



**DESIGN AND ACCESS STATEMENT
APPLICATION TO REPLACE EXTERIOR MATERIALS OF THE MAIN INDUSTRIAL
BUILDINGS WITH CLADDING**

site at Laurel Lodge, Washway Road, Holbeach, PE12 8JB



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1. INTRODUCTION

Simmonds Planning Ltd. have been instructed by Tecvyn who are the owner and future operator of the site at Laurel Lodge are, Washway Road, Holbeach, PE12 8JB, to submit a planning application for the addition of cladding on the main B2 industrial building on site. The application results from advice from the Council that any cladding would require planning permission on this occasion.

1.1 Documents

This planning application is supported by the following documents:

Design and Access Statement.

Site Plan

2.0 THE PROPOSAL

The exterior of the main industrial building is of a very poor quality and consists of grey, dated corrugated sheeting which is in need of repair. The photograph below shows the general condition of the building and its materials; the corrugated cladding above the brickwork is of poor condition and visually unattractive.



The applicant proposes to replace the corrugated sheeting on the exterior of the building with a high-quality profiled sheet cladding from a reputable local company who specialise in the cladding of units.



Figure 1 Examples of new cladding by chosen supplier

The options for the colour of the cladding is shown on the palette below, however the Olive green (12.B.27) and Moorland green (12.B.21) are the preferred options for the building, unless the Council has a different preference.

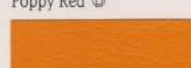
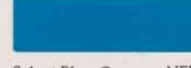
COLORCOAT HP200

ENHANCED HIGH PERFORMANCE CLADDING MATERIAL

MASTERLINE COLOURS

		
Acorn Brown ① NEW	Ocean Blue ②	Svelte Grey ③ NEW
		
Golden Glow ④ NEW	Wedgwood Blue ⑤	Mushroom ⑥
		
Bamboo ⑦	Jade ⑧ NEW	Goosewing Grey ⑨
		
Petra ⑩ NEW	Moorland Green ⑪	Merlin Grey ⑫
		
Terracotta ⑬	Olive Green ⑭	Vandyke Brown ⑮
		
Black ⑯	White ⑰	

ACCENT COLOURS

	Burnt Orange ⑱ NEW
	Poppy Red ⑲
	Tangerine Orange ⑳
	Saffron ㉑ NEW
	Aztec Yellow ㉒
	Linden Green ㉓
	Oakleaf Green ㉔ NEW
	Dijon Yellow ㉕ NEW
	Verona Green ㉖
	Solent Blue ㉗ NEW
	Eau de Nil ㉘ NEW

B.W. INDUSTRIES LIMITED

Colorcoat HP200 minimum period to first maintenance (years)	GROUP CODE					
	①	②	③	④	⑤	⑥
WALLS	I	25	20	20	15	10
	C	20	20	20	15	10
	M	15	15	15	10	10
ROOFS	I	20	15	10	15	10
	C	15	10	10	10	10
	M	10	10	10	10	10

Key to location codes:
For areas in Europe north of latitude 49 degrees North or equivalent climates.
I (Inland) - Rural, urban, or industrial areas not included in C and M below.
C (Coastal) - Buildings between 2km and 10km from the coast or buildings in severely polluted industrial environments.
M (Marine) - All buildings between the coast and 2km inland.
N.B. Separate recommendations are published for the use of Colorcoat HP200 worldwide. See British Steel's A guide to architectural practice.

3.0 THE SITE

3.1 The application site is located adjacent to the north of the A17 carriageway, midway between the nearby settlements of Holbeach and Fleet Hargate.

3.2 The site comprises a range of buildings and associated land to the side and rear. The largest set of buildings on the site consists of three steel portal frame buildings with brick elevations and cement fibre roof and cladding.

There are substantial concrete aprons to the front and rear. Further buildings on the site include a stand-alone office facility, formerly a residential bungalow, and a range of outbuildings.

