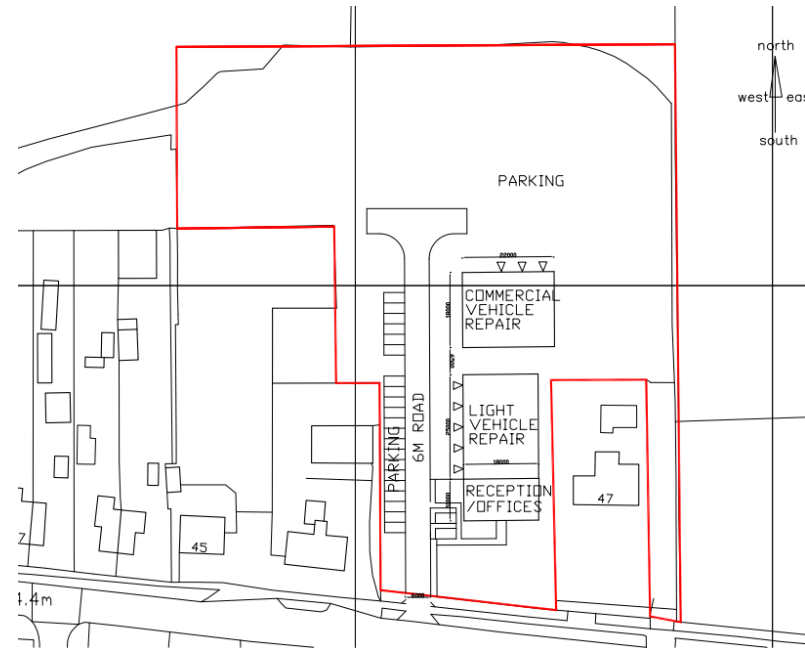


Relocation of Tears Recovery to land to rear of 45-47 Bridge Road, Long Sutton.

Planning, Design and Access Statement on
behalf of Tears of Sutton Bridge- trading as
Tears Recovery



3D Planning - Town Planning Consultancy

Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

Introduction

Paragraph: 034 Reference ID: 26-034-20140306

This Planning Statement incorporates statements in accordance with local and national planning guidance and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

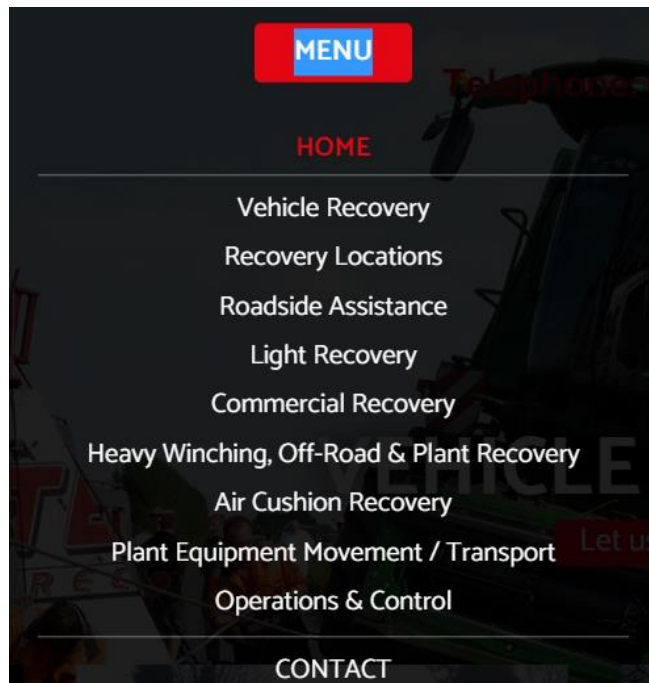
Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

Proposal

The application is made for the relocation of the Tears of Sutton Bridge trading as Tears Recovery main base from Bridge Road Sutton bridge to a site on Bridge Road the outskirts of Long Sutton.

This is a pre application consultation made pursuant to the council's enquiry service and is accompanied by a proposed site layout and proposed plans and elevations.

Tears Recovery website link sets out the operation and services from the business - [Tears Recovery](#)



Extract from Website setting out services;

For nearly 25 years Tears has successfully provided an expert recovery service for East Anglia. Operating from depots in Norfolk and Lincolnshire, our company has the most comprehensive fleet of specialised recovery vehicles in the area.

From classic sports cars to public service vehicles and articulated HGVs, we have the right recovery vehicle for you. When the worst happens and your vehicle needs recovery, you can always count on Tears for good customer service and an efficient response – whatever the vehicle.

