

PLANNING POLICY STATEMENT

Site Address

Land Northwest of Leicester Road

Earl Shilton LE9 7TJ

Centre Co ordinates Site Reference: 446926. 298737

0.77 hectares.

Applicant/client. Mr Robert Finch & Mr Richard Harrison

Precedent for this development based on a similar Change of Use Application at Bracknell Farm would suggest the support for this application. The client's feel this proposal compliments and supports the local authorities plans for economic growth within the borough in accordance with the new local plan. As detailed below.

In essence, the National Planning Policy Framework (NPPF) aims to provide a framework that enables and encourages a range of businesses to thrive in rural areas, balancing the need for economic development with the protection of the countryside's character and environment.

Hinckley & Bosworth Local Plan 2020–2041. This plan is a key document guiding future development in the borough up to 2041, focusing on housing, economic growth, and infrastructure.

The Local Plan includes specific policies aimed at ensuring an adequate supply of employment land to meet the needs of small and medium-sized enterprises (SMEs). This includes the allocation of sites suitable for light industrial uses, such as:()

- Policy EMP1 – Employment Land Provision: This policy designates areas within the borough for employment uses, including light industrial activities. It aims to provide a framework for the development of small industrial units that support local businesses and contribute to economic growth.()

- Policy EMP2 – Employment Site Allocations: Identifies specific sites suitable for employment development, including small light industrial units. Developers are encouraged to consider these sites for new developments to ensure alignment with the borough's economic strategy.()

These policies are designed to support the growth of small light industrial units by ensuring that appropriate sites are available and that developments align with the borough's economic objectives.

Local planning policy supports taking a positive stance on sustainable new development in rural areas, aiming to create jobs and prosperity.

The NPPF encourages and guides local planning authorities to create local plans that actively support rural economic growth.

Appendix 1: Policy Guidance Note (PGN) - the rural economy

Outside the land-based sector, the range of rural economic activities largely mirrors that in urban areas. Where rural areas differ is:- higher rates of home working in rural areas at over double those in urban areas (3%) rising to 15% in some areas;² - the prevalence of micro and small businesses.³ For example, CPRE research shows micro and small businesses make up 97% of businesses in local food supply chains.⁴ Such businesses are likely to show greater compatibility with sustainable rural communities. Micro and small enterprises have the potential to foster economic growth in ways that use local natural assets sustainably, operate at a scale that is sympathetic to a rural setting and are likely to be strongly connected to the area, including using local services.⁵ Such businesses often use redundant buildings and support local economies by providing jobs and services which add diversity and distinctiveness to the area.

2. The policy context: growing the economy of rural areas

2.1 The Rural Economy Growth Review

The Government has put growing the economy at the heart of its programmes. All government departments are expected to contribute and to prioritise growth in their own programmes. The Department for Environment, Food and Rural Affairs (Defra) published its Rural Economy Growth Review in November 2011. This introduced new measures to stimulate sustainable growth in the rural economy and to help rural businesses to reach their full potential.

2.3 Local Enterprise Partnerships (LEPs)

There are 39 LEPs covering England. They are responsible for important decisions on developments relevant to the rural economy. LEPs are private-sector led partnerships charged by Government with providing strategic leadership on local economic priorities and creating the right environment for business and growth for their local areas. LEPs are developing strategies for allocating £5.3 billion of European Structural and Investment Funds (ESIF) in an integrated way through their Strategic Economic Plans. They will also co-ordinate investment of a portion of rural development funding not paid directly to land managers or via the LEADER approach: £177 million of the European Agriculture Fund for Rural Development (EAFRD) channelled via ESIF should support a range of activities in rural areas. This will target building knowledge and skills in rural areas; funding new/developing micro, small and medium-sized rural businesses; funding small-scale renewable and broadband investments and supporting tourism activities in rural areas as well as growing the rural economy overall. LEPs are not democratically accountable bodies and it is unclear as yet how effectively they will engage with local rural communities or consider environmental issues. LEPs should set up Rural Sector groups to engage more widely with local stakeholders on rural economic development issues. They should recognise and support the potential of local micro and small businesses to innovate and grow the rural economy.

4.3 Housing the rural workforce

A thriving and sustainable rural economy needs adequate labour. High house prices in rural areas are an impediment to economic stability and many lower paid jobs can only be filled by workers commuting out of urban areas, where housing is likely to be cheaper and 'affordable housing' more readily available. Where larger-scale housing or economic development is proposed, the planning for these should be integrated to ensure jobs and housing are not widely dispersed.

2.2 Planning

Many of the planning reforms introduced over the last few years have as their aim to stimulate economic growth. This is the case for the National Planning Policy Framework (NPPF) and the recent extension of permitted development rights, for example over change of use for redundant farm buildings. The NPPF encourages local planning policies to 'support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development'. This includes support for the 'sustainable growth and expansion of all types of businesses' (our emphasis). It also recognises the importance of retaining and developing local services and community facilities in rural areas.

REFUSE STORAGE/COLLECTION

Refuse collection to be provided by Tom White (nominated contractors)

CYCLE POINTS

Areas are to be instated for storage of cycles encouraging employees to cycle to work. This eases traffic movement/congestion, promotes less impact on the environment. Promotes health and good exercise.

