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Design & Access Statement
for extension to
Total WorldFresh fruit and vegetable chilling and packing depot
Enterprise Way, Pinchbeck
Spalding PE11 3YR

Background

This extension is for additional chilled storage space associated with the existing site activity of receiving bulk quantities of fruit and vegetables; the chilling and/or ripening of this and then repacking for distribution to retailers.

This statement supports the planning application for the building extension.

The site lies on Enterprise Way, the main access road through an industrial area created specifically to attract and accommodate companies like Total Worldfresh operating in the food handling sector. The site is bounded on all sides by other industrial facilities. The applicant calculates that the expansion will provide an additional 36 full time and 20 part-time (44 full time equivalent) jobs at the depot.



Planning history

The existing building was constructed in 1999 following grant of planning permission (application reference H14/0174/99). This permission was later amended to extend the car parking. In 2006 a similar extension to that now planned was granted planning permission (application reference H14-0894-06).

Design Statement

Design Process
The configuration and internal layout of the extension has been arranged for the most convenient connection to the existing facility work flow that could be achieved with minimum disruption to the exiting layout. It also meets a budget set according to the commercial viability of the business expansion.

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 similar to that envisaged in the first application for the site and in the later application for extension indicating that it is appropriate for the site having been accessed by the planning authority.

Layout: This allows for a future perimeter road around the site

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

Landscaping: No further landscaping is planned.

Access Statement

Vehicular and transport links
These are good, being designed for purpose, and have served the site well since it was first established.

The applicant has calculated that there will be a 30% increase in the combined number of delivery and despatch vehicles coming to the site. However with the addition of a further loading bay and the ability to queue up to 5 articulated lorries, the anticipated increase can be managed within the site.

No expansion of parking has been provided as the number of office based staff, who generally travel to work by car or bicycle, has reduced since the car park was designed and many of the depot workers are transported to the site by minibus,

Inclusive access: This is factor is not applicable to the extension use.