

Application reference: 25/0785/FUL

Proposal: Erection of a new purpose-built warehouse/storage unit (Class B8) with an ancillary facilities, parking provision and associated works

Site address: Whiteacres, Whetstone, Leicestershire LE8 6BB

Case officer: Glen Baker-Adams

Recommendation: Approval with conditions and the applicant entering into a section 106 agreement securing BNG.

Conditions:

1. Statutory 3-year condition.
2. Development to be built in accordance with approved plans and documents.
3. Materials as specified in document ref. WABPA001.
4. Parking and turning facilities to be implemented in accordance with submitted drawings and kept available for such uses in perpetuity.
5. Proposed development to remain ancillary to the existing use of the site and not be occupied or operated separately from the remainder of the premises.
6. Secure (and under cover) cycle parking details to be submitted and agreed in writing by the Local Planning Authority prior to occupation.
7. All mitigation measures and/or works to be carried out in accordance with the Preliminary Ecological Appraisal Report
8. Prior to any works above slab level a biodiversity enhancement strategy to be submitted and agreed
9. Prior to commencement a habitat management and monitoring plan to be submitted and agreed
10. Surface water drainage scheme
11. Management of surface water on site during construction
12. Long-term maintenance of surface water management
13. Prior to commencement of any above ground development, the approved remediation works shall be completed in accordance with the approved
14. Hours of operation between 0900-1700 Monday-Friday only

1. The site

- 1.1 The application is located on the Cambridge Road Industrial Estate to the south west of Whetstone.
- 1.2 It is within close proximity to existing industrial buildings with B1, B2 and B8 uses within. These buildings are mostly two storey brick and steel clad constructed with concrete aprons for parking of staff and visitors.

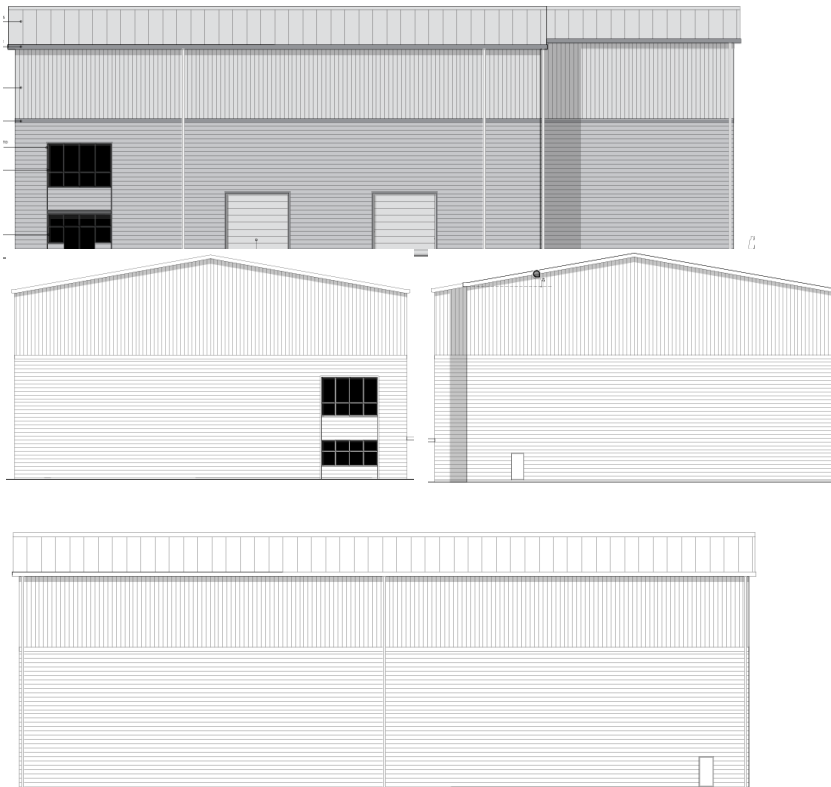
1.3 The specific location of the development proposed will be an area of underutilised parking spaces and a small grassed area in between to existing industrial buildings

2. The Proposal

2.1 The application is for full planning permission for a storage building incorporating a mezzanine floor. It will incorporate the associated office, hardstanding, parking, and incidental landscaping.

