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Our ref: 4162-23

**PROPOSED LOADING DOCKS & EXTERNAL WORKS
WASHWAY ROAD
HOLBEACH
SPALDING
LINCS
PE12 7PE**

FOR

H Z LOGISTICS LTD



PLANNING, DESIGN & ACCESS STATEMENT

VAT No: 552 6200 69
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The application is to acquire Town and Country Planning Permission for new loading docks to an existing warehouse together with associated external works at Washway Road, Holbeach, PE12 7PE for the benefit of H Z Logistics Ltd.

This site is currently an established industrial site situated along the A17 and is not near any built-up residential areas, there are several other businesses on the same road.

HZ Logistics currently work from the site on the other side of Superflora, where they have been since July 2021 and currently have an operations license number of OF1138117 that allows them to operate 65 tractor units and 30 trailer units.

H Z Logistics currently employ staff from the local area and have a Bourne depot too.

The existing warehouse and brick offices at the front have been recently vacated by the current business which has occupied them for several years, allowing the owner to find another company to rent them. HZ Logistics would like to rent these facilities in order to keep the same amount of vehicle movements and relieve the pressure on the current packing and warehousing.

The vehicle movements would not increase as this is a continuation of what they already do on site. Moving to this empty warehouse from the other warehouse the other side of the yard would relieve the pressure on the current warehouse and packaging. 50% of HZ Logistics HGV traffic would be at nighttime between the hours of 21:00 - 03:00, therefore at this time the A17 traffic passing is much quieter.

Most of H Z Logistics drivers are tampers, so they leave the yard on their start day and then return 5 or 6 days later so whilst they have 55 trucks their daily movements are nowhere as great as that.

H Z Logistics would like to grow their presence in Holbeach and invest in the local community and employ local people. The company itself is part owned by a Dutch company and the directors are keen to invest in the UK and bring trade from overseas. The bigger H Z Logistics grow in the South Holland area the more investments and trade can be done with European countries. They have a sustainable customer base who require immediate storage solutions for their goods in order for them to reach a wider UK market, mainly due to Brexit red tape.

South Holland is the perfect location for H Z Logistics as they have their current office and warehousing at this site, and the location is ideal along the A17 stretch to reach the A1 North and South.

The following section of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE):-

USE

The existing use of the site is an existing warehouse and brick office block to the front located within a light industrial site. The warehouse and land is an ideal site for the relocation of HZ Logistics to allow for better storage and loading facilities.

AMOUNT

The existing warehouse is a sensible size for H Z Logistics to store products as required and allow for a better layout on parking and turning facilities.

SCALE

The scale of the development is similar to the existing premises and allows for car and lorry parking.

LANDSCAPING

The site will be landscaped as shown on the plan with areas seeded with a wildflower meadow and additional trees and hedges planted. The site plan shows a swale to store water run off from the loading docks and yard areas.

ACCESS

The existing access is more than suitable for the expansion of the site allowing for cars and lorries along with their separate parking spaces. No extra traffic movements will be created this is simply a re-location from the other side of the industrial site.

HEALTH AND SAFETY

Loading bays ensure good health and safety levels are maintained on site. There is a large number of trolley movements on site, loading bays will reduce the need for forklift truck operations, helping to maintain safety levels.

CONCLUSION

This warehouse re-location will allow for better storage facilities, loading and un-loading for the current operations on site for HZ Logistics.