Design and Access Statement

FOR

9 No. Commercial Units

AT

Land off Phoenix Lane (Pinnacle Close), Crowland, Peterborough PE6 0GB

JKD Reference: 24104

Date: September 2024

Revision:-



J KNIGHT DESIGN
ARCHITECTURAL SERVICES

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Introduction

This design and access statement has been completed by J Knight Design Ltd to accompany the planning application submission for 9 No. Commercial units.

The below statements analyse all appropriate considerations for the development such as use type, access and Biodiversity.

Whilst the land seeking planning approval had previously gained consent this has now lapsed which has resulted in the re-submission of a planning application for a similar scheme with the intention to boost local business opportunities within Crowland and the South Holland District.

Existing Site Use

The application site is located off Phoenix Lane, Crowland adjacent similar commercial developments.

The existing land previously has planning consent for 8 No. commercial units (Planning Ref H02-0493-19) which has since lapsed. This consent was granted for a similar size and scale development.

The original planning application submitted defined the site as Pinnacle Close as part of three total phases of works. For the purposes of the planning application the units will be named as pinnacle close with the address for planning as Land off Phoenix Lane.

Due to the lapse in planning as conditioned, the client is looking to re-submit the application originally completed by South Holland District Council with a new scheme to encourage local small businesses.

The site is within Flood Zone 3 and as such a Floor Risk has been submitted with the application to demonstrate that sufficient considerations have been made for the development.

Site Proposal

This application is for the development of existing commercial land to form 9 No commercial units with small office space.

5 No. smaller units will be suited to small scale business growth whereas the 4 No larger units will suit a more establish business.

The scale and layout of the proposal is shown on the proposed planning drawings, with detailed block plans of each unit type. Both as similar in appearance and in keeping with surrounding development materials, landscaping and boundary treatments.

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Landscaping

Within this application, due to the nature of the proposal Landscaping will be kept to a minimum with low maintenance finishes such as Tarmacadam and Gravel. This is keeping with the use of type of the proposal.

Biodiversity

Biodiversity has been considered for the project, with the submission of the relevant Biodiversity Net Gain Metric and associated reports which have confirmed the number of credits to be sought, of which the client will purchase prior to use of the site. We trust this could be captured as a Prior to first use planning condition.

Ecology

Prior to completion of the Biodiversity Net Gain assessment a Preliminary Ecological appraisal was undertaken to determine the current ecological value of the site and any measures that need to be considered. The findings identified minimal ecological importance.

Lighting

Enclosed low level security lighting will be installed locally to each respective unit door to ensure a high security standard is achieved whilst not demolishing the local environment and causing minimal ecological impact.

Drainage

All rainwater from proposed will be attenuated, with restricted outlets into the existing surface water sewer in accordance with the Flood Risk Assessment and SUDS Strategy.

Foul water will be collated and discharged into the mains sewer already installed along Phoenix Lane.

Specific details of both foul and surface water management should be finalised pre-construction and we would request this is captured as a planning condition.

Site Levels

The proposed levels to the site have been dictated by a previously installed roadway.

The existing also have a natural slope as indicated on the site topographical and therefore two different floor levels are proposed to accommodate this.

Site Access

Existing access to the site is from the land off Phoenix Lane, utilising a previously installed roadway with dedicated site entrance point. Secure fencing has been proposed around the site in keeping with adjacent commercial units in height and appearance.

There are no public rights of way located on the site.

Transport

Parking has been provided for each unit with the inclusion of multipurpose bays for disabled users and electric vehicle charging.

Internal cycle storage has been considered as part of the project with dedicated secure space being included as part of the development as per the proposed plans.

Bus stops are located less than a 10-minute walk from the development via Peterborough road which provide links to Peterborough, Crowland and the surrounding areas.

Conclusion

As per the above sections, we believe the relevant considerations have been made to support the proposed and the development will look to be in keeping with the localised area, minimal ecological impact, Flood Risk and the original planning permissions granted in 2019.

Biodiversity has been assessed and considered with the relevant provisions to offset elsewhere due to the nature of the proposal.

The development will be ideally situated between existing industrial purpose units, utilising existing infrastructure already in place in accordance with intended original planning applications.