B8 (storage), and hybrid units E suggest

Use Class Employees per 100 m² Notes

B2 (light industrial) 1–2 Small workshops

B8 (storage/warehousing) 1 per 200–300 m² Mostly storage

Hybrid units (mixed E, B2,B8 1 per 50–80 m² Suitable for your units

Since units are small hybrid units, a reasonable planning assumption is 1 FTE per 50–60 m².

Calculating Employment Capacity

- Total floorspace: 2,496 m²
- Assume 1 employee per 60 m² (typical for small hybrid units):

$$\text{Number of employees} = \frac{2,496}{60} \approx 41.6 \approx 42 \text{ FTE}$$

So 26 units could reasonably support ~42 full-time employees. This number is reduced for 19 units.
See below.

Sensitivity Analysis

Assumption Employees per unit Total Employment

$$1 \text{ per } 50 \text{ m}^2 \quad 96 \div 50 \approx 1.92 \rightarrow 2 \quad 26 \times 2 = 52$$

$$1 \text{ per } 60 \text{ m}^2 \quad 96 \div 60 \approx 1.6 \rightarrow 2 \quad 26 \times 2 = 52$$

$$1 \text{ per } 80 \text{ m}^2 \quad 96 \div 80 \approx 1.2 \rightarrow 1 \quad 26 \times 1 = 26$$

Conclusion: Depending on density, our scheme could generate 26–52 jobs.

Most reasonable: 42 FTEs, which is a credible figure for planning purposes.

Employment per Unit

- 96 m² per unit
- 1.6 employees per unit $\approx$ 2 employees per unit (revised plan 30 employees).
- Supports micro-businesses, tradespeople, start-ups

Planning justification:

“The development of 26 hybrid starter units totalling 2,496 m² is projected to support approximately 42 full-time equivalent employees, providing high-quality local employment opportunities for small businesses, micro-enterprises, and start-ups.” The revised proposal would accommodate 30 employees.

Conclusion: Depending on density, our scheme could generate 26–52 jobs.

Most reasonable: 42 FTEs, which is a credible figure for planning purposes.

Employment per Unit

- 96 m² per unit
- 1.6 employees per unit $\approx$ 2 employees per unit
- Supports micro-businesses, tradespeople, start-up.

Additional Supporting Points for LPA

- Flexibility: Units can accommodate 1–3 employees depending on use.
- Economic impact: Local spending, business rates, and supply chain effects.

- Employment type: Mix of office, light industrial, and storage—supporting diverse local economic activity.
- Comparison: Existing estates are fully occupied, so this represents a net gain of 40+ local jobs. Revised 30 local jobs.

Planning Statement

“The original proposed development of 26 hybrid units (80 m² + 16 m² mezzanine) provides approximately 2,496 m² of floorspace. Using standard employment density assumptions of 1 FTE per 60 m², the development is expected to support around 42 full-time equivalent employees. This represents a significant contribution to local employment, supporting start-ups, micro-businesses, and light industrial activity in Earl Shilton, where existing small unit supply is extremely limited.” NA if revised plan is permitted.

Developing In The Open Countryside

1. Policy Context

1. DM4 – Development in the Countryside

- Only supports development that is necessary and appropriate for a rural location.
- Emphasises proportionality, visual impact, and local need.

2. DM10 – Employment Development

- Supports employment outside settlements where need is demonstrated.
- Recognises rural employment as contributing to local economy.

3. DM20 – Sequential Test

- Ensures development outside settlements is only approved if no sequentially preferable sites exist.
- Sequential testing supports small-scale, justified proposals in open countryside.

2. Demonstrating Proportionality

- Site area: 0.9 ha — modest for commercial development.
- Unit size: 26 small hybrid units, 80 m² + 16 m² mezzanine.
- Total floorspace: 2,496 m² — small in comparison to nearby industrial estates.
- Visual footprint: Compact layout, low-profile units designed to minimise landscape impact.

Justification paragraph:

“The proposed development was modest in scale, comprising 26 units over 0.9 ha, with low-rise buildings designed to reduce visual intrusion. The scheme is clearly proportionate for a rural location and represents a small-scale employment hub rather than a large industrial park.” Reducing the units to 19 offers more support for the revised proposal.

