PROPOSED REPLACEMENT OFFICES STORAGE BUILDINGS & YARD

Land at 66 Barrier Bank Cowbit Spalding PE12 6AQ

by

East Anglian Civils Holdings limited

FULL PLANNING APPLICATION



PLANNING STATEMENT

June 2022

mlp Moulton Land and Planning

The Proposal

This Full application seeks consent for a Replacement Office Building, Two Industrial Buildings and yard at an existing haulage yard at 66 Barrier Bank Cowbit.

The majority of the site has the benefit of an extant Planning consent for residential development which is discussed in more detail within this Statement.

Application Site

The site is situated within the defined settlement for Cowbit and has an existing access onto what is effectively a lay-by to Barrier Bank. The application site area is 0.76hectare

The site is currently operating as a haulage site with offices and storage / workshop buildings together with a large yard area which extends back towards agricultural land at the rear of the site.



Existing offices



Existing buildings



View across front yard area towards 66 Barrier Bank

Planning History

Outline Planning Consent was granted by SHDC in 2017 (ref H01-0120-17) for residential development on the site for 5 plots which effectively displaced the business, Paul Cott Transport, from the site.
A subsequent Reserved Matters Approval (ref H01-0359-20) was granted by SHDC in July 2020 for 5 dwellings comprising 4No. detached 4 bed houses and 1No. 5 bed detached house.

Proposed Scheme

The Applicant Company has recently purchased the site and has re-assessed the potential use of this brownfield site. The objective is to replace the existing offices and industrial buildings that currently occupy the site and restrict residential development to the site frontage only (as detailed in separate application)

If granted the proposal would provide offices for the Applicants business and storage buildings for materials and plant. It would also provide an opportunity for the previous land owner, Paul Cott Transport, to continue to operate from part of the site. This represents local business investment in South Holland and the retention of two established, privately owned, companies within the District.

The existing buildings are located centrally in the site and are relatively close to neighbouring residential properties and the buildings are in poor condition. The proposal is to construct a new office building to the rear of the frontage dwellings with its primary aspect and parking facing towards the yard and buildings to the north. Two new replacement steel frame sheds are proposed to the rear of the site which puts them further away from neighbouring properties that the current buildings.

Parking provision to the new buildings is in accordance with the Standards stipulated in the SE Lincs Adopted Local Plan

As part of the redevelopment scheme the existing access into the site is to be improved with kerbed access and also the removal of the existing electric poles and transformer which are currently to the right of the access from Barrier Bank. The removal of this apparatus will significantly improve the street scene and visual outlook from adjacent properties.

This application, and that for the residential development to the site frontage, was subject to a Pre- App consultation with the Local Planning Authority (ref PE-00148-22) and the feedback was positive towards the overall scheme of redevelopment of this site. The site is currently on the current Brownfield Land Register held by South Holland District Council.

Flood Risk Assessment

The Application site is located within Flood Zone 1 on Environment Agency Mapping and therefore a Flood Risk Assessment is not required in this instance.

Drainage Strategy

Foul drainage from the office building is to be connected into the Anglian Water sewer that runs across the application site.

Surface Water discharge from roof areas will be directed to proprietary soakaways which will be sized in accordance with results of soil percolation tests undertaken to BRE Digest 365.

Conclusion

This is a Full Application to regenerate an existing brownfield site within the settlement of Cowbit which will enable two local businesses to operate from new buildings in a sustainable location. The site has good connection with main roads to Spalding and other towns and has been a base for a haulage business for many years with no known issues.

The relocation of the replacement buildings within the site will improve the amenity for neighbouring properties.

The associated residential frontage development proposal submitted to the Local Planning Authority will enhance the street scene with the proposed development under this application suitably concealed from the frontage to Barrier Bank.

It is hoped that the positive pre-app feedback to this proposal will prevail through the planning process and result in the granting of planning consent and enable local businesses to realise the full potential of this brownfield site rather than it being simply turned into more executive housing in the village.