

## Design & Access Statement for extension to Bakkavor Pizza, Sluice Road, Holbeach St Mark Spalding PE12 8HF

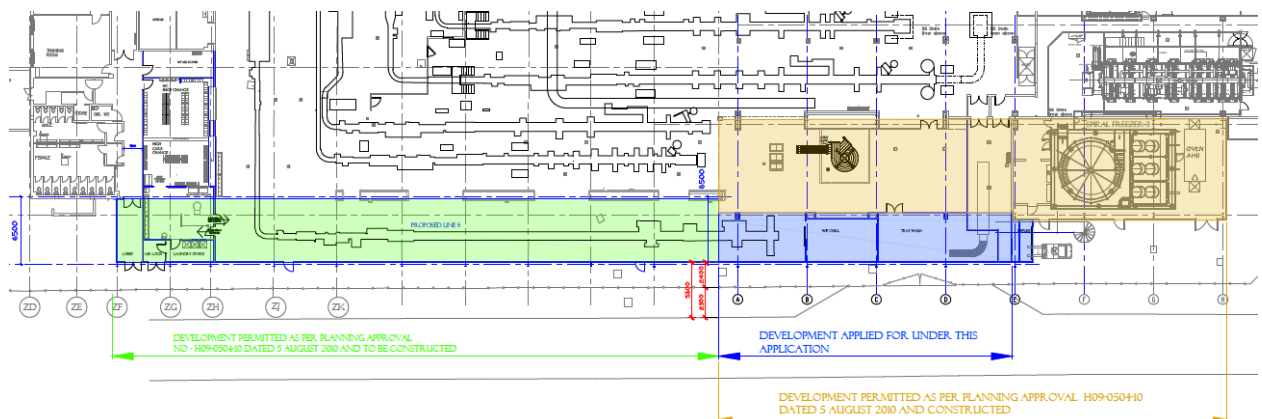
### 1 **Project Background and Recent Planning History**

Bakkavor bought their Holbeach St Marks site in 2001 and in 2003 created a Pizza manufacturing facility, supplying several UK retailers.

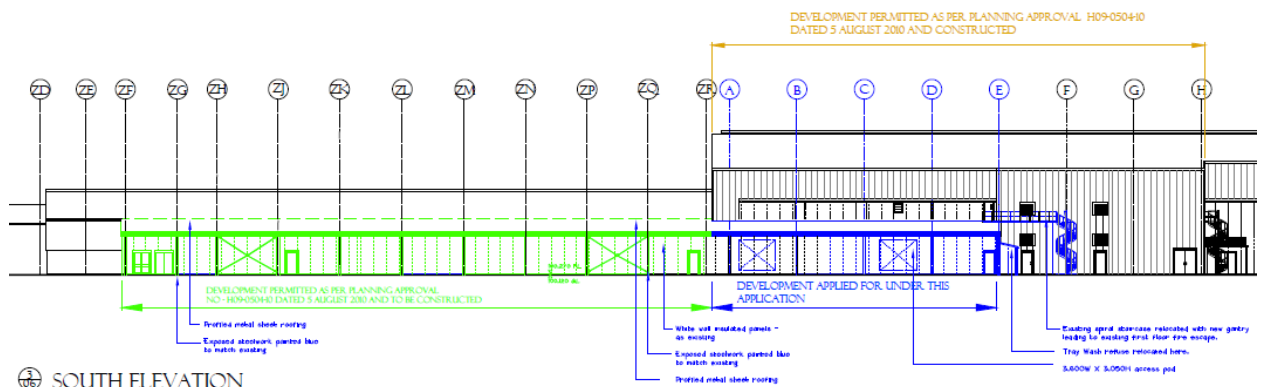
On 5<sup>th</sup> August 2010, planning permission H09-0504-10 was granted to extend the building to accommodate additional manufacturing lines (bakery line and assembly lines), chilled storage space and repacking for distribution to retailers.

The works given planning permission were located along the south elevation of the building, between gridlines ZF and H, as shown on drawings 1636/GA004 and 1636/GA006.

Extracts from those drawings are shown below.



*Extract from drawing 1636/GA004*



*Extract from drawing 1636/GA006*

Planning Permission H09-0504-10 was for the works shown in green and brown in the extracts above. The works shown in brown between gridlines A and D have been built. The works shown in green between gridlines ZF and A, although permitted, have not been built yet.

This application is for an extension of the building between gridlines A and E, essentially the continuation of the works permitted in 2010, along the south elevation, to allow the installation of an additional production line.

It is planned to build the remainder of the works permitted in 2010 together with the works which are the subject of this application.

The works also comprise some minor internal amendments and a new dock at the rear of the building.

## **2 Design Statement**

Use: the established use for the site is B1 (a) and B2 in accordance with the Planning Policy for the area and the proposed extension increases the B2 use.

Amount: the extension size is 141 m<sup>2</sup>.

Layout: Same building form as works already permitted.

Scale and Appearance: This follows the existing / permitted building form in size, material and colour.

Landscaping: No further landscaping is planned.

## **3 Waste**

As this is an I.P.P.C. site, the changes in factory process, production and waste, will be assessed by the site management and submitted for an amendment to their license.

## **4 Inclusive Access Statement**

The expansion of the internal production floor space has no effect on the existing accessibility provisions for staff and visitors.