

8658 – Design & Access Statement

Proposed SME Commercial Unit

Forest House, Leicester Lane

Desford, Leicestershire

LE9 9JJ



General Information

HSSP Architects Limited
Pera Business Park
Nottingham Road
Melton Mowbray
Leicestershire
LE13 0PB

01664 563 288
info@hssparchitects.co.uk
www.hssparchitects.co.uk

Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK

Issue Record

Revision	Date	By	Checked	Admin	Note
0	27 July 2022	KS/NC	NC		Draft Issue

Contents

0.0 Executive Summary

1.0 Introduction

- Brief & aspirations

2.0 Existing Business Operations

- 2.1 Business overview
- 2.2 Product range
- 2.3 Current site
- 2.4 Site & operations
- 2.5 access & parking
- 2.6 Process

3.0 Proposed Site assessment

- 3.1 Site location
- 3.2 Site description
- 3.3 Site context
- 3.4 Site history
- 3.5 Local character

4.0 Planning Policy

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 HBBC Local Plan 2006-2026
- 4.3 Neighbourhood Development Plan

- 4.4 Application site – planning history
- 4.5 Alternative sites
- 4.6 Traffic and transport options
- 4.7 Restrictions on production
- 4.8 The effect of Brexit
- 4.9 Future business plans

5.0 Consultation

- 5.1 Design Guidance
- 5.2 Professional consultation
- 5.3 Community involvement
- 5.4 Outline application
- 5.5 Pre application advice

6.0 Design Concept

- 6.1 Opportunities & constraints
- 6.2 Client brief
- 6.3 Design strategy

7.0 Design

- 7.1 Use
- 7.2 Amount
- 7.3 Layout
- 7.4 Scale

- 7.5 Landscaping
- 7.6 Appearance
- 7.7 Masterplan
- 7.8 Sustainability

8.0 Access

- 8.1 Design
- 8.2 Consultation
- 8.3 Vehicular access
- 8.4 Pedestrian access
- 8.5 Site and building entrances
- 8.6 Inclusive design
- 8.7 Public/private space
- 8.8 Emergency service access
- 8.9 Sustainable travel

9.0 Conclusion

The format and content of this statement has been based upon the guidance supplied by CABE in their publication “Design and access statements - How to write, read and use them”

0.0 Executive Summary

The proposal relates to the construction of a new light industrial / office unit on land adjacent to Forest House, Leicester Lane, Desford, allowing the applicant to relocate their existing business operation to their home address

The application is for outline approval *only*, to establish the *principal of design* via the new access drive; an initial concept for the scheme is presented within this document, to illustrate how the proposal can be integrated within the existing open countryside setting

This document and associated plans are accompanied by the following consultants' reports:

- Topographical Survey by Castle Surveys Ltd
- Tree Survey by CBE Consulting
- Extended Phase 1 Habitat Survey by CBE Consulting

This document sets out:

- The applicants current business activity
- Problems with availability of alternative premises, holding back their expansion plans
- Suitability of this site for development
- How proposals could be seamlessly integrated into the existing setting
- Compliance with National planning policy guidance



Site Location

1.0 Introduction

1.1 Brief and aspirations

Our client has engaged HSSP Architects to investigate proposals for a high quality, business unit to accommodate their operations – design and manufacture of marine lighting fittings, which is currently based in Hinckley.

Savage Marine Ltd design and manufacture light fittings for the superyacht industry and marine leisure market. They are at the forefront of the industry; regarded as the leading supplier in their specialist field.

As well as manufacturing bespoke, high quality light fittings, Savage Marine Ltd also house a Research and Development (R&D) department, ensuring their continued growth and success within the industry.

They use the very latest in technical components to ensure optimum functionality, every product is engineered and designed to ensure that lighting can be easily integrated to compliment design features.

Our client currently operates from a small rental unit in Hinckley, circa 3800ft², however the disjointed layout coupled with the acceleration of the business mean the premises are no longer suitable; and are actually, hindering productivity and further growth.

Our client is seeking approval for a new unit that will not only provide the additional space needed, but can be tailored to showcase the business' niche operations.



2.0 Savage Marine Ltd – Business Operations

2.1 Overview of the business

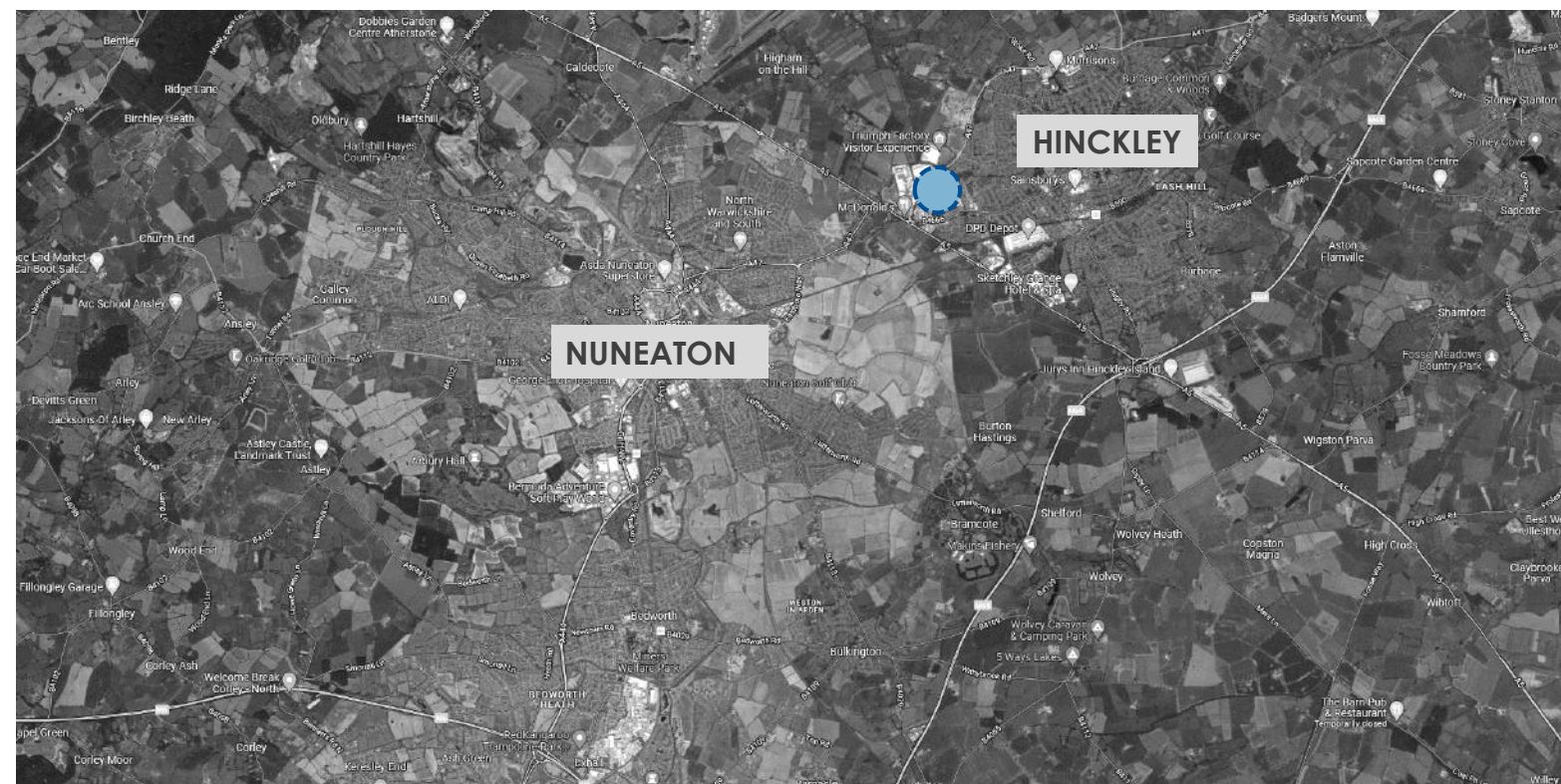
Savage Marine Ltd were founded over 20 years ago in rural Leicestershire (Hinckley), specialising in designing and manufacturing high quality lighting products for the superyacht industry and marine leisure market, in particular revolutionary LED interior and exterior lighting, halogen lights, fibre optic lighting and exclusive custom fittings.

They work with and supply shipyards, designers, owners, yachts, Naval architects and electrical contractors worldwide.

Their team of 19 employees is made up of

- R&D department (technical and product design engineers), currently 3 employees
- Manufacturing team, currently 11 employees
- Administration staff, management, sales, purchasing and business development. Currently 5 employees

Savage Marine are currently based in rented premises at Harrowbrook Industrial Estate in Hinckley, with 15 months to run on their lease.



2.0 Savage Marine Ltd – Business Operations

2.1 Overview

Savage Marine's unique selling point within the industry is that they work with each client to develop bespoke orders, which may consist of individual parts as well as their standard new fittings.

Existing lighting can be repaired, and enhanced, preserving parts where possible to ensure minimal wastage and a lower cost.

Other manufacturers within the field do not typically deviate from their standard product ranges, and Savage Marine feel this approach sets them above any potential competitors.

Their website states:

“Whether you are looking for a complete range of lighting for a new project or simply want to upgrade or refresh existing lights, we will work with you to achieve the solution you require.”

2.2 Product Range

Savage Marine's extensive product range is categorised below, and specifications of a few of their products are included adjacent, and on the next few slides.

- Exterior downlights
- Interior downlights
- Security lights
- Courtesy lighting
- Mast and rig lighting
- LED replacement bulb bodies
- Reading lights

Exterior downlights



63mm LED Range

IP66, LED downlights, for interior or exterior use



Caspain



Aegean



Atlantic



Neptune

EXTERIOR DOWNLIGHTS
5

BEZEL FINISHES

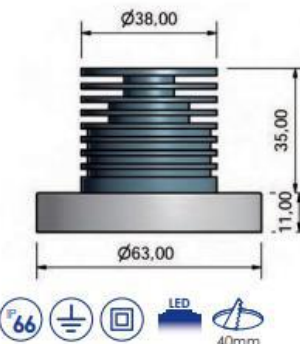


Polished 316 Stainless Steel
Painted 6082 Aluminium
Custom finishes available upon request

LENS STYLES



Clear
Clear pattern
Frosted



DESIGN

38° beam angle
Halogen option available
Bezel designs also available in other ranges
If you require bespoke bezels or any alterations to existing designs please contact us
Coloured LEDs available

TECHNICAL

LED Colour: 3,000K
LED Power - 5 Watt, 320lm, typ CRI 80
Rated Current - 350mA
Forward Voltage - 12 V DC.
(constant current drivers required)

LED Colour: 5,000K
LED Power - 5 Watt, 400lm, typ CRI 80
Rated Current - 350mA
Forward Voltage - 12 V DC.
(constant current drivers required)

INSTALLATION

Cable length is 125mm as standard, please enquire for custom lengths.

