

Emma Baumber2

Subject: FW: Ref 25/00472/REM - Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/01160/OUT for a proposed commercial unit (Use class E(g))

Attachments: Response_2025-2321-04-HCON.pdf; Consultee Comments for Planning Application 25/00472/REM; 8658_0302_1001-PL2 Proposed Site Plan.pdf

Katie Searle <k.searle@hssparchitects.co.uk>

Sent: 09 July 2025 14:28

To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: Nick Cooper <n.cooper@hssparchitects.co.uk>; Info <info@hssparchitects.co.uk>

Subject: FW: Ref 25/00472/REM - Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/01160/OUT for a proposed commercial unit (Use class E(g))

Hi Emma,

Thank you for sending through the comments from Highways and Environmental health. Please see our comments below:

Environmental Health – could they please review their comments, as they mention dwellings being occupied and there are no dwellings in our proposal.

Highways

Internal layout comments –

- Two of the 19 members of staff live at Forest House, so will not be driving to site. Therefore, there are 17 off-street parking spaces + 1 disabled space, which is in line with LHDG requirements.
- I have amended the site plan to accommodate the requirements of Figure 44 of the LHDG (dimensions of parking spaces, aisles, & distance from obstructions).
- Re. HGV parking and turning: the building is purpose-designed for the small-scale lighting manufacturer who will be occupying it. Their products are brought in by light goods fixed wheel base vans. Although MEC's access drawing shows the swept path to accommodate a HGV, HGVs will not be coming onto site. I have instead shown the swept path for an FTA light goods rigid van, to park up and turn on the gravel at the front of the building.
- The cycle parking will be 4 no. Sheffield-type cycle hoops. Could you advise how this can be agreed prior to planning approval ie. Without a planning condition?

Public right of way –

- We'll prepare something and come back to you on this.

Condition 5 –

- Thank you for confirming that condition 5 has been satisfied.

I'd be grateful if you could review and pass on the above information and attached updated site plan drawing.

Many thanks,

Katie Searle

Architectural Assistant

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