2.2 The proposed unit will provide a gross internal area of 1535m² with a mezzanine floor of 153m². It will have a width 31.5m, and a length of 51.3m and height of 19.8m to ridge and 15m to eaves.

2.3 The proposed elevations are proposed as the following:



3. Relevant Planning History

Reference	Description	Decision	Date
97/0918/1/OX	Erection of warehouse and office unit and associated car parking	Permitted	10/11/1997
98/0186/1/MX	Erection of warehouse and office unit and associated car parking	Permitted	22/06/1998

4. Consultation Responses

Full copies of the representations received are available to view at <https://pa.blaby.gov.uk/online-applications/>

The consultation responses comments are précised if conditions are proposed, these are included within the conditions at the beginning of the report unless stated otherwise.

The numbers in brackets signifies the amount of times consultees have responded to the application and what paragraph these comments have been considered in this report.

4.1 Blaby District Council Consultees

4.1.1 Blaby District Council Environmental Services (3)

No objections subject to conditions

4.2 Leicestershire County Council Consultees

4.2.1 Local Highway Authority (2) (xx)

No objection subject to conditions

4.2.2 Forestry (1)

No objection subject to conditions

4.2.3 Lead Local Flood Authority (2)

No objection subject to conditions

4.2.4 Ecology

No objection subject to conditions

4.3 Others

4.3.1 Enderby Parish Council

No comments received.

4.3.2 Ward Councillor

No comments received.

5. Additional Representations

- 5.1 As part of the consultation process and in accordance with the Council's Statement of Community Involvement (2020); adjacent occupiers were notified and a site notice was erected adjacent to the development site.
- 5.2 No letters of objection have been received.

6. Planning Policies and Material Considerations

6.1 Development Plan

Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be considered in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan in relation to this proposal consists of:

- Blaby District Local Plan (Core Strategy) Development Plan Document (adopted 2013)
- Blaby District Local Plan (Delivery) Development Plan Document (adopted 2019)
- Leicestershire Minerals and Waste Local Plan 2019-2031

6.1.1 Blaby District Local Plan (Core Strategy) Development Plan Document (2013)

Policy CS1 – Strategy for locating new development

Policy CS2 – Design of new development

Policy CS6 – Employment

Policy CS19 – Biodiversity and geo-diversity

Policy CS21 – Climate change

Policy CS24 – Presumption in Favour of Sustainable Development

6.1.2 Blaby District Local Plan (Delivery) Development Plan Document (2019)

Policy DM1 – Development within the settlement boundaries

Policy DM8 – Local Parking and Highway Design Standards

6.2 Material Considerations

- The National Planning Policy Framework (NPPF) (2024)
 - Chapter 2: Achieving Sustainable Development
 - Chapter 4: Decision Making
 - Chapter 6: Building a strong, competitive economy
- The National Planning Policy Guidance (NPPG)
- Leicestershire Highways Design Guide (2024)

7. Consideration of Application

The main issues to be considered in the assessment of this planning application are as follows:

- The principle of the development;
- The impact of the development on the character and appearance of the area;
- The impact of the development on the amenity of nearby residents;
- The impact of the development on the surrounding highway network; and
- The ecological impact and Biodiversity Net Gain (BNG).
- The impact on surface water flooding
- The impact concerning contamination
- Climate change

7.1 The Principle of the Development

7.1.1 The proposed developed is located on existing industrial estate where policy CS6 applies being a key area for employment in the district.