Fixing method: Three M4 counter sunk screws on a 50mm PCD (not supplied)

Supplied with two gaskets

Please note this product requires a LED driver. Driver not included but these are available to order

T: +44 (0)1455 614 545

www.savagelighting.co.uk

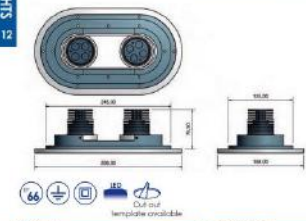
2.0 Savage Marine Ltd – Business Operations

Exterior downlights



Multi Adjustable Downlight

IP66, LED downlights, for exterior use



DESIGN
An adjustable floodlight with two LED spots that can be pivoted on both the X and Y axis. Designed to look like the Antibes range of lights.
Coloured LEDs available

TECHNICAL
LED Colour: 3,000K
Two of each per fitting
LED Power - 10 Watt, 538lm, typ CRI 80.
Rated Current - 350mA
Forward Voltage - 12 V DC
LED Colour: 5,000K
Two of each per fitting
LED Power - 10 Watt, 673lm, typ CRI 80.
Rated Current - 700mA
Forward Voltage - 12 V DC

INSTALLATION
Cable length is 125mm as standard, please enquire for custom lengths.
Fitting method: Mounted with six M4 counter sunk screws.
Supplied with two gaskets.
Please note this product requires an LED driver. Driver not included but these are available to order.

www.savagelighting.co.uk

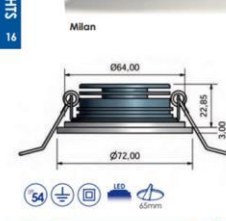
T: +44 (0)1455 614 545

Interior downlights



72mm LED LP Range

IP54, low profile LED downlight, for interior use



DESIGN
Inbuilt 12-24V DC drivers available.
If you require bespoke bezels or any alterations to existing designs please contact us.
Coloured LEDs available

TECHNICAL
LED Colour: 3,000K
LED Power - 5 Watt, 320lm, typ CRI 80.
Rated Current - 350mA
Forward Voltage - 12 V DC
(constant current drivers required)
LED Colour: 5,000K
LED Power - 5 Watt, 400lm, typ CRI 80.
Rated Current - 350mA
Forward Voltage - 12 V DC
(constant current drivers required)

INSTALLATION
Cable length is 135mm as standard, please enquire for custom lengths.
Fitting method: Coil springs.
Panel thickness: Min 5mm - Max 11mm.
Please note this product requires a LED driver. Driver not included but these are available to order.

www.savagelighting.co.uk

T: +44 (0)1455 614 545

Security lights



10 Watt LED Security Light

IP66, LED security light, for exterior use



DESIGN
This fitting has two lenses: an outer lens and an internal optic. The outer lens can be frosted on the inside to soften the light output.
If you require bespoke bezels or any alterations to existing designs please contact us.
Coloured LEDs available

TECHNICAL
LED Colour: 3,000K
LED Power - 10 Watt, 850lm, typ CRI 80.
Rated Current - 700mA
Forward Voltage - 15 V DC
(constant current drivers required)
LED Colour: 5,000K
LED Power - 10 Watt, 1150lm, typ CRI 68.
Rated Current - 700mA
Forward Voltage - 15 V DC
(constant current drivers required)

INSTALLATION
Cable length is 125mm as standard, please enquire for custom lengths.
Fitting method: Four M4 counter sunk screws (not supplied).
Supplied with a gasket.
Please note this product requires a LED driver. Driver not included but these are available to order.

T: +44 (0)1455 614 545

www.savagelighting.co.uk

Courtesy lighting



40mm Micro Acrylic Range

IP54, low profile LED Courtesy light, for interior use



DESIGN
Simple step lights.
With a clear anodized fixing ring.
Inbuilt 12-24V DC drivers available.
Coloured LEDs available

TECHNICAL
LED Colour: 3,000K
LED Power - 1.4 Watt, 66lm, typ CRI 85.
Rated Current - 350mA
Forward Voltage - 3.0 V DC
(constant current drivers required)
LED Colour: 5,000K
LED Power - 1.4 Watt, 100lm, typ CRI 70.
Rated Current - 350mA
Forward Voltage - 3.0 V DC
(constant current drivers required)

INSTALLATION
Cable length is 135mm as standard, please enquire for custom lengths.
Fitting method: Fixed with a surface mounted aluminium fixing ring with three M3 mounting holes on a 33.5mm PCD (fixing screws not included).
We advise the use of a clear sealant behind the bezel lip when used in wet areas.
Please note this product requires an LED driver. Driver not included but these are available to order.

www.savagelighting.co.uk

T: +44 (0)1455 614 545



120mm LED Antibes

IP66, LED downlights, for interior or exterior use



DESIGN
65° beam angle.
Inbuilt 12-24V DC drivers available.
Halogen option available.
Bezel designs also available in other ranges.
If you require bespoke bezels or any alterations to existing designs please contact us.
Coloured LEDs available

TECHNICAL
LED Colour: 3,000K
LED Power - 5 Watt, 320lm, typ CRI 80.
Rated Current - 350mA
Forward Voltage - 12 V DC
LED Colour: 5,000K
LED Power - 5 Watt, 400lm, typ CRI 80.
Rated Current - 350mA
Forward Voltage - 12 V DC
LED Colour: 5,000K
LED Power - 10 Watt, 673lm, typ CRI 80.
Rated Current - 700mA
Forward Voltage - 12 V DC
(constant current drivers required)

INSTALLATION
Cable length is 125mm as standard, please enquire for custom lengths.
Fitting method: Suitable adhesive (not supplied).
Spring clips available.
Supplied with two internal gaskets.
Please note this product requires a LED driver. Driver not included but these are available to order.

T: +44 (0)1455 614 545

www.savagelighting.co.uk



88mm 10 Watt LED Pivotal Interior Range

IP54, low profile LED downlights, for interior use



DESIGN
65° beam angle.
48° adjustment 24° each way.
Lenses are recessed by 6mm with a glare baffle.
Inbuilt 12-24V DC drivers available.
Bezel designs also available in other ranges.
If you require bespoke bezels or any alterations to existing designs please contact us.
Coloured LEDs available

TECHNICAL
LED Colour: 3,000K
LED Power - 5 Watt, 320lm, typ CRI 80.
Rated Current - 350mA
Forward Voltage - 12 V DC
LED Colour: 5,000K
LED Power - 5 Watt, 400lm, typ CRI 80.
Rated Current - 350mA
Forward Voltage - 12 V DC
LED Colour: 5,000K
LED Power - 10 Watt, 673lm, typ CRI 80.
Rated Current - 700mA
Forward Voltage - 12 V DC
(constant current drivers required)

INSTALLATION
Cable length is 125mm as standard, please enquire for custom lengths.
Fitting method: Coil springs.
Please note this product requires a LED driver. Driver not included but these are available to order.

T: +44 (0)1455 614 545

www.savagelighting.co.uk



80 Watt LED Security Light

IP66, LED security light, for exterior use



DESIGN
120° beam angle.
Angled beam available.
Mains input drivers only.
LED's can be connected to individual drivers at 700mA.
If you require bespoke bezels or any alterations to existing designs please contact us.
Coloured LEDs available

TECHNICAL
LED Colour: 2,800K - 3,000K
LED Power - 2 x 40 Watt, 2800lm, typ CRI 80.
LED's connected in parallel to the driver.
Rated Current - 1400mA
Forward Voltage - 42 - 43.8 V DC
(constant current drivers required)
LED Colour: 5,300K - 6,300K
LED Power - 2 x 40 Watt, 2800lm, typ CRI 75.
LED's connected in parallel to the driver.
Rated Current - 1400mA
Forward Voltage - 42 - 43.8 V DC
(constant current drivers required)

INSTALLATION
Cable length is 1000mm as standard, please enquire for custom lengths.
Fitting method: Four M4 counter sunk screws (not supplied).
Supplied with two gaskets.
Please note this product requires a LED driver. Driver not included but these are available to order.

T: +44 (0)1455 614 545

www.savagelighting.co.uk



63mm Eyelid

IP66, low profile LED Courtesy light, for interior or exterior use



DESIGN
Inbuilt 12-24V DC drivers available.
If you require bespoke bezels or any alterations to existing designs please contact us.
Coloured LEDs available

TECHNICAL
LED Colour: 3,000K
LED Power - 1.4 Watt, 66lm, typ CRI 85.
Rated Current - 350mA
Forward Voltage - 3.0 V DC
(constant current drivers required)
LED Colour: 5,000K
LED Power - 1.4 Watt, 100lm, typ CRI 70.
Rated Current - 350mA
Forward Voltage - 3.0 V DC
(constant current drivers required)

INSTALLATION
Cable length is 135mm as standard, please enquire for custom lengths.
Standard fit
Fitting method: Suitable adhesive (not supplied).
Push fit
Fitting method: Plastic sleeves are fitted with a suitable adhesive then the fitting is pushed into place when dry.
Please note this product requires a LED driver. Driver not included but these are available to order.

T: +44 (0)1455 614 545

www.savagelighting.co.uk

2.0 Savage Marine Ltd – Business Operations

Mast and rig lighting



110mm Mast Light Range

IP66, LED structure light, for exterior use



MAST AND RIG

BEZEL FINISHES

Polished 316 Stainless Steel
Anodised 6063 Aluminium
Custom finishes available upon request

LENS STYLES

Clear narrow
Pattern wide

DESIGN

Savage's classic and popular mast light has undergone an electronic redesign to incorporate the latest LED technology with more efficient optics. This product is available in two styles: Uplight and Downlight.

Please note that the Uplight incorporates a thicker lens. This lighting has two lenses: an outer lens and an internal optic. The outer lens can be frosted on the inside to soften the light output. If you require bespoke bezels or any alterations to existing designs, please contact us.

TECHNICAL

LED Colour: 3,000K
LED Power - 6 Watt, 420lm, typ CRI 85
Rated Current - 700mA
Forward Voltage - 12 V DC
(constant current drivers required)

LED Colour: 5,000K
LED Power - 6 Watt, 460lm, typ CRI 80
Rated Current - 700mA
Forward Voltage - 12 V DC
(constant current drivers required)

Coloured LEDs available

INSTALLATION

Cable length is 110mm as standard, please enquire for custom lengths.

Fitting method: Three M5 counter sunk screws on a 92mm PCD (not supplied).

Supplied with a gasket.

Please note this product requires a LED driver. Driver not included but these are available to order.

www.savagelighting.co.uk

T: +44 (0)1455 614 545



50mm Rig Step

IP66, LED structure light, for exterior use



MAST AND RIG

BEZEL FINISHES

Polished 316 Stainless Steel
Anodised 6063 Aluminium
Custom finishes available upon request

LENS STYLES

Clear narrow
Pattern wide

DESIGN

Made with two lenses and a cable gland for Mast and Rig lighting in mind.

Inbuilt 12-24V DC drivers available.

Coloured LEDs available.

3 Watt option available.

TECHNICAL

LED Colour: 3,000K
LED Power - 1.4 Watt, 66lm, typ CRI 85
Rated Current - 350mA
Forward Voltage - 3.0 V DC
(constant current drivers required)

LED Colour: 5,000K
LED Power - 1.4 Watt, 100lm, typ CRI 70
Rated Current - 350mA
Forward Voltage - 3.0 V DC
(constant current drivers required)

INSTALLATION

Cable length is 135mm as standard, please enquire for custom lengths.

Fitting method: Surface mounted or recessed then fixed with three M3 counter sunk screws on a 42mm PCD.

Please note this product requires a LED driver. Driver not included but these are available to order.

www.savagelighting.co.uk

T: +44 (0)1455 614 545

Reading lights



Goose Neck Reading Light

IP54, reading light for interior use



READING

BEZEL FINISHES

Polished 316 Stainless Steel
Custom finishes available upon request

LENS STYLES

Clear narrow
Pattern wide

DESIGN

Rex neck is a chrome plated brass and steel assembly.

Inbuilt 12-24V DC drivers available.

If you require bespoke bezels or any alterations to existing designs please contact us.

Coloured LEDs available.

TECHNICAL

LED Colour: 3,000K
LED Power - 1.4 Watt, 66lm, typ CRI 85
Rated Current - 350mA
Forward Voltage - 3.0 V DC
(constant current drivers required)

LED Colour: 5,000K
LED Power - 1.4 Watt, 100lm, typ CRI 70
Rated Current - 350mA
Forward Voltage - 3.0 V DC
(constant current drivers required)

INSTALLATION

Cable length is 120mm as standard, please enquire for custom lengths.

Fitting method: Under surface fixing ring mounted with three M4 counter sunk screws on a 44mm PCD.

The light is then screwed into the mount.

Please note this product requires a LED driver. Driver not included but these are available to order.

www.savagelighting.co.uk

T: +44 (0)1455 614 545



Jet Reading Light

IP54, reading light for interior use



READING

BEZEL FINISHES

Polished 316 Stainless Steel
Custom finishes available upon request

LENS STYLES

Clear narrow
Pattern wide

DESIGN

Knuckle is a chrome plated brass and steel assembly.

Inbuilt 12-24V DC drivers available.

If you require bespoke bezels or any alterations to existing designs please contact us.

Coloured LEDs available.

TECHNICAL

LED Colour: 3,000K
LED Power - 1.4 Watt, 66lm, typ CRI 85
Rated Current - 350mA
Forward Voltage - 3.0 V DC
(constant current drivers required)

LED Colour: 5,000K
LED Power - 1.4 Watt, 100lm, typ CRI 70
Rated Current - 350mA
Forward Voltage - 3.0 V DC
(constant current drivers required)

INSTALLATION

Cable length is 120mm as standard, please enquire for custom lengths.

Fitting method: Surface mounted fixing ring fixed with three M4 counter sunk screws on a 64mm PCD.

The light is then held to the ring with two grub screws.

