DESIGN AND ACCESS STATEMENT
(INCLUDING COMMENTS ON TRANSPORT STATEMENT)

FOR

FIX MY TRUCK AND LT DRIVE

AT

UNIT 11 CRESSWELL CLOSE

PINCHBECK

PROPOSED TEMPORARY CHANGE OF USE

JUNE 2024 REV A

1 THE APPLICANT OPERATES TWO INTERCONNECTED BUSINESSES, LT DRIVE AND FIX MY TRUCK AND ARE PRESENTLY LOCATED ON TWO SEPARATE BUT ADJOINING SITES (BUILDINGS ON THE NORTH END OF EDISON COURT, WARDENTREE LANE INDUSTRIAL ESTATE, PINCHBECK, WHICH ARE APPROXIMATELY 300 METRES TO THE SOUTH WEST OF THE APPLICATION SITE.

2 LT DRIVE FOUNDED IN 2018 AND OPERATES FROM A FENCED IN COMPOUND WHICH ACCOMODATES A FLEET OF 18 ARTICULATED HGV TRACTOR UNITS, 3 ARTICULATED TRAILER UNITS ALONG WITH CAR PARKING FOR EMPLOYEES.
LT DRIVE SERVICES COMPANIES IN THE AREA EG FRESHLINC THAT HAVE THEIR OWN HAULAGE BUT OCCASIONALLY REQUIRE ADDITIONAL TRANSPORT SO EMPLOY LT DRIVE

3 FIX MY TRUCK FOUNDED IN 2021 AND IS THE COMPANY THAT SERVICES/ MAINTAINS LT DRIVES FLEET AND IS BASED IN A RENTED UNIT
TRACTOR UNITS - FIX MY TRUCK CARRIES OUT ALL WORK
TRAILER UNITS - FIX MY TRUCK ONLY CARRIES OUT MINOR WORK EG REPAIR CABLES OR CHANGE LIGHT BULBS, ALL OTHER WORK IS CARRIED OUT BY WELLBANDS WHO ARE BASED ON THE NORTHERN END OF NEARBY FLEMING ROAD.

4 DUE TO THE GROWTH OF LT DRIVE, FIX MY TRUCK REQUIRES LARGER PREMISES FROM WHICH TO WORK SO THE APPLICANT IS LOOKING TO RENT THE APPLICATION SITE WHICH WILL PROVIDE THIS SPACE, AS WELL AS PROVIDE SOME ADDITIONAL SPACE FOR LT TRUCKS TO EXPAND IN THE FUTURE.
IN ADDITION TO GROWTH THE EXISTING PREMISES ARE TIGHT, THE WORKSHOP IS NARROW AND LONG, SO ALTHOUGH IT CAN ACCOMODATE TWO TRACTOR UNITS, ONE IN FRONT OF THE OTHER SPACE AROUND THE VEHICLES IS MINIMAL. THE APPLICATION SITE HAS TWO VEHICULAR DOORS WHICH ALLOWS FOR INDEPENDANT MOVEMENT OF THE VEHICLES AND WILL PROVIDE MUCH MORE WORK AREA AROUND THE VEHICLES
ALTHOUGH FIX MY TRUCK IS TO RELOCATE LT DRIVE WILL RETAIN ITS SITE AT EDISON COURT
IN THE FUTURE FIX MY TRUCK MAY OFFER THEIR SERVICES TO OTHER COMPANIES TO SERVICE AND MAINTAIN THEIR TRACTOR UNITS

5 THE APPLICATION SITE IS EXISTING, HAS PERMISSION FOR B8 USE (STORAGE AND DISTRIBUTION) IS PRESENTLY VACANT AND AVAILABLE FOR RENT FROM LANDLORD BROADGATE BUILDERS (SPALDING) LTD.
THERE IS A SINGLE STOREY STEEL FRAMED BUILDING ON THE SITE WITH THE

5 CON'T
EXTERNAL YARD BEING SURFACED IN TARMAC AND GRAVELLED / STONED AREAS. THERE ARE TWO ACCESSES TO THE SITE, ONE OFF CRESSWELL CLOSE TO THE NORTH OF THE SITE AND ONE OFF ENTERPRISE WAY TO SOUTH OF THE SITE.

