**Acorn Engineering (Holbeach) Limited**
Abingdon Works, Sluice Farm
Holbeach St Marks
Lincolnshire
PE12 8HF

# Design and Access Statement

**Paul Roberts Design**

## Introduction

This document contains information to support a Full Planning Application submitted to South Holland District Council on behalf of the applicant, Acorn Engineering (Holbeach) Limited.

Acorn Engineering (Holbeach) Ltd are a small fabrication company who specialise in the manufacture and sale of specific components and machinery used within the food production industry. A large part of their work includes the replacement and service of equipment at their customers sites throughout the country as well as fabrication and assembly works at their workshop facility just outside of Holbeach St Marks.

The applicant has been running their business from this site since 2007 when they relocated from a smaller unit on the outskirts of Holbeach, where they had previously worked for 8 years.

They currently occupy one of the larger properties of this small collection of buildings. Formerly used as an agricultural storage shed, it has since been converted by the applicant to provide dedicated workshop space, with internal storage, some office accommodation and external hardstanding areas for vehicle parking and set down space.

The business has continued to grow since it started out in 1998, more so over the last 10 years since moving to their current location, this application seeks permission to develop the site further with a formalised yard area as an expansion of the existing hardstandings areas to provide better facilities for the loading and unloading of vehicles with their existing fork-truck.

The property is currently accessed from Sluice Road, via a small private road to the West of the site, which is not under the ownership of the applicant. All previous permissions to use this road will cease in the next 6 months and the applicant has been given notice to find alternative means of access to their site. This application seeks permission to provide a dedicated vehicular access to the north boundary of the site off Sluice Road leading onto the new yard areas.

## Location and Accessibility

The site occupies an area of 3680 sq metres (0.90 acres) and is located approximately 2 miles to the west of the small village of Holbeach St Marks in the South Holland District of southern Lincolnshire. The site and adjacent properties are surrounded by predominantly agricultural farm land and sits approximately 4 miles north of Holbeach and 3 miles from The Wash.

The site is served by Sluice Road, which connects with Leadenhall Road to the east and Roman Bank to the south, the main road through Holbeach Bank and Holbeach Clough. From here the road network links to the main A17 Washway Road providing access to King's Lynn to the south east or Sleaford and Boston to the north.