Sustainable Development.

CONCLUSION

Earl Shilton has lost a lot of industry over the past 35 years. This was once a thriving community workforce. For example, The Boot & Shoe Industry (Ortons), Nicholls & Wileman (Hosiery). In conclusion the positives outweigh the negatives for this proposal. For example the scheme promotes Rural/Local Employment, the need for promoting activities within rural areas. The history of the workforce in Earl Shilton is largely defined by its textile industry, particularly hosiery and footwear, which flourished in the 19th and 20th centuries. This industrial base drew from and contributed to the economic development of the wider Leicestershire region, with companies establishing themselves in the town and employing a significant portion of the local population. While the industry has seen shifts over time, remains a core part of the town's historical identity and economic past. Therefore, any new venture that can promote new business can only be good for the wider public and local community.

Design & Access Statement

Applicant/Client: Mr Robert Finch & Mr Richard Harrison.

Site Address:

Land Northwest of Leicester Road Earl Shilton LE9 7TJ

Site Reference: 446926. 298737.

0.77 hectares.

Current Site Use: Equestrian.

Adjacent Site Uses: Agricultural.

Equestrian use doesn't always fit neatly into a single Use Class Order category in England and Wales. Activities like horse riding and equestrian sports are typically considered within **Class D2 (Assembly and Leisure) ** (or the relevant successor Class E if it was indoor sport), but keeping horses – such as in livery stables, breeding farms, or for private recreational keeping (beyond being ancillary to a dwelling) – is usually considered sui generis, meaning it has its own unique category and requires a specific assessment for planning permission.

Introduction:

The proposal for Outline Planning Permission with Reserved Matters concerning the Change of Use from Equestrian Use to B1. 1987 See update below:

The use class order B1 refers to "Business" uses under the old Town and Country Planning (Use Classes) Order 1987, which covered offices (but not financial services), research and development, and light industrial processes suitable for a residential area. However, this B1 use class was abolished in England on September 1, 2020, and its uses were incorporated into the new Class E "Commercial, business, and service" category. We believe alternative uses for storage could also be achieved for storage purposes subject to planning permission.

The proposed development is to provide 26 small starter units with 3 vehicle parking spaces per unit. Improved access in to the site leads on to a central courtyard via the A47. Good Transport Links and Public Transport serve the application well. The site is approximately 8.4 miles (14mins) away to the M1. Perfect proximity for business commerce. There is a public bus stop approx 500 meters from the site serving Hinckley, Nuneaton Coventry and Leicester. See below:

The proposal offers a much needed demand for commercial sites within the Borough of Hinckley & Bosworth Borough that will support and provide for future employment opportunities and business commerce, within the Earl Shilton Town outskirts. NOTE: Whilst sites are provided for the additional residential expansion in Earl Shilton little or no provisions are included for business commerce. Hence, the demand for such a potential site on the outskirts of Earl Shilton would enhance the diversity for change of use.

The history of the site provided by the client's solicitors searches presents the following:

No Contamination Constraints.
No Environmental Constraints.
No Topographical Constraints.

The existing proposed site, offers mature hedgerow and borderline trees around the perimeter of the site providing natural screening and wildlife habitat. However, some of the biodiversity will be affected but in the name of progress and high demand for economic growth in rural areas some losses and gains are inevitable. All the above mentioned hedgerows are to remain in place and protected to enhance biodiversity and screening from the public highway. However, the loss of 2no. Trees and grass area will go See landscape design scheme design and also photo below below:

The current site is not considered to be within a flood risk zone hence, there is no detrimental impact from flood risk to the proposal. See Photos:

SERVICES:

Currently there are no services in place on the land however, a fifteen inch cast iron water main runs under and across the land as highlighted in blue on the above site plan. From discussions carried out with Severn Trent,

access to this underground supply can be achieved to provide each individual unit with a water supply for the new proposal.

ELECTRICITY;

Currently there is no connection to the land from the existing overhead power line supply however, discussions with the National Grid suggest this can be achieved by the installation of a new pylon connected from the existing supply in the adjacent fields.

DRAINAGE;

Currently there is no drainage connection to the main sewers. The proposed development can provide alternative means by the installation of a septic tank or sewage plant. Storm water run off can be provided by emitting into the ground using permeable block paving as mentioned.

Soak aways and Infiltration Trenches: These are excavated pits or trenches filled with material, designed to improve infiltration and allow storm water to soak into the ground, recharging groundwater. Natural ditch bordering the site. Hence, there is no detrimental impact on the existing sewage system that serves the local community or potential harm to the biodiversity.

DESIGN

The visual impact of the units are important to its surroundings, with this in mind the client has viewed similar developments for clarity. The proposed units are steel portal frames with low pitch roofs, encased in insulated green painted cladding components and smooth facing blocks at lower levels. The units contain Roof lights to provide natural light sufficient for usage. The aspect of the design is to resemble agricultural farm outbuildings viewed from a distance, lessening the visual impact on its rural surroundings of the open countryside. Special permeable block paving will be instated in the main courtyard allowing for the disperse of surface water.

