

Planning Statement

Retention of existing
Restaurant (Class E) and the
creation of a Gastro Pub (Sui
Generis) to provide a
flexible Class E/ Sui Generis
Use

At
The Mandarin, Egginton
Road, Hilton

November 2021

Document Control Sheet

Project Name	Change of Use of the Mandarin Restaurant
Client	Suzanna Chan
Project Reference	3548
Project Lead	Michael Bamford (MB)
Team Members	Harry Capstick (HC), Joshua Bunce (JB)

Version	File Name	Description	Prepared	Checked	Date
01	3548_01	3548_PDAS	HC	MB	18.11.21

Produced by:

Planning & Design Practice Ltd
3 Woburn House
Vernon Gate
Derby
DE1 1UL

www.planningdesign.co.uk

Table of Contents

1	INTRODUCTION	3
2	SITE DESCRIPTION AND PLANNING HISTORY	4
	Site Location	4
	Relevant Planning History	5
3	THE PROPOSED DEVELOPMENT	6
	The Business Case.....	7
4	PLANNING POLICY CONTEXT	10
	Adopted Local Plan Part 1	10
	Adopted Local Plan Part 2	13
	National Planning Policy Framework	14
	Neighbourhood Development Plan.....	16
5	KEY PLANNING ISSUES	17
	Principle of Development.....	17
	Impact on Character and Appearance of the Area	19
	Impact on Amenity	20
	Impact on Highways	20
6	CONCLUSIONS	21

1 INTRODUCTION

- 1.1** Planning & Design Practice is a town planning and architectural design consultancy consisting of chartered town planners and an architectural design team. The practice operates across England and Wales and, with over 60 years combined experience in the team, the company has a long track record and an excellent record of success.
- 1.2** We have been appointed by the landowners, and owners of the Mandarin restaurant, Suzanna Chan, to prepare and submit a full planning application to secure a flexible use which will ensure the long-term viability of the use of the building. The application proposes to retain the existing Restaurant use (Class E) whilst introducing a Sui Generis (Pub) use. The pub will specialise in serving local, high-quality food and ales.
- 1.3** An application is running parallel to this application for the erection of 2 commercial units (Class E/A5 units) which will be located in the car park to the north of the Mandarin.
- 1.4** This report has been structured to provide an introduction to the site and discuss its planning history. Details of the proposed development and the rationale for it; and an examination of the key planning issues to be considered.
- 1.5** Also submitted to accompany the report are the following:
- Site Location Plan;
 - Block Plan (as existing/ proposed);
 - Elevations (as existing);
 - Parking Plan.

2 SITE DESCRIPTION AND PLANNING HISTORY

Site Location

- 2.1** The site lies adjacent to the southeastern edge of Hilton. Hilton has seen considerable growth over the last 15 years due to the availability of brownfield land, its location close to Derby City and the strategic road networks of the A50 and A38. Hilton provides a wide range of key facilities and services, and the road and rail networks provide excellent communication links.
- 2.2** Over the last 20 years, Hilton has doubled in size. However, the supporting facilities have not evolved at that same rate of growth. Marston-on-Dove and Hoon are small rural settlements so there are no community facilities other than the Parish Church and cemetery at Marston.
- 2.3** The South Derbyshire District Council (SDDC) Local Plan, adopted in 2017, designates Hilton as a 'Key Service Village' in the Local Plan Settlement Hierarchy. It is the second largest settlement in the district. SDDC has designated Hilton, together with the neighbouring hamlets of Marston on Dove and Hoon, as a Neighbourhood Development Plan area.
- 2.4** The site is located outside the defined settlement boundary of Hilton.
- 2.5** The application site comprises the Mandarin restaurant which sits towards the front of the site on Egginton Road, with a large car parking area adjacent. The application site relates to land to the surrounding the Mandarin restaurant which is brownfield land containing areas of hardstanding and is used as car parking associated with the Mandarin restaurant. The site is relatively flat and extends to approximately 0.12 ha.
- 2.6** The Mandarin restaurant comprises of 287sqm of floorspace and features a kitchen, dining, reception area and w/c.
- 2.7** There is additional living accommodation on the first floor that comprises 158sqm of floorspace including 4 bedrooms. The existing restaurant measures 7.5m to the ridge, and 4.7m to the eaves.
- 2.8** The site is bound by residential development directly to the west which was refused (under application ref. 9/2016/0162) and later approved at appeal (application ref. APP/F1040/W/16/3160135) for the erection of up to 34 dwellings. The development is in its final stages of construction.

