

SUPPORTING STATEMENT

JUNE 2022

INN AT HUXLEY PUBLIC HOUSE, HUXLEY LANE, HUXLEY

This supporting Statement is submitted in support of a planning application for a local shop at the above Site.

Planning Background

Detailed planning permission has previously been granted by Cheshire West and Chester Council for the following development on the Site, on 29th March 2021:

“Erection of a building to be used as a rural shop containing a butchers and convenience shop selling local produce (retrospective).”

Condition 1 of this planning permission (Application Ref. 20/04036/FUL) required the use to cease on or before the 29th March 2022. That date has now passed.

Accordingly, this a new planning application is now made to Cheshire West and Chester Council for the same development as previously consented in March 2021.

Proposed Land-Use

Planning permission is sought for the

“erection of a building to be used as a rural shop containing a butchers and convenience shop selling local produce.”

As part of the building, there is an existing fridge located to the rear of the building, as well as an air conditioning unit.

The fridge is housed in a thermal insulated container at the rear of the cabin/shop. The refrigeration unit is a KoxKa an it is housed in a 2.5 sq. m unit. The fan for the fridge is housed just outside the door of the fridge and is a KAR YER heat exchange unit. Photos are provided.

The air conditioning fan unit is manufactured by Toshiba and is 1m high x 1m deep by 300m deep. The air con cooler/heater is house inside the cabin. Specifications are provided on the submitted photos as per Application Ref. 20/04036/FUL.

Reason for Proposed Development

Over the past 12 months since the granting of planning permission in March 2021, the rural shop has provided people living within the rural area with a valuable local resource for everyday supplies. This includes fresh produce in the form of local dairy and meat produce.

The shop predominantly serves a local rural catchment including the villages of Huxley, Hargrave, Duddon, Clutton, Brassey Green, Tiverton, and Newton. Some residents living in the larger settlements of Tarvin,

Tattenhall and Tarporley have also visited the shop. There are limited alternatives in the local villages from which to purchase fresh dairy and meat produce equivalent to that sold in the shop.

Supply Chain

The produce sold in the rural shop is sourced from local farmers within a 5-mile radius.

The bread and pastries are baked in-house.

The butchery supplies the Inn at Huxley public house during opening hours. This has had an economic and sustainability benefit to the public house, with produce sourced locally and reducing the journeys which are made to and from the Inn and Huxley from further afield to supply produce.

The following are local suppliers to The Deli:

- | | |
|--|-----------------------|
| Ø Hill Farm, Alpraham, Tarporley CW6 9LL | (Eggs) |
| Ø Oakfield Farm, Tattenhall CH3 9NH | (Beef) |
| Ø Meadow Farm, Tattenhall CH39NH | (Beef) |
| Ø Oakland Farm, Bunbury CW6 9RE | (Beef) |
| Ø I F Lloyd Leadgate Farm, Huxley CH39BT | (Eggs) |
| Ø Deliver-Moo, Whitchurch | Cheese, Yoghurts Milk |
| Ø Somerford Bacon UK | Bacon |
| Ø North West Produce | Fruit and Veg |
| Ø Clotton Hall Dairy | Cream |
| Ø Cheshire Chutney Company | Chutney |
| Ø Weddel Swift | Chicken and pork |

The new local (CWaC based) suppliers to the shop over the last 12 months include:

I F Lloyd



Eggs

Huxley

Bear Fired Up



Tattenhall

Northwest Produce



Fruit & Veg

Chester

R & H Broster & Sons

[REDACTED]

Potatoes

Bunbury

Caroline's Pesto

[REDACTED]

Whitchurch

Weddle Swift Dist Ltd

[REDACTED]

Meat

Chester

Briscoe's Dairy

[REDACTED]

Dairy

Tarvin

Orchards Farm

[REDACTED]

Juice

Tattenhall

Cheshire Farm Chips

Deli goods and chilled

Frodaham

R M H Foods

Meat

Winsford

All the bread and pastries are baked in-house for the Deli counter.

The butchery also supplies the Inn at Huxley Public House with meat. This has cut the food miles considerably, with the majority of meat sourced within a 5-mile radius and butchered on-site.

The shop provides a valuable resource to local farmers to generate some much-needed revenue during what has been and remains a challenging period for local farmers and businesses.

Opening Hours

The opening times of The Deli are:

- Tuesday to Friday 9am to 5pm
- Saturday 9am to 4pm
- Sunday and Monday are closed

These are within the operating hours that were permitted under Condition 3 of Application Ref. 20/04036/FUL.

