# DESIGN AND ACCESS AND PLANNING STATEMENT

**For**

# PROPOSED EXTENSION AND YARD ADJACENT STORE 6

**At**

# J O SIMS LTD.
# PUDDING LANE
# PINCHBECK
# SPALDING
# LINCOLNSHIRE
# PE11 3TJ

**For**

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**PLANNING APPLICATION ISSUE**

## Application Summary

- This application seeks Full Planning Approval for the construction of an extension and yard area abutting the Packhouse and Store 6 at J O Sims facility on Pudding Lane, Spalding. The extension will provide additional production and storage. The works will require minor alterations to the existing building to facilitate connection of the new extension, though most of the changes will become internal. The proposal also includes an area of additional yard hardstanding.

- The proposal will also involve the demolition of the current Steam Room, because it sits within the footprint of the extension that is now needed.

- The applicant, J O Sims Limited is a family company which has been in operation for 130 years. The business employs approximately 150 people, most of whom live in and around Spalding. The site at Spalding operates successfully but requires additional production and storage space to increase its capacity and satisfy its food industry clients.

- J O Sims have submitted several planning applications since 2018, and most have been implemented. A similar application was submitted on this same site in 2018 (SHDC ref H14-1138-18) and this received approval, but at that time development elsewhere on the site was pursued. Development of this area of the site has therefore previously been found to be acceptable in principle.

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# Site Observation

## Location

The J O Sims site is located on Pudding Lane in Pinchbeck, approximately 2200m north-northeast of the Market Place in Spalding. It forms part of an industrial zone of the town and within the zone it is towards the west edge. The precise location for the proposal within the site is to the east side. It sits immediately south of the Packhouse extension which was constructed in 2020. It can be located via the following means:

| | |
|---|---|
| Nationally recognized references: | |
| Grid reference: | TF 25128 24870 |
| Easting / Northing: | 525128, 324870 |
| Latitude, Longitude (degs, mins, secs): | 52°48'25''N, 000°08'43''W |
| What3Words: | broth.perkily.footpath |

## Size and topography

The site is broadly trapezoidal in shape (fig. 01) with the length north to south measuring approximately 55m. The width east to west is approximately 39m at the north end, but reduces to approximately 14m at the south. The site is relatively flat with levels generally varying between 3.25m and 3.50m AOD.

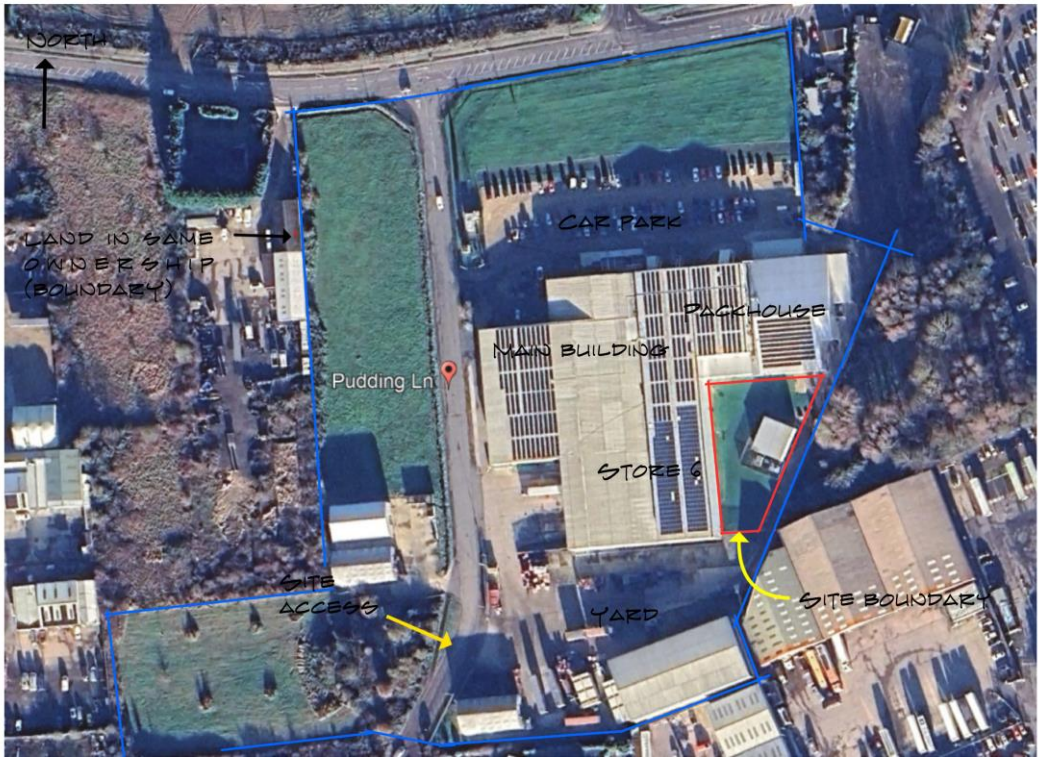



Fig 01. Aerial view of the site.