Tears Recovery started working from the Sutton Bridge depot and have now expanded to specialist vehicle recovery service from our depots in King's Lynn, Spalding, Sutton Bridge and Fakenham.

The Sutton Bridge depot is now at the end of its useful life as the buildings are outdated and dilapidated and the site is in the middle of Sutton Bridge (off Bridge Road) surrounded on all sides by residential development.



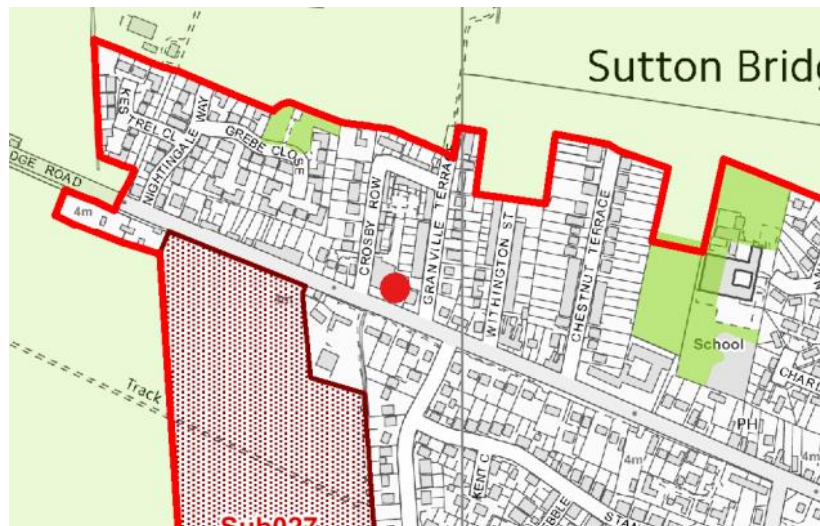
Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

The buildings are mostly uninsulated crinkly sheet construction and are open such that they are very inefficient in terms of energy use and sound retention.

This leads to issues of noise and disturbance from the uninsulated and open buildings as well as parking issues in the surrounding residential streets.

A previous pre app from 2014 ref; PE-00745-2014- in relation to the current site accepted in principle its redevelopment for housing. the future development of the existing site is currently under consideration and will be subject to separate planning application in due course- it does not form part of the current application.

The location of the existing site is shown below within the Sutton Bridge- local plan insert map.



The business is a local success storey and employs 56 people in all and 29 from the Sutton Bridge depot.

The proposal is to relocate from Sutton Bridge site to the new site as it is the closest available and suitable site.

It is proposed to relocate the entire operation from Sutton Bridge including the vehicle maintenance and 24-hour vehicle recovery function to the new site.

Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.



View of existing buildings.



Internal view of packing building.



View to rear of existing commercial garage site.



Yard area- note extent of vegetation re-growth.

Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.



Yard and former glasshouse site.



Bridge Road with access on left.

In addition, there is an extensive area of hard surfaced yard- opposite is an aerial view from 1999 showing the commercial buildings, hard surfaced yard area and greenhouses to the north.



Adjacent uses- the site is bounded;

- to the north by agricultural land,
- to the east by agricultural land and No 47 Bridge Road,
- to the south by Bridge Road,
- and to the west by the established commercial garage site and rear gardens to the adjacent properties.

Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

Planning background

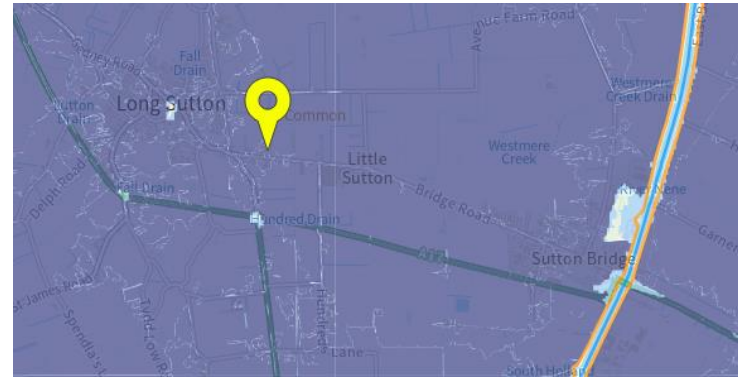
There is no material planning history available on the SHDC website Public Access in relation to the history of the site- it is probable therefore that the commercial development predates the current online records.

