

DESIGN & ACCESS STATEMENT

FOR

THE RECONFIGURATION OF THE EXISTING CAR PARK

AT

Dunster House
Belchmire Lane
Gosberton
Lincolnshire
PE11 4HG

ON BEHALF OF

Dunster House Limited
Dunster House
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Bedford
MK41 0LF

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Tel: 0191 232 6291
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Report Issue Date: 22nd October 2025

This document has been prepared and checked in accordance with the Lambert Smith Hampton Quality Assurance procedures and authorised for release.

Surveyor Signature:



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Date: 22nd October 2025

Authorising Director Signature:



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Date: 22nd October 2025

For and on behalf of Lambert Smith Hampton

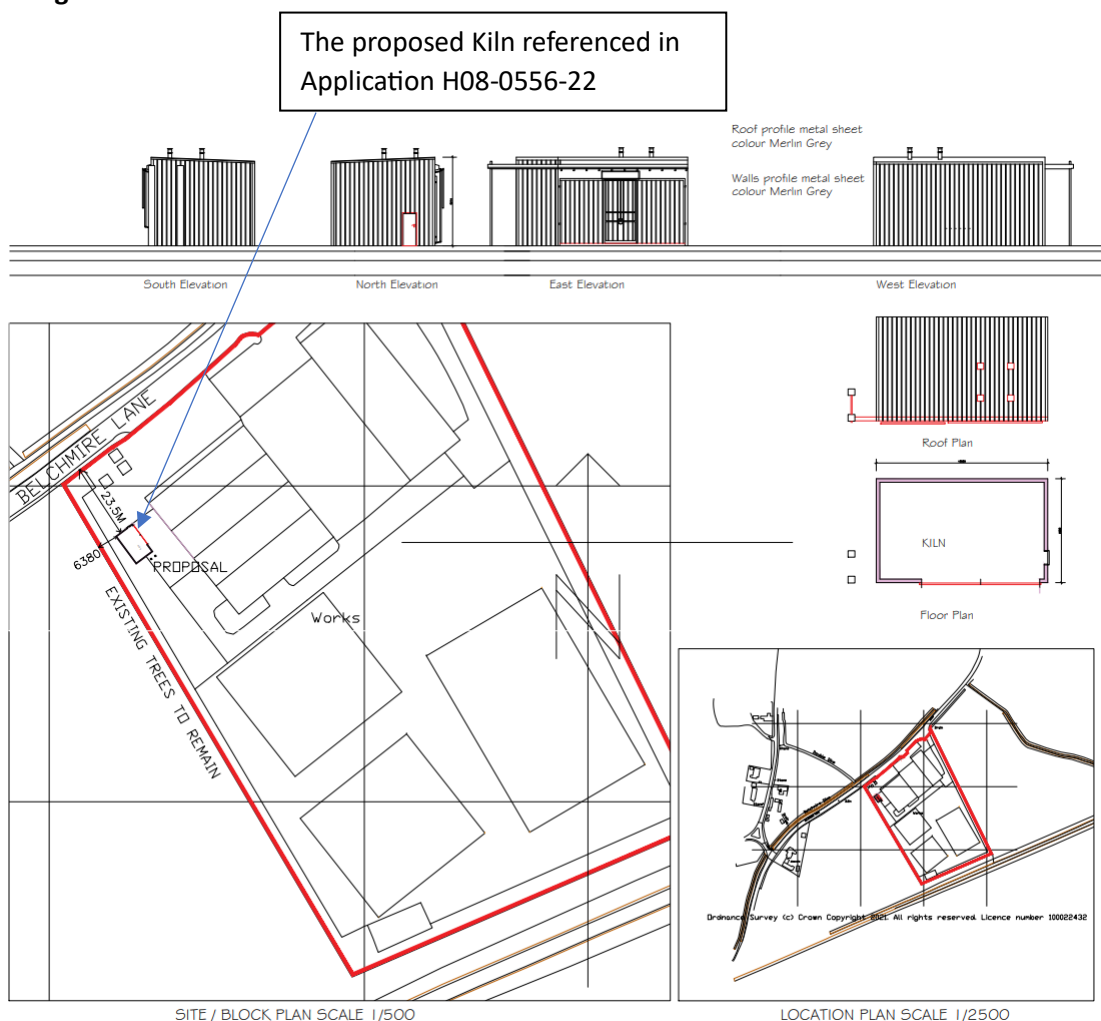
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1.0 Introduction & Background