- 2.9** The application for the housing development meant an access was created northwest of the Mandarin restaurant which is now a formally adopted highway (Astley Gardens). The application also proposed that the access to the Mandarin was stopped up and the restaurant was to make use of the new access off Astley Gardens. This access has been implemented and is currently being used.



Figure 1 - Application site (circled in red)

Relevant Planning History

- 2.10** 9/2003/1308 - Erection of single storey extension in order to increase existing dining area and extension to create toilet area at White Swan Inn Egginton Road Hilton Derby (approved December 2003).
- 2.11** 9/2003/1307 - Static flood lit fascia signs at White Swan Inn Egginton Road, Hilton, Derby (advert consent approved December 2003).

3 THE PROPOSED DEVELOPMENT

- 3.1** The proposal seeks full planning permission to retain the existing Restaurant (Class E) use, whilst also securing a Sui Generis (Pub) use to provide a flexible use on the building to allow it to remain viable in a changing economic climate. The planning history demonstrates that the building was previously used as a Public House.
- 3.2** The building was previously called the White Swan Inn. There were some alterations to the building as a result of the pub use, where there was a single storey side extension approved in 2003 to create a toilet area and to increase the existing dining area which was approved and implemented. It is considered that the building is readily available to be converted back to its previous use as a pub, and has all the services necessary to support its use.
- 3.3** Development has taken place around the site and there are roads now on two sides of the proposed site. An application was approved at appeal in February 2017 (application reference APP/F1040/W/16/3160135) for 34 dwellings and the new houses back onto the restaurant building. It is considered that there is reasonable separation distances between the building and the housing development, as the nearest dwelling is located approximately 40m away from the existing restaurant.
- 3.4** In this context, it is considered that any noise and disturbance to nearby residents as a result of the proposal is likely to be negligible given this established restaurant use that has been operating since the closure of the White Swan Inn. The opening hours will remain broadly the same as the previous operating hours as a restaurant when it was operating at full capacity (prior to Covid-19). The nature of the proposed 'Gastro Pub' will have a primary focus on the dining element, providing high quality and locally sourced food, and it is considered that this will not encourage late night disturbance to neighbouring residents.
- 3.5** The housing development to the rear of the site reinforces this is not an isolated area, and the character of the area will not be affected due to the change of use. There is an application running parallel to this application for the erection of 2 commercial units on land to the north of the Mandarin, and it is considered that the commercial units and the pub use will work in harmony and will complement each other, by providing new and improved local facilities to Hilton and its surrounding rural areas.

The Business Case

- 3.6** The owner of the restaurant, Suzanna Chan, has been approached by a local businessman to secure the change of use of the restaurant to a pub. The Covid-19 pandemic forced the restaurant to close, and the recovery out of covid has been slow, and the business has had to operate primarily as a takeaway service. Operating primarily as a takeaway was favourable as it reduced costs for the business and they were able to operate at a much lower capacity in terms of staffing levels, however it is considered that change of use is necessary in order to secure the buildings long term use and viability. It is expected that a new lease would be agreed following the change of use which would secure the premise for 25 years. There is an existing food and drink license which will not change, and it is proposed to apply for an additional pub licence to support the use.
- 3.7** The prospective name of the pub is to be called The White Swan.
- 3.8** The business will comprise of 3 full time staff members and 5 part time staff, and the assistant manager of the business will move into the living accommodation on the first floor.
- 3.9** The pub will be marketed as a Gastro Pub and will serve traditional English pub food sourced from local suppliers.
- 3.10** The pub is expected to have a capacity of up to 32 covers, with an additional 12 covers being provided outside.
- 3.11** The pub will have 17 car parking spaces which is considered sufficient parking for a Pub of this size.
- 3.12** The pub will operate between the hours of 12 noon – 11pm daily. Busier periods are expected on Friday's between 6pm-8:30pm and between 12:00pm - 2:30pm on Saturday and Sunday.
- 3.13** The proposed occupier has previous experience running a pub of this nature, as they previously owned and ran a successful Gastro Pub in Cannock Chase, Staffordshire for over 8 years with over 150 covers.