Please note this product requires a LED driver. Driver not included but these are available to order.

www.savagelighting.co.uk

T: +44 (0)1455 614 545

2.0 Savage Marine – Business Operations

2.3 Existing Site

The existing business is based at The Dodwells, Brindley Road within Harrowbrook Industrial Estate, on the Western side of Hinckley.

Staff and visitors typically arrive at the industrial estate via the M69 and A5 from Coventry or Leicester, or the A47 which wraps around Earl Shilton, Barwell, Hinckley, and Nuneaton.

Visitors from Europe and the USA would arrive on the same Highway network via local International airports at Nottingham East Midlands or Birmingham.

Harrowbrook Industrial Estate and its surrounding areas offer general commercial premises, which, with the exception perhaps of the Triumph motorcycle HQ, do not have a 'blue chip' prestigious appeal, to the international business market.



2.0 Savage Marine – Business Operations

2.4 Existing Site & Operations

The company operates from two buildings which are physically detached but within the same compound.

Their office building is accessed directly off Brindley Road. Savage Marine Ltd rent the first floor only, with other companies occupying the ground floor, and this accommodates two offices, each approximately 8-12sq.m in size. Office 1 is used by the operations manager doubling up as a meeting room; Office 2 is a general admin office – shared WC and kitchen facilities are on the ground floor.

The *manufacturing workshop* is accessed via a shared compound at the far end of the service yard. The service yard is shared by 3 other businesses, is congested and unkempt in appearance. Savage Marine's unit located in the far corner, has one roller shutter for deliveries and a single window providing natural daylight.



View of the shared courtyard area from Brindley Road



Offices
(Savage Marine rent the first floor only)



Manufacturing, R&D & staff welfare

2.0 Savage Marine – Business Operations

2.5 Existing Site – access & parking

Parking for staff and visitors is located on grassed verge areas in front of the Boat House, and to the right of the access gates. There is space for 7 cars. There is no dropped kerb in front of the offices; and the dropped kerb to the right of the gates can only be used for one parking space.

The parking arrangements are 'permissive' rather than planned.

Neither of the locations have any formal parking bay markings or signage.

There are no designated loading bays for delivery vehicles.



2.0 Savage Marine – Business Operations

2.6 Process

Raw marine-grade materials are delivered via a fixed axle vehicle approximately twice per week, and a sprinter van delivers small quantities of materials / products every day.

Materials delivered are stored internally ahead of use – currently, due to lack of space, the majority of supplies are stored on the mezzanine floor.



Delivery of raw materials via loading bay



Storage / stock room (mezzanine floor)



2.0 Savage Marine – Business Operations

The materials are milled, turned and routed by high quality CNC machines using the latest in CAD software to meet the exacting specifications of their customers.

At present there is only room for 3no. machines in the current unit, current business demands could easily justify a further 2 machines.

Components are then machine polished and finished by hand before processing to the assembly stage, where relevant soldering, wiring and electronics are undertaken.

The completed units are tested and then packaged for dispatch.



Ground floor –milling machine – production process



CNC control



Packing and assembly area

2.0 Savage Marine – Business Challenges



As illustrated in the above diagram, there is a clear lack of cohesion, and the business is finding it difficult to operate efficiently.

Office Operations

- The existing split between office and manufacture creates operational inefficiencies, a division in the team structure and a general lack of supervision and control
- The existing unit performs poorly in respect of its shopfront to overseas visitors and is not reflective of the high end market which it serves
- Facilities on entrance are poor – no disabled access or parking, no access to appropriate welfare facilities
- The building fabric both in the admin and manufacturing buildings are poor, inefficient and difficult to upgrade or control –the current energy crisis is exacerbating these issues
- The business market has changed rapidly since BREXIT – the company are taking steps to overcome problems, and will need to continue to do so in order to retain their position in the European market

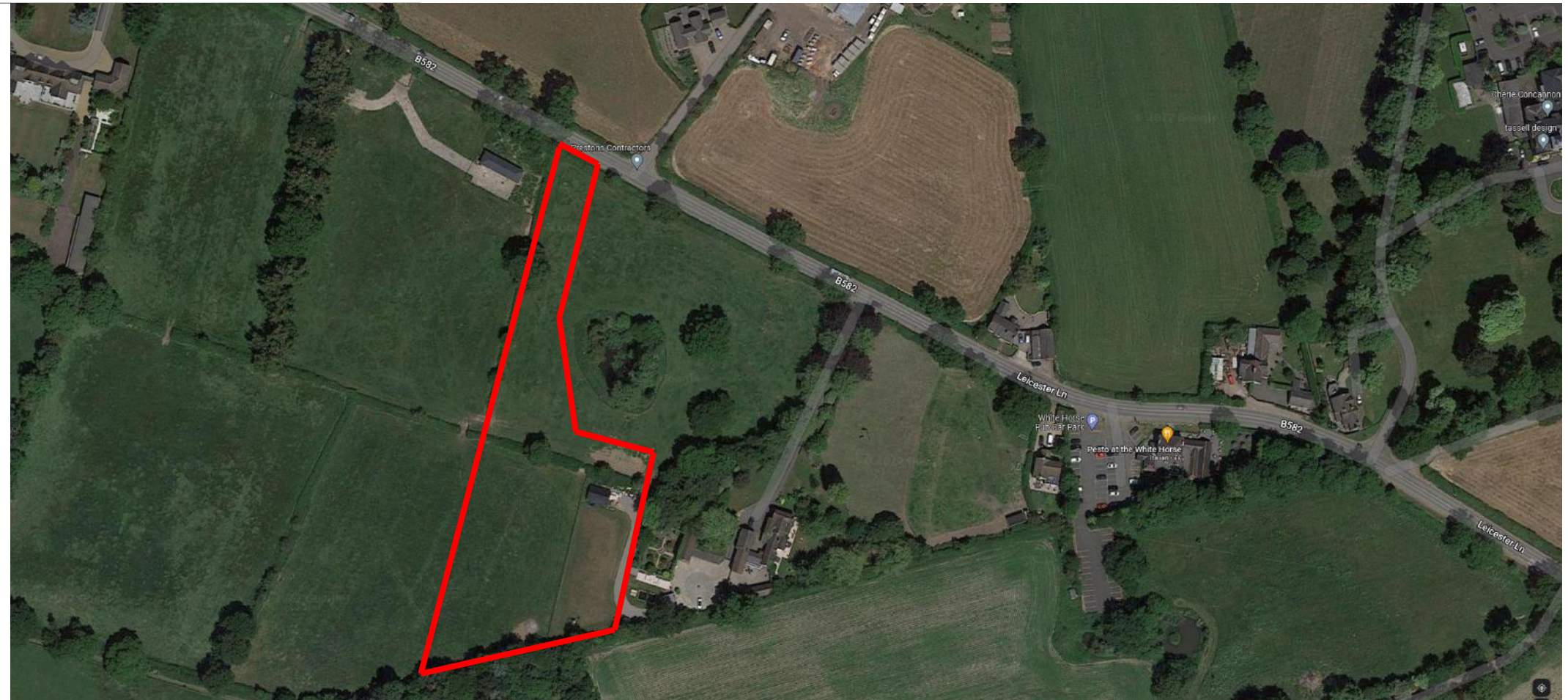
Manufacturing Operations

- Existing floorspace defines the number of machines and output possible from these premises – additional machines can be justified
- Sufficient storage& stock facilities required at ground floor level
- Avoidance of H&S issues encountered in taking stock onto the mezzanine floor
- Separation from dirty machining process and clean finishing and assembly processes would allow better quality control
- Natural daylight would be a massive improvement in working conditions
- Additional space required for R&D to develop new product offerings – ie 'Light cleanse' to be discussed later in the business case section.

3.0 Site Assessment

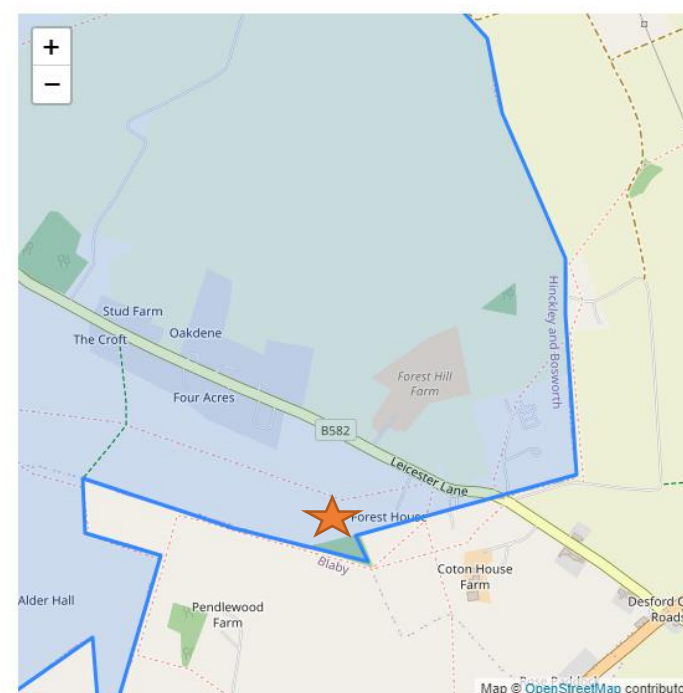
3.1 Site location

- Desford Crossroads, Leicestershire
- The site is just within the Boundary of Hinckley & Bosworth BC with the border with Blaby DC just to the South of the site
- Approx 2.25m to the South East of Desford Village. Approx 4.8km to the North West of Enderby
- Leicester approx. 9km Eastwards, Hinckley approx. 11km South West
- Easy access to A47, linking with major arterial routes, M1, M69 and A5
- Hinckley railway station 11km South West
- East Midlands Airport approx. 23km North
- Birmingham Airport approx. 36km South West
- The site lies in areas of open agricultural land, interspersed with commercial business and agricultural enterprises, along with existing major industrial sites such as Caterpillar Building Construction products to the West of the site



Aerial view from google Maps showing the site and its immediate context

Map showing site at edge of HBBC boundary



Hinckley and Bosworth Borough Council ID 2372

- Type: [District council \(DIS\)](#)
- Exists in generations: 1–47
- Country: [England](#)
- [Example postcode](#)
- [Children](#)
- [Get this data as JSON](#)

Business user? Call the MapIt API with our [powerful paid plans](#).

Geometry:

- [Geometry \(JSON\)](#)
- [WKT](#)
- [GeoJSON](#)
- [KML](#)

Areas:

- [Touching this area](#)
- [Overlapping this area](#)
- [Covering this area](#)
- [Covered by this area](#)
- [Covered by or overlapping](#)

3.0 Site Assessment

3.2 Site description

- Topography – site is level
- N to S fall of approx. 900mm from roadside to rear of site and 300mm E to W
- Land Use – Agricultural grazing land
- Existing buildings – a mix of residential buildings 2 storeys, brick barns (with consent for conversion to residential) and small outbuildings / storage
- Vegetation – dense spinney to the South of the site, mature tree planting separating the site from Forest House and scattered trees in hedgerow boundaries
- Water – pond located in adjoining field
- Boundaries – Field hedges surrounding adjacent paddock
- Access – Existing vehicular access drive serving Forest House and its annexe and consented barn conversion

Features (see plan right)

- Land is screened by dense trees to the South and Eastern sides
- Garden to consented barn conversion is contained within existing walls
- Recent stable building erected in adjoining field off the B582
- PROW passes North of the site East West direction
- Nearby residential dwellings screened by field boundary vegetation



Views of the development area and surrounding context

3.0 Site Assessment



View of driveway to Forest House



View from Leicester Lane towards the site



Adjacent stable building on Leicester Lane



View Westwards from PROW



View Eastwards from PROW towards site



View along hedgerow towards Leicester lane



View Southwards towards neighbouring dev



View looking Northwards to application site



View Southwards to spinney

3.0 Site Assessment

3.3 Site context

Wider context

- Located within the Hinckley & Bosworth Landscape character area D – Newbold and Desford rolling farmland
- Area typified by rolling agricultural land with small woodland pockets
- Large areas of hedged fields in a regular rectangular pattern interspersed with mature trees

Local context

- Desford Hall complex of business units located to the North of the site
- Close location to Desford Crossroads service station
- Pesto restaurant immediately adjacent to Forest House
- Widespread commercial and business activity in the area



Aerial view of the site in context with adjacent commercial activity and Desford Crossroads