3. Responding to Landscape Sensitivity

- The site is within the Earl Shilton North and Barwell West Landscape Sensitivity Area.
- Mitigation measures to reduce impact:
- Low building heights (max 1–2 storeys)
- Use of natural materials and colours
- Retention of existing hedgerows
- Landscape buffers along public viewpoints (footpaths, Leicester Road)

Additional screening could be provided subject to a condition of planning.

Justification paragraph:

“The proposed units are single-storey, lightweight structures with landscaped boundaries to minimise visual impact. Views from adjacent public rights of way and roads are mitigated by existing hedgerows and proposed planting, ensuring the scheme respects the rural character of the area.”

4. Economic Need Justifies Scale

- Functional justification: 26 units are required to meet local demand for hybrid small business units (supported by Wards Commercial evidence). 19 units would still justify the scheme.
- Employment impact: Approx. Was 42 now 19 FTEs — a significant benefit for Earl Shilton and surrounding villages.
- Proportionality: The number of units is based on market need, not arbitrary; smaller or larger schemes would either under-deliver or overwhelm the rural landscape.

Paragraph for planning report:

“The scale of the development has been carefully determined to match demonstrated local need for hybrid units. 26 units provide sufficient floorspace to support around 42 full-time employees, without resulting in overdevelopment or dominating the open countryside.” Hence, 19 units massively improves the development.

Sequential & Spatial Justification

- Sequential test: No available alternative sites within settlements, on brownfield land, or adjacent to employment areas.
- Spatial justification: The site is the only location capable of delivering a small-scale, accessible employment hub in this part of Earl Shilton.

Paragraph for planning report:

“Following a sequential site assessment under Policy DM20, the application site is the only available, suitable and deliverable site to meet local employment needs. The modest scale of the scheme ensures that the development is proportionate to the landscape and the rural context.”

Visualisation / Supporting Figures

- Scale diagrams: Show footprint relative to surrounding fields
- Photomontages / 3D visualisations: Optional, to show low-rise form and screening

- Tables comparing nearby industrial estate sizes: Demonstrates the proposed 0.9 ha is modest

Example table:

Site Area (ha)	Units	Max Floorspace	Notes
Proposed site	0.9	26	2,496 m ² Low-rise, modest footprint
Mill Lane Estate	2.5	40	8,000 m ² Larger commercial park
Harrowbrook Industrial	5.0	60	15,000 m ² High density employment park

Compared with existing commercial estates in the area, the proposed development is modest in scale, providing a low-intensity employment cluster that complements the surrounding areas

Scale Justification

Introduction

The proposed development comprises 26 hybrid commercial units on a 0.9-hectare greenfield site at the northern edge of Earl Shilton. This section demonstrates that the scale of the development is appropriate, proportionate, and justified within the open countryside, in accordance with Policies DM4, DM10, and DM20 of the SADMP (2016). 19 Units is more proportionate.

The justification is structured around four key considerations:

1. Policy context
2. Proportionality relative to the landscape
3. Economic and employment need
4. Sequential and spatial justification.

Policy Context

6.2.1 Policy DM4 – Development in the Countryside

Policy DM4 supports development in rural areas where it is necessary and appropriate for the proposed use. The policy emphasises that proposals must:

- Respect the character and appearance of the open countryside
- Be proportionate in scale
- Avoid adverse visual impacts on the surrounding landscape

6.2.2 Policy DM10 – Employment Development

Policy DM10 supports employment development in locations where there is a demonstrated local need, particularly for small-scale or start-up enterprises. The revised proposal 19 unit scheme aligns with this principle by providing flexible hybrid units that respond directly to local demand.

6.2.3 Policy DM20 – New Employment Sites

Under DM20, sites outside settlement boundaries are only acceptable where:

1. No sequentially preferable sites exist within settlements, on brownfield land, or adjacent to employment areas
2. The scale of the proposal is appropriate to the landscape

The sequential test (see Section 7) confirms that no alternative sites exist to meet the identified need.

6.3 Proportionality and Landscape Considerations

- Site area: 0.9 ha
- Unit size: 80 m² + 16 m² mezzanine (96 m² per unit)
- Total floorspace: 2,496 m²
- Height: Single-storey (max 6 m to ridge)

- Layout: Compact, designed to minimise visual prominence

Visual mitigation measures include:

- Retention of existing hedgerows along public rights of way
- New landscape buffers along Leicester Road and footpaths T72, T93, T94
- Low-profile buildings with muted colour palettes

Table – Comparative Scale of Local Commercial Sites

Site Name	Area (ha)	Units	Total Floorspace (m ²)	Notes
Proposed Site	0.9	26	2,496	Modest, low-rise, rural edge
Mill Lane Industrial Estate	2.5	40	8,000	Larger commercial park
Harrowbrook Industrial Estate	5.0	60	15,000	

“Compared to existing commercial estates, the proposed development represents a modest and proportionate scale that is sympathetic to the rural character of the site.”

