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Consultancy

Design and Access Statement
Proposed Extension, High Street, Donington, Spalding,
Lincolnshire, PE11 4TA

641 9/DAS/LMS

March 2016

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1. INTRODUCTION

- 1.1. The proposal is for an extension to the recently completed extension to the existing wood store building granted under permission reference H04-0697-13.
- 1.2. The applicant company has over recent years carried out a number of significant improvements to the buildings, plant and machinery in order to be more competitive in a global marketplace. The manufacturing and finishing of goods involves the use of state of the art computerised equipment together with the use of a skilled workforce. The continued success of the company has a positive impact on the economy of the area.

2. THE SITE AND SURROUNDINGS

- 2.1. The application site lies on the north side of High Street and comprises a manufacturing business producing high quality bespoke timber doors and windows. The joinery element of the business has operated from this site, which is now encircled by the village, since 1884.
- 2.2. To the east of the application site lies some of the playing fields to the adjacent Thomas Cowley High School.
- 2.3. The applicant company owns and operates from the former Black Swan public house that is now used as a showroom with office space and this lies on the High Street frontage immediately to the south of where the latest extension will be located.
- 2.4. To the west of the proposed extension lies the main complex of buildings.

3. PLANNING POLICY CONTEXT

- 3.1. The Development Plan comprises the saved policies of the South Holland Local Plan as adopted in 2006. The South East Lincolnshire Local Plan is at an early stage of production and has little or no weight in the decision making process.
- 3.2. The National Planning Policy Framework (NPPF) is also a material planning consideration when local plan policies are absent or do not accord with the NPPF.

- 3.3. Local Plan Policy SG1 - General Sustainable Development states that consent will be granted where the proposal is consistent with the principles of sustainable development, where, amongst other things, the quality of life for local residents is unimpaired. This policy reflects the general principles in the National Planning Policy Framework.
- 3.4. Policy SG14 – Design and Layout of New Development requires that new development should be designed to respect the local vernacular and the visual qualities of the area.
- 3.5. Policy SG17 – Protection of Residential Amenity considers the impact of new development on residential occupiers and requires that there should be no overshadowing and no harm arising from potential noise and other emissions.
- 3.6. Policy EC3 – Existing Employment Areas/Premises, this policy permits new development within existing employment premises provided they are acceptable in terms of environmental impact, traffic movement and intrusion into open countryside.

4. DESIGN AND ACCESS STATEMENT

Use and layout

- 4.1. The use of the proposed extension will effectively be the same as that which is carried on within the remainder of the site. The proposal would be at the end of the production line and will be used to store finished goods prior to dispatch. There will be internal connections with the rest of the complex of buildings to allow a process flow through the site.
- 4.2. The main exit from the proposal will be out onto the existing turning/loading and unloading area to the rear of what was the Black Swan public house.
- 4.3. Sufficient land will be retained to ensure that the layout enables vehicles to enter and exit the site in forward gear. The access to the side of the former public house replaces the access further west that has previously been used by HGVs and other service vehicles.

- 4.4. The proposed extension, coupled with the previous extension recently constructed to the rear, will form an effective barrier to any noise disturbance to residential properties to the north of the site. The nearest dwelling to the site is relatively new and was constructed despite objections lodged by our client at the planning stage about the proximity of it to the industrial site. The occupiers of the property have gone on to object to all the development on site. As part of the last permission, an acoustic bund and fence was provided in the north corner of the site, effectively between the bungalow and the new yard area where the old public house beer garden was situated. The flank wall of the latest extension will provide a further noise barrier between the bungalow and the yard area, albeit that the acoustic bund and fence will remain in situ. There will, therefore, be little or no disturbance from the proposal or indeed the rest of the site as a result of the new building on the boundary of the site and it will provide an effective noise screen.
- 4.5. Notwithstanding the above, it should be remembered that the business has operated from the site since 1884. Although manufacturing processes have obviously changed over the years and there has been some modest expansion, it has been the proximity to the site of residential development that has changed and inevitably allowing the development of land closer to the boundary of the site has not always proved to be successful. However, the applicant company has tried wherever practicable to keep noise and disturbance to a minimum and employ new ventilation and dust collection methods that have as little impact as possible and have resulted in a dramatic reduction in emissions from the site.