3.4 Site history

- Historic maps refer to a Smithy on the site – 1885-1913 maps illustrating local employment and service within the area associated probably with various inns on routes from town to town, or Desford Hall. The pond and PROW are referenced on maps from 1888 onwards
- Forest House and its collection of outbuildings is also referenced on early site mapping



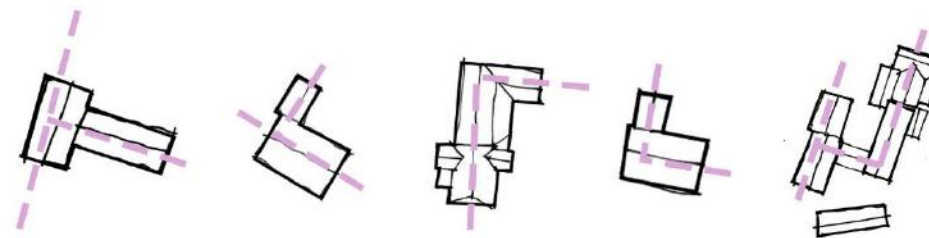
Side by side ariel view alongside 1885 map showing former Smithy location

3.0 Site Assessment



3.5 Local character

- Buildings in the vicinity are a mix of historic brick buildings and large span agricultural buildings
- South side of the Leicester Lane is more residential in character, with commercial activity more easily viewed from the roadside to the North
- Surrounding context is low density but varying heights and sizes – including 'T' and 'L' shaped buildings which appear to have been extended and have evolved over time



4.0 Planning Policy

4.1 National planning policy framework

The NPPF states that the purpose of the planning system is to contribute towards the achievement of sustainable development – at a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The planning system has 3 overarching objectives which when combined determine sustainable development. HSSP comments in bold

- **An economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types are available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **This document will demonstrate how the current issues of Brexit, Covid 19 and the energy crisis result in a requirement for a single business application to be considered outside of the stipulations of the HBBC Local plan and its existing business allocations**
 - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **the requirement to provide an attractive setting to showcase the business services for nationally leading company cannot be overlooked**
This document demonstrated how the site can be accessible in terms of its employees and visitors and how health and well being will be enhanced by an alternative approach
 - an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- **The energy crisis is forcing many businesses to review their current energy usage and this application provides an option to encourage a wholly sustainable response to be developed, reducing consumption and enhancing an existing attractive environment**

Section 3 – Plan making

Para 22 discusses the Local plan looking ahead over a minimum 15 year period to anticipate and respond to long term requirements and opportunities such as those arising from major improvements in infrastructure.

Our clients business is dealing with 2 major effects on the business model that could not have been conceived at the time of adoption of the plan

Section 6 Building a strong Competitive Economy

Para 81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can

be a global leader in driving innovation⁴², and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Our clients are a local business with a nationwide leading offer, it is currently being hampered in its business operations throughout Europe and needs assistance in making operational changes to be able to push forward with new technologies to cement its industry leading expertise

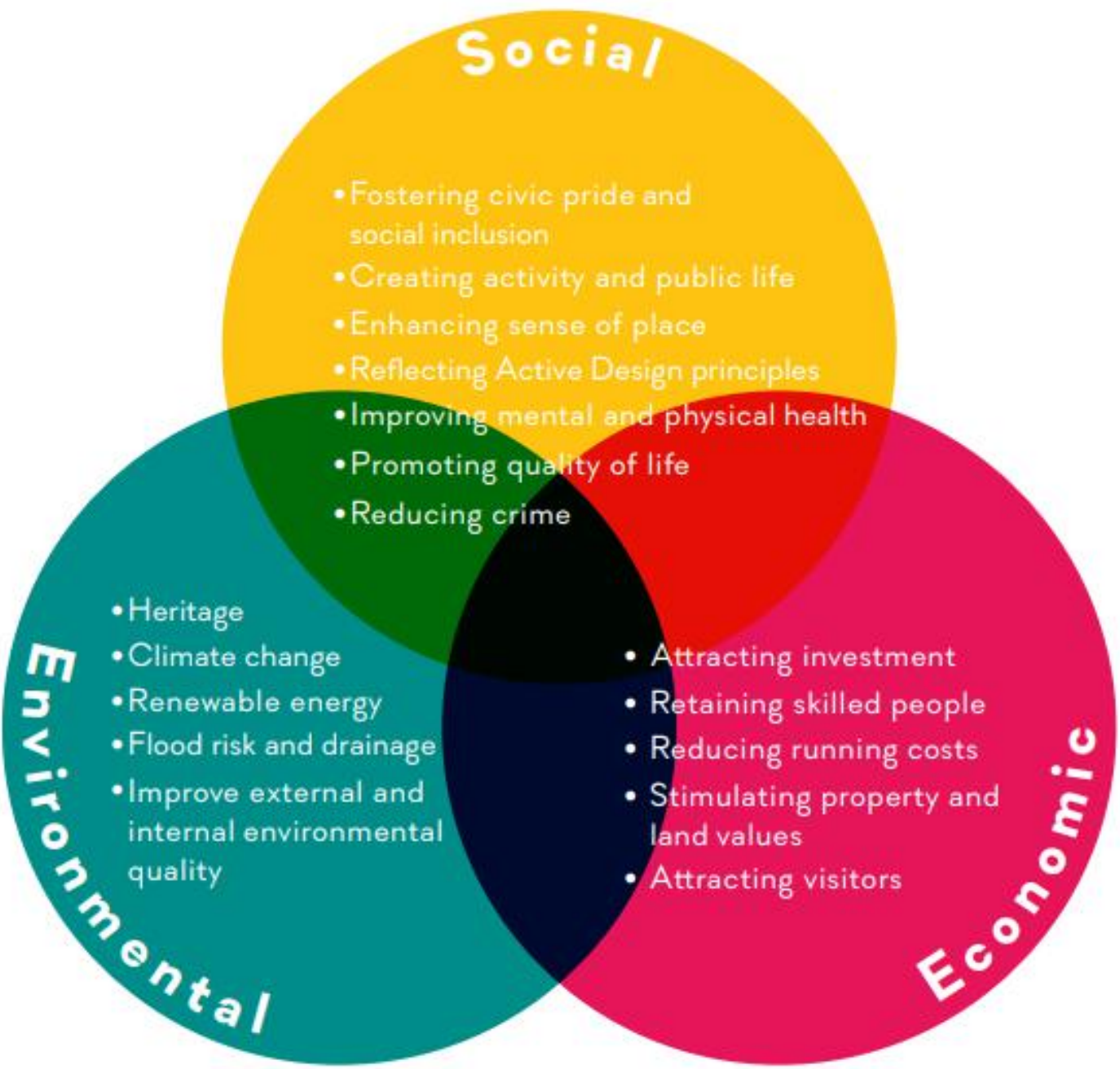
Supporting a prosperous rural economy

Para 84. Planning policies and decisions should enable:

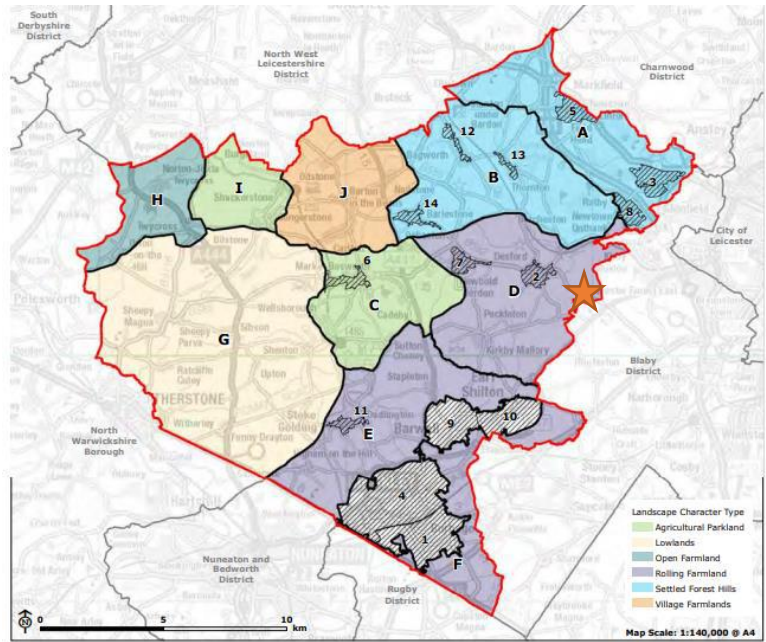
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and **well-designed new buildings**;

The clients business initially started out in a rural location within Market Bosworth – the application site aims to return to this high end business model rather than a generic commercial/industrial site

Para 85. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

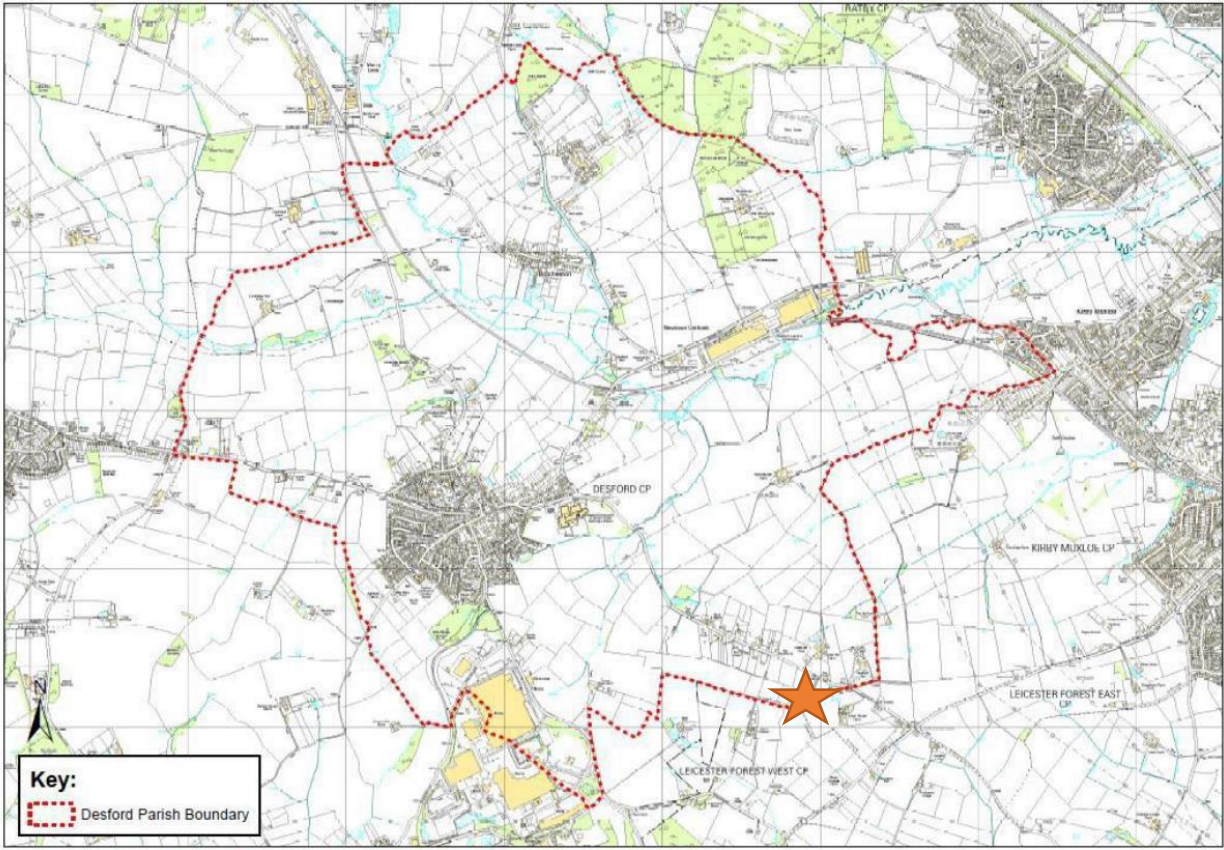


The 3 overarching principles of sustainable development around which planning policy and decisions are to be based