The scale of the proposed development is directly informed by local market demand, as evidenced by Wards Commercial. Key points:

- Existing vacancy levels for small hybrid units in Earl Shilton and Barwell are extremely low (<3%)
- Each unit is capable of accommodating 1–2 full-time employees, providing a total of ~42 FTEs
- The development addresses a demonstrated shortfall in small-scale employment floorspace, supporting start-ups and micro-enterprises

Table 6.2– Employment Capacity by Unit.

Unit No.	Unit Size (m ²)	Employees per Unit	Notes
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1–26 96 1–2 Hybrid B2/B8/E(g) units

Total 2,496 ~42 FTE Full development

“The modest scale of the scheme ensures that it is economically viable without overwhelming the rural landscape.”

Sequential and Spatial Justification

- The site is located outside the settlement boundary and within the open countryside.
- Sequential testing confirms that no suitable, available, and deliverable sites exist within settlements, on brownfield land, or adjacent to employment areas (see Section 7).
- The 0.9 ha site is the minimum size required to provide as many as 26 hybrid units and meet local demand. The revised proposal is to site 19.
- Single-storey, compact units ensure visual and environmental impacts remain proportionate.

Summary of Scale Justification

Justification

- The development is modest in footprint and height.
- The scheme is directly informed by demonstrated local employment need.
- Visual and landscape impact is mitigated through low-rise buildings and landscaping.
- Sequential testing demonstrates the site is the only deliverable option.

Conclusion:

“The scale of the proposed 19 unit hybrid commercial development is proportionate, justified, and consistent with Policies DM4, DM10, and DM20. It represents a small-

scale employment hub that complements the rural character of the area while meeting identified local economic needs.”

Illustrative Landscape Mitigation / Buffers

Illustrative landscape mitigation plan. The development incorporates retained hedgerows, new landscaping buffers, and low-rise building heights to minimise visual impact within the Earl Shilton North and Barwell West Landscape Sensitivity Area.”

The above design resembles agricultural buildings to blend in with the countryside. Steel Portal Frame Single Storey low Ridge and Eaves height. Steel Cladding at high level in Green. The proposal is sustainable allowing for 40 cycle spaces to encourage persons to cycle to work easing pollution and traffic congestion.