The development proposal was subject to formal pre app consultation with SHDC as planning authority in Spring 2022 with the SHDC response dated Feb 22nd; this confirms that the proposal is consistent with policy 7 of the local plan and that there are no fundamental planning concerns.

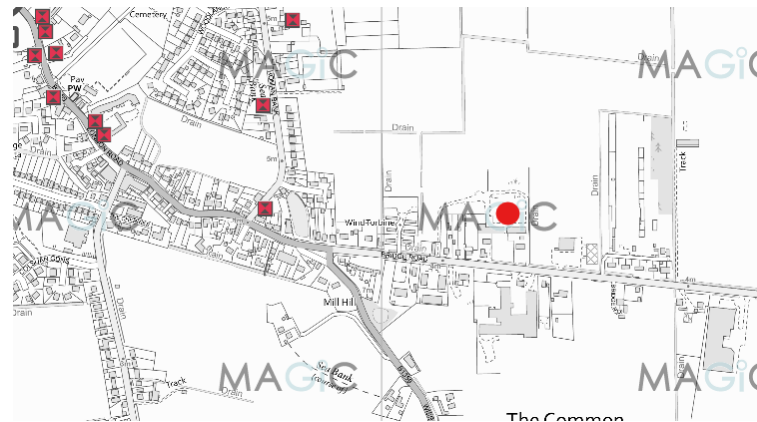
The council's response provides is positive and encouraging and concludes-

In principle, the relocation of the car repair and recovery business does not pose any issues at this stage. Therefore a planning application would be welcomed by the Local Authority.

This planning application is made in response to the above and includes all of the supporting information requested by the case officer in the pre app.



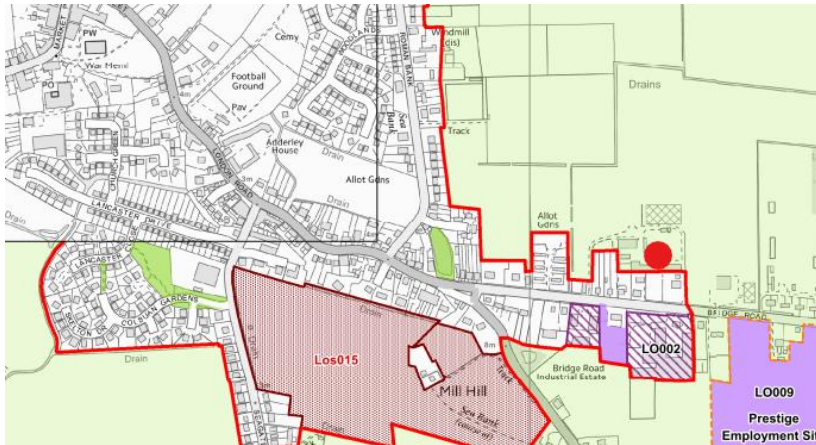
The Environment Agency flood map for planning shows the site as FZ3- in common with the existing site and much of the surrounding area.



DEFRA MAGiC identifies no environmental or ecological constraints- it is further noted that the site is not close to any heritage assets and as such heritage does not constitute a constraint to development.

Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

Planning policies



Local Plan- Long Sutton extract

The British planning system is plan based -in that there is a presumption in favour of development that accords with the development plan unless other material considerations indicate otherwise.

This is reiterated in Para 2 of the NPPF

In addition, the planning policy at both national and local levels is predicated on seeking sustainable development and the NPPF 2021 sets out the overall aims of planning in section 2 particularly paras 7 and 8.

Below, we set out the key policies in relation to this proposal firstly from the recently adopted local plan and latterly from the new NPPF 2021.

Policy 7: Improving South East Lincolnshire's Employment Land Portfolio.

Other Employment Sites New employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non-allocated sites may be acceptable provided:

- a. the development does not conflict with neighbouring land uses;
- b. there is no significant adverse impact upon the character and appearance of the area;
- c. the design is responsive to the local context;
- d. there will be no significant adverse impact on the local highway network;
- e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;
- f. proposals maximising opportunities for modal shift away from the private car are demonstrated; and
- g. there is an identified need for the business location outside of identified employment areas on the Policies Map.

Policy 4: Approach to Flood Risk

Inter alia - change of use of existing buildings will be supported providing they do not pose an increase in risk to people.

Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

Policy Parking standards from the development plan

Business (B1)	1 space per 30m ²	1 stand per 200m ²
General industrial (B2)	1 space per 65m ²	1 stand per 200m ²
Storage or distribution (B8)	1 space per 150m ²	1 stand per 1,000m ²

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.

