

DESIGN & ACCESS STATEMENT (Incorporating Flood Risk statement)

Client: R J Wilson Electrical Ltd

Project: Store extension at R J Wilson Electrical Ltd, A17 Washway Road, Holbeach, Lincolnshire, PE12 8LT

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INTRODUCTION

R J Wilson Electrical Ltd is a well established business operating for 19 years from its current site on Washway Road, Holbeach. The firm currently employs 30 full time staff. This proposal is vital to the continued expansion and success of the business and it is envisaged that it will generate approximately 5 further job opportunities.

The proposal is for a Store extension on the grassed compound to the eastern side of the existing building. The application is for full planning permission.



View of existing building from Washway Road



View of site [for extension] looking eastwards

USE

The proposed use of the extension is for storage in connection with the electrical contracting business.

AMOUNT

The total site area is approximately 0.26 ha. The store extension will have an internal floor area of approx. 387sq.m. There will be additional parking adjacent to the extension to accommodate 23 cars or light commercial vans.

LAYOUT

The extension will be located on the eastern side of the existing building. There will be 3no. loading doorways on the southern side which will open directly to the parking/turning area. The site is already enclosed with a metal palisade fence with access gates. To the western side of the existing building it is proposed to re-arrange the parking area to provide a mix of staff and visitor parking spaces.

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Telephone: 01406 540573 M: 07940 914778

SCALE

The scale is single storey and will be in keeping with the existing building.

LANDSCAPING

The new parking/turning area will be generally gravelled. There will be some hardstanding areas adjacent doorways to facilitate ease of loading. There will remain some areas of grass to the rear and front of the extension. The existing metal palisade fence and gates will remain intact. To the western side of the existing building the gravel area will be extended to the boundary to enable the reconfigured parking arrangement.

APPEARANCE

The extension will comprise facing brickwork at low level. The walls above this level will comprise profiled metal cladding (in keeping with the existing roof). The new roof will also be of matching profiled metal cladding.

ACCESS

The existing access to and from the A17 Washway Road will be unaffected by the proposals.

R J Wilson has a legal right of way over the existing access roadway off the A17 Washway Road (refer to submitted site plans). It is proposed that all vehicles that currently park outside of the site will be accommodated within the R J Wilson site boundary.

There are existing gates for vehicular access located within the palisade fence and these will be used to access the new parking/turning area within the fenced compound.



Existing access from A17 Washway Road



Existing access gates into the grassed compound

PLANNING

The R J Wilson site is located in the context of a number of other successful and expanding businesses sited along this stretch of the A17 Washway Road. These include Lodge Farm Café, Intergreen UK, Anglia Motel & The Farm Cafe. Indeed Intergreen UK has seen a significant expansion of its buildings including most recently an extension to its packaging and storage facility (planning permission ref. H05-0076-14).

Paragraph 17 of the Core Planning Principles of the NPPF states that one of the overarching roles of the planning system is to *'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.'*

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The NPPF paragraph 28 states that, *'Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: Support the sustainable growth and expansion of all types of business and enterprise in rural areas.....'*

The proposed extension is directly adjacent to R J Wilson's existing operation of some 19 years. This would accord with sections 1 and 3 of the NPPF which is concerned with removing barriers to potential economic growth by supporting the needs of businesses, particularly supporting the rural economy.

The submitted proposals are in accordance with national and local policies as set out in:
Planning Policy Statement 1 'Delivering Sustainable Development',
Planning Policy Statement 4 'Planning for Sustainable Economic Growth',
Planning Policy Statement 23 'Planning and Pollution Control',
Policies SG4, SG13, SG14, SG15, SG17, SG18 and EC3 of the South Holland Local Plan 2006,
Sections 1, 3 and 7 of the NPPF, 2012.

FLOOD RISK

The proposal is a Store extension in connection with an electrical contracting business.

The Environment Agency confirms the site is within flood zone 3.

The extension is situated in an existing commercial environment and will only be occupied during periods of loading / unloading.

The floor to the extension is to be placed at the same level as the existing.

If water in the form of flooding was to enter the building, the construction comprises concrete floor and brick/block walls and only washdown would be necessary.

The products stored in the extension will be on raised metal racking / shelving.

This relatively small building extension is not anticipated to adversely affect the potential overall flooding in the area.

CONCLUSION

R J Wilson Electrical Ltd is a well established local business employing around 30 people and has occupied its current base on Washway Road for 19 years. Additional space is required to sustain the expansion of the business and provide further job opportunities.

The NPPF supports economic growth and development in rural areas and it encourages Local Authorities to *'support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development'*.

The proposal constitutes sustainable development and under the NPPF there is a presumption in favour of sustainable development.