The Deli closes before evening service at the Inn at Huxley. As such, it has no impact on car parking during the busiest periods for the Public House (Friday and Saturday evening services).

In total, there are 67 car parking spaces across the parking areas at the Inn and Huxley. It was accepted as part of Application Ref. 20/04036/FUL that any shortfall in car parking provision would not be detrimental to highway safety. That has indeed been proven to be correct, with no reported issues of overflow car parking on to Huxley Lane at any time since the shop opened.

If required, the Applicant would be willing to dedicate a small number of parking space to customers of the local shop on a permanent basis, during the shop's opening hours. Outside of these opening hours, the parking spaces would be available for use by customers of the Inn at Huxley.

There is also provision for cycle facilities/parking at the Inn at Huxley, which is and could continue to be used by customers of the shop given that such visits are typically short in duration.

Economic and Social Benefits

Employment Details

When the shop opened in 2020 during the Covid-19 pandemic, there were 4 full time employees at the Deli, and 2 part-time. The majority of these employees were also employed at the Inn at Huxley. This included the baker who is employed at the pastry chef at the Inn at Huxley.

As it stands at the time of this submission, the shop now provides the following employment opportunities:

- Ø 1 Full Time Employee
- Ø 3 Part Time Employee

Whilst the number of employees at the shop has reduced from 2020, only 1 of these employees is also employed at the Inn at Huxley. So, it now employs 3 people who have no links to the Inn at Huxley, thus creating wider employment opportunities to non-staff members at the Inn at Huxley.

The employees all live within 3km of the shop.

Community Served by the Shop

There is a large amount of community support for the shop, as shown on the enclosed petition. This also provides details of where the local customers are based. As can be seen, it supports a wider area than just Huxley and thus the availability of a small and accessible shop serves as a valuable local resource for the rural community whilst meeting sustainability objectives set out in local and national planning policy.

Around 20% of the custom base is within 1km of the Site, 50% within 3km, and 30% over 5km.

Financial Support for the Inn at Huxley

The income generated from the small shop has helped to safeguard the ongoing operations of the Inn at Huxley both during and following the Covid-19 pandemic. Without it, the future of the pub would have been put at risk. Even though footfall at the Inn at Huxley has increased now that lockdown restrictions have been lifted, the rising cost of living naturally means that people are required to make cutbacks – expenditure on the likes of public houses/restaurants will be impacted. As such, the shop has a continued role to play in safeguarding the future of the Inn at Huxley as a valuable community facility serving the rural area.

The biggest sales from the shop are on fresh meat and Deli products, which are produced in-house. Details of sales rates at the shop over the past 12 months can be provided on request.

The shop also supplies the Inn at Huxley Public House, providing a saving of 30% over normal supplier prices. These savings will not otherwise be available. The hospitality business has small margins and any savings and up sales have the added benefit of helping with the overall profitability and ability to sustain the Inn at Huxley. As such, the shop not only provides the local community with a local community facility, but it also helps with supporting footfall at the Inn at Huxley and vice-versa.

Summary

The shop is a vital resource to support the Applicant's public house business (the Inn at Huxley) and local jobs in the rural area. It also supports the local farming and wider business community as a means to generate vital revenue for the rural community and supplies, whilst crucially helping to safeguard the future of the Inn at Huxley Public House as a community facility.

The shop has provided a valuable local community facility, whilst providing the Inn at Huxley with a small revenue to assist with keeping the whole establishment going through what have been (and continue to be) challenging times (particularly with the rising cost of living and supplier costs). It also supports the supply chain.

The impact of the Covid-19 pandemic has increased the amount of flexible working which now takes place, with more and more people now working at home for a period of time during the working week. The availability of a local shop is therefore of social and environmental benefit, with people no longer having to travel by car to access everyday supplies whilst also saving on commuting costs and time.

The shop has not adversely affected the vitality or viability of any existing centres, and nor would it do so in the future. This was accepted by the Council in its determination of Application Ref. 20/04036/FUL.

It is not the intention for the facility to operate as a large farm shop or convenience store under Use Class E. It is a local community use under Use Class F2(a) of the Use Classes Order providing a local service, with no other similar facility available within 1,000m and not exceeding the 280 square metre threshold.

It is therefore kindly requested that planning permission be granted for the continued use of the building as a local shop.