★ Denotes the approx site position

HBBC Landscape assessment map



Desford Parish boundary map

4.0 Planning Policy

4.2 Local plan – HSSP comment in BOLD

- Hinckley & Bosworth Borough Council Local Plan 2006-2026
- Core Strategy Document adopted Dec 2009 para 3.2 states that traditionally Hinckley was had a strong manufacturing elements which has declined over the years to be replaced by warehousing generally located along the A5 corridor.
- Employment areas are taking place on former coal mining sites at Bagworth, Desford, Merrylees and Nailstone.
- **Para3.39 The economy**
- **Spatial Objective 1: Strong and Diverse Economy**
- 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.
- **This site aims to take advantage of the last sentence – Desford Crossroads being recognised as distinct address with good transport links, better perhaps than Desford Village itself**
- **Policy 7 – Key Rural Centres**
- To support the Key Rural Centres and ensure they can provide key services to their rural hinterland, the council will:
- Ensure there is a range of employment opportunities within the Key Rural Centres. To support this, the enhancement of allocated employment sites in the Key Rural Centres will be supported, as will the development of employment uses including home working within the settlement boundary.
- **Policy 8 – Key rural centres relating to Leicester**
- Support additional employment provision to meet local needs in line with Policy 7.
- **The site is well related to Desford Crossroads – just outside of HBBC boundary – in a previous assessment of the site HBBC planning officer had stated that the site' is a considerable distance from the settlement boundary of Desford and we don't think the policies of Desford should restrict the considerations of this proposal**
- **One of the key considerations however to a service centre allocation is to have employment and a 6 day a week hourly bus service. This site benefits from excellent bus connectivity with Arriva 158 & 152 services and Stagecoach 48L service connecting the site to Leicester, Coventry, Nuneaton and Market Bosworth routes**
- **Good Design SPD – encouraging contextual but innovative design**
- It is essential to avoid the encroachment of generic modern forms and instead focus on the development of contextual design. This should not be taken to discourage architectural innovation and contemporary design. This often has a significantly more positive impact on an area than pastiche replication. The key issue, however, is that innovation should be appropriate to a place and context.
- **The principles for design established in section 6 – converting Agricultural buildings and section 7 Commercial development will be used to develop the scheme in a REM application should this outline application be consented**
- **Employment Land and Premises Study 2020**
- Findings from the executive summary report that other businesses have difficulty on moving from small scale to medium scale business premises
- vii) Amongst the local businesses consulted there is a strong desire for growth, and some have struggled to find the space they need. Many local businesses have taken steps to secure land and property, through a mixture of refurbishment/on site expansion and consolidation.
- **Our client is unable to expand at their current site and this relocation provides a viable long term solution to the business development aspirations**
- viii) Demand remains strong for small-mid sized industrial properties of up to 1000 sqm to meet local business needs, and units up to 500 sqm for new businesses.
- xiii) Within that functional economic market area most of the local authorities feel they can meet their employment land needs on land within their own local authority area boundaries. The exception is Leicester City, which has a significant, and long established, shortage of employment land and will be looking for support from its neighbours
- xxii) The jobs based forecast models suggest the Borough has an oversupply of employment land. This indicates that a portion of the current land supply may be surplus to requirements and could be used for other activities. However, the market assessment and a review of the historic trends in employment change and land take up (see Section 8.0) **suggest that these forecasts underestimate land needs significantly.**
- Under the reports recommendations it is suggested that the council consider a small scale allocation within Desford to meet local needs across a wide catchment
- **We understand from this that there is an undersupply of medium sized units, an underestimation of the needs of companies within the HBBC area, and an undersupply of available units moving into Leicester – the sites closest influence. Additionally Desford is stated at requiring more employment allocation to meet local business requirements**

4.0 Planning Policy

Section 4 Property Market Assessment

Take up in the East Midlands hit a record 135,000 sqm over 2017/18 (Lambert Smith Hampton, 2018)

The East Midlands saw a good level of demand for speculative space – 36 percent of the floorspace under construction at the start of 2017 had been taken up by the start of 2018 (JLL, 2019)

- The national market experienced an increase in supply of 'mid-box' units during 2018, however take-up was at a nine-year low. This may be showing occupier needs not being met by the new supply (Lambert Smith Hampton, 2018)

- **Take-up, however, may be slow due to many occupiers taking a 'wait-and-see' approach due to Brexit** (Cushman and Wakefield, 2019)

- Robust but stable levels of demand are being seen nationally for good quality small/ medium sized properties, although a very low level of supply is being delivered (Lambert Smith Hampton, JLL, 2018)

Valuation office data

Industrial

4.43 According to the latest Valuation Office Agency (VOA) statistics, there are 1,150 hereditaments in the Borough totalling 1,148,000 sqm. Out of this space, there are only 20 marketed premises which total 12,775 sqm. This suggests an overall occupancy rate for the Borough of **98.2 percent by premises number and 98.9 percent by floorspace.**

4.44 Low occupancy rates of below 90 percent can indicate levels of low demand for property and poor business growth. High occupancy rates (above 95 percent) may be an indicator of supply shortfall, and businesses potentially having difficulty in finding premises. **By this measure Hinckley and Bosworth clearly has a supply shortfall for industrial and warehouse premises at this time**

Desford Parish Council

"Because Desford is so close to several major employment centres and because the major employment sites in or adjoining Desford have room for expansion, Desford Parish Council does not believe there is a need for further employment land outside the Desford and Botcheston village boundaries. The draft Neighbourhood Plan supports sustainable expansions of existing businesses; opposes the loss of existing employment land and supports sustainable job creation/business start-ups, farm diversification and tourism projects."

The comments raised by the Parish council belie the statements made elsewhere that there is a demand for additional commercial space in the Desford borough. Development at this site is designed to mirror farm diversification proposals and can be demonstrated to be sustainable in respect of energy usage and transport

4.3 Neighbourhood development plan – May 2021

The application site lies at the far South Eastern extremity of the plan boundary, but outside of the village defined settlement

The plan identifies the hedgerow to the North of the site running behind the properties along Leicester Lane, along the route of PROW as being a Local wildlife site worthy of protection

The NP response to business provision appears to be generated by a survey of existing businesses -

The results of the questionnaire indicated that the current economic downturn has had a negative effect on some companies' viability. Several companies indicated that they were planning future expansion and growth. Barriers to potential expansion and growth were identified as lack of availability of larger commercial premises, Lack of commercial storage rental premises, Land for expansion, funding, economic downturn. Few companies indicated any great involvement with the local community

Resulting policies E1 Existing Employment use and Policy E2 support for new employment opportunities, subsequently take a hard line to just retention and expansion of facilities within the village settlement rather than the parish as a whole

They do support farm diversification proposals through policy E4, which in this rural location, perhaps has parallels with this application

4.4 Application site planning history

80/01204/4 – alterations to Forest House

82/00455/4 Extensions to Forest House

16/00943 Conversion of outbuildings to dwelling

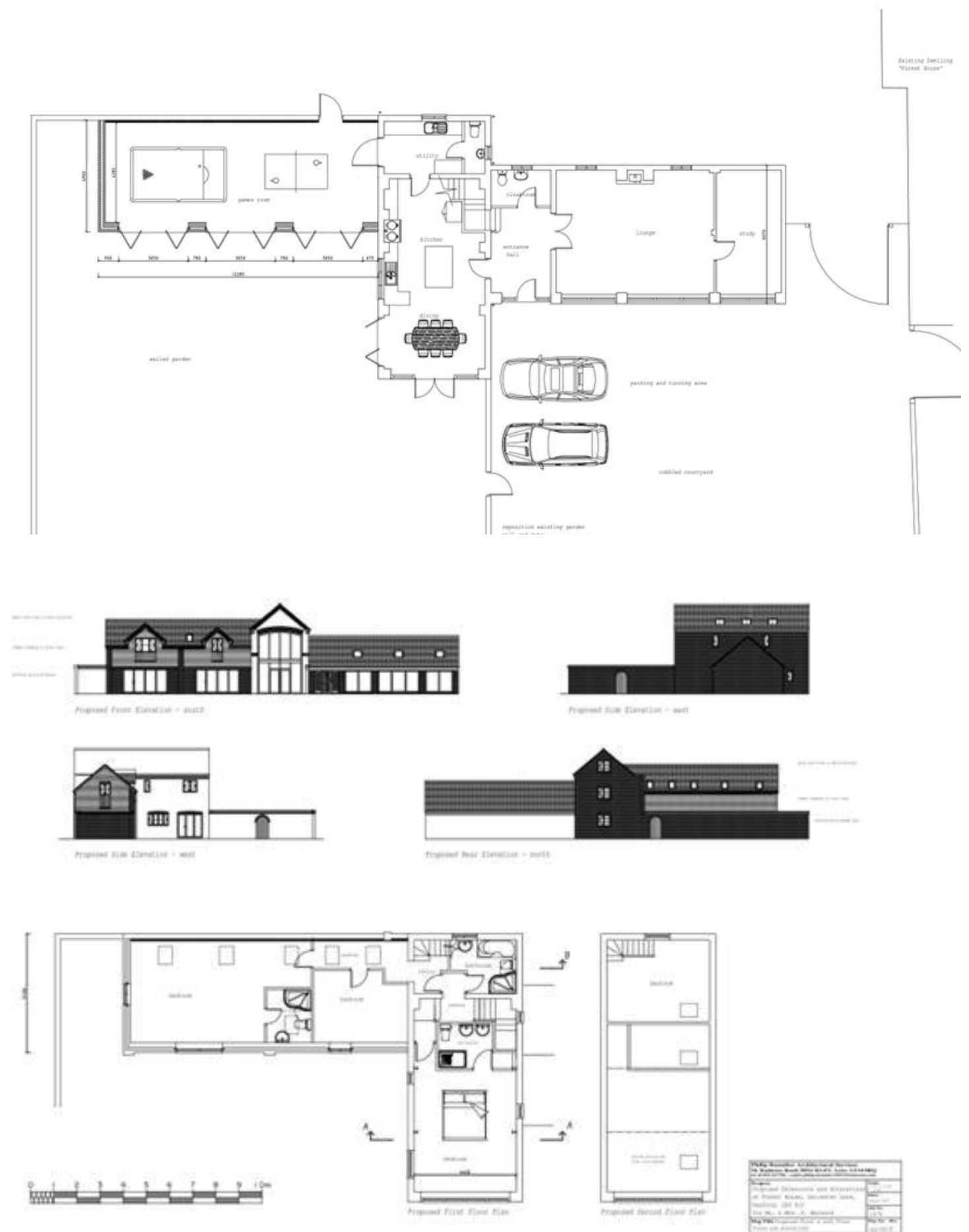
18/01028 Conversion of outbuildings to dwelling with extension – implemented
The officers report states that the site should be related to Hinckley Road rather than Desford Village in its assessment

21/00327 detached garage and ancillary accommodation

4.0 Planning Policy – previous site approvals



Domestic approval for a new build garage and ancillary building on the site – approval not yet implemented



Approval for conversion and extension to existing barns to provide a single new dwelling – approval implemented and progressing on site

4.0 Planning Policy – specific site responses

4.5 What alternatives are available?

Commercial property is very rare for the SME, we have looked in the vicinity of Desford & Hinckley within a ten mile radius, the very rare find we do see is usually in the Coventry/Warwickshire area which would make travel impractical for most employees, and take the business away from the local area.

If we required just an office then there are more options, i.e. Desford Hall has office spaces available, Meridian Business Park has office space and the area by Morrisons has office space.
If we wanted a huge distribution centre, then again, this would have more availability.

There seems to be a huge shortage for SMEs that are still manufacturing in the UK which is very frustrating to encourage or allow for business growth. Our requirements need to accommodate a mix of office and production facility, and all avenues to find this seem to be exhausted.

On the very rare occasion if something does become available, there are a list of businesses waiting for this type of accommodation.

Julie Clark – Barnard – Managing Director

Hello Julie

Thanks for your email and good to hear from you. I am very well and hope you are also?

Would you be looking to buy or rent at this stage?

There remains a shortage of industrial accommodation generally but if anything crosses my desk which I think could be of interest to you, I can certainly let you know.

Any queries please let me know.