## Access to the site

The wider J O Sims site has vehicular and pedestrian access points directly from Pudding Lane, which itself dissects the land used by J O Sims as their food facility. Access to the specific site would be from the south end of Pudding Lane (fig. 02), via the concrete yard across the south side of the site (fig. 03). This access already exists and there is no requirement to change this. The site access is controlled by substantial gates on the Pudding Lane frontage.



Fig 02. Access gates from Pudding Lane .



Fig. 03 – Access across yard to site

## Site Boundaries

The site boundaries for the specific site within J O Sims are clearly defined. The west boundary will be formed entirely by the east wall of existing Store 6 (fig. 04). The north boundary will be formed by the south wall of the existing Packhouse (fig. 05). The east boundary will be formed, approximately, by the west side of the private site access road that serves the Packhouse (fig. 06). The south boundary will be formed by existing fencing (fig. 07).



Fig 04. West boundary formed by Store 6.



Fig. 05 – North boundary formed by the Packhouse



Fig 06. South boundary formed by private access road.



Fig. 07 – South boundary formed by site fencing.

## Views into and across the site

The site sits within an established industrial estate. As such there are no views of significance into the site. From the west, all views are entirely blocked by the existing buildings on site (fig. 08). From the north all views are almost entirely blocked by the Packhouse (fig. 09). From the east the nearest public space is the car park of Morrisons which is approximately 100m away. Views from this direction are however heavily obscured by an area of trees between the two sites (fig. 10). From the south, views are entirely blocked by industrial sheds on the neighbouring site (fig. 11).

The same surrounding buildings prevent all views across the proposal site.



Fig 08. View from West obscured by buildings.



Fig. 09 – View from North obscured by the packhouse.



Fig 10. View from East obscured by trees.



Fig. 11 – View from south obscured by adjacent buildings.

## Views out from the site

Views out from the site to the west and north are entirely blocked by Store 6 and the Packhouse (figs 12 and 13 respectively). There is a view to the east, but this is largely obscured by high perimeter fencing, and the trees on the land adjacent (fig. 14). Views south from the site are blocked by the industrial buildings on the adjacent site (fig. 15).



Fig 12. View to West obscured by Store 06.



Fig. 13 – View to North obscured by the Packhouse.



Fig 14. View to East obscured by trees.



Fig. 15 – View to south obscured by adjacent buildings.

## Use and development of the site

The site is an industrial depot used for the preparation, packing and distribution for various food products including cherries, dried fruit and nuts. The site straddles Pudding Lane with the main developed area being to the east side of the road. The east side currently accommodates a complex of interconnected blocks including the main warehouse with office accommodation within the centre of the site (figs 16 and 17), a further warehouse on the south edge (fig. 18) and a temporary storage building in the south-west corner (fig. 19). In terms of land area, the overall site east of Pudding Lane measures approximately 240m north to south and varies between 175m and 210m east to west, it is irregularly shaped. Pudding Lane is understood to be owned by the applicant but is maintained by Lincolnshire County Council Highways. The lane is also used by two further businesses in different ownership located at its southern end.



Fig 16. Main block viewed from North.



Fig. 17 – Main block viewed from West.



Fig 18. Warehouse on south edge of J O Sims site.



Fig. 19 – Temporary building on south-west of J O Sims site.

The main building is the one to which this proposal relates. It comprises a series of abutting portal frame warehouse structures that together form food processing, packing and storage areas. Along the west side are consolidation areas and loading bays for moving the products to and from lorries. In the north-east corner the building comprises two storey accommodation with the main administration offices located at first floor level. The building is of standard industrial construction from the end of the 20th century with early 21st Century additions. The structure is a steel portal frame, clad externally with profile metal cladding.

To the south-east of the main block is a grassed area containing a single storey Steam Room building. This is the proposed location for the extension (Fig. 20 & 21).



Fig. 20 – Steam Room on proposal site.



Fig. 21 – General view of proposal site.

Neighbouring Development

The site sits in an area which is predominantly industrial or commercial in use. All neighbouring development to the immediate south and west is industrial. Development to the east is commercial (Morrison's Supermarket). The area to the north has some industrial use but is largely undeveloped. The most recent development in the vicinity of the site is located on land approximately 275m to the west and comprises 169 dwellings (approved under SHDC ref: H14-0156-14).