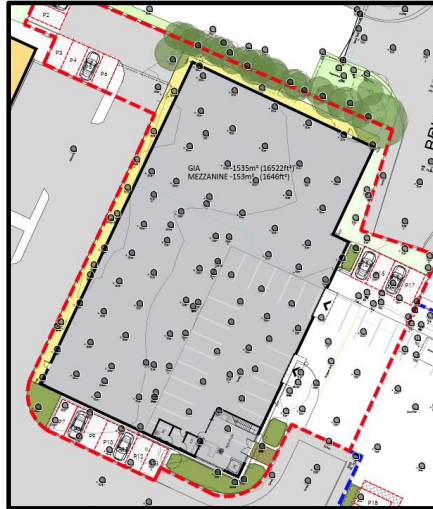
7.1.2 As a result, the proposed development is acceptable in principle subject to amenity and design concerns. Other considerations of supporting ambitions on biodiversity net gain, mitigating against surface water flood risk and the local highways network are also considered.

7.2 Impact on the character and appearance of the area

7.2.1 Policies CS2 (Design of new development) of the Blaby Core Strategy and specifically DM1 (Development within the settlement boundaries) of the Development Management Plan Document seek to ensure that a high-quality environment is achieved in all new development proposals, respecting distinctive local character and contributing towards creating places of high architectural and urban design quality. The design of new development should also be appropriate to its context and development proposals that are consistent with the policies of the Local Plan are to be supported.

7.2.2 A design and access statement has been provided by the applicant which provides a comprehensive overview of how the proposed development will be appropriate to the area in which it is proposed.

7.2.3 The proposed building will be proportionate in scale to existing buildings locally with enough room around it to accommodate incidental planting to soften the scale impact within the local area.



7.2.4 On the building itself discrete and integrated roof lights are proposed and will have materials that are similar to those nearby with insulated metal cladding panels in shades of grey to compliment the surrounding buildings and to minimise any impact and retain the character of the industrial area. In addition, the cladding panel orientation (horizontal and vertically) has been designed to create interest and variation to the proposal. The elevation treatment of the proposed unit has been designed so is easily identified upon approach when coming up Whiteacres Road. Window and doors styles have been chosen to complement the industrial contemporary style of architecture.

7.2.5 In conclusion, the proposed will comply with policy CS2 of the Blaby Local Plan, DM1 of the Development Management Plan Document and NPPF.

7.3 Impact of the development on the amenity of nearby residents

7.3.1 Policy DM1 of the Blaby District Local Plan (Delivery) Development Plan Document states that development proposals should provide a satisfactory relationship with nearby uses that would not be significantly detrimental to the amenities enjoyed by the existing or new occupiers.

7.3.2 Being located on an existing industrial area, there is an existing level of noise associated with this site. The nearest neighbouring properties are however located on Cambridge Road with intervening industrial buildings and the busy Cambridge Road itself at over 100m away.

7.3.3 The applicant has been given time to confirm the operating hours for the unit, confirming they will be 0900-1700 on weekdays only. These times, which are standard office hours, along with having no fixed plant operating as further highlighted that there will be no significant amenity issues created by the development.

7.3.3 The Blaby District Council environmental health team have also had no objection to the proposals. As a result, there is considered to not be a significant impact on amenity and the proposal will conform to policy DM1 of the Development Plan Document and NPPF.

7.4 The impact of the development on the surrounding highway network

7.4.1 Development Management Policy 8 in the Development Plan Document states employment use development will be required to provide an appropriate level of parking and servicing provision as set out in the most up-to-date Leicestershire Local Highway Guidance.

7.4.2 The proposed development will provide 17 car parking spaces and 4 spaces for cycles. Each parking bay will be 2.5m by 5m which larger than those required by LCC standards at 2.4x4.8m. The quantum is also in accordance with the Leicestershire Highway Design Guide.

7.4.3 The road design and geometry are capable of accommodating substantial HGV and commercial vehicular movements as they are present.

7.4.4 Bus stops (service 84) are within 300m from the Application site; the stops are flag n post and serves a substantial quantum of commercial / industrial and residential catchment allowing sustainable transport options to the site.

7.4.5 As a result, the proposed development will be compliant with policy 8 in the Development Plan Document and the NPPF.