Kind regards
Harry

Harry Ward MRICS
Ward Surveyors
20 Station Road, Hinckley LE10 1AW



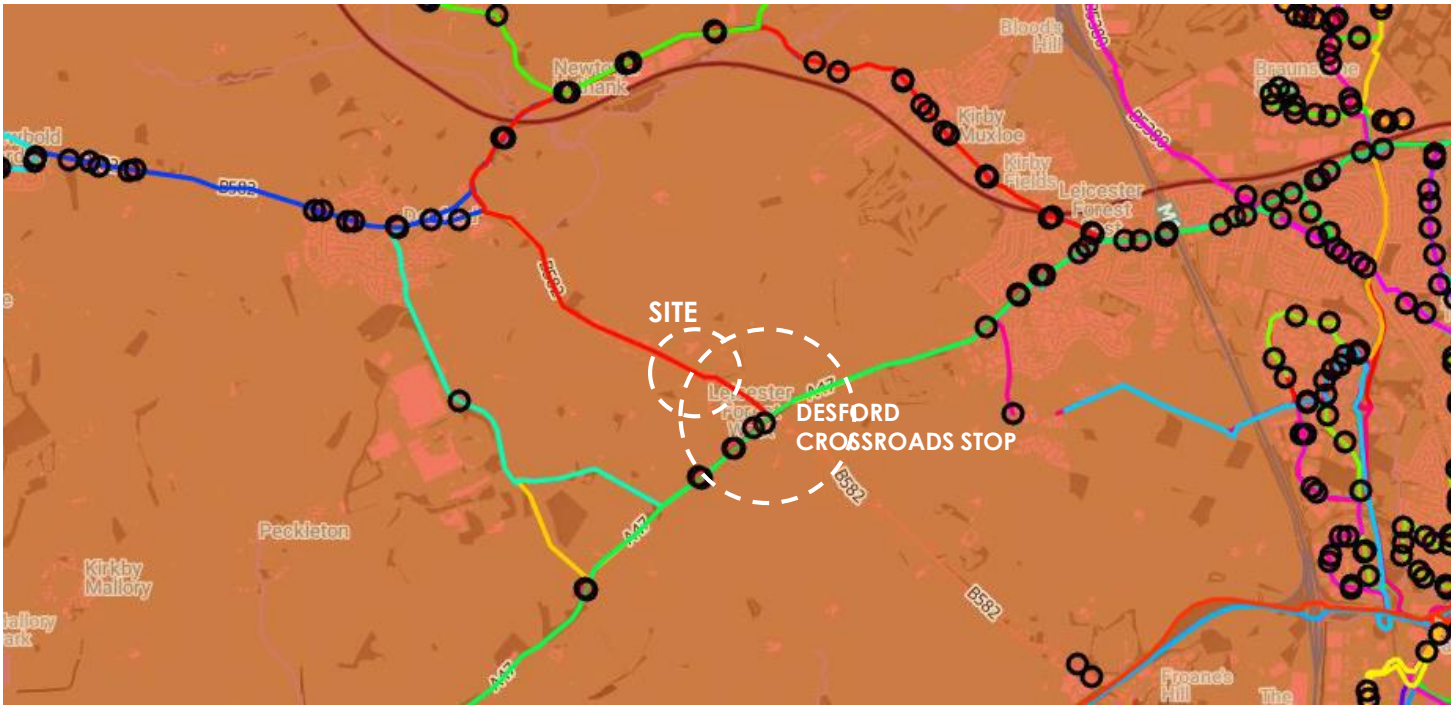
4.6 Traffic movements and transport options for staff

Staff currently travel from the areas below, making Desford a central location for all

Syston
Croft
Barwell
Desford
Hinckley
Burbage

Staff currently utilise a range of transport options, cars, bus and cycle, and it is expected that this would continue in a new location. As previously noted, 3 bus routes service the Desford crossroads location close to the site, allowing all staff to utilise public transport

Additionally, both the MD and Sales Director drive Hybrid cars – EV charging points are included within the proposals allowing staff and visitors the opportunity to select low carbon transport options



Map from <https://www.geopunk.co.uk/timetables/town/leicester>

4.0 Planning Policy – A Business Case

Future Business plans

We asked Mrs Clarke to describe current economics and future business expansion plans. We are willing to provide confidential accounts at the request of HBBC.

4.7 Current restrictions on production

Presently we manufacture 65% of our goods in house, which ideally we would like to be 100% self-sufficient.

We import some products from Asia, this is due to not having enough capacity to in our production, this creates issues with control of production, delivery times and quality.

Having the capacity to manufacture all in house, helps us to control the delivery and quality, helps with our economy, creates jobs, and also helps with reducing our carbon footprint.

4.8 Brexit - the effects on business

The effect of Brexit has been immense for the Company at great financial costs. Presently, we export 70% to the European community, and in order to sustain the clients, we have had to open up a European office, to smooth the transactions between UK and Europe.

This has been a major financial investment and to have this office, the monthly costs are in excess of £10,000

In addition we now have more paperwork to process, staff members are exhausted with the increase in administrative tasks, but we have nowhere to accommodate other employees in our current set up, realistically we need a full time administrator just to deal with this.

If we had not taken the burden of the administrative tasks away from our clients and not opened up the European office we would have possibly lost major contracts, but in order to justify these costs we need to sell more products, we have to be able to produce and deliver quickly, we need to be more efficient and be able to manufacture more in house to control this.

4.9 Future Business Plans

Savage Marine are on the forefront of Lighting technology, with the Covid Pandemic we began to research the use of UV in our lighting products.

UV is on various lighting spectrums and can be harmful around humans and surfaces - we have developed a non UV antimicrobial LED chip with a well know laboratory which we have manufactured a range of fittings for, no additional light source is required, it is completely safe around humans and on all surfaces and kills 98% of all bacteria.

This is also a more environmentally friendly option to using harsh chemicals and is a constant disinfectant whilst in use, we have interest from the cruise, commercial, hospitality, education and Healthcare sectors, but we need to double our capacity or we will have to import to enable us to keep up with possible demands.

We anticipate that we could double our turnover by 2024 and then again in 2025, but we need staff and the facility to do this.

We have good potential for growth but have restrictions with our current arrangements.

5.0 Consultation

5.1 Design guidance

- Not applicable at this stage

5.2 Professional consultation

This document and associated plans are accompanied by the following consultants reports:

- **Phase 1 Habitat survey – CBE Consulting**

The site largely consists of semi improved grassland used for grazing and species poor

There are no signs of protected species and general mitigation measures suggested for managing the site prior to construction

Biodiversity enhancements to be incorporated in new hedge planting and general landscape provision

- **Tree Survey BS5837 – CBE Consulting**

The site area contains a number of mature trees and is bounded by hedgerows – all trees are either set within the hedgerow or associated with the pond in the central of the adjoining paddock

H16 bounding the roadside of Leicester Lane will need to be removed for a section to create the new access – T13 off site at the corner is in poor condition

with Ash dieback, with a small Holly T14 close by. The hedge in this location is categorised as C H6 to the North of the site again will need to be removed. Contains an excellent Field Maple cat A with a RPA of 9.7m. This is to be retained and used to determine the access point. Future growth of the tree to be considered in the layout as it provides a strong visual element and positive screening to the application site

- **Topographical-Castle Surveys**

These documents have informed plot layouts, landscape proposals and mitigation strategies as highlighted on the accompanying plans

5.3 Community involvement

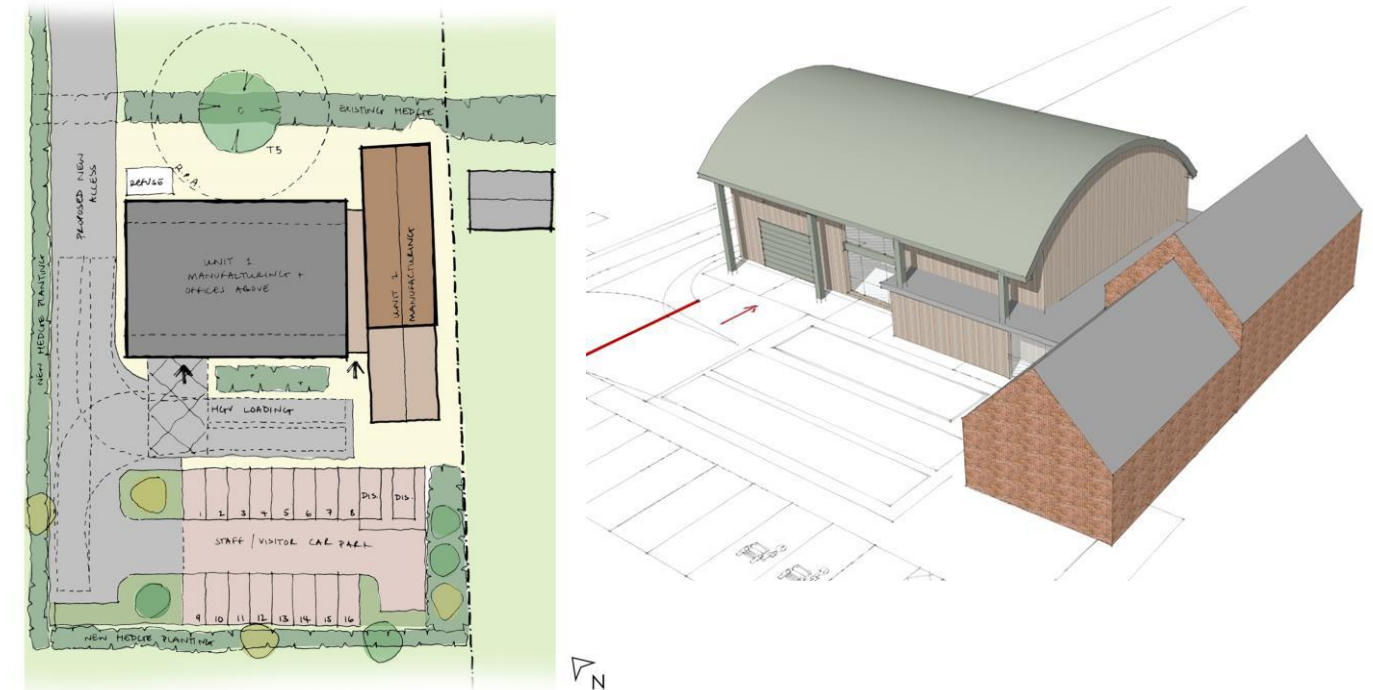
- Not applicable

5.4 Outline application

- Subject of this application

5.5 Pre application advice

None undertaken



Initial sketch concept plans



Initial sketch 3d concept

6.0 Design Concept

6.1 Opportunities and constraints

Opportunities

- Separate new access keeping traffic away from residential properties
- Look at agricultural typology to fit in with surrounding context

Constraints

- Open Countryside location
- Amenity of Forest House residents and further away, residents along Leicester Lane