The NPPF 2021

Has special regard to the needs of rural areas Paras 84-85 confirm that it is essential to maintain existing businesses and to enable diversification of the economy as agricultural needs change.

Supporting a prosperous rural economy

84. 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.

85. 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

Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

Design and Access

The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

Amount;

Relocation of exiting business from Sutton Bridge site- and in time the redevelopment of the Sutton Bridge site.

The current application relates solely to the new site at Long Sutton as edged red in the application site plan below. the development incorporates the;

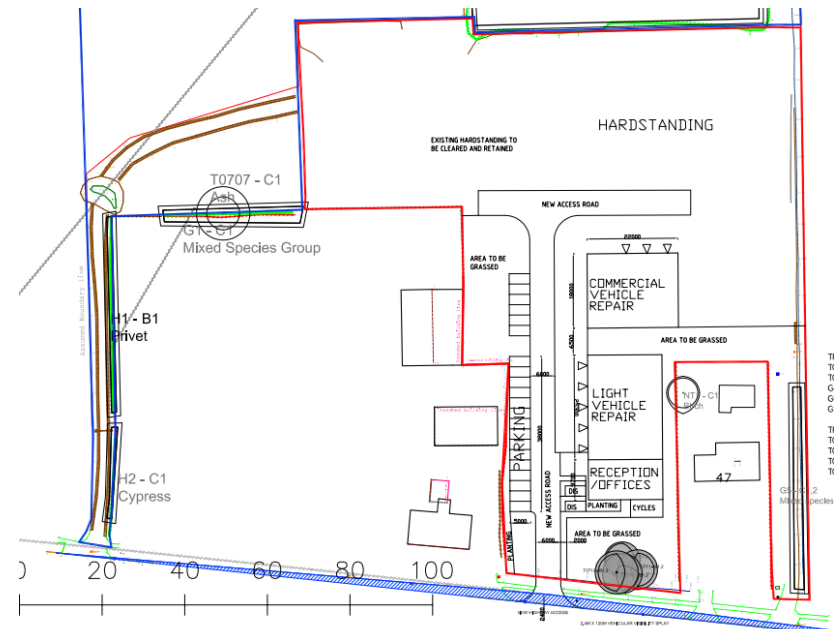
- Demolition of existing buildings and site clearance.
- Change of use of the land to B2 commercial including use of site for ancillary parking and vehicle storages.
- Creation of new vehicular access onto Bridge Road.
- Erection of light vehicle repair unit incorporating admin and office functions.
- Erection of commercial repair unit.
- Erection of temporary building for storage purposes pending the phased development of the wider site.

Layout;

The proposed layout is set out on the plan extract opposite; it comprises 3 main elements;

- Commercial vehicle repair.
- Light vehicle repair.
- Office and admin.

With ancillary parking and vehicle storage along the access and to the north.

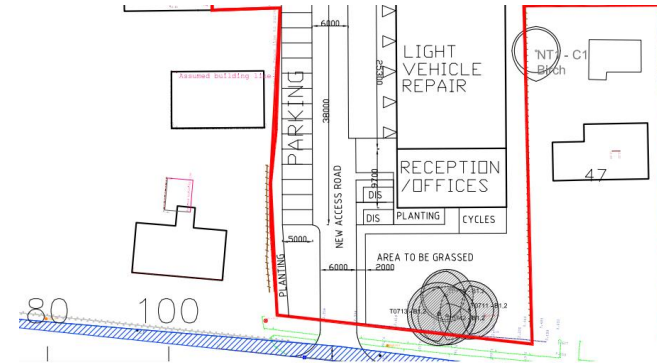


Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

Scale/ appearance;



Access;



Whilst there are 2 potential access points it is proposed to utilise the main / middle access for the new operation- this has good visibility in both directions direct onto Bridge Road, the access to the east will be as a secondary / emergency access only.

The yard to the rear of the site is adequate to enable turning and parking of the larger commercial vehicles.

Parking

The councils adopted standards require;

- 1 car parking space per 65m of B2.
- $936/65=15$

And

- 1 space per 30 of B1 (now class E).
- $360/30=12$

Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

In addition to the 23 demarked spaces on the access (including 2 disabled spaces) there is clearly more than adequate space in the yard to the rear to accommodate the additional 5 parking spaces as required.