- 1.1. For information and reference regarding the site layout, buildings etc., please refer to Diagram 2: Location Plan drawing CBN3378-100 shown on page 3.
- 1.2. This Design and Access Statement is submitted on behalf of Dunster House to support a full planning application for the installation of a new timber drying kiln and kerosene tank on the site. The proposed kiln will be located adjacent to the existing kiln, while the new kerosene tank will be positioned behind the existing tank, towards the northwest of the site.
- 1.3. This statement provides supporting information which demonstrates the design and access principles and concepts upon which the development is based and identifies how these are reflected in individual aspects of the proposal.
- 1.4. A planning application was submitted and approved in 2022 (Reference: H08-0556-22) for the original/existing kiln to the west of the main building. The proposal highlights that the kiln will have a maximum height of 5.614 metres, a depth of 6.580 metres and a width of 10.800 metres. Constructed from Merlin grey profile metal sheet cladding and positioned on a concrete pad. The submitted drawing is shown in diagram 1 below.

Diagram 1:



- 1.5. As part of the full planning application H08-0556-22 detailed supporting information was submitted. General plans including site / block plans, location plans and detailed elevations of the kiln. All documents were assessed and ultimately permission was granted.
- 1.6. The original proposed kiln was approved via planning application H08-0556-22. The assigned officer assessed the proposal to accord with South East Lincolnshire Local Plan 2019 (SELLP) Policies 1, 2, 3 and 7, including Sections 6 and 12 of the National Planning Policy Framework, 2021. It was determined that the design is not visually prominent, that the kiln does not materially impact the character and appearance of the surrounding area nor is it considered to be a noise, odour or have a visual disturbance impact to the surrounding area.
- 1.7. Regarding the 2115 South Holland Strategic Flood Risk Mapping, the site is located within the Environment Agency Flood Zone Three, and so the conclusion was made that the 150mm concrete base for the kiln would suffice for the flood risk in this area.
- 1.8. This Design & Access Statement supports an application for the installation of a second kiln and accompanying kerosene tank which will be positioned to the north west of the site, adjacent to the original kiln approved under application H08-0556-22. The new kiln is essential to support the continued growth of the business and enhance overall productivity. At present, the original kiln operates for 8 hours per day in attempt to meet rising production needs. The approval of a second kiln will enable the company to optimise operations and improve efficiency.

**Image 1:
Existing Kiln**



**Image 2:
Area adjacent to existing kiln**



- 1.9. The proposed kiln will be constructed by the same manufacturer as the original kiln, ensuring continuity of the appearance and quality of the construction. While the materials used will match those of the existing kiln, the proposed unit will be slightly smaller in scale. It will have a maximum height of 5.607m, a depth of 6.580m, and a width of 7.500m, compared to the originally installed kiln's height of 5.614m, depth of 6.580m, and width of 10.800m. The new kiln will be positioned directly adjacent to the existing one, with both units aligned at the front and featuring matching protruding steels for sliding doors. The area between the kilns will be

reconfigured to centrally position the kerosene tanks and enclosed with palisade fencing. Image 2 shows the unmade ground / non-operational area where the new kiln will be installed.

- 1.10. The nearest residential property is located approximately 150m from the proposed kiln location. To date, there have been no complaints or concerns raised regarding noise or disturbance from the existing kiln or associated activity. It is unlikely the proposed development will contribute to any perceived disturbances that would affect the surrounding area.

2.0 Location

- 2.1. The site, known as Dunster House, is located along Belchmire Lane, Gosberton. A lone industrial area, surrounded by agricultural fields to the South of Gosberton, a small village north of Spalding, Lincolnshire. The site is accessed by the B1397, the main arterial route through Gosberton, connecting Dowsby to Boston.
- 2.2. To the west the site is screened by a bank of woodland / scrub running down to the Risegate Eau Drain which runs along the southern boundary. The access road, B1397 runs along the northern boundary, to the immediate east is an agricultural field.
- 2.3. The extent of the site is approximately 3.93 Hectares (indicated blue on Diagram 2: Location Plan CBN 3378-100) This proposal is focused on developing within the area outlines in red on Diagram 2: Location Plan.

Diagram 2: Location Plan CBN3378-100:



3.0 Context

- 3.1. For information and reference please refer to Diagram 3 below.