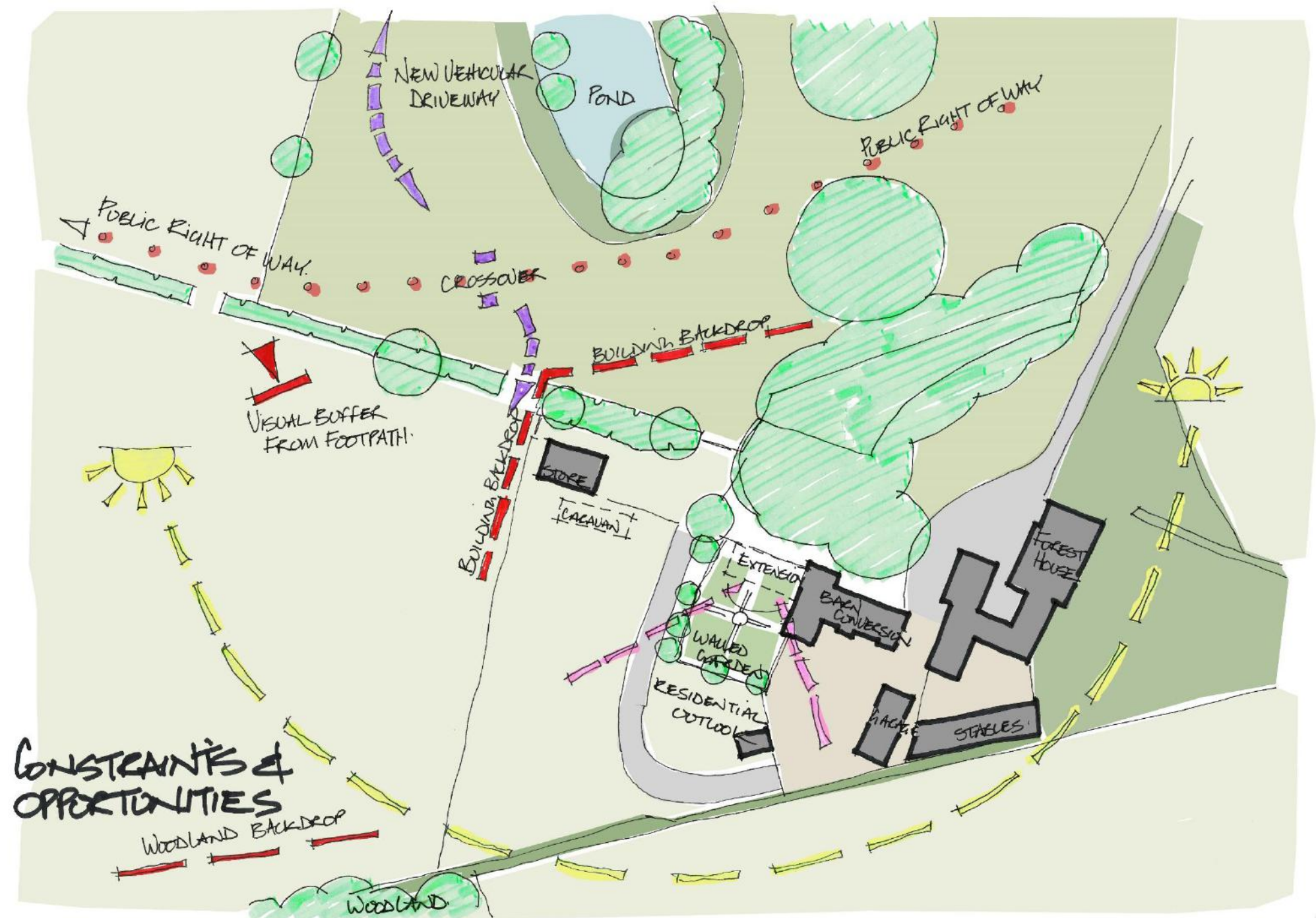
6.2 Client brief

- Look to insert the new structure in close context to the existing group of buildings around Forest House
- Retain existing landscape and enhance with new native planting
- Limit development spread
- Provide high quality building with low carbon and energy demands to allow the business to move forwards with security

6.3 Proposed design strategy

Look at options for:

- Outline planning application to establish principle of development
- Enhancing landscape/biodiversity of site, nestled into the existing and historic collection of buildings
- Develop farmyard narrative to fit development into agricultural context
- Reducing mass of built form within site



Site constraints and opportunities assessment drawing

7.0 Proposed Design

7.1 Use

Class E – Commercial, Business and Service

The proposals are to provide specific business premises for a defined company in order to assist with their current production offer, enhance their R&D capability and to enable them to enter new emerging markets on the back of Covid 19

Use Class E(g)(i) – offices to carry out any operational and administrative functions – as explained earlier the administrative burden created by Brexit for exporting organisations is placing the company and its current staff under significant burden

Use Class E(g)(ii) – Research and development of products or processes – the R&D department is busy at present, the company are seeking retrofit opportunities to convert existing light fittings to LED, reducing wastage throughout the industry. The significant opportunity to develop antimicrobial light fittings will provide exponential growth for the company – moving from the marine industry into healthcare and hospitality

Use Class E(g)(iii) – Industrial processes – The company have expressed a desire to manufacture 100% of their requirements in house – expansion is the only way that this can be achieved

7.2 Amount

- This application is in outline only, details of the building design will be provided in any subsequent REM application
- A total of 750m² (7500ft²) is required with an administrative area contained on a mezzanine floor structure within the building envelope
- The building footprint is likely to be around 500m² (5000ft²) – subject to design
- The proposed building replaces an ancillary storage building already on site with a footprint of 54m² (540ft²)
- External hardstanding and parking provision to meet the requirements of Leicestershire County Highways



7.0 Proposed Design

7.3 Layout

This application is in outline with matters of design reserved

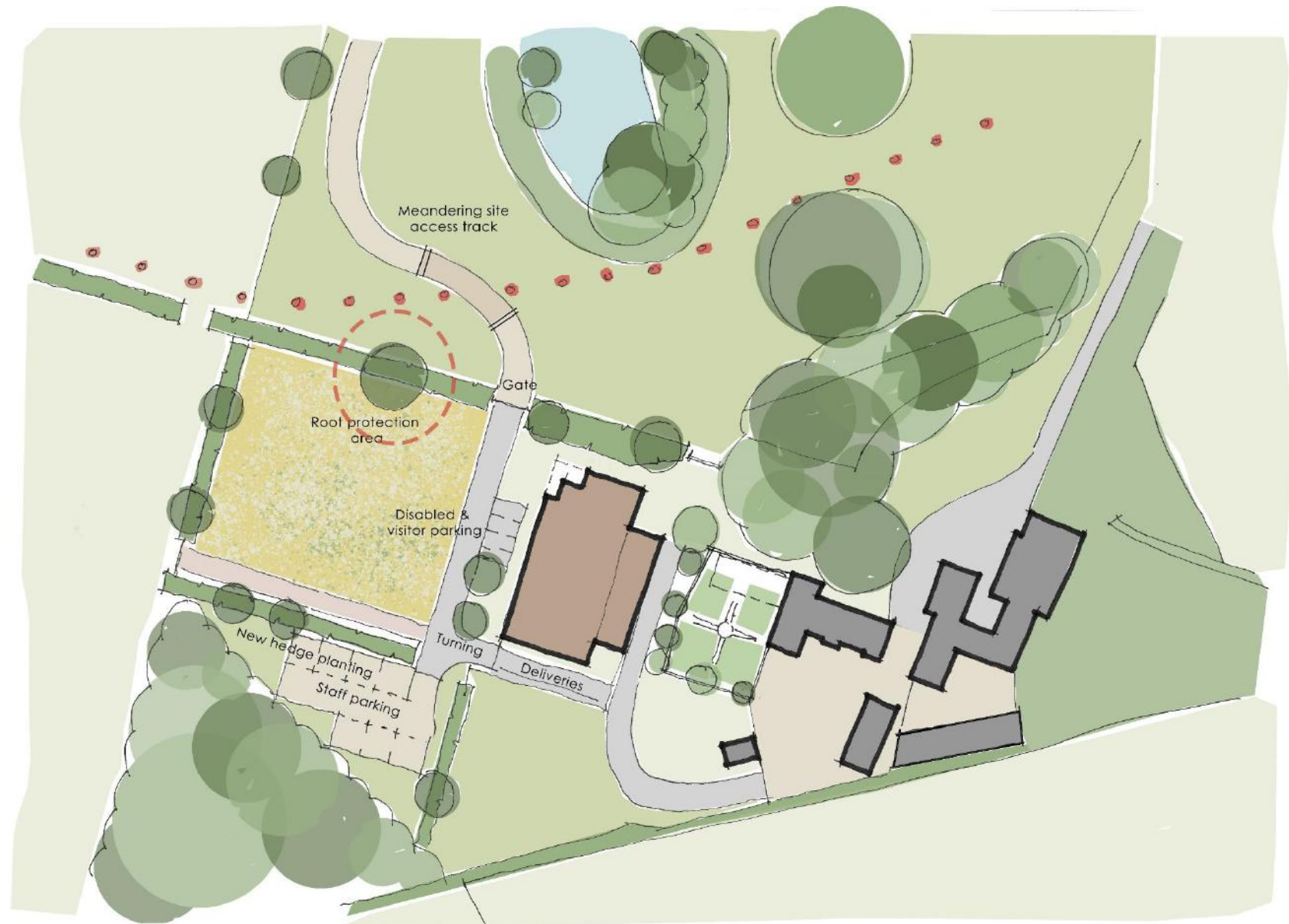
The layout will be informed by the industrial process required by Savage Marine, with sufficient space reserved for planned expansion

7.4 Scale

The application proposes an aesthetic based around a traditional agricultural Dutch barn – capable of receiving a mezzanine floor within its volume

The area around the site is dominated by large span portal framed structures set back off the road around existing more traditional brick buildings, in exactly the same manner as proposed on this site

Eaves height is traditionally 6m to accommodate this function



6.0 Proposed Design

7.5 Landscaping

The proposals have been designed to nestle into the landscape of the setting and existing features have been used in this regard

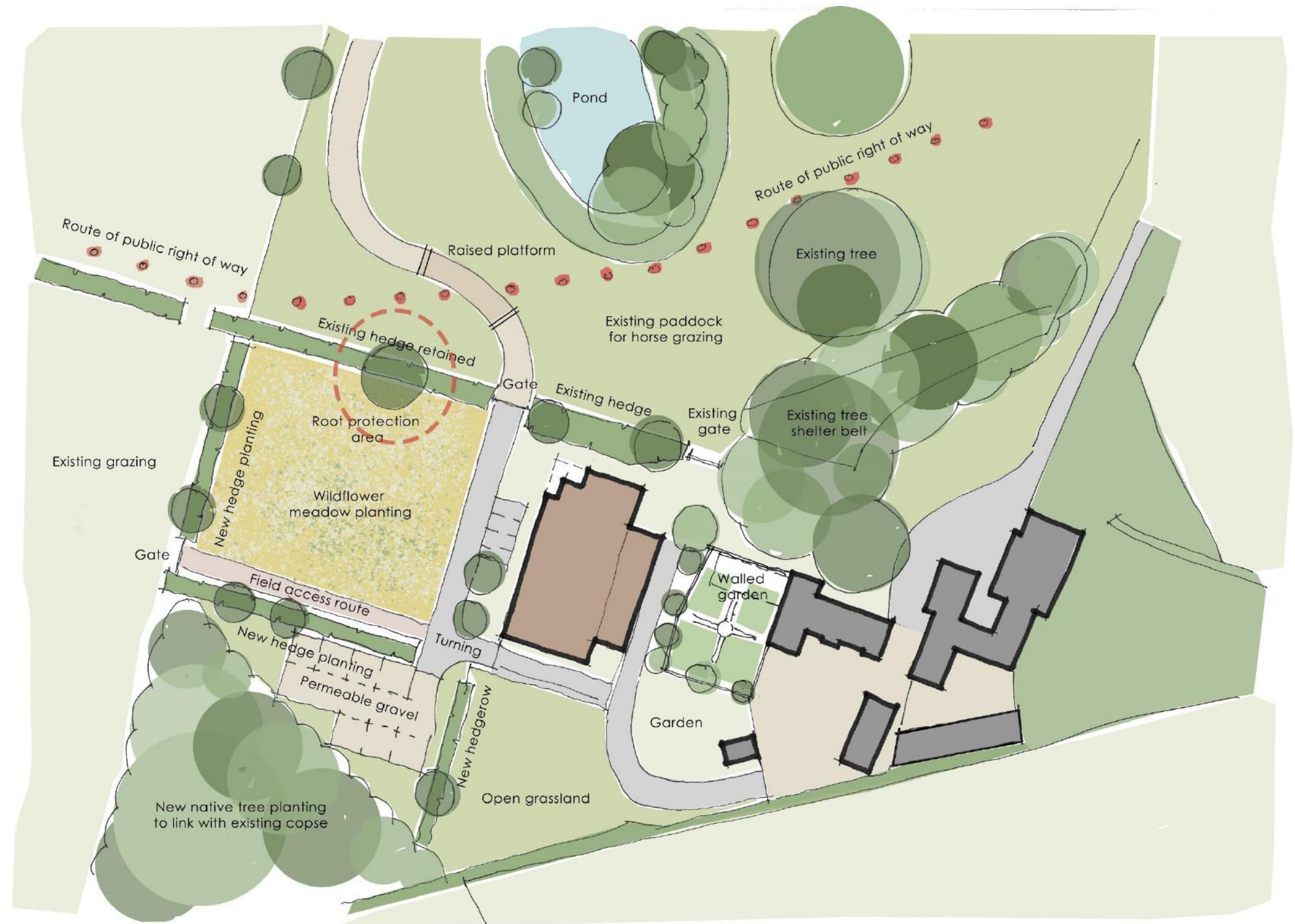
Hedgerow 16 along Leicester Lane – a new entrance is formed, removing approx. 16m in total

The access is positioned between T13 Ash (offsite) and T14 Holly both trees being regarded as Cat C

The driveway is taken along the paddock between the pond feature and the retained hedge H12, before being taken through H6 at the existing gate position, retaining the hedge and its enclosure / screening function

T5 sits within this hedge a field Maple classed as A1 category of significant visual value which will form the gateway to the new development

New field hedges will be planted to segregate the development from the retaining paddock land, ensuring that a positive BNG can be achieved



7.0 Proposed Design

7.6 Appearance

The application is in outline with details of appearance to be dealt with at REM stage.

