DESIGN AND ACCESS STATEMENT

10 No additional 2.45 x 3.0m storage containers on land approved for storage and distribution.

Land to the rear of Northgate House North Gate Pinchbeck PE11 3SQ



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1. INTRODUCTION

Mr and Mrs Ruddle of Northgate House, Northgate, Pinchbeck previously submitted a planning application for the retrospective change of use of land to the rear of Northgate House North Gate Pinchbeck PE11 3SQ

Which was approved on the 07-02-2023 (application number H14-1200-22)

Following the successful application, a further application was submitted and approved for 4 additional storage containers on the site

The approval date for this application was 24-01-24 (application number H14-1060-23)

This allows the applicant to have 22 storage containers on the site, which are currently being used by local businesses and local individuals for various purposes,

1.1 Documents

This planning application is supported by the following documents:

Design and Access Statement.

Existing and Proposed Site Plans

Location plan

2.0 THE PROPOSAL

Following the successful planning approvals all 22 storage containers are now currently being used, and Mr Ruddle has been approached on numerous occasions by existing and potential new clients who would like to use the storage facilities.

There is a clear and apparent need for storage units in this area of South Holland, evident form the incredibly rapid take up of the storage units, largely by local businesses in the very near vicinity (approximately with a radius of 3 miles from the site).

Therefore, to accommodate the need, Mr Ruddle would like to increase the number of storage containers on site again. However, he believes smaller units would offer a more cost-effective option to people who do not need a large amount of storage space

He also feels the 6m containers, like the 22 that are currently on site would restrict access therefore the proposal is for 10 smaller units sited down the boundary line, ensuring generous space for vehicles entering / leaving the site (approx. 7.27m) between containers at the narrowest point and approx. 12.2m distance from the entrance gate to the first container. Vehicles will also have a suitable turning area at the top of the site to ensure they can enter and leave the site in a forward motion.



Image showing right hand side boundary line, where the additional units would be sited

2.1 THE SITE

The site consists of the applicants dwelling (blue border on the site plan) with a substantial extent of garden located to the rear. The Existing storage area (Red border on the site plan) is fenced off from the dwelling and is very well screened from any public views. The land is bordered by an extent of agricultural fields and the adjacent neighbour is Channing Engineering.

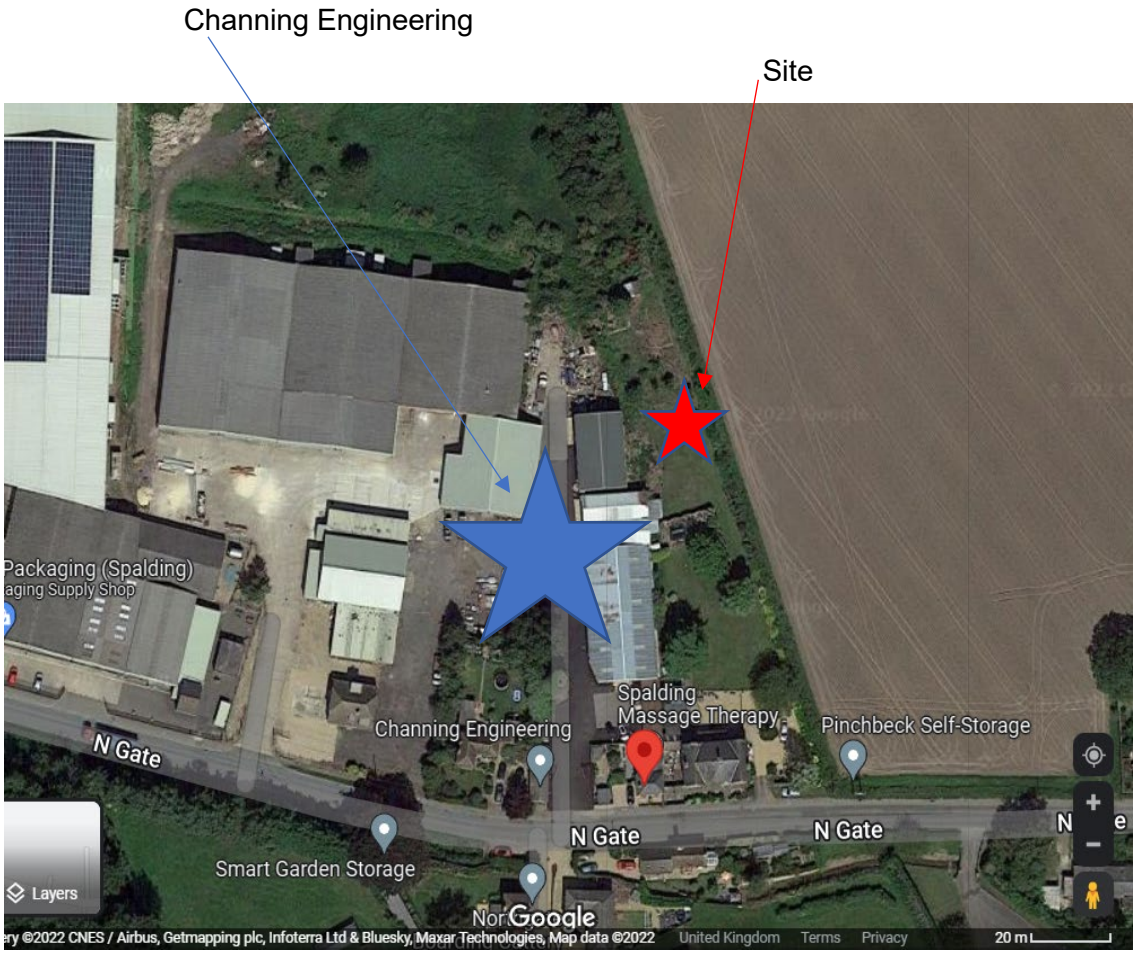


Image from Google Maps of site and adjacent site The site is set well back from the road and located to the rear of the applicants dwelling and is largely overshadowed by the existing buildings associated with Channing Engineering.