Revised Proposal

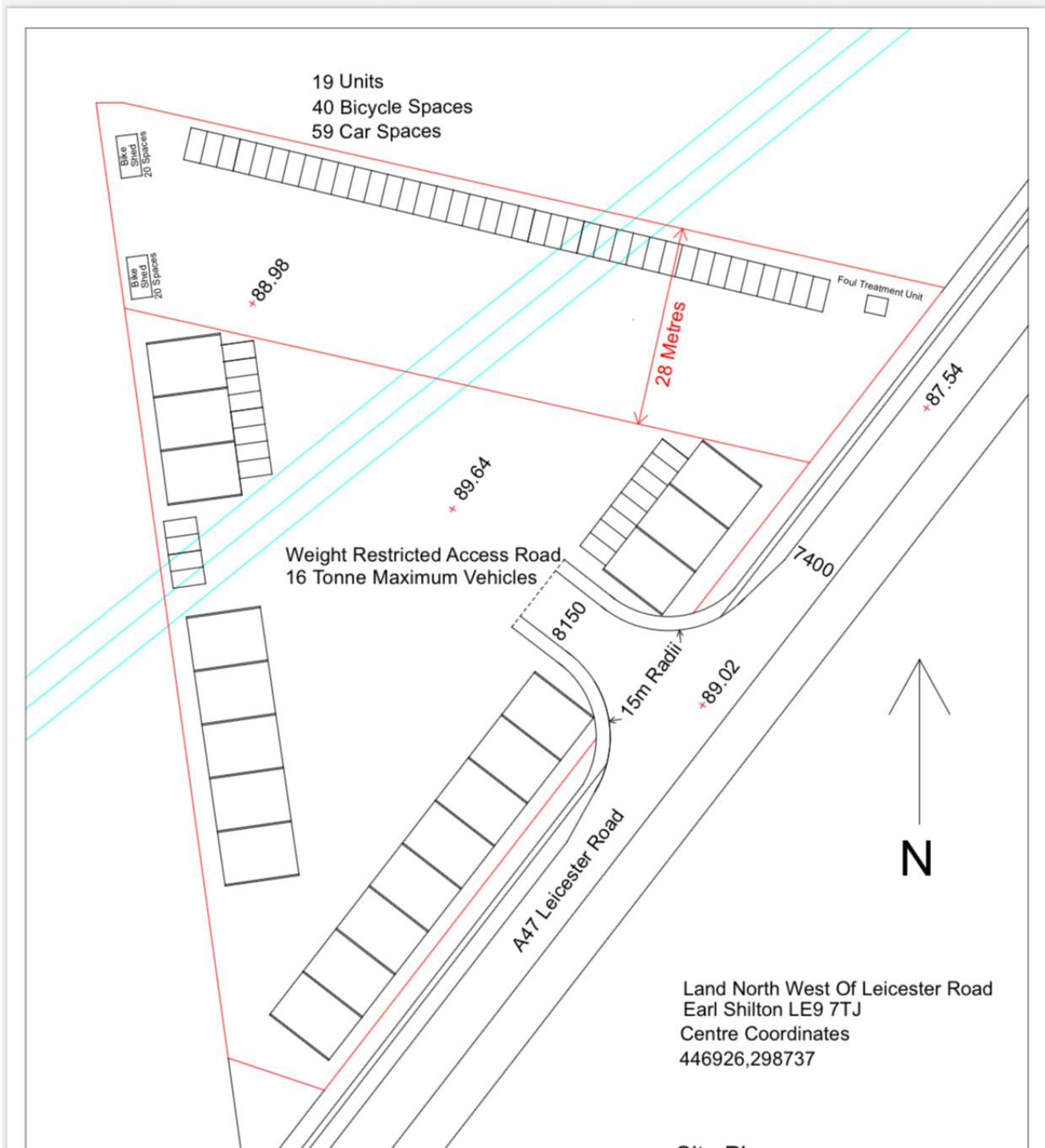
07:00



Richards Land 19 Units



PDF - 36 KB



Appendix – References of sourced information (APA Format)

Planning Policy & National Guidance

Department for Levelling Up, Housing and Communities. (2023). National Planning Policy Framework (NPPF). UK Government.

Department for Levelling Up, Housing and Communities. (2023). Planning Practice Guidance (PPG). UK Government. Retrieved from <https://www.gov.uk/guidance>

Hinckley & Bosworth Borough Council. (2016). Site Allocations and Development Management Policies DPD (SADMP). Hinckley & Bosworth Borough Council.

Hinckley & Bosworth Borough Council. (2017). Landscape Sensitivity Assessment: Earl Shilton North & Barwell West. Hinckley & Bosworth Borough Council.

Employment Need & Economic Assessment

Homes and Communities Agency. (2015). Employment Density Guide (3rd ed.). London: HCA.

Wards Commercial. (2025). Local Market Commentary on Hybrid Unit Demand. Unpublished professional correspondence.

Mapping & Geospatial Data

Ordnance Survey. (2024). OS MasterMap Imagery Layer. Ordnance Survey.

(Accessed via licensed map suppliers such as Promap, UKMapCentre, or Digimap.)

Ordnance Survey. (2024). OS Open Zoomstack. Ordnance Survey.

Ordnance Survey. (2024). British National Grid Coordinate System. Ordnance Survey.

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Sequential Test (Sources)

Department for Levelling Up, Housing and Communities. (2023). Planning Practice Guidance: Town Centres and Economic Growth.

Royal Town Planning Institute. (2022). Sequential Testing for Economic Development: Good Practice Note. RTPI.

Hinckley & Bosworth Borough Council. (2024). Brownfield Land Register. Hinckley & Bosworth Borough Council.

Rights of Way & Countryside Legislation

DEFRA. (2016). Public Rights of Way: A Guide for Landowners and Managers. UK Government.

Natural England. (2014). National Character Area Profiles. Natural England.

UK Government. (2000). Countryside and Rights of Way Act 2000. London: The Stationery Office.

Design, Layout & Environmental Standards

Design Council. (2020). Building for a Healthy Life: A Design Code for England. Design Council.

British Standards Institution. (2012). BS 5837: Trees in Relation to Design, Demolition and Construction – Recommendations. BSI Standards.

