

Design Access Statement Planning Application October 2025

Site:

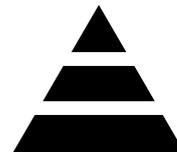
**Former Jewson, Land East of BOSTON ROAD
HOLBEACH SPALDING PE12 7LX**

Proposal:

Change of use part of existing Car wash into Tyre Fitters and Car Wash

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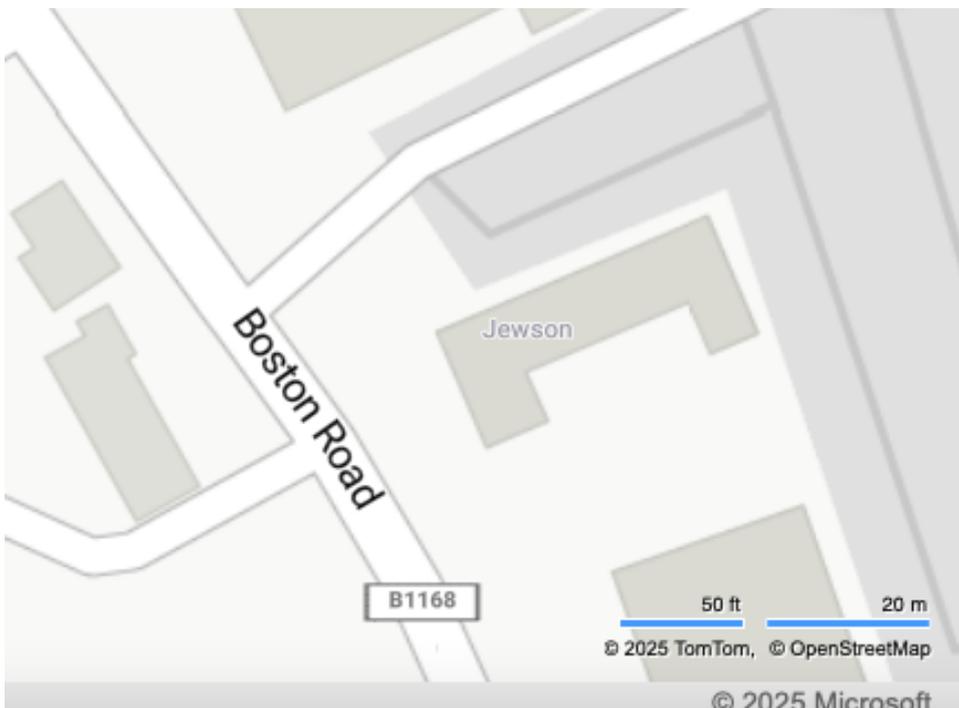
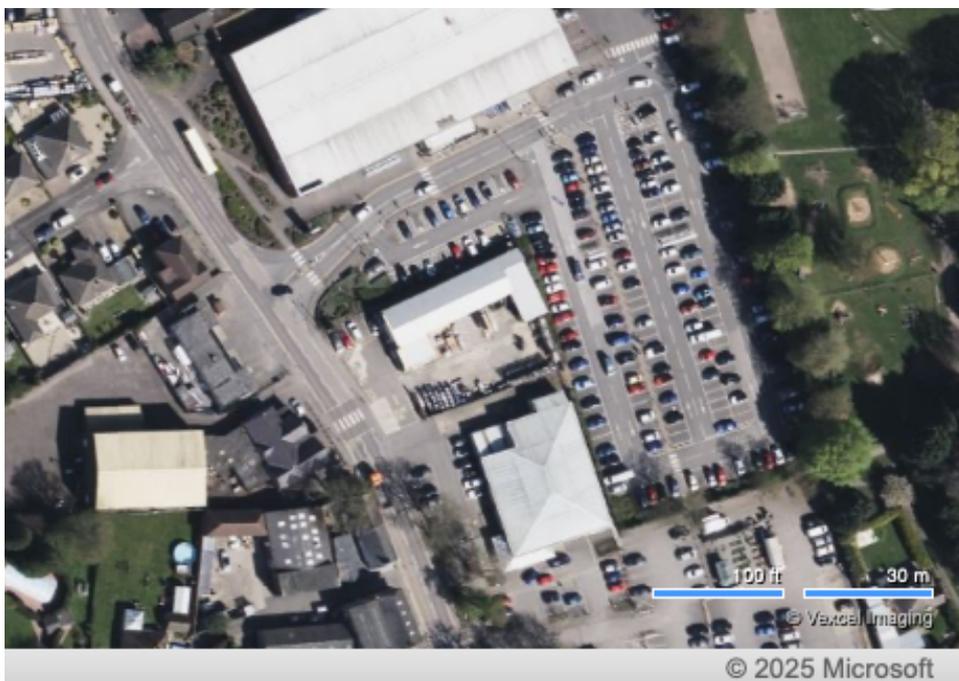
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Delta Tech Ltd
Architecture & Construction

Site details:

The property is located on the eastern side of Boston Road, north of Holbeach. Set within a predominant area of residential dwellings but along a parade of mixed commercial uses. The properties along Boston Road vary in design and style, brick built typical two or three storey buildings with pitch and flat roofs, commercial unit on the ground floor and residential or offices on upper floors. The architecture and construction of buildings within the neighbourhood are from the early 20th century. The site faces west with Boston Road running in a general north to south direction along the site locality. Nearby areas include Fleet Hargate to the east with Whaplode to the west. The application site is single storey structure set within ample lot, currently used as car wash. The application will utilise a small section of the unused site and take advantage of the large car park area.



Proposal:

This statement is in support of an application for the change of use part of existing car wash into car wash and tyre fitters (sui generis)

The proposal intends to also provide much needed economic boost to the existing area by providing a new business and service provider within the locality thereby attracting customers from the local community and businesses. The introduction of a new business would in turn also provide the employment of extra staff from the community.

The new proposal will retain the existing car wash and the restaurant take away use granted under planning permission reference H-09-0563-25 dated 22/08/2025. The proposal will only utilise a section of the area used by the existing car wash. The tyre filtering equipment/compressors will be located within the existing structure and thereby limiting possible noise disturbance on nearby properties and residents.

The site benefits with car parking for customers immediately to the side and on site, plus the site has additional space for new cycle storage, motorbike/scooter parking and staff parking within the rear car park yard and thereby the proposal should not increase nor cause harm to highway users.

The site will use the existing rear yard for refuse storage and collection which is accessed via Boston Road with the use of large wheelie bins..

Planning Policy:

National Planning Policy Framework (2021)

The NPPF was reissued in 2021 and sets out the Government's planning policies for England and is a material consideration in planning decisions. This edition replaced the original NPPF from March 2018. The document covers a wide variety of planning matters, providing advice to LPAs on plan making and decision making (development management).

Running centrally throughout the NPPF is a presumption in favour of sustainable development which ties together economic, social and environmental objectives. For decision making, Paragraph 11 states that this means approving development that accords with an up to date development plan whilst, where no up to date development plan is in place, granting permission unless there is a clear reason for refusing development or the adverse impacts outweigh the benefits.

Paragraph 85 notes that “planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” It continues that LPAs should “promote... vitality and viability...by allowing them [town centres] to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses.”

The NPPF asserts that planning should not act as an impediment to sustainable growth and states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 notes that:

“[I]f regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Local Planning Policies

Material:

The proposal will not include external material constructions.

Size:

The size of the proposal and site can be seen clearly on attached plan copies.

Access:

The ground floor provides easy access for those with limited movement. The site benefits from excellent communication with public transport within short walking distance including local buses and large car park for patrons.