Existing access arrangements

Pedestrian access to the proposed extension will generally be through the existing Packhouse and Store 6. There will be personnel doors in the external walls but these will be mostly for fire escape purposes. There will also be rollers shutter doors for vehicular access (forklifts etc).

No new access to the site is required from the public highway and there will be no changes to the existing access arrangements.

Car Parking

Car parking for staff and visitors is currently located in linear format along the north side of the main building. There will be no changes to this.

Streetscape / planting

The site sits within an industrial zone which features few trees though there are grassed areas to the north and west sides of this site. The proposed extension and yard will cover a grassed area, but it will not impact upon any trees.

Amenities

The site sits close to the town centre and therefore within 2 miles of all amenities.

Context - Physical

The site is occupied by J O Sims Ltd and is utilized in connection with their temperature-controlled food processing, packing and distribution business. This site stands within an industrial area of the district where there are many buildings in similar, food-related use. The buildings on site are medium-span, light-weight structures typical of those used within the food storage and transportation industry. All development locally generally dates from the mid to late 20th Century, with some early 21st Century additions.

Context - Social

The site accommodates warehouse and office facilities together with external circulation and parking areas. As such it therefore contributes to the employment core of the town.

Context – Economic

The site employs a significant number of people on both a full and part-time basis and is a business of significant size.

History - General

Neither the site nor the buildings on it are of any architectural or historic value. All structures date from the mid to late 20th Century or early 21st Century and are, in architectural terms, standard grade industrial buildings, utilitarian in nature and appearance.

History - Planning

Over the years numerous planning applications have been submitted relating to various aspects of the broader site, and two for the current proposal site. The most recent applications related to the J O Sims site are as follows:

| | | | |
|---|---|---|---|
| H14-0878-18 | Proposed hardstanding and external works | - | Partially implemented |
| H14-0884-18 | Proposed loading dock extension | - | Not implemented |
| H14-0928-18 | Proposed enclosure of external canopy | - | Implemented |
| H14-1066-18 | Temp. storage building 1 (retrospective) | - | Implemented |
| H14-1138-18 | Proposed extension to east of premises | - | Not implemented |
| H14-0444-19 | Temp. storage building 2 (retrospective) | - | Implemented |
| H14-0673-19 | Pack-house extension and car parking | - | Implemented |
| H14-0195-20 | Signage at entrance | - | Implemented |
| H14-0308-21 | Single storey ancillary outbuilding | - | Implemented |
| H14-0999-21 | Temporary storage structure (retrospective) | - | Implemented |
| H14-1313-21 | Alterations to vehicular access | - | Not implemented |
| H14-0108-22 | Temporary storage structure (retrospective) | - | Implemented |
| H14-0956-22 | Roof mounted solar panels | - | Implemented |
| H14-0408-23 | Security fencing and gates | - | Implemented |
| H14-1018-23 | Relocation of generator with fencing etc | - | Implemented |
| H14-0256-24 | Replacement of temp buildings with fencing | - | Implemented |
| H14-0487-24 | H14-0256-24 condition discharge | - | Implemented |
| H14-1093-25 | External loading dock and relocations | - | Undecided |

Of the above, H14-0308-21 was for a Steam Room on the current proposal site; this will be demolished to make way for the new development. Approval H14-1138-18 was for a significant extension covering a large part of the proposal site, however this was not implemented at the time.

There appear to be no further events of significance relative to the planning history of this site.

## Site Evaluation

Details of the site and general context have been recorded and analysed within the site observation and analysis above. From those findings the following key statements are identified.

1. The land area available within the site is large enough to accommodate the extension and yard that is currently proposed without causing any detrimental impact on either the site or the wider context.

2. The business requires additional production and storage space to accommodate the needs of its customers and improve site efficiency and safety. It must therefore expand if it is to continue to thrive on this site.

3. The location proposed for the extension is logical as it is to form an extension to the existing Packhouse and Store 6. The only viable location is on the east side of the site because it needs to function as an extension to the existing packhouse.

4. Redevelopment of the site on this scale would appear wholly appropriate in support of the business of a major local employer.

5. The proposals would require only limited demolition in the form of the Steam Room which will become redundant imminently. The construction to be demolished is not of any architectural or historic value.

6. The introduction of an extension and yard of the proposed size would not impact upon views to or from the site.

7. With regard to materials the site already features a mixed palette across the range of building stock though colour-coated steel claddings would appear the appropriate choice for a building of this nature. The yard extension would have a concrete finish to match the abutting areas.

8. No significant additional vehicle movements on to or off of site are anticipated and as such no changes to staff parking arrangements are required. The impact of additional staff can be accommodated within the existing parking facility.

9. The extension will allow a small number of additional jobs to be created (circa 25 FTE), but even more importantly it will help safeguard the existing 150 jobs on site by ensuring the business continues to meet the demands of it's customers.