Scale

- 4.6. The scale of the latest extension is in keeping with the existing range of buildings on site with an eaves height of 4.3m and a ridge height of 6.7m. The roof pitch will be the same as the two buildings to the north.
- 4.7. Overall, the proposed extension will form part of the overall roofscape visible on site today.

Appearance

- 4.8. Overall, the proposal will have a very similar appearance to the most recent building behind it. The bricks will match, as will the use of coated metal profile sheeting to the roof.

Access

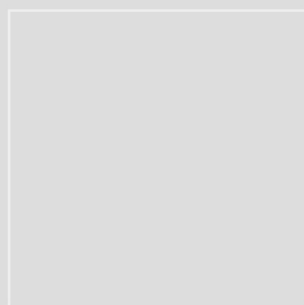
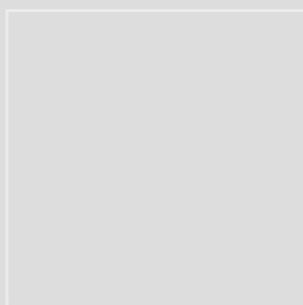
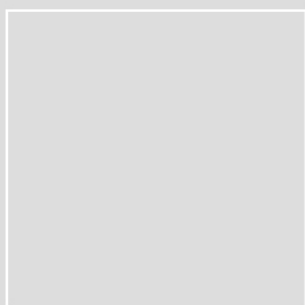
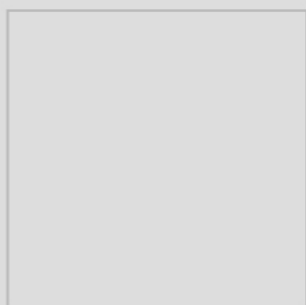
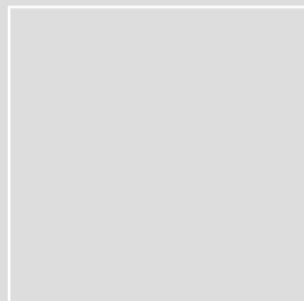
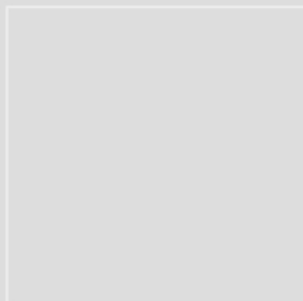
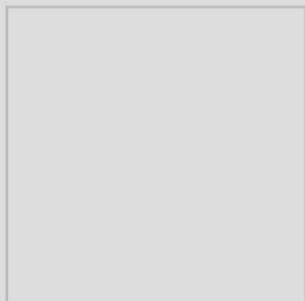
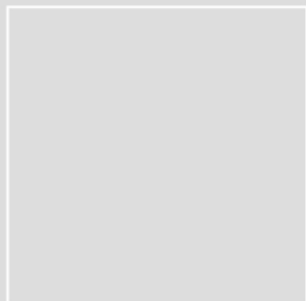
- 4.9. There are no alterations proposed to the current site access from High Street and there will be no increase in vehicular movements to and from the site.
- 4.10. Sufficient land is retained within the site behind the former Black Swan public house to enable an HGV to enter and leave the site in forward gear. There is sufficient space available for staff parking where historically there has been little provided on site.
- 4.11. The applicant company employs a reliable and largely local workforce, some of whom are able to get to the site using modes of transport other than the private car.

Flood Risk

- 4.12. The application site lies within Flood Zone 1 as defined on the South Holland District Council Update of the Strategic Flood Risk Assessment Final Report January 2010, where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of river flooding occurring each year.
- 4.13. The new building will be constructed on an existing area of hardstanding presently used for parking and turning, the surface water from which is drained to the main surface water sewer.

5. CONCLUSIONS

- 5.1. The continued modest expansion of the applicant company serves to enable the business to react positively in an ever increasingly competitive marketplace containing cheaper foreign imports.
- 5.2. Having regard to the position of the extension, it will sit comfortably within the existing range of similar buildings and also have the impact of screening the nearest residential property from operations within the yard area to the rear of the former Black Swan public house that is now used as a parking and turning area.
- 5.3. The proposal is compliant with the provisions of the Development Plan.



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