The site also has its own access track directly connecting to the main road with clear visibility. There is substantial parking available within the site and adequate space for turning so that vehicles can easily leave the site in a forward gear.

The site is also very well screened with substantial natural screening on most of the boundaries with the buildings of Channing Engineering bordering one side of the site.

A number of images of the existing site and storage units are displayed below,







Storage units with the neighbouring engineering units in the backdrop.



Image of the separate access to the site.



Image of site showing the substantial natural screening in place.



Image taken from the highway looking towards the site – the storage units are not visible from this public vantage point.

Heritage Point:

There is a listed windmill on the adjacent site where Channing Engineering runs from. This listed building is acknowledged but in its current context it is viewed in relation to the large commercial buildings permitted on this adjacent site.

The windmill cannot be seen in the immediate context of the storage units and the views of the windmill from the site are at best limited. The image below shows the only significant view of the windmill from within the site.



3.0 SITE LOCATION AND PHYSICAL CONTEXT

The site is located on the rural outskirts of Pinchbeck, along Northgate and is in a relatively isolated run of dwellings which occupy a very rural aspect surrounded by a flat farming landscape.

The spaciously isolated nature of the site results in very limited opportunity to cause any noise nuisance or to negatively impact on the nearest neighbour. It is of note, and we consider it a material factor, that this site is within an established mix of commercial and residential properties which due to the very low impact of storage units, results in very little in the way of material impacts on any neighbourhood amenity.

With regards to highways, the site is well served by a public road with a separate wide and commodious access. As mentioned previously, the amount of site available for parking and manoeuvring is very generous and the capability of vehicles turning within the site is comfortable and vehicles leaving the site can always be carried out in first gear. The photograph below shows the extent of excellent visibility when entering and leaving the site.



The applicant has confirmed that the business generates a very modest level of traffic movements- this is a storage facility which does not generate regular daily use.

4.0 PLANNING POLICY

The proposals are supported by national planning guidance and by Local Plan policy, which makes it clear that the rural economy should be encouraged to grow to provide sustainable economic growth and jobs.

4.1. THE NATIONAL PLANNING POLICY FRAMEWORK (THE "NPPF" 2019)

It sets out Central Government's planning policies for England and how these are expected to be applied.

Paragraphs 7 and 8 define the commitment to sustainable development based on three dimensions:

"An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

''A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

''An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Key to this application is within Section 6and is headed - ‘Supporting a prosperous rural economy which states at Paragraph 83:

Para 83. 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.

Paragraph 84 states:

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 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.

4.2 What is key in the NPPF is positive planning to support existing rural business ventures and the sustainable growth of business both through the conversion of existing buildings and well-designed new buildings The proposals are clearly compliant with this national guidance as the development put forward will help maintain local business activity and contribute to rural prosperity and future job creation. The business use is

to take place on the section of land that sits furthest away from the dwelling and because any noise emitting from the business is minimal, the amenity of the host dwelling is preserved and remains unaffected.

4.3 The National Planning Policy Framework is quite clear in its aim to encourage the rural economy to grow and the change of use of one part of this largely underutilised land support the needs of a rural successful business and thus is compliant with the spirit of national guidance in this respect.

4.4 The Development Plan
South East Lincolnshire Local Plan

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

It is considered that the most pertinent policies to this appraisal is as follows:

Policy 1 - Spatial Strategy
Policy 2 - Development Management
Policy 3 - Design of New Development
Policy 30 - Pollution

4.5 Policy 2: Development Management, in particular mentions a number of considerations to be taken into account when considering a planning application:

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;

4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

4.6 Policy 3 concentrates on the important design considerations of development:

Policy 3: Design of New Development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;

10.the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11.residential amenity;
12.the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13.the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14.the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15.the appropriate use or reuse of historic buildings.

4.7 Policy Conclusions

Design – the storage units are visually very low impact and sit within a very well screened site which has very limited public views. The units are fully mobile and are not a permanent feature which sits at a very low level in the landscape.

5.0 OTHER MATERIAL CONSIDERATIONS

Access and Highways

The development would continue to be served by its own access lane which is connected to the existing road infrastructure

The site is well set out with clear visibility for access and egress and provides generous parking arrangements for visitors.

The visibility in both directions is excellent. Photos here illustrate this;



Flood Risk/drainage

The site has very low flood risk. In terms of drainage, unlike most similar sites that put non-porous concrete bases down, the applicants have used a French drain system that allows water into the water table without excessive run off.

Landscape/Visual Impact

There would be no material adverse visual or landscape impacts. The site is already characterised by the dwelling and the adjacent commercial buildings. The external appearance would not be altered due to the substantial screening to the site and the low level nature of the units.

Archaeological Heritage

There are no known heritage or archaeological impacts.

Socio-economic

The proposals will support the growing business which is an important source of economic activity and employment which in these uncertain times is more important than ever in a planning balance. The applicant also recognises the benefits of having the business on site in terms of security and prevention of rural crime.

Ecology

There is no reason why the proposed development should have any material impact upon ecology in the local area.

6.0 Conclusion

Taking into account the above, it is considered that the proposal is sustainable and will benefit South Holland in terms of supporting a growing business which in turn boosts economic capacity and activity in a rural area.

The proposal is not harmful to amenity, does not affect highways and will not be harmful to the environment or ecology

The Council is respectfully asked to consider the benefits of the proposal and its general conformity to both national and local plan policy requirements.