Diagram 3:



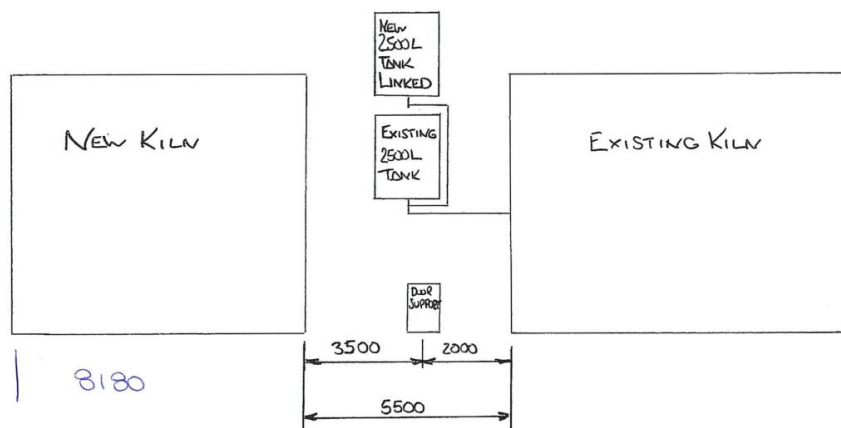
4.0 Use

- 4.1. The site is currently operated by Dunster House, a long-established company who manufactures and supplies specialist garden structures. The location in Gosberton consists of manufacturing units and onsite storage only, there is no public access. The site is accessible from Belchmire Lane, running to the front boundary of the site. Access to the site's carpark is obtainable to the North of the premises, also accessible from Belchmire Lane, to accommodate staff and provides access for logistics and distribution.
- 4.2. The company has experienced an exponential growth in recent years, which is reflected in the development of the site. For example, the company purchased surrounding land to physically expand the site, and in 2022 a planning application was approved for the construction of three storage units, which are in construction. Whilst the site has developed to accommodate the growth of the business, the existing industrial kiln is hindering productivity as it is operating at full capacity over 8 hours per day. The current output is not only unsustainable, but insufficient to meet rising demands.
- 4.3. The proposal, therefore, is centred around the construction of another unit to contain an additional industrial kiln. This aims to increase the volume of timber that can be dried at one time, effectively doubling the current output to facilitate the growing demand and ultimately, greatly benefitting the business.

5.0 Layout

- 5.1. An appraisal of site wide operational activities has been carried out with emphasis on the construction of the proposed kiln and how the business will operate with the disturbance.
- 5.2. The proposed kiln will be installed adjacent to the existing unit, with the kerosene tanks positioned centrally between the two kilns. The proposed tank will be positioned behind the original as displayed in Diagram 4. Site operations will be maintained during its construction and adequate separation between the businesses undertakings and construction site will be achieved.
- 5.3. The positioning of the new kiln and kerosene tank has been carefully considered to align with existing infrastructure and maintain operational efficiency, while minimising visual and environmental impact.

Diagram 4: Sketch showing indicative kiln / tank layout (NTS)



