Alison White

From: planning@hinckley-bosworth.gov.uk
Posted At: 22 October 2009 13:29
Conversation: ConsulteeAccess for Planning - Application Comments (09/00432/OUT)
Posted To: Planning Application Comments

Subject: ConsulteeAccess for Planning - Application Comments (09/00432/OUT)

ConsulteeAccess for Planning - Application Comments (09/00432/OUT)

"Kevin Roeton" has used the ConsulteeAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for ConsulteeAccess comments submissions.

Comments were submitted at 22/10/2009 13:29:23 from IP 192.168.0.3.

Application Summary

Application Number:
09/00432/OUT

Address:
Hosiery Factory
Barton Road
Barlestone
Nuneaton
Leicestershire
CV13 0EP

Proposal:
CONSTRUCTION OF SEVEN DWELLINGS (AMENDED SCHEME)

Case Officer:
James Hicks

Customer Details

Name:
Kevin Roeton

Address:
Strategy and Regeneration Team
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Comments

Submission Type:

Comments:
Comments have been made according to relevant policy, the Employment Land and Premises Study, forthcoming local policy and relevant national planning policy statements.

The Hosiery Factory site is currently allocated under Policy EMP 1 in the Hinckley and Bosworth Borough Councils Local Plan (2001) and is labelled a 'B' employment site. Under EMP1 (B) the policy states that the Local Authority will "consider proposals for other employment activities, or alternative uses on their merits in the context of the appropriate design policies'.

However, despite the clear acceptance of considering alternative uses in EMP1 B sites, the most recent assessment of employment land, the Employment Land and Premises Study (2004) states that the site should be retained for 100% employment use. If a site is to be considered for alternative use appendix 12 requests the following evidence "where a sites or premises owner is applying to a Local Authority for change of use from employment to an alternative use, they have to prove there is a lack of demand for that site or premises".

The table in appendix 12 demonstrates the various tools that are considered acceptable to fulfil this requirement. Should the applicant wish to have the above site re-allocated to an alternative use, the landowners will need to prove there is a lack of demand for the site using the criteria specified in the Employment Land and Premises Study (2004). Again there is currently no such evidence to suggest a change of use.

The recent policy view is articulated in Policy 11 of the post-examination Core Strategy and bullet point 2 strongly recommends the Council takes a protectionist approach - "Protect allocated employment sites from redevelopment for other uses to ensure there are employment opportunities within Barlestone".

Furthermore, the policy goes on to state that "we need to support additional employment provision to meet local needs in line with Policy 7". The post-examination Core Strategy supports the retention and enhancement of allocated employment sites in Key Rural Centres. Barlestone has been earmarked as a Stand Alone - Key Rural Centre where forward planning supports the provision for new retail development.

By retaining this site for employment it would maintain the local character of Barlestone by creating jobs as identified in Planning Policy Statement 7: Sustainable Development in Rural Areas. On the re-use of buildings in the countryside PPS 7 states that the 're-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building.' (ODPM, 2004: 12). The policy position is set out in the post-examination Core Strategy to "protect allocated employment sites".

Consultation Draft Planning Policy Statement 4: Planning for Prosperous Economies aims to achieve sustainable economic development by encouraging local authorities to plan effectively and pro-actively for economic development, with the key messages being for local planning authorities to effectively use vacant/derelict land and buildings to consider the long term benefits for job creation etc. As previously stated within PPS7, the statement also supports the preference to re-use buildings for economic purposes in the countryside.

Developing this site for residential development would indeed conflict with national guidance that seeks a forward looking approach on retaining allocated employment sites to ensure the future vision and strategy of healthy and vibrant sustainable communities.

In summary, development of this site for residential use would be against policy advice which advocates the need to protect identified employment sites. Therefore the proposals are not being supported by the Policy Team. After taking into consideration the post-examination Core Strategy as well as the emerging and existing national planning policy statements, the site should be retained for employment use. And based on the evidence provided, a stronger argument for change in use should be put forward.