Planning issues

The site lies adjacent to the development boundary of Long Sutton on previously developed land to the rear of a commercial garage site and adjacent residential properties to the north of Bridge Road.

The relocation of the site is therefore consistent with the provisions of policy LP7 as reproduced in the policy section; this approach to the land selection is supported by the case officer in her response to the pre application submission.

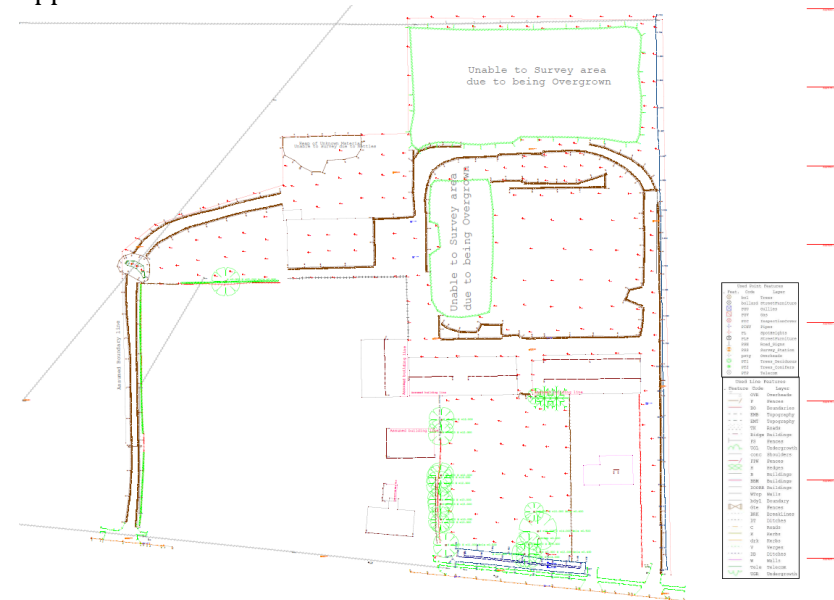
It is proposed to utilise the new site for the following uses transferred from the Sutton Bridge site

- Car & Commercial Vehicle Repair, Modification & Fabrication
- Vehicle Rental & Sales
- 24 Hour Vehicle Recovery
- Haulage & Storage
- Car, Commercial & Caravan Storage

Whilst technically it is outside the dev boundary it is not actively farmed and has not been for many years – also the extent of existing hardstanding on site means that the site cannot be used for agricultural land and as such there is no loss of high-quality agricultural land.

This position is clearly shown on the Google earth view from 1999 with the site in its former operation as a secondary agricultural product packing place – rather than a primary agriculture site.

The extent of the hardstanding is shown on the topo survey plan opposite.



The site is in a sustainable and accessible location close to Long Sutton and opposite an area of existing and planned commercial development; the land has no alternative commercial or development value and is in a poor and unsafe condition- in short without this form of development it is of no agricultural or commercial use and will continue to deteriorate.

The proposal will remove the operation from an outdated site within Sutton Bridge to a new bespoke facility close to the town of Long Sutton and within 3km of the existing site.

Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

Background; the business is keen to remain in the immediate area of Sutton Bridge- however there are no suitable and available site in the village- an extensive and long search has identified this (Long Sutton) site as the nearest suitable and available site.

Sustainable and accessible development: the site is on the main road between Sutton Bridge and Long Sutton and is easily accessible by existing staff and customers. Long Sutton is identified in the local plan as a sustainable settlement for significant residential and commercial development.

The new site retains the existing employment within the local area and enable staff from the locality to remain close to the business. This in turn enables company to grow and retain the administrative base of the company close to its historic base in Sutton Bridge.

Tears is above all a local company and it is very important to the owners to maintain the links with the local community with a location in as close as possible to Sutton Bridge. In the last few years, the owners have looked at several sites in Sutton Bridge and further afield however none have been suitable and available for the company's needs.

The current application site is the best site available to meet the company's operational and locational needs.

Amenity

The proposal will enable the removal of the existing unkempt and unsafe building and their replacement with modern bespoke units.

The new buildings on the new site will be specifically designed to manage and minimise noise impacts from the vehicle maintenance- however it is noted that 24-hour operation will be required for the

recovery services- the maintenance and admin functions will be subject to more usual hours of operation from 0600-2200.

The proposal will facilitate the removal of the existing site and units from the centre of Sutton bridge to potentially redevelop the site as residential giving a benefit to that locality (which would need to be subject to a separate planning application).