7.5 The ecological impact and Biodiversity Net Gain (BNG)

7.5.1 Policy CS19 of the Core Strategy seeks to protect the important areas of the District's natural environment (species and habitats), landscape and geology and to improve biodiversity, wildlife habitats and corridors through the design of new developments and the management of existing areas. Biodiversity Net Gain (BNG) is a strategy to develop land and contribute to the recovery of nature. It is a way of ensuring that habitats for wildlife are in a better state after development than before. A 10% provision of BNG became mandatory for planning applications for major development submitted from 12 February 2024 and for small sites from 2 April 2024.

7.5.2 A Preliminary Ecological Appraisal Report (PEAR) (Futures Ecology, November 2025) has been submitted with this application relating to the likely impacts of development on designated sites, protected and Priority species and habitats and identification of appropriate mitigation measures. The recommendations within are acceptable to LCC ecologists and the planning assessment has no reason to take a different view. The recommendations are to be conditioned to ensure compliance with what is stated.

7.5.3 To meet the requirements of related BNG legislation, there is a requirement to provide a Biodiversity Net Gain Plan and Habitat Management and Monitoring Plan prior to commencement which again will be requested via a condition.

7.5.4 As a result of the aforementioned details, the proposal is adjudged to be in conformity with CS19 of the Core Strategy and the NPPF.

7.6 Impact upon Surface Water Flooding

7.6.1 Policy CS22 of the Core Strategy states that the Council will ensure all development minimises vulnerability and provides resilience to flooding, taking into account climate change. This includes directing development to locations at the lowest risk of flooding giving priority to land in Flood Zone 1, using Sustainable Drainage Systems (SuDS) to ensure that flood risk is not increased on-site or elsewhere, managing surface water run-off, and ensuring that any risk of flooding is appropriately mitigated, and the natural environment is protected.

7.6.2 The site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to medium risk of surface water flooding.

The proposals now seek to discharge at QBar (1.1l/s) via pervious paving and a geo-cellular attenuation tank to the adjacent STW sewer. Evidence of suitability of this connection from Severn Trent Water been submitted and as a result provides a suitable method of sustainably draining water from the site. Further works are also required to show maintenance which are contained within relevant conditions. As a result the development would therefore meet the requirements of guidance on this and overall policies in CS22 of the Blaby Core Strategy.

7.7 Contamination

7.7.1 Policy DM13 of the Blaby Local Plan (Delivery) Development Plan Document states that development proposals will be required to clearly demonstrate that any unacceptable adverse impacts related to land contamination, landfill, land stability and pollution (water, air, noise, light and soils) can be satisfactorily mitigated.

7.7.2 Reports submitted with the application comment that remediation will be required to deal with the lead exceedance, and that a Remediation Scheme is to follow. This is to be obtained by suitable conditions relating to remediation and verification and have been subsequently applied for this application.

7.8 Climate Change

7.8.1 Policy CS21 of the Blaby Local Plan states that the council will encourage the use of renewable, low carbon and decentralised energy at the commercial, community and domestic scale. NPPF paragraph 167 states that local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, including through installation of solar panels.

7.8.2 To minimise visual impact at roof level, discrete and integrated roof lights and solar PV panels have been proposed to provide natural light and renewable energy for the buildings use.

7.8.3 As a result, the proposal would meet the requirements of policy CS21 of the Blaby Local Plan and the NPPF.

8. Overall Planning Balance and Conclusion

- 8.1 The proposed development will see an industrial building constructed within an existing industrial site. This will continue to develop the existing Cambridge Road Industrial area to acceptable limits and provide new employment opportunities and therefore align with relevant policies on this and wider council objectives.
- 8.2 There is adjudged to be no significant impacts upon the amenity of those living nearby, highway safety, ecology and flood risk. The proposals are designed sympathetically, similar to those nearby. By incorporating solar panels; renewable energy will be used which will aim to meet climate change objectives. BNG gains will be generated and in addition with some small areas of natural greenspace will allow for natural environmental gains in compliance with relevant policies.
- 8.2 Overall, the proposed development is in conformity with the Development Plan. The three dimensions of sustainable development have been considered (economic, social and environmental) as set out in the NPPF, and taking into account the adopted Development Plan considerations and all other material considerations your Officers are of the opinion that the proposal is acceptable, and accordingly it is recommended that planning permission is granted.