Limited Broadband & Connectivity:

Many rural areas lack the fast and reliable internet access necessary for modern business operations and online marketing. The client intends to incorporate these facilities into the scheme as part of the core infrastructure.

PLANNING POLICY

Precedent for this development based on a similar Change of Use Application at Bracknell Farm would suggest the support for this application.

In essence, the National Planning Policy Framework (NPPF) aims to provide a framework that enables and encourages a range of businesses to thrive in rural areas, balancing the need for economic development with the protection of the countryside's character and environment.

Local planning policy supports taking a positive stance on sustainable new development in rural areas, aiming to create jobs and prosperity.

The NPPF encourages and guides local planning authorities to create local plans that actively support rural economic growth.

Appendix 1: Policy Guidance Note (PGN) - the rural economy

Outside the land-based sector, the range of rural economic activities largely mirrors that in urban areas. Where rural areas differ is:- higher rates of home working in rural areas at over double those in urban areas (3%) rising to 15% in some areas;2- the prevalence of micro and small businesses. For example, CPRE research shows micro and small businesses make up 97% of businesses in local food supply chains.4 Such businesses are likely to show greater compatibility with sustainable rural communities. Micro and small enterprises have the potential to foster economic growth in ways that use local natural assets sustainably, operate at a scale that is sympathetic to a rural setting and are likely to be strongly connected to the area, including using local services.5 Such businesses often use redundant buildings and support local economies by providing jobs and services which add diversity and distinctiveness to the area.

2. The policy context: growing the economy of rural areas

2.1 The Rural Economy Growth Review

The Government has put growing the economy at the heart of its programmes. All government departments are expected to contribute and to prioritise growth in their own programmes. The Department for Environment, Food and Rural Affairs (Defra) published its Rural Economy Growth Review in November 2011. This introduced new measures to stimulate sustainable growth in the rural economy and to help rural businesses to reach their full potential.

2.3 Local Enterprise Partnerships (LEPs)

There are 39 LEPs covering England. They are responsible for important decisions on developments relevant to the rural economy. LEPs are private-sector led partnerships charged by Government with providing strategic leadership on local economic priorities and creating the right environment for business and growth for their local areas. LEPs are developing strategies for allocating £5.3 billion of European Structural and Investment Funds (ESIF) in an integrated way through their Strategic Economic Plans. They will also co-ordinate investment of a portion of rural development funding not paid directly to land managers or via the LEADER approach: £177 million of the

European Agriculture Fund for Rural Development (EAFRD) channelled via ESIF should support range of activities in rural areas. This will target building knowledge and skills in rural areas; funding new/developing micro, small and medium-sized rural businesses; funding small-scale renewable and broadband investments and supporting tourism activities in rural areas as well as growing the rural economy overall. LEPs are not democratically accountable bodies and it is unclear as yet how effectively they will engage with local rural communities or consider environmental issues. LEPs should set up Rural Sector groups to engage more widely with local stakeholders on rural economic development issues. They should recognise and support the potential of local micro and small businesses to innovate and grow the rural economy.

4.3 Housing the rural workforce

A thriving and sustainable rural economy needs adequate labour. High house prices in rural areas are an impediment to economic stability and many lower paid jobs can only be filled by workers commuting out of urban areas, where housing is likely to be cheaper and 'affordable housing' more readily available. Where larger-scale housing or economic development is proposed, the planning for these should be integrated to ensure jobs and housing are not widely dispersed.

2.2 Planning

Many of the planning reforms introduced over the last few years have as their aim to stimulate economic growth. This is the case for the National Planning Policy Framework (NPPF) and the recent extension of permitted development rights, for example over change of use for redundant farm buildings. The NPPF encourages local planning policies to 'support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development'. This includes support for the 'sustainable growth and expansion of all types of businesses' (our emphasis). It also recognises the importance of retaining and developing local services and community facilities in rural areas.

REFUSE STORAGE/COLLECTION

Refuse collection to be provided by Tom White (nominated contractors)

CYCLE POINTS

Areas are to be instated for storage of cycles encouraging employees to cycle to work. This eases traffic movement/congestion, promotes less impact on the environment. Promotes health and good exercise.

CONCLUSION

Earl Shilton has lost a lot of industry over the past 35 years. This was once a thriving community workforce. For example. The Boot & Shoe Industry (Ortons) Nicholls & Wileman (Hosiery)
In conclusion the positives outweigh the negatives for this proposal. For example the scheme promotes Rural/Local Employment, the need for promoting activities within rural areas.

The history of the workforce in Earl Shilton is largely defined by its textile industry, particularly hosiery and footwear, which flourished in the 19th and 20th centuries. This industrial base drew from and contributed to the economic development of the wider Leicestershire region, with companies establishing themselves in the town and employing a significant portion of the local population. While the industry has seen shifts over time, remains a core part of the town's historical identity and economic past. Therefore, any new venture that can promote

new business can only be good for the wider public and local community. There is high demand for small industrial units and this particular proposal has stirred up a lot of interested parties interested in the area.