

Planning Design & Access Statement

N J Screen Prints, 8 Nuffield Road, Harrowbrook Ind. Est. Hinckley, LE10 3DG Extension of warehousing, goods outward

Introduction

This statement is submitted in support of the planning application for extension & alterations to NJ Screen Prints Ltd, Nuffield Road, Hinckley, LE10 3DG.

In 2014 (14/00315) approval was given for warehouse extensions at either end of the building. The extension to the East end of the building (goods inward) was duly constructed & completed. The West extension was not commenced however, it is now evident that the West extension (goods outwards) needs to be substantially increased in size. The extension to the west, was again approved in 2021 (21/00006/FUL) and then a non-material modification was approved in 2024 (24/00177/NMA). Unfortunately, NJ have not been able to start construction ahead of the expiry date of (21/00006/FUL) and therefore are applying to renew the existing approval and approved amendment.

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2013.

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF & NPPG compliant.

Relevant Planning Policy

National: NPPF & NPPG

Local: Development Management Policies

Principle & Use

The NPPF seeks to embed the presumption in favour of sustainable development in the Development Plan System. Paragraph 14 of the NPPF requires LPAs (as part of a golden thread running through Planning) to positively meet the development needs of their area through their Local Plans unless adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

The site benefits from and existing lawful employment use and paragraph 21 of the NPPF states:

“Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.”

The policy support to encourage the growth and expansion of local businesses is also reflected in the adopted Core Strategy via Spatial Objective 1: Strong and Diverse Economy which aims:

“To strengthen and diversify the economy by providing sufficient, sustainably located, good quality land and premises and other support programmes, including skills training, to encourage appropriate sectors with growth potential including high value manufacturing businesses, business services, tourism, rural diversification initiatives and the cultural and creative industries. The focus for new employment will be Hinckley, reflecting its status as a sub-regional centre and in Earl Shilton and Barwell to support the regeneration of these areas, with smaller scale employment in the key rural centres to support the rural areas of the borough.”

On this basis the proposal is acceptable in principle to secure inward investment and local job security.

Amount & Design

The proposed built form will be read in conjunction with the existing unit and the industrial setting. The extension and alterations will allow the restructuring of the business to gain critical operational efficiencies.

Currently not all production materials can be accommodated within the existing building & therefore several containers are being utilised to store goods outward bound.

Ecology & Environment

An industrial facility is not a conducive environment for wildlife and a close inspection during the survey confirmed there were no protected species present in the existing factory unit.

Access

The access

and parking arrangements will be configured to meet the requirements of the HTD / 6Cs document. NPPF that states:

“All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- i) the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- ii) safe and suitable access to the site can be achieved for all people; and*
- iii) improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*

Located on a dedicated industrial site where alternative modes of transport to the private car are readily available and with the shift patterns and all production materials accommodated on site, the impacts are not considered severe or to warrant refusal on transport grounds given the local context.

Conclusion & Justification

The proposal will allow the current business to expand and secure and retain employment opportunities within the Borough in accordance with National and Local planning policy as advocated by Paragraph 19 of the NPPF:

“The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.”

And adopted HBBC Core Strategy:

“Indigenous business creation within the borough is slightly higher than the County figure, with a need therefore to ensure appropriate premises are available for local businesses to grow and expand in the borough. Developing the role of selected ‘growth sector’s (high value manufacturing, service industries, especially, ‘creative industries’ and tourism) is a key objective of the Hinckley & Bosworth Community Plan.”

As such the proposal accords with relevant policy requirements and is appropriate within the local context given the long-established planning history of the site. The application is submitted on this basis and is recommended for officer support and subsequent approval.