Figure 3 - Site as existing



Figure 4 - Site (as existing)



Figure 2 - Site (as existing)

4 PLANNING POLICY CONTEXT

- 4.1** Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2** The Development Plan for South Derbyshire has been prepared in two parts. Part 1 was adopted by Full Council on June 13, 2016. The Local Plan Part 2 was adopted by Full Council on November 2, 2017. The 1998 Local Plan has now been fully superseded, together Part 1 and Part 2 are the primary documents that need to be taken into account when making decisions on planning applications across the District.

Adopted Local Plan Part 1

- 4.3** The Adopted Local Plan Part 1 covers the period 2011 to 2028 and is the strategic element of the Local Plan.
- 4.4** Policy E7 Rural Development

“Development proposals which diversify and expand the range of sustainable employment activities on land outside of settlement boundaries will be supported by the Council provided they support the social and economic needs of the rural communities in the District.

The Council will support proposals for the re-use, conversion and replacement of existing buildings and development of new buildings where:

- i) it is supported by a sound business case;*
- ii) the local highway network is capable of accommodating the traffic generated;*
- iii) development will not give rise to any undue impacts on neighbouring land;*
- iv) it is well designed and of a scale commensurate with the proposed use*
- v) visual intrusion and the impact on the character of the locality is minimised.”*

4.5 Policy BNE1 Design Excellence

A “All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people’s quality of life by adhering to the Design Principles below.

i) Design Principles

a) Community safety: New development should be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and appropriate demarcations between public and private areas;

b) Street design, movement and legibility: Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport;

c) Diversity and community cohesion: New development should be designed to be diverse, vibrant, possess a sense of place and encourage social interaction.

d) Ease of use: New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;

e) Local character and pride: New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics;

f) National Forest: Within The National Forest, new development should be encouraged to follow National Forest Design Charter¹ and Guide for Developers & Planners² and fully reflect the forest context;

g) Visual attractiveness: New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality;

h) Neighbouring uses and amenity: New development should not have an undue adverse affect on the privacy and amenity of existing nearby occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses;

i) Cross boundary collaboration: New areas of growth that span administrative, land ownership, developer parcel or phase boundaries should be considered and designed as a whole through a collaborative working approach;

j) Healthy Lifestyles: New development should address social sustainability issues, by supporting healthy lifestyles, including through the promotion of active travel, the provision of public open space, sports and other leisure facilities.

k) Resource Use: New development should be designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development should provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.

ii) All proposals for new development will be assessed against the Council's Design SPD;

iii) The council will decide which development proposals should be taken to a formal panel for design review."

Adopted Local Plan Part 2

4.6 The Local Plan Part 2 proposes non-strategic housing allocations and detailed development management policies. Details of the Local Plan Part 2 examination are available on the local plan Programme Officer's

4.7 Policy BNE5 Development in Rural Areas

“Outside of settlement boundaries (as defined in policy SDT1) within the Rural Areas of the district planning permission will be granted where the development is:

- i) allowed for by policies H1, H22, E7, INF10, H24, H25, H26, H27 or H28; or*
- ii) otherwise essential to a rural based activity; or*
- iii) unavoidable outside settlement boundaries; or*
- iv) considered to be infill that is in keeping with the character of the locality and represents the infilling of a small gap for not normally more than two dwellings, within small groups of housing; and*
- v) will not unduly impact on: landscape character and quality, biodiversity, best and most versatile agricultural land, and heritage assets.”*

National Planning Policy Framework

- 4.8** The revised National Planning Policy Framework (NPPF) was published in July 2021.
- 4.9** The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.
- 4.10** Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

- 4.11** Paragraph 7 of the Framework states that;

The purpose of the planning system is to contribute to the achievement of sustainable development.

- 4.12** Paragraph 84 states that;

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;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

- 4.13** Paragraph 85 states;

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.

4.14 *Paragraph 92 states that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

4.15 *Paragraph 93 states that in order to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Neighbourhood Development Plan

4.16 The South Derbyshire District Council (SDDC) Local Plan, adopted in 2017, designates Hilton as a 'Key Service Village' in the Local Plan Settlement Hierarchy. It is the second largest settlement in the district. SDDC has designated Hilton, together with the neighbouring hamlets of Marston on Dove and Hoon, as a Neighbourhood Development Plan.