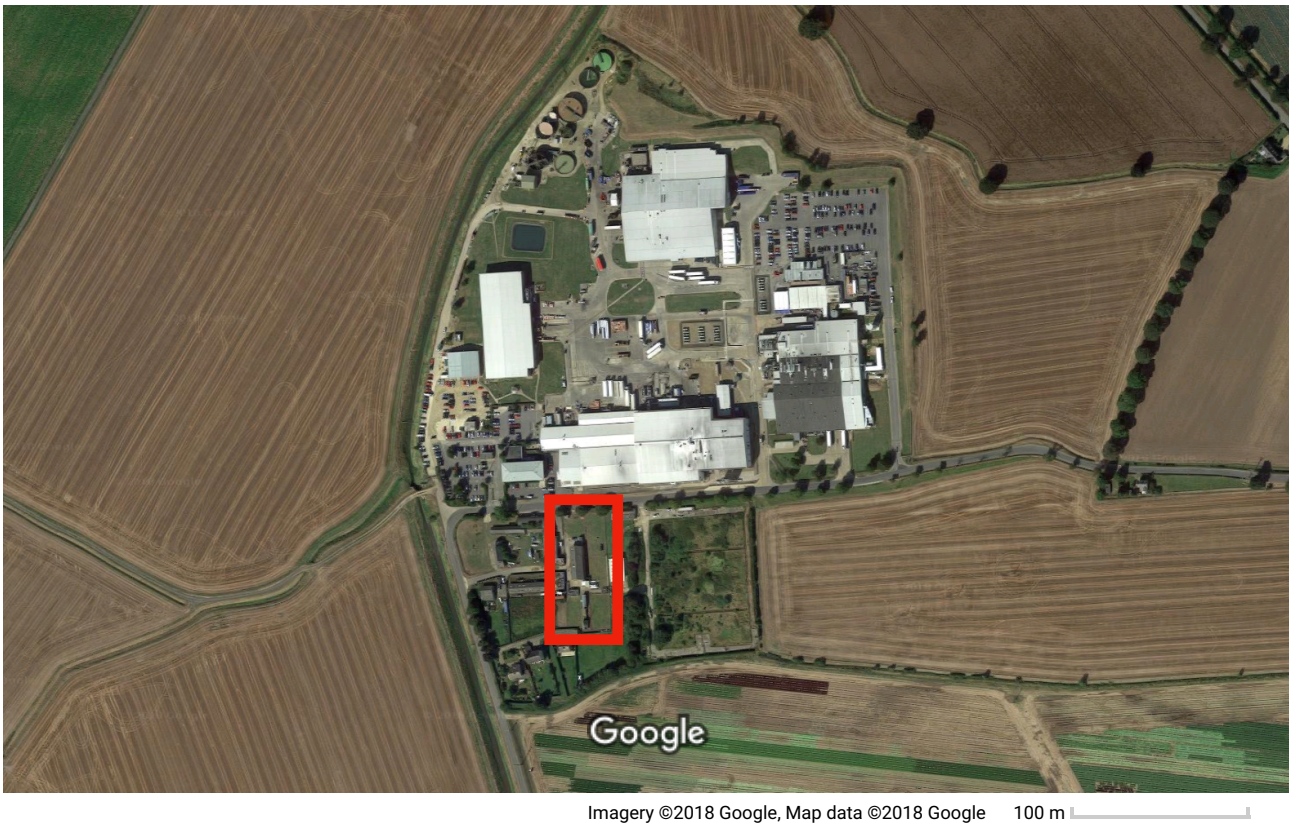
The properties surrounding the site can be categorised as a mixture of small agricultural buildings, some of which have been converted into industrial units, standalone out-buildings and a number of detached residential properties.

To the north of the site on the opposite side of Sluice Road, there are a number of larger industrial and commercial properties made up of the Holbeach St Marks Community Gym and the Bakkavor food production facility, which includes Bakkavor Pizza and Bakkavor Fresh Cook.

For access to public transport, Holbeach St Marks is served by a single bus service providing hourly bus links to Holbeach and from there further destinations to Spalding, Market Deeping and King's Lynn where there is access to express coach and train services. The nearest bus stop to the site is within the centre of Holbeach St Mark on St Marks Road (approx. 2 miles).

Access to the site for staff and visitors is currently via a private road, leading from Sluice Road, from here staff and visitors are able to park on the existing hardstanding areas surrounding the building. The works proposed as part of this application will provide a dedicated access onto the site specifically for staff, visitors and deliveries to Acorn Engineering (Holbeach) Limited.

The site is partially enclosed with a 1.2m high boundary fence with gated access into the adjacent grassed areas. Please see Google maps imagery below showing the location of the site in context of the surrounding areas.




(Figure 1: Google Maps Imagery © 2018 Google, Map data ©2018 Google)

## Scope of Proposals

The scope of works proposed as part of this application can be summarised as follows;

- The creation of a 4m wide concrete apron with a radius kerb lines on both sides, to provide a dedicated access route off Sluice Road for vehicles entering and leaving the site.
- An extension to the sites existing hardstanding areas with the creation of a 312 sq meter concrete yard / set down area to the north of the site, linked to the new vehicular access.

The proposed access apron and additional yard areas will be provided with dedicated linear channel drainage and suitable falls, to ensure that all surface water falling onto the new hardstandings will be returned back to ground via a new soak-away drainage system. There is no intention to connect into the existing storm drainage infrastructure.

The proposed external works have been positioned to best utilise the space to the north of the site, currently a close cut grassed area with perimeter fencing. The new apron and yard areas will be constructed from reinforced concrete, cast in bays with a brushed surface finish to provide some degree of slip resistance.

