

2349: Proposed New Warehouse,
Storage and Distribution Centre at
Produce Packaging Ltd, Elsoms Way,
Spalding, Lincolnshire, PE11 3JG

SDA

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Design & Access Statement to Accompany a Planning Application.



Project Name: 2349: Proposed New Warehouse, Storage and Distribution Centre

Site Address: Produce Packaging Ltd, Elsoms Way, Spalding, Lincolnshire, PE11 3JG

Prepared by: Steven Dunn Architects Ltd.

Date Prepared: 24 March 2021

- **The Proposed Development:** The development proposed on this occasion is the extension of the existing warehousing and distribution building for Produce Packaging Ltd, at the application site: Produce and Packaging Ltd. 11 Elsoms Way, Spalding, Lincolnshire, PE11 3JG. Produce Packaging Ltd is a subsidiary company of H.L.Hutchinson Ltd. The parent company has an annual turnover in excess of £180 million. The group currently employs over 400 staff, 50 of whom are based at the Wisbech headquarters, with the balance being employed at a series of sites spread across the country.

This established site (planning permission having been granted for the relocation of the business to this site some five years ago) lies within allocated industrial development land on the Eastern periphery of Spalding immediately adjacent to the A16 Spalding bypass. Surrounding land uses include multi-use offices, (Spalding Office Park), G and J Peck, a Citroen franchise dealer, and various builders/plumbing merchants (within the immediate vicinity). There are also pending planning applications for significant industrial development on the adjacent land to the North.

The site is comprised of the majority of the balance of the land at this site address which falls within the ownership of the applicants parent company (H.L.Hutchinson Ltd) as can be seen from the drawings which accompany this planning application, the proposal is now to build-out to almost the full practicable extent, buildings over the land within the applicant's ownership. The proposed building extends the existing warehouse (approximately 1080m²) substantially (1260 m²) and also proposes a drive-through loading/unloading bay of some 261 m² floor area. The purpose of the proposal is to enable the applicant to continue to meet increased demand for their services and products from these premises. When complete, the proposal will increase employment within the area (expected 2 full-time positions), and will ensure that the (enlarged) premises can continue to meet the demands of Produce Packaging Ltd, and their local and for that matter widening customer base throughout the country from this centralised location.

- **Location/Layout:** The proposed extension forms an entirely logical rearward enlargement of the existing building within the existing site area. The layout of the existing building (together with the proposed extension) are clearly portrayed within the application drawings to which the reader's attention is drawn. The proposal constitutes a building of proportions equal to (in terms of span and eaves height) the existing building, and with a lean-to loading/unloading bay formed to the northern side of the proposal. The balance of the site area will be finished in concrete hardstanding, all as indicated within the application drawings. In this way, it will be ensured that all vehicles arriving at or leaving the site can be adequately serviced in a safe and convenient manner. The incorporation of the loading bay area to the northern side of the proposal ensures that any potential disruption to adjacent land users (specifically to the south of the site) can be minimised.
- **Scale and Proportion of the Proposal:** The scale and proportion of the proposal is evident from the application drawings to which the reader's attention is again drawn. As identified above, the proposal reflects entirely the proportions of the existing building (in terms of eaves height, ridge height, and width) but extends rearward towards the rear site boundary to (what amounts to) the full developable extent of the site area, whilst maintaining adequate vehicle servicing, vehicle parking, etc. to the rear of the proposal.

As with the existing/host building, the building is proposed to be fully clad in a profiled steel cladding with plastic powder coated roller shutter doors to the front and rear elevations, all as portrayed within the application drawings. Colours, textures, and profiles of all materials will be selected to coordinate exactly with those of the existing structure so that the completed/extended building appears as one homogeneous entity - the extension will be indiscernible from the host building.

- **Appearance:** The appearance of the building will be that of a 'standard' portal framed warehouse building within the industrial development area setting. In essence, the proposal will have an external appearance very similar to the existing building but, put simply, enlarged. The site is already enclosed galvanised metal palisade security fencing, and the new proposal will sit entirely within the existing fenced boundary, and be serviced by the existing access/access gates. No changes are proposed in these respects.
- **Landscaping:** The Landscaping scheme conditioned/implemented at the time of the initial planning application at this site is now well established and will be retained, unaffected by these proposals. There are no specific proposals to landscape elsewhere within the site as, put simply, the balance of the site area will now be given-over to concreted service yard. To be clear, therefore, there are no further landscaping proposals as part of this scheme.
- **Use:** As set out above, the use of the proposed extension (and host building) is as custom-built premises for the continued use of Produce Packaging Ltd, to allow their business activities within Spalding to expand to meet identified customer need.
- **Access, Transportation, and Employment:** The proposal will be served by the existing highway access and the existing gated entrance to the public highway. This application makes no proposal to modify in any respect any element of these existing arrangements. The (existing) access arrangements are clearly identified within the application drawings.

The success of the existing Produce Packaging business has ensured that the anticipated 100% growth in employment by the company identified at the outset has been achieved. Furthermore, it is expected that a further 50% growth in employment numbers (to a total of six full-time positions) will be secured when this development is complete.

As a group, HL Hutchinson Ltd has a policy of encouraging walk-to-work wherever feasible, and also operates a successful car sharing scheme for all staff. Produce Packaging Ltd has operated these same policies from the site since the outset and it is not expected that this development will constitute any substantial increase in vehicular traffic flow into/out of this (allocated industrial development) site. Adequate parking is maintained within the site for the expected staff numbers (and for that matter the minimal number of visitors expected).

- **Summary:** The proposal accords entirely with all relevant Local Plan policies, and with all relevant elements of NPPF. The proposed extension is entirely in line with expectations (and for that matter phased extension proposals indicated when planning consent for the initial proposal at this site was granted) If consented, the proposal will ensure the long-term future of the Produce Packaging Ltd business at this site, create valuable employment opportunities within the area, and enable Produce Packaging Ltd to continue to serve its (very substantially local, with over 90% of business conducted within a 10 mile radius) customer base from this site.

Statement Ends.