3.3 The total Site Area is approximately 3.48ha.

3.4 The Council has recently granted a lawful development certificate for the Use of Site as B2 - General Industrial under reference H09-0978-20

4.0 PLANNING POLICY

The proposals are supported by national planning guidance and by Local Plan policy, which makes it clear that the rural economy should be encouraged to grow to provide sustainable economic growth and jobs.

4.1. THE NATIONAL PLANNING POLICY FRAMEWORK (THE “NPPF” 2019)

It sets out Central Government’s planning policies for England and how these are expected to be applied.

Paragraphs 7 and 8 define the commitment to sustainable development based on three dimensions:

“An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

“A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

“An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Key to this application is within Section 6 and is headed - 'Supporting a prosperous rural economy which states at Paragraph 83:

Para 83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Paragraph 84 states:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 4.2 What is key in the NPPF is positive planning to support existing rural business ventures and the sustainable growth of business both through the conversion of existing buildings and well-designed new buildings. The proposals are clearly compliant with this national guidance as the development put forward will help maintain local business activity and contribute to rural prosperity and future job creation. The applicants are
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bringing this site back into use again and making improvements to the buildings as part of the process. The cladding will assist in the regeneration of the site by making practical and visual improvements to the buildings. The replacement cladding will be a marked improvement to the current materials which are tired, dated and in need of repair.

4.3 The Development Plan

South East Lincolnshire Local Plan, March 2019

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

It is considered that the most pertinent plans to this appraisal is as follows:

Policy 2 - Development Management

Policy 3 - Design of New Development

4.4 Policy 2: Development Management, in particular mentions a number of considerations to be taken into account when considering a planning application:

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
 2. quality of design and orientation;
 3. maximising the use of sustainable materials and resources;
 4. access and vehicle generation levels;
 5. the capacity of existing community services and infrastructure;
 6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
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- 7. sustainable drainage and flood risk;
 - 8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
 - 9. impact on the potential loss of sand and gravel mineral resources.

4.5 Policy 3 concentrates on the important design considerations of development:

Policy 3: Design of New Development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

- 1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
 - 2. distinguishing between private and public space;
 - 3. the landscape character of the location;
 - 4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
 - 5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
 - 6. the lighting of public places;
 - 7. ensuring public spaces are accessible to all;
 - 8. crime prevention and community safety;
 - 9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
 - 10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
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- 11.residential amenity;
 - 12.the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
 - 13.the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
 - 14.the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
 - 15.the appropriate use or reuse of historic buildings.

4.6 Policy Conclusions

The site has a lawful B2 use and had been on the market for many years. The applicants are taking on this site for a future B2 use and investing in the buildings on the site which are all in need of repair and renewal. The site in the future will bring economic activity and prosperity through jobs to this largely rural area of Lincolnshire.

Design – the industrial building is already in place and, has fallen into a relatively poor state of repair. The replacement cladding as proposed will not only preserve the structure but also provide an attractive visual improvement which is in keeping with the surroundings as a number of industrial buildings along this corridor have cladding of a similar style.

Amenity – the site is an existing industrial B2 unit and any improvements to the appearance will be visually an improvement for neighbours and visitors alike.

4.7 OTHER MATERIAL CONSIDERATIONS

Socio-economic

The proposals will support this future business which will be an important future source of economic activity and employment which in these uncertain times is more important than ever in the planning balance.

Ecology

There is no reason why the proposed development should have any material impact upon ecology in the local area. The building is in use, with a sealed secure roof. With the works proposed being external and replacing the existing materials, there is no reason to suspect any ecological activity or use by protected species.

5.0 Conclusion

Taking into account the above, it is considered that the proposal is sustainable and will benefit South Holland in terms of supporting a growing business which in turn boosts economic capacity and activity in a rural area.

The proposal is not harmful to amenity and will improve the visual outlook of the building. In these very uncertain times for businesses, it is hoped that the Council can support these minor exterior improvements to the existing building to bring improvements to this venture in South Holland.

The Council is respectfully asked to consider the benefits of the proposal and its general conformity to both national and local plan policy requirements.

Angela Simmonds
Director, Solicitor (Non-Practicing)
Simmonds Planning Ltd.

For and on Behalf of Tecvyn Ltd
April 2021.