Local Data Sources

Leicestershire County Council. (2024). Public Rights of Way Mapping. Leicestershire County Council.

Hinckley & Bosworth Borough Council. (2024). Local Plan Interactive Proposals Map. Hinckley & Bosworth Borough Council.

Social Media

All data, imagery, and policy references were obtained from authoritative national or local planning sources and are compliant with standard planning practice in England.

Original proposal

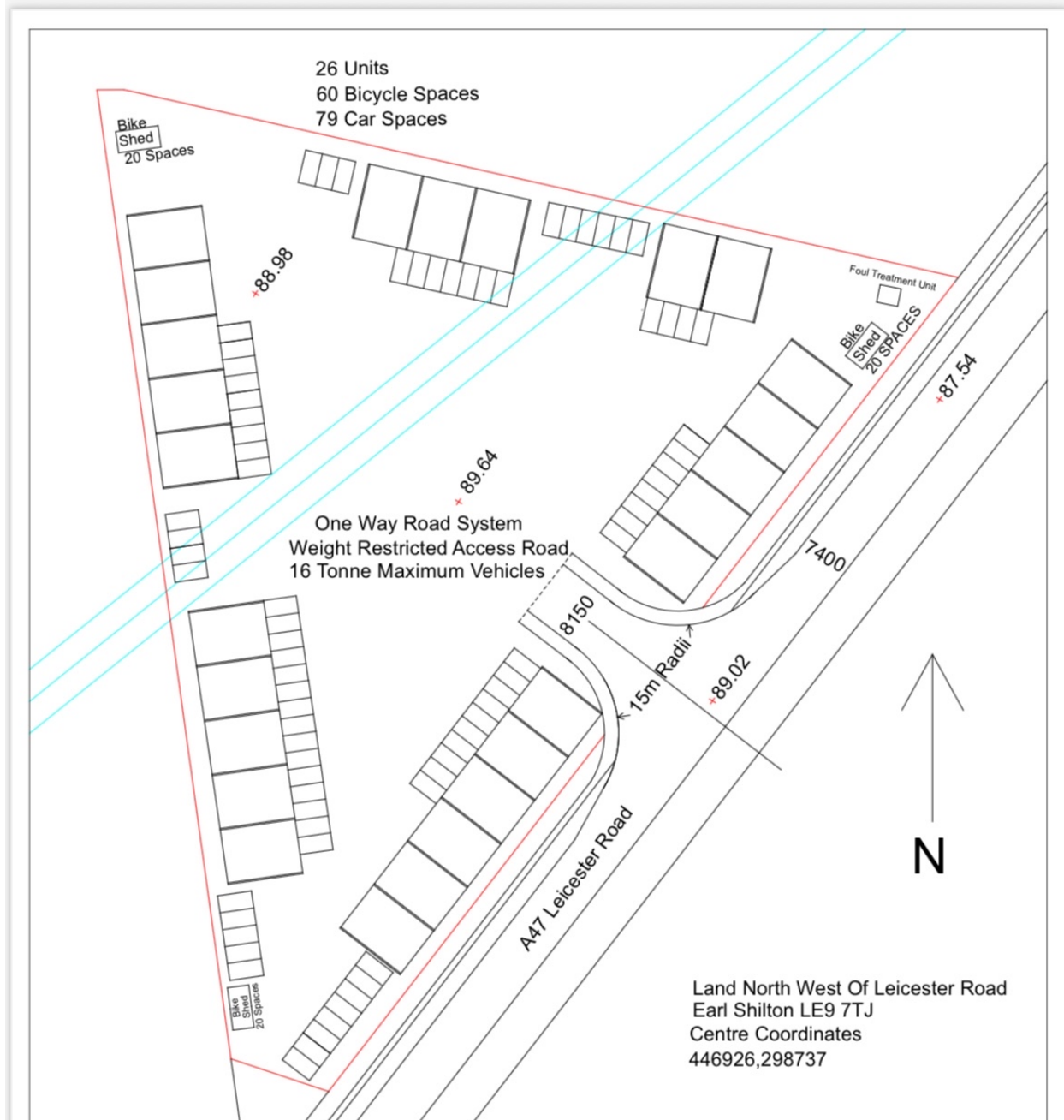
11:28

5G 35%



Road Access

PDF - 37 KB



Many Thanks
Richard Harrison BSc CABE CIOB Building Surveyor

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