DESIGN AND ACCESS STATEMENT
(Including Ecology Details, Planning Statement and Landscaping Provision)

FOR

CHANGE OF USE

AT
WESTMORELAND FARM
ROGUES LANE
HINCKLEY

DESIGN COMPONENT

Amount of development proposed:
The agricultural buildings marked 1, 2 and 3 at the property have been converted into light industrial and warehousing with associated parking. The total floor area of the buildings is 484m². This is in conjunction with policy BE20 of the Hinckley and Bosworth Borough Council Local Plan.

Layout of the proposal:
See block plan and access plan.

Scale and relationship to surroundings:
The site can hardly be seen from the road and will not be increased in size in any way.

There will be no increase in area of hard standing and all car parking will occur on existing hard standing.

Landscaping:
A landscaping scheme comprising of two rows of mixed native trees being planted to the North and South of the site and several other similar trees dotted to the East and West – see Landscaping plan. Any trees and hedges on the site will remain.

Appearance:
The buildings to be converted will remain the same – the buildings have already been fitted with shutter doors and partially prepared for the above use.

Ecology inspection:
A brief inspection of the site has been made – no signs of bats, barn owls, newts or nesting birds are apparent. It should be added that in the unlikely event of any signs of the above being found, we will contact the Council immediately.

ACCESS COMPONENT

Equality of access:
As detailed in the original planning permission 02/00599/COU and as amended 03/00949/FUL the driveway will be re-routed as in the access plan to make visibility adequate.

This will use an existing gateway marked on the plan. The existing driveway will be closed.

We can confirm that the new driveway will meet "Highway Requirements for Development" – 2.4m x 120 m visibility splays shall be provided in both directions and the driveway will be improved to provide a minimum of 10m control radii and 6m width and be hard surfaced in a suitable hard bound material for a minimum distance of 10m behind the Highway boundary.

The gateway to the driveway shall be set back a minimum distance of 15m.

The above is in conjunction with policy T5 of the Hinckley and Bosworth Borough Council Local Plan.

Access for emergency services:
The amended driveway and turning circle/hard standing will be sufficient to accommodate a fire fighting appliance.

The turning circle will be around the whole block of buildings.

PHOTOGRAPHS



Existing Access Left along Rogues Lane



Existing Access Right along Rogues Lane



Existing Driveway



Building One



Building Three Front



Building Three Rear



Building Two