## Design Statement

The following section demonstrates how the conceptual approach has taken account of the identified physical, social and economic context set against development plan policies for design.

Use
The site provides warehousing and logistics facilities for ambient and temperature-controlled food storage and distribution; this includes administration areas for the Spalding Depot. The development here proposed is entirely ancillary to that which exists and is therefore wholly appropriate for the site.

Amount
The proposal looks to secure approval for additional packhouse / store accommodation and external yard. Both can be achieved in the required amounts on the proposal site.

The proposed building dimensions and heights are appropriate for the accommodation required. The proposed building is of modest size given the overall site area.

Layout
The proposal for the extension seeks to position it adjacent to the existing Packhouse and Store 6. In this location it will be able to function as an extension to both the production and product storage areas. The plan design of the building is specific for the accommodation it offers.

Scale
As previously stated, the site features a complex of large buildings that are typical of the type of facility found within a food storage and haulage depot. The extension here proposed provides additional space of the same nature as the existing building, this is logical and appropriate for the site.

Landscaping
Given that the site is industrial in use there is no real requirement to, or benefit in, providing a significant planting scheme. The majority of soft landscaped sections of the wider J O Sims site will not be impacted upon by this proposal.

Appearance
Elevation proposals are included as part of the application drawings pack. These demonstrate that the proposed extension is appropriate in scale and general appearance for an industrial site.

## Access Statement:

The proposed extension will mostly be accessed on foot through the existing facility. The people frequenting this building will be warehouse operatives, office staff and accompanied visitors. The extension will be entered via the existing building and as such it does not have its own independent entrance. Nonetheless the floor slab will be free from steps and would be suitable for most users. The detailed design of the building will avoid steps at personnel door thresholds and in general openings will be sufficiently wide to permit access by people in wheelchairs. The detailed design of the building will, where practicable, be progressed in accordance with Approved Document M of the Building Regulations together with BS 8300.

## Demolition Statement:

The proposal requires the demolition of the Steam Room building which was constructed in 2021. The building will cease to be utilized by the applicant imminently and the building will become redundant. The design of the Steam Room is bespoke and served a specific purpose, it cannot easily be adapted for an alternative use. The building is of no architectural or historic value and as such its demolition would appear to have no detrimental impacts.

## Flood Risk Assessment:

It is acknowledged that this site lies within a Flood Zone 3 area as identified within the Environment Agency's Flood Risk Maps. It is an operational necessity that the finished floor level in the proposed extension is flush and lines through with that in the existing building. The introduction of steps between would not be practicable. Nonetheless, a site-specific flood risk assessment is included as part of the application pack.

## Planning Statement:

South East Lincolnshire Local Plan

Policy 1: Spatial Strategy
Within the SELLP the site is identified as being within Spalding, which itself is classed as a Sub-Regional Centre. This places the site within an area that is considered sustainable; and moreover is at the top of the hierarchy for development.
Policy 1 states
'Within the settlement boundaries of Boston and Spalding (as shown on the inset maps) development will be permitted that supports their roles as Sub-Regional Centres.

J O Sims is a significant employer located within an identified Main Employment Area. As such, the proposal within this location is believed to align with the requirements of Policy 1: Spatial Strategy.

Policies 2 (Development Management) and 3 Design of New Development) are both considered to be met by the proposal.

Policy 4: Approach to Flood Risk
A site-specific Flood Risk Assessment is included within the application pack which addresses this appropriately.

Policy 5: Meeting Physical Infrastructure Service Needs
This proposal will not generate significant additional traffic and as such it is considered that the existing infrastructure and access arrangements are appropriate without alteration.

Policy 7: Improving South East Lincolnshire's Employment Land Portfolio
The application site is located within identified area SP001 (Inset Map 2 Spalding and Pinchbeck) and the use falls into the appropriate 'B' category. Again, the proposal would therefore appear to align with this policy.

## Overall Summary:

J O Sims is a significant business providing food related services from its site on Pudding Lane. The business employs significant numbers of workers, including production operatives, administrators and all supporting roles. The facility comprises a complex of industrial buildings that have been developed over several decades. The business now requires additional production /storage space and yard, and there is sufficient area available within its site boundaries to accommodate the additional building volume required. The proposed use is 'more of the same' and is therefore an entirely appropriate use for this site. The proposal follows the design pattern and grain of the existing facility and would be of no detriment either to this site or any of those which neighbour it. Expansion as proposed would allow the applicant to continue to serve the food industry clients that it relies on. The expansion is likely to generate a small number of additional jobs, but the parking and access arrangements have sufficient spare capacity to accommodate this without change. The proposal is therefore considered to be of positive benefit in all respects.

END