In terms of impact on the new site the relationship of the site and uses to the adjacent commercial and residential properties has been a primary consideration in respect to the scale and layout of the proposal.

Buildings have been designed to replicate the general scale of the existing commercial buildings on site so as to minimise additional visual impact.

Noise

In terms of noise impact the buildings are orientated so as to have no openings on the walls fronting neighbours' properties, the walls will be acoustically insulated as necessary; it is proposed that all mechanical works to vehicles is undertaken within the new buildings such that any noise can be controlled and mitigated. and vehicle movements within the yard will be acoustically screened.

The buildings will be acoustically insulated, and it is anticipated that this will be subject to a condition.

Flood risk assessment and drainage strategy

The application is accompanied by a flood risk assessment and drainage strategy.

These documents confirms that the proposal can be made safe from flood risk and will not increase the risk of flooding elsewhere.

**Planning Design and Access Statement in support of a planning application for the relocation of
Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.**

Ecology

The application is supported and informed by an ecological survey and biodiversity net gain plan.

The survey confirms that there are no overriding ecological constraints to development and the BNG plans indicates how the site can be planned and managed to provide the required net gain in ecological/ biodiversity potential post development.

Trees

The site contains a number of trees – some of which are proposed to be removed to facilitate the application development – the application is accompanied by an arboricultural impact assessment from East Midlands Tree Surveys Ltd. which assesses the tree. Where possible the trees will be retained, however those along the main access will have to be removed to enable the development.

**Planning Design and Access Statement in support of a planning application for the relocation of
Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.**

Conclusions

The applicant's business is long established in the area and wants to retain its presence in the Long Sutton area as most of the staff are local, so the relocation is important for the company- going forward and to wider economic prosperity in the area.

It is considered that the proposal is consistent with the development plan as a whole and that the benefits offered by the relocation proposal outweigh any minor adverse impacts.

I trust that this is in order and will provide all of the information you need to make a positive recommendation- however if you require further information, please contact me.

Tim Slater
BA (Hons) DMS MRTPI
3D Planning Ltd.
07764 818154
www.3dplanning.org

Planning Design and Access Statement in support of a planning application for the relocation of Tears Recovery yard to land to rear of 45-47 Bridge Road, Long Sutton.

Annex 1 -Pre application – SHDC response.



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planningadvice@sholland.gov.uk
www.sholland.gov.uk

28th February 2022

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00021-22 Case Officer: Maria Salemme
Location: Land To Rear Of 45-47 Bridge Road, Long Sutton Spalding
Proposal: Relocate business.

Thank you for your pre-application enquiry and apologies in the delayed response.

This is a pre-application proposal of the relocation of the current Tears Recovery Yard at Sutton Bridge, to be relocated to 45-47 Bridge Road, Long Sutton.

The existing site is currently vacant with several dilapidated building which are on the outskirts of the settlement boundary, but part of the property lies within the settlement of Long Sutton.

Policy 7 in the SELLP (2019) is referenced in the Design and Access Statement, with recognition towards the re-use of previously developed land and to conserve and re-use redundant buildings and to determine the unsuitable buildings which will need to be replaced or removed from the site. In this case, the disused agricultural buildings have been vandalised and are beyond disrepair.

The pre-app does acknowledge the surrounding environment, one which could draw potential issues such as amenity concerns. The 24 hour emergency service which the business currently runs at the Sutton Bridge site could create potential amenity issues for neighbouring residents, which would be assessed at the planning application stage.

The environmental protection officer has received no current issues of the existing vacant site.

In principle, the relocation of the car repair and recovery business does not pose any issues at this stage. Therefore a planning application would be welcomed by the Local Authority.

- A Full Planning Application form
- One copy of an up to date 1:2500 / 1:1250 site location plan with the application site edged in red and any other land owned outlined in blue,
- One copy of 1:500 / 1:200 block plan with the application site edged in red and any other land owned outlined in blue. The north arrow must be shown and the plan should indicate all relevant details including all buildings, hard surface areas, walls and fences, as well as distances to adjacent boundaries from the proposed development.
- One copy of 1:100 / 1:50 proposed elevation / floor plans, or where applicable, annotated photographs with dimensions written on the plans
- Flood Risk Assessment
- Design and Access Statement
- If in between 40 to 75 square metres of new floor space- £462. Or £462 per 75 sqm of new floor space created.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

A handwritten signature in black ink, appearing to read "Ms Salemme".

Maria Salemme, Planning Policy Officer
Maria.Salemme@sholland.gov.uk