4.17 ***Policy B3** - Proposals for the redevelopment or change of use of properties currently in business use to other uses, including residential use, will only be supported if the existing use is no longer economically viable and the property has been actively marketed for at least 12 months without restriction. This Policy only applies to those proposals which require planning permission, and not to proposals for which Permitted Development rights are applicable.*

4.18 ***Policy E4** - Development proposals in the Plan area should include landscaping schemes, which seek to retain and protect existing wildlife habitats, create new habitats through the planting of native species and maintain and extend linked habitats to provide wildlife corridors. Where possible, they should integrate existing trees, hedgerows, and vegetation.*

4.19 Page 53 states "Within Hilton there are four pubs, the Hilton Brook being the most recent addition since 2000. Apart from eating in a pub, there are just three places to dine out: the Hilton House Hotel, The Shed and The Mandarin Chinese Restaurant. The consultation identified that many people felt that the local choice was too restrictive: there are limited places for a coffee, snacks or casual meeting and there are too few restaurants. Although Hilton has a Tesco Express and an Aldi store, there are no places for more local produce such as a baker, butcher, delicatessen or cake shop. The area includes an estate agent, post office and is well served with beauty and hair salons."

5 KEY PLANNING ISSUES

Principle of Development

- 5.1** The proposal seeks full planning permission to retain the existing Restaurant (Class E) use, whilst also securing a Sui Generis (Pub) use allowing flexibility to change between the two uses as the market required. A public house is classed as a 'community facility' and their uses are encouraged to be retained through Local and National Policy.
- 5.2** The buildings previous use was a public house, and was previously named the White Swan Inn.
- 5.3** Within Hilton there are four pubs, the Hilton Brook being the most recent addition since 2000. Apart from eating in a pub, there are three other places to dine out: the Hilton House Hotel, The Shed and The Mandarin Chinese Restaurant.
- 5.4** The proposal is to create a Gastro Pub which will operate primarily as a Restaurant, with a focus on providing locally sourced and traditional British food. There will also be a bar, which will serve locally sourced ales however the emphasis for Gastro Pub's is to provide high quality food and the business will therefore have more of an emphasis on the Restaurant (Class E) use.
- 5.5** The Mandarin has been primarily operating as a takeaway since the Covid-19 pandemic. The pandemic had forced the owners to reduce their operation and staffing levels, and as a result it is unlikely the Mandarin will reopen and operate as it did prior to the pandemic. The prospective owner has shown a keen interest and has presented a sound Business Case to the owners. As a result, it is considered that the change of use will preserve the buildings use and long-term viability.
- 5.6** The site is located outside the settlement boundary of Hilton, albeit in close proximity to existing built development. The settlement boundary was imposed as part of the Local plan process and precedes the implementation and erection of the dwellings which are now located at the site as well as the dwellings west of the site which are also nearing completion. The development will be seen in the context of existing built development, and will serve the population of Hilton, and its rural areas. The principle of development is centred around rural development although this should be viewed pragmatically given its context and relationship with the 'new' built form of Hilton.

- 5.7** The principle of development is therefore centred around rural development. Local Plan (Part 1) policy E7 Rural Development (Local plan part 1) supports development proposals which will diversify and expand the range of sustainable employment activities on land outside of settlement boundaries which support the social and economic needs of the rural communities in the district.
- 5.8** Policy E7 identifies the need for a sound business case for rural development in the countryside. The business case has been identified in Section 3 of the report. The prospective owners have a wealth of experience in this trade and have experienced success in other premises. They understand that those pubs that have survived and prospered throughout Covid19 are those that are able to diversify their offer, particularly those that are able to capture the food trade, and this will be the main focus of the pub; to provide locally sourced food and drink which will be of high quality.
- 5.9** Paragraph 93 of the NPPF states that in order to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. The change of use will therefore seek to support the population of Hilton whilst promoting social interaction in keeping with paragraph 92 of the NPPF.
- 5.10** Paragraphs 84 and 85 of the NPPF also seek to support rural businesses, by supporting the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. Paragraph 84d) states that planning policies should support the retention of public houses in order to support a prosperous rural economy. The change of use will secure a long-term lease for the building, which will mean that there is long term security for the building and its use, which will ensure that the community facility is retained for years to come. Although the application site is located outside Hilton, it is in close proximity to the settlement boundary and will be an attractive development which will encompass the 3 dimensions of sustainable development, whilst also promoting the retention of community facilities
- 5.11** The National Planning Policy Framework (NPPF) is a major material consideration and sets out a presumption in favour of sustainable development. It also seeks to ensure that positive planning

solutions are found to ensure that economic development is brought forward. There has been very important mental health, wellbeing and community impacts of Covid-19, linked to the pervading disruption of social relations and community participation, with the switch from out of home to in home lifestyles and more isolated living. This has meant that businesses have been unable to run as normal or have had to close their doors and it is recognised that this has had far-reaching implications, especially with businesses and individuals being hit financially. This has especially been the case for the existing owners of the restaurant, and they believe that the change of use will better support the community of Hilton.

