

Design & Access Statement

PROPOSED CHANGE OF USE FROM STORAGE TO LIGHT INDUSTRIAL AT HOLLYWELL FARM RATBY

SITE APPRAISAL

The proposal is for a change of use of part of a building from a drainage materials storage use to that of two small light industrial units. The site has been subject to a previous application from agricultural use to commercial use (24/00485/FUL).

DESIGN

The design is driven by the location and functional requirements and the units are incorporated within the existing building.

ACCESS

Access will be through the existing entrance which was amended under the 2024 application.

The occupants of the units have been questioned and typically each unit has 5 vehicle movements a day on average as they are both sole traders with some part time staff and the occasional delivery.

FLOODING

The property lies in Flood Zone 1.

PLANNING

NATIONAL POLICY

The National Planning Policy Framework (NPPF) seeks to support development and allow for a sustainable rural economy. Policy E4 provides for clearer national backing of diversified rural business and the reuse of buildings within the countryside as economic units. This application is part of a necessary diversification of an agricultural business to support the rural economy.

LOCAL POLICY

Hinckley & Bosworth Borough Council's Local Plan supports a sustainable rural economy under the Rural Needs Supplementary Planning Document which aims to boost the local economy, support local jobs and allow rural businesses to develop.

Both of these policies are relevant to this application as they support the development of rural businesses.