Images below show new build Dutch barns that HSSP Architects have designed featuring glazed openings (of non domestic proportion) allowing natural daylight to flood internal areas and simple timber cladding walls under zinc roofs.

The aim is to create a building that will integrate within the natural countryside setting, whilst providing an attractive envelope to the high class operations within.



Bull in the Oak (HSSP Project)



Daylesford Organic

7.0 Proposed Design

7.7 Masterplan

Access is provided via a new entrance drive from Leicester Lane

The driveway will have simple wayfinding at the roadside and consist of a narrow meandering driveway to the application site

The building and parking are set behind the retained hedgerow and mature Field Maple tree, adjacent to the existing converted barns occupied by the business owner Mrs Clark

New field hedges will be created, along with an extension to the nearby woodland, enhancing the overall biodiversity of the site

Works are already underway on the construction of the new garage building and the conversion of the former barns, both approved under previous planning consents

6.8 Site plan

See plan adjacent



7.0 Proposed Design

7.9 Sustainability

The business currently operates out of existing building stock with residual problems in terms of energy usage and efficiency

The office building is brick construction with a flat roof – insulation levels are minimal and windows do not allow natural ventilation

The industrial operation is within an uninsulated portal frames structure – the client has installed double glazed curtain walling within a door opening but is unable to further enhance under the terms of the lease. Current operations relies on AC and gas burning convector heaters

The proposed building will have the opportunity to employ a SIP construction within a steel frame, with superior insulation and airtightness levels being possible, allowing the incorporation of MVHR systems to ensure that a clean and comfortable environment is achieved

It is expected that a heat pump will provide heating / hot water – either via ASHP or borehole.

Opportunity to position PV panels on the Southern roof slope, (away from the roadside) will be investigated. Note that ground mounted PV panels are in situ on a site just to the SE of the application site, at Cotton House Farm

8.0 Access

8.1 Design and policy approach

- The proposed development will comply with the Leicestershire Highways Design Guide

8.2 Consultation

- No consultation has been carried out at this stage

8.3 Vehicular access

- A new vehicular access will be formed off Leicester Lane
- Good levels of visibility are achievable in both directions
The speed limit is 40mph along this section of the road
- Forward visibility splays of 120m are required in each direction

8.4 Pedestrian access

- There is a pedestrian footway running along the South side of Leicester Lane serving the site. Whilst this is wide from Desford Crossroads to the Pesto Restaurant, it narrows from here up to the site.
- The road has street lights from Desford crossroads to the Pesto restaurant



View from proposed site entrance towards the East – towards Desford crossroads



View from proposed site entrance towards the West – towards Desford Village

8.0 Access

8.5 Site and building entrances

A new site entrance will be formed to LCC requirements – 5.5m wide with kerbed radii at 6m each side. The access will be hard surfaced min 5m from the highway boundary and drained

8.6 Inclusive design

Disabled parking facility will be provided and level access arranged into the new building

8.7 Public/private space

The site layout indicates how additional landscape planting will be implemented to ensure privacy of the adjacent dwellings and dwellings further afield. Amenity space for the employees will be provided

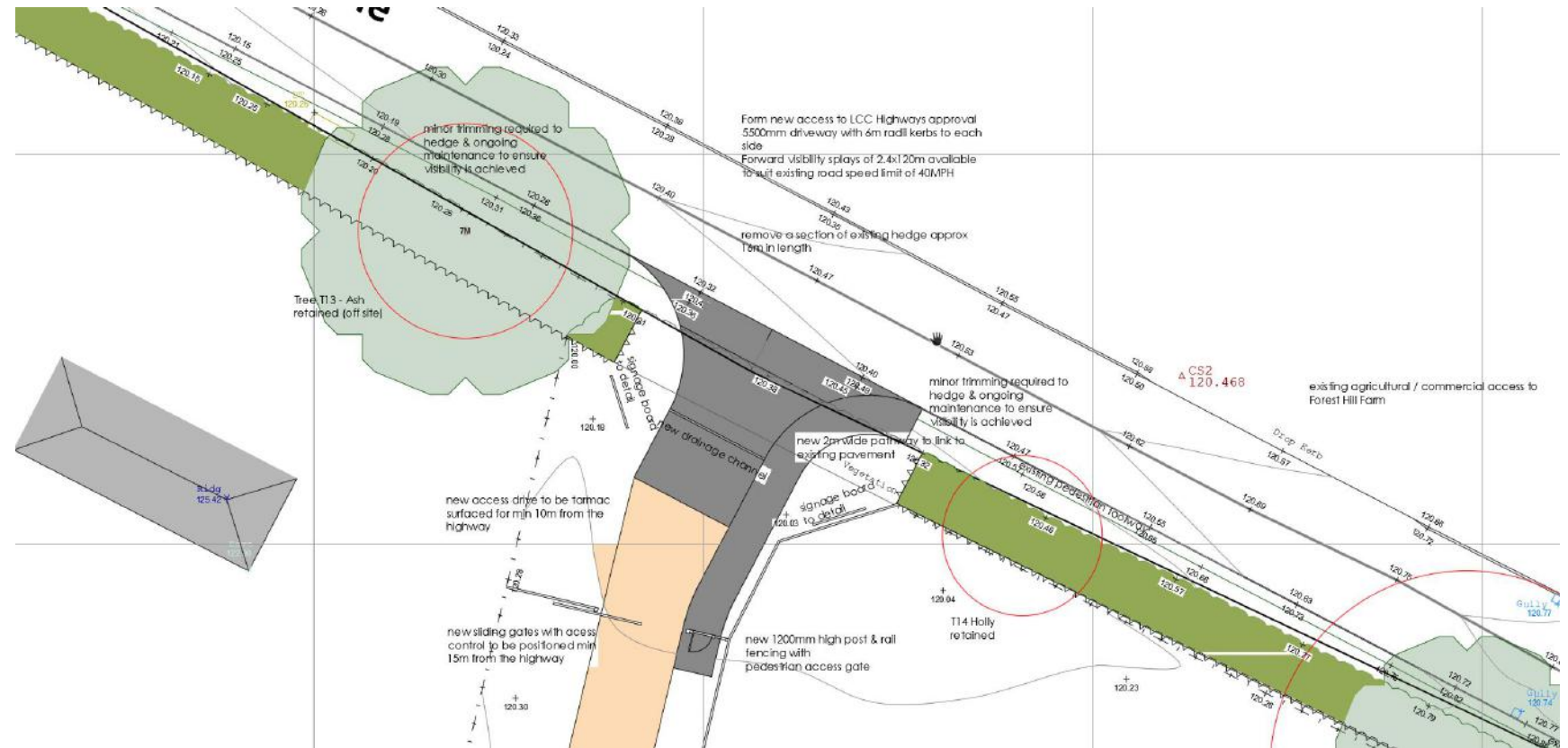
8.8 Emergency service access

Tracking analysis adjacent indicates that emergency vehicles have full access to the site and building. Access can also be provided for refuse collection

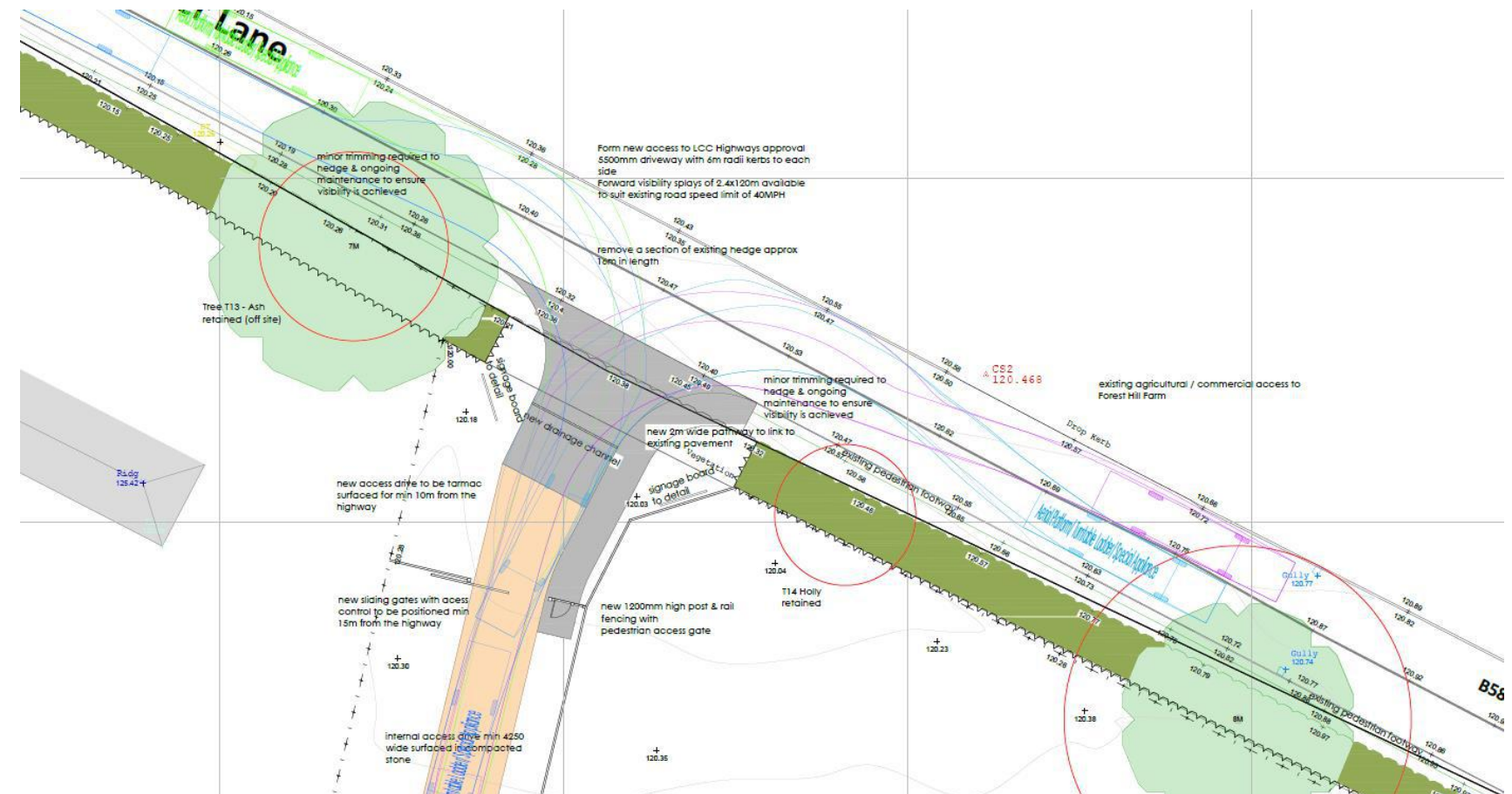
8.9 Sustainable travel

The applicant has provided information on current employee travel plans and we have demonstrated that the site is accessible by public transport from Desford Crossroads

EV charging points will be provided as part of the proposal, encouraging staff and visitors to select electric / hybrid vehicles



Extract from HSSP drawing 8658 03 01 showing Highways access arrangements



9.0 Conclusion

The applicant has demonstrated that they have a business requirement that cannot be met at their current premises, and that they cannot find suitable freehold premises to meet their requirements.

Savage Marine Ltd need to expand, to both address current market demand and to further develop emerging business opportunities – the creation of high quality jobs resulting from this proposal within the HBBC Local Authority should be given significant weight in the assessment of this proposal.

The NPPF requires planning decisions to support rural business growth, including through the construction of well designed new buildings. It also recognises that meeting the needs of local businesses in rural areas can mean developing sites which are removed from existing settlements, as in this case.

In such circumstances, the NPPF identifies that it will be important to ensure that development is sensitive to its surrounding, does not have an unacceptable impact on local roads and exploits any opportunities to make the location more sustainable.

We have demonstrated that a high quality building can be designed (subject to REM) to fit harmoniously within the countryside setting and the collection of buildings on this particular site.

Transport connections are good in the vicinity of the site and pedestrian routes are already apparent, unlike many settings outside of defined locations.

Low carbon travel options will be presented with EV charging points.

The application sits alongside various existing commercial operations in the vicinity, all benefiting from the sites accessibility and proximity to good transport routes.

The opportunity to support a SME business with their European and Worldwide trade opportunities should be taken and we hope that this application will be supported.