



**Hinckley & Bosworth
Borough Council**

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Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within Storage or Distribution (Use Class B8), Hotels (Use Class C1), Commercial/Business/Service (Use Class E), or until the end of July 2022, uses previously classified as Assembly and Leisure (Use Class D2)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Mallory Park Circuit
Address Line 1	Church Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Kirkby Mallory
Postcode	LE9 7QE

Description of site location must be completed if postcode is not known:

Easting (x)

444756

Northing (y)

300267

Description

Applicant Details

Name/Company

Title

Real Motorsport Ltd

First name

Bob

Surname

Adams

Company Name

Real Motorsport Ltd (Mallory Park Circuit)

Address

Address line 1

Mallory Park Circuit

Address line 2

Church Road

Address line 3

COVENTRY

Town/City

Kirkby Mallory

County

Leicestershire

Country

United Kingdom

Postcode

CV7 7JP

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

This permitted development right was amended on 1 August 2021 to no longer include changes of use to those previously classified as 'assembly and leisure' that are not now included in Use Class E (commercial/business/service).

If your proposed change of use is to a Hotel, Storage and Distribution, or Use Class E (e.g. shops; financial/professional services; restaurants and cafes; offices; business; indoor sport, recreation, or fitness) then this type of application is still valid for eligible proposals.

If your proposed change of use is to a Local Community or Sui Generis use previously classified as 'assembly and leisure' (e.g. cinemas; concert halls; bingo halls; or dance halls) then:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- This is no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

- ☒ Yes
☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 150 square metres?

- ☒ Yes
☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 500 square metres?

- ☐ Yes
☒ No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

- ☐ Yes
☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Planning Application Gerrards Corner – Lower Field

Real Motorsport Ltd the (Mallory Park) request to change the use of ‘Gerrards Lower Field’ (see attached plan).
The field to be used for two activities an #1 Oval Track, and #2 Durability Test Track.

#1 Oval Track
This is an oval dirt track (compacted) for the use of ‘FlatTrack’ racing. This would take place on 6 occasions per year, normally on a weekend.
In July 2023, weekend (15th + 16th) a test event took place as part of the National Championships, although the weather on Saturday made it unsuitable to use the track, on Sunday the event ran successfully.
During this test weekend there was no impact on the public footpath, which had a manage crossing point, and noise levels were of no issue.
Next proposed use would be 2024.

#2 Durability Test Track
This proposed Motorcycle Manufacturers Test Track, is for Royal Enfield who current carry out this testing in India and want to be able to conduct in the UK. Activity would be for testing motorcycle and bicycle frames.
This would take place on weekdays and consist of one machine at a time, with two or three test operatives on site.
The public footpath crossing point would not be managed for these days as once the test team are in, they would not cross the footpath until they finish at the end of the day.
Noise there would only be one motorcycle at a time and Royal Enfield is the leading the push for smaller capacity machines 350cc etc. When in use for bicycle testing then no noise would be made.

We would look to have this facility in operation early 2024.

Please provide details of any transport and highways impacts and how these will be mitigated:

Due to the very lower numbers of people using this facility there would be no impact on transport or local traffic.

Please provide details of any noise impacts and how these will be mitigated:

The bicycle and single motorcycle test facility would not omit and noise and the oval track ran a test event in July 2023 and there was no noise impact.

Please provide details of any contamination risks and how these will be mitigated:

There would be no sources of contamination, and all rubbish would be removed by the users.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
[Check if your site location is in Flood Zone 2 or 3 online.](#)
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Zone 1

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Bob Adams

Date

08/10/2023