



G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach
Spalding, Lincolnshire. PE12 7EE
Telephone: 01406 490800
E-Mail: office@grmerchantltd.com
Web: www.grmerchantltd.com

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**RE-LOCATION OF 24-HOUR VEHICLE RECOVERY, HAULAGE, PARKING & STORAGE
LAND TO THE SIDE & REAR OF 90 BRIDGE ROAD
LONG SUTTON
SPALDING
LINCS
PE12 9EF**

FOR

TEARS OF SUTTON BRIDGE LTD



PLANNING, DESIGN & ACCESS STATEMENT

VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

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This application is to acquire Town and Country Planning Permission for change of use of the site outlined in red on the application plans to a 24-hour vehicle recovery, haulage, parking and storage area. This is a re-location site for the benefit of Tears of Sutton Bridge Ltd.

Tears recently acquired Planning Permission to re-locate the whole of their business to a site 330m Northwest of this site under reference H11-0128-25. They have since decided not to purchase this site and not to re-locate the business as a whole. Currently Tears have their main offices along Bridge Road, Sutton Bridge and a depot at Gosberton Road, Surfleet.

Their main 24-hour vehicle recovery parking, haulage and storage of various vehicles such as cars, commercial, equipment and caravan are currently at a rental yard at 58 Bridge Road, Long Sutton. This current site is 320m to the West of the application site. Unfortunately, with this site not owned by Tears or an option to purchase they need to be able to find a permanent location for this side of their successful business.

Tears have purchased the whole site including the dwelling 90 Bridge Road. This dwelling will be kept in the ownership of Mr Tear and rented out according.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE):-

USE

The current use of the yard is a disused commercial agricultural small holding and yard. The site has been left vacant for many years. The site contains a building in disrepair and glass house footings and approximately 0.5 acre of brick and gravel hardstanding along with 1 acre of grass land.

We are not aware of any previous planning history of the site.

The proposed use will be to re-locate the 24-hour vehicle recovery and transport parking and vehicle storage at this new site.

LAYOUT

The existing access will be moved and upgraded to provide a straight access into and out of the site. The existing building will remain on the site as present allowing for a security fence and gates to be installed back from the highway. This will lead into a vehicle compound for general loading and un-loading of vehicles including a wash down bay to the West of the site. To the South of the site will be another compound used for secure storage of vehicles as required. The whole land will be hardstanding.

This site is suitable for the re-location of the business allowing for adequate turning, storage and parking of the larger commercial vehicles.

LOCATION

This site is between many commercial business and factories along Bridge Road. To the East of the site is a large industrial building owned by LC Packing. Further East is the large industrial site of Princes.

To the North of the site is Bridge Road and agricultural fields. To the South of the site are agricultural fields.

The West boundary of the site abuts the SHDC Local Plan Prestige employment site for B1, B2 & B8 uses under reference LO009. This site and others further West have been allocated for future industrial areas.

Therefore, this site is between an existing commercial business of LC Packing and the Prestige Employment Site of Long Sutton and is not in the open countryside.

ACCESS & TRANSPORT

The existing access will be moved to the East, widened to 5m and up graded to give direct access and egress to the new yard. The site is within the 40-mph zone and provides more than adequate visibility distances along Bridge Road.

As this site is being re-located 320m from the West then there will be no increase in traffic movements along Bridge Road. The clients think there might be a reduced number of movements due to this site being larger than 58 Bridge Road, therefore movements will not be required to move them to Sutton bridge or Surfleet.

FLOOD RISK

The site is located in Flood Zone 3 and a Flood Risk Assessment is submitted with the application.

BNG & LANDSCAPING

A Biodiversity Net Gain Plan is submitted with this application along with a wildflower area and proposed tree along the East side of the up-graded access roadway.

NOISE

An acoustic report is submitted with this report and the mitigation measures shown on the application drawing.

CONCLUSION

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 re-location and ownership of this site is important to 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 of re-locate the 24-hour vehicle recovery and storage proposal outweigh any minor adverse impacts on this brownfield site.

G R Merchant Ltd
November 2025.