

The primary reason for seeking to change the use of the building from a retail unit to a hot food takeaway/cafe is to better meet the needs of the local community and respond to evolving market demands. We became tenants of unit 15 Hilltop last autumn, opening the unit as a shop and deli, serving hot drinks and cold food. In this short time it has become apparent that the need for a hot food takeaway/cafe is in high demand in this area of Earl Shilton with more people seeking quality dining and takeaway experiences, improving the quality of life for local residents, a priority outcome included in Leicestershire sustainable community strategy

The current shop and deli offers a friendly and engaging environment for residents, workers and visitors of Earl Shilton, which is limited through the current retail use, the change of use would provide a stronger community spirit and engagement, providing a safe and inclusive environment to all.

There is an increasing number of vacant or underperforming units in Earl Shilton, there is notable demand for food takeaway/café options, converting the premises to a hot food takeaway whilst still providing retail food options in the deli will help revitalise the local area by attracting more footfall, providing increased convenience for residents, and supporting the day and night-time economy.

The proposed change will also create new employment opportunities and contribute positively to the local economy and ongoing housing developments which considers Hinckley and Bosworths core strategy.

This proposed change of use closely supports essential planning principles from the NPPF, including: Encouraging sustainable economic development, meeting the area's business, infrastructure, and development needs and providing enough community, cultural facilities and services to meet expanding local needs.

In summary, changing the use of the building to a food takeaway will be of greater benefit to the community, it will support local economic growth, fulfil local dining needs, offer employment opportunities, meet local and national planning policies and ensure the sustained use and upkeep of the premises.