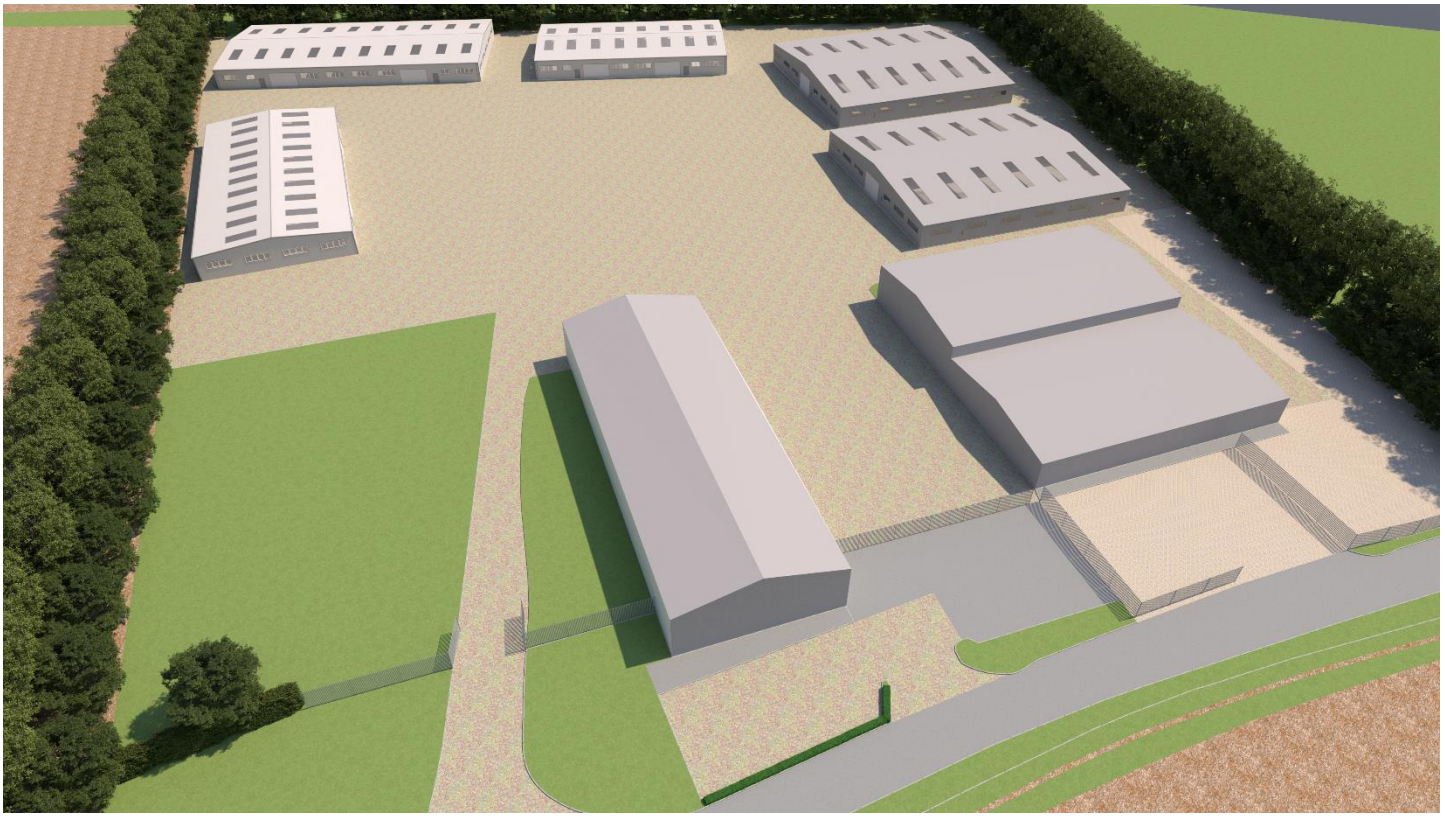


PLANNING, DESIGN & ACCESS STATEMENT

FULL PLANNING APPLICATION FOR: 3NO STORAGE/MANUFACTURING FACILITY UNITS FOR DUNSTER HOUSE, BELCHMIRE LANE, GOSBERTON

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Page 2 – Introduction to the planning statement, and the details of the proposal.

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END

LDG
LINCS DESIGN GROUP

INTRODUCTION

THIS STATEMENT

This multi-faceted statement has been produced to support a full planning application for 3 manufacturing units and should be read in conjunction with the submitted drawings and application forms.

Although not strictly speaking a national requirement, I have for completeness produced a Design and Access Statement along with a Planning Statement under the cover of this single document. This constitutes a significant part of the justification in support of the proposed development and seeks to demonstrate that the proposal would be a sustainable form of development in conformity with the development plan.

THE PROPOSAL

PROPOSED 3NO STORAGE FACILITY UNITS

The proposal seeks permission to erect 3 manufacturing units on the aforementioned site with associated access. The site is currently occupied by Dunster House who already have several manufacturing units. The proposed units will most certainly increase the business growth and provide economic growth for the local district while providing many new jobs.



CURRENT CONTEXT

THE SITE

The site is located on the premises of Dunster House, found on Belchmire Lane, Gosberton. The application site comprises of a plot of land which has recently seen the erection of 2 storage/manufacturing units, the remaining vacant land will be used for the plot of Unit 1. Pending successful planning application, the agriculture land to the east shall be purchased for the plots of Unit 2 and 3. The site is currently located of the B1397 with an access road to the east that gives direct access to the south of the site. This access road will suitably serve the 3 new storage units.



DETAILS

USE, AMOUNT, APPEARANCE, ACCESS, PRINCIPLE, HIGHWAYS & IMPACT

Principle of Development

This application seeks planning permission for the erection of 3 manufacturing units.

The new proposal is of a high quality and sustainable design that fits in comfortably with the vernacular of the current site.

Use

The 3 units will be used for storage and manufacturing of goods provided by Dunster House LTD.

Amount& Layout

The proposed application site sits on a piece of land that is approximately 3.79 hectares. The storage units are of varying sizes. Unit 1 is 45x25m totalling 1125 metre sq. Unit 2 is 60x30 m totalling 1800 metre sq. Unit 3 is 55x25m totalling 1375 metre sq.

Landscaping

Due to the nature of the site being for business use there will be no landscaping on the site this will reduce cost and militance issues that may arise in the future. The current agricultural land will be provided with sufficient hardstanding to create suitable vehicle and pedestrian circulation. The boundary will be dictated either by wire mesh fencing or steel palisade fencing.

Appearance

The proposal is in keeping with the local area and maintains the industrial aesthetic to the area. The proposal is designed to fall seamlessly into the well-established industrial area, the look of the units is sympathetic to the local material palette and will intend in matching with similar materials where appropriate.

Flood Risk

The site is not located within a flood risk zone.

Highway Safety

For the proposed site, existing entrance, drop kerbs, etc will be retained.

CONCLUSION

PROPOSAL CONCLUSION

In conclusion, on the basis of the aforementioned information, read in conjunction with the submitted application forms and drawings, it is considered that there will be no detrimental harm created by this proposal, and therefore it is considered that the proposed development can be sufficiently justified. It is therefore respectfully considered that the proposed development should be approved.

Should the appointed Case Officer or other representative of the Local Planning Authority be concerned by any aspect of this proposal, it is respectfully requested that they engage with the agent at the earliest possible opportunity to ensure that all issues can be resolved in a timely and efficient manner.

END