- 5.12** It is considered that the proposed development is in keeping with the aims of the NPPF, as it will seek to encompass the three dimensions of sustainable development; these being the economic role (includes the need to build a strong, responsive and competitive economy; the social role (includes the need to support strong vibrant and healthy communities) and the environmental role (includes the need to protect and enhance the natural, built and historic environment).

Impact on Character and Appearance of the Area

- 5.13** The application site is an existing building that forms part of the existing built edge of Hilton. Its redevelopment and regeneration can provide significant sustainable environmental, social and economic gains to the area. There is existing development located to the rear of the site, and the development should be viewed pragmatically given its context and relationship with the 'new' built form of Hilton.
- 5.14** The change of use will not materially affect the nature and character of the area. There are no external alterations proposed as part of the change of use, where the existing features will be retained, and the previous restaurant use operated with an emphasis on the dining element and providing high quality food, which shares similarities with a pub use. It is considered that the change of use will not give rise to late night disturbances. The pub use will therefore be an attractive addition and will broaden the amount of local facilities Hilton has to offer.

Impact on Amenity

- 5.15** Policy BNE1h) states that new development should not have an undue adverse effect on the privacy and amenity of existing nearby occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses.
- 5.16** The proposal will not give rise to noise and disturbance to the adjacent housing development. The use will be limited due to its operating hours where it is proposed that the pub will operate between the hours of 12 noon – 11pm daily. Busier periods are expected on Friday's between 6pm-8:30pm and between 12:00pm - 2:30pm on Saturday and Sunday, however the operating hours will tie in with the operating hours of the commercial units that are proposed north of the site.
- 5.17** The Gastro Pub will also primarily operate as a restaurant, and it is considered that it would not attract a clientele that would lead to a congregation of people on the street, or the movement of customers when the premises closes.
- 5.18** In this context, any noise and disturbance to nearby residents as a result of the proposal is likely to be negligible given this established nearby use which reinforces that this is not an isolated area.

Impact on Highways

- 5.19** An application is running parallel to this application for the erection of 2 commercial units, which is proposed to be located in the existing car park, north of the existing Mandarin restaurant. The commercial units have meant that there has been a reduction in the amount of parking the pub will have, where there are now 17 car parking spaces allocated to the pub. It is considered that despite this reduction in parking, there remains a sufficient provision of parking in relation to the capacity of the pub.

6 CONCLUSIONS

- 6.1** This application seeks full planning permission to change the Mandarin restaurant to a 'Gastro Pub.' The application therefore seeks to retain the existing Restaurant (class E) use, whilst also reverting the building back to its previous, historic use as a pub. It is considered that the application is in keeping with National and Local Policy, and the aims of the NPPF, as it will seek to encompass the three dimensions of sustainable development; and is compliant with the policies related to rural development.
- 6.2** The proposed development seeks to provide local facilities which will diversify and expand the range of sustainable employment activities on land outside of settlement boundaries whilst supporting the social and economic needs of the rural communities in the district.
- 6.3** There are no external alterations proposed as part of the change of use and it is considered that there will be no impact on the character and appearance of the area.
- 6.4** It is therefore politely requested that the application is approved without delay.



PLANNING | ARCHITECTURE | URBAN DESIGN

Planning & Design Practice Ltd

www.planningdesign.co.uk

info@planningdesign.co.uk

Tel: 01332 347371

Derby

3 Woburn House
Vernon Gate
Derby
Derbyshire
DE1 1UL

Macclesfield

Waters Green House
Waters Green
Macclesfield
Cheshire
SK11 6LF

Matlock

Cromford Creative
Cromford Mills
Mill Lane, Cromford
Matlock
DE4 3RQ

Sheffield

The Workstation,
15 Paternoster Row,
Sheffield
South Yorkshire
S1 2BX