6.0 Landscaping

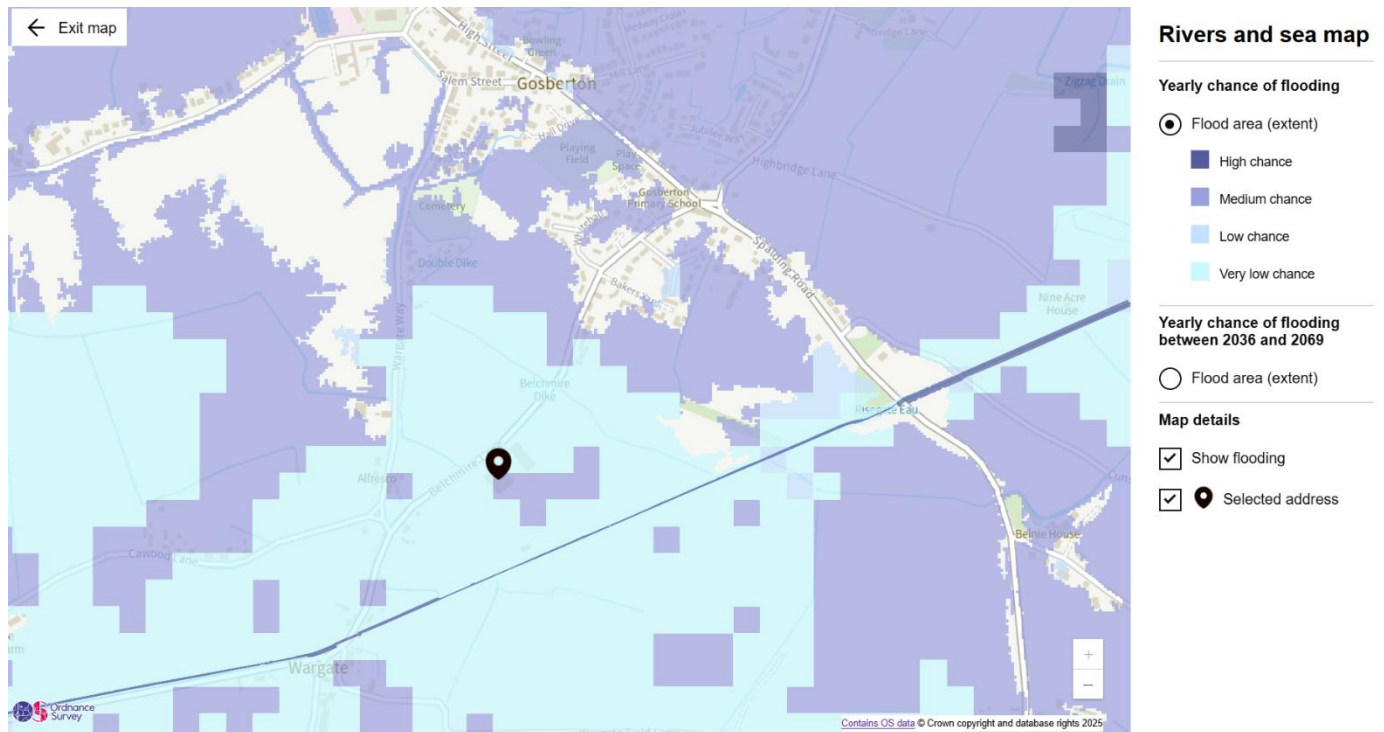
- 6.1. Landscaping isn't a particular interest to the site, however the conifer trees that create the beltline running the length of the western boundary will be maintained to provide natural screening as viewed from the main road.

7.0 Surveys, Reports & Investigations

- 7.1. The site is located within an area with a Medium Flood Risk rating; this will be a consequence of the drain so close to the south boundary.
- 7.2. Diagram 5 shown below, is extracted from the Government website to show the zones in consideration.

[Flood risk summary - Check your long-term flood risk - GOV.UK](https://www.gov.uk/government/consultations/flood-risk-summary-check-your-long-term-flood-risk)

Diagram 5:



- 7.3. The same website also records the risk of surface water flooding at the site as being very low risk, which is a risk less than 0.1% each year (see extract below):

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

- 7.4 It should also be noted that the development area, i.e. the construction of small section of kiln and unit relatively small. The area of the new kiln unit is approximately 52m² with a further 15m² of hardstanding created for the fuel tanks position. This is the equivalent to around 0.16% of the site. Any development on this scale is unlikely to have any material impact on any aspect of the existing site.

8.0 Summary

- 8.1. The proposed development which this Design and Access Statement has been prepared to support is extremely small scale and impacts only a very small part of the overall site. The principle of a unit containing an industrial kiln and kerosene tank, which has been previously granted planning permission in the first instance, application: H08-0556-22. Furthermore, this proposal is similar to the previous application and is located within the same area of the site.
- 8.2 The proposal would greatly improve an integral part of the business, doubling output to sustain growing demand.
- 8.3 The proposals have a de-minimis impact on the site. The small development is not considered visually prominent, nor will it materially impact the character and appearance of the surrounding area. Nor is it considered to be a noise or odour disturbance to the surrounding area. In regard to the 2115 South Holland Strategic Flood Risk Mapping, the site is within an Environment Agency Flood Zone Three, and in the initial application H08-0556-22, a concrete base of 150mm would suffice and require no greater flood risk mitigation. This proposal includes a 200mm concrete base, which is an improvement in comparison.
- 8.4 The nature and extent of the proposed works should have no discernible impact on any aspects of site ecology, drainage and /or trees.