The new concrete apron between the site boundary and the existing highway will be provided with a 3m radius, half battered sweeping kerb line on both sides, ensuring that vehicles entering and exiting the site will not stray onto the existing grass verge and are provided with clear definition between the highway and the new access onto the site.

The junction between the new concrete apron and the asphalt surface of the existing highway will be provided with a precast concrete bullnose kerb as a flush transition between the two surfaces, all existing road surfaces will be made good in accordance with any requirements from the local Highways department.

## Staff Numbers

There are currently 3 full time employees working for the business. The proposed works detailed within this application do not intend to increase the current staff numbers.

## Vehicle Movements

It is anticipated that the number of vehicle movements will not significantly increase as a result of the proposed external works. The current vehicles visiting and leaving the site can be categorised as a mixture of domestic type vehicles including vans, light goods vehicles and the occasional heavy goods vehicle.

In a given week the types of vehicle movements can be categorised as, 3 - 4 vans (per day) collecting parts and components for specific jobs at customer sites, approximately 2 - 4 LGV's (per week) delivering materials to the workshop and approximately 1 - 2 HGV's (per week) delivering or collecting finished goods.

Due to the nature of the work carried out by the applicant i.e. a mixture of on-site fabrication and off-site installations, the number of vehicles that visit the workshop on a daily basis are generally spread out throughout the day.

## Parking Provisions

There are currently (informal) vehicle parking facilities for employees and visitors to the North side of the property on a small hardstanding area adjacent to the main loading doors. This area is currently accessed via a stoned-up track running along the side of the building and connecting with the private road mentioned previously.

There is sufficient space to park approximately 6 No. domestic vehicles. As there is no increase to staff numbers as part of this proposal, there is no intention to provide additional parking provisions as part of this application.

## Noise

There are no plans to introduce any noise generating, external plant and equipment as part of this application.

## Site Photos



**Proposed Vehicular Access** - Image showing the North boundary of the site, looking South East from Sluice Road



**Proposed Vehicular Access** - Image showing the existing gap in the hedge line to the North boundary of the site

## Site Photos (continued)



**Proposed Hardstanding Area** - Image showing the grassed area and vehicle parking area adjacent to the building



**Proposed Hardstanding Area** - Image showing the grassed area and North boundary to the site, looking North East

## Community Safety

The site is generally occupied during normal working hours throughout the week and in some instances at the weekend on a Saturday, the typical hours for the business are as follows;

| | |
|---|---|
| Monday to Friday | 8:00am to 6:00pm |
| Weekends (Saturday only) | 8:00am to 13:00pm |
| Bank Holidays | Closed |

The site is partially enclosed with a mixture of low level perimeter fencing (varying heights) and a gated access to the North boundary in readiness for the new vehicular access to which this application relates. The proposed works will look to formalise / improve the security fence to the entire boundary and provide the applicant with a secure site and controlled vehicle access point.

All staff and visitors to the site must adhere to the applicants Health & Safety procedures for working within and around the workshop and accessing the external areas around the site. The correct Personal Protective Equipment must be worn at all times in specific areas of the site.

## Environmental Sustainability

This application is made on an existing site where contamination is not known to be present.

Please refer to the separate ***'Flood Risk Assessment'*** document that accompanies this application.

## Biodiversity and Landscaping

The northern boundary of the site is currently occupied by three established trees, one located at each corner of the plot and the third positioned centrally. The proposed works outlined within this application, specifically the setting out of the new concrete apron and vehicular access, look to retain these tress in their current form.

The boundary to the north of the site currently benefits from a low (1.2m approx.) hedge to provide separation between the plot and Sluice Road, there is already a break in the line of this hedge which will facilitate the creation of the new vehicular access onto the site. There may also be further removal / modifications to parts of this hedge to ensure adequate visibility splays on either side of the new concrete apron.

The current grassed verge between the highway and the edge of the plot will be reinstated following completion of the proposed external works.