6 SITE AREA OF APPLICATION SITE IS 0.2798 HECTARES

7 THE APPLICATION IS FOR A TEMPORARY CHANGE OF USE FROM B8 TO SUI GENERIS

8 THERE WILL BE NO CHANGES TO BUILDING OR EXTERNAL YARD

9 THE APPLICATION SITE PREVIOUSLY OCCUPIED BY
A - RENTED BY SHDC REFUSE DEPARTMENT FOR THE LAST 4 YEARS. COULD NOT LOCATE APPLICATION FOR THIS ON THE PLANNING PORTAL / WEBSITE
B - PREVIOUS TO THE ABOVE BOSTON COLLEGE RENTED THE APPLICATION SITE FOR APPROXIMATELY 10 YEARS AND THIS USE ALSO REQUIRED A TEMPORARY CHANGE OF USE - PLANNING REF H14-0406-11

10 THERE ARE AT LEAST 7 OTHER COMPANIES THAT CARRY OUT MAINTENANCE / SERVICING OF HGV VEHICLES IN THE AREA IN ADDITION TO FIX MY TRUCK

11 THERE ARE AT LEAST 11 OTHER COMPANIES THAT PROVIDE HAULAGE IN ADDITION TO LT DRIVE, SOME OF THESE ALSO PROVIDE SOME STORAGE.

12 WARDENTREE LANE IS A DESIGNATED MAIN EMPLOYMENT AREA IN THE SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP)

13 AS WARDENTREE LANE IS A MAIN EMPLOYMENT AREA, THE HIGHWAY NETWORK HAS EVOLVED TO SUIT

14 STAFF EMPLOYED AT FIX MY TRUCK AND LT DRIVE ARE ALREADY TRAVELLING TO THEIR PLACE OF WORK AT EDISON COURT AND IF THEY DID NOT OCCUPY THESE SITES ANOTHER COMPANY WOULD

15 THE WARDENTREE LANE INDUSTRIAL ESTATE IS NOT ONLY SERVED WITH A COMENSURATE HIGHWAY NETWORK FOR EMPLOYEES TO TRAVEL TO WORK BY THEIR OWN PRIVATE MOTORISED VEHICLES BUT ALSO IS ACCESSIBLE BY

A WALKING
AS WELL AS FOOTPATHS ALONGSIDE ROADS THERE IS ALSO A NETWORK OF PUBLIC RIGHTS OF WAY. GUIDANCE RECOMMENDS UP TO 2 KM WALKING DISTANCE SO THIS WILL INCLUDE THE SOUTH EAST EDGE OF PINCHBECK AND NORTHERN EDGE OF SPALDINGS RESIDENTIAL AREA

15 CON'T

B CYCLING

AS WELL AS ROADS THAT CYCLISTS CAN USE THERE IS A NUMBER OF EXISTING AND PROPOSED DEDICATED CYCLEWAYS TO USE. GUIDANCE RECOMMENDS UP TO 8KM OF CYCLE DISTANCE SO THIS WILL INCLUDE ALL OF PINCHBECK, SPALDING, MOST OF SURFLEET AND PARTS OF WEST PINCHBECK, PODE HOLE, WESTON HILLS AND WESTON

C BUS

THERE IS A BUS SERVICE THAT OPERATES AT REGULAR INTERVALS THROUGH OUT THE DAY MONDAY TO FRIDAYS WITH A SLIGHTLY LESSER SERVICE ON SATURDAY.
THE NEAREST BUS STOP BEING ON WARDENTREE LANE TO THE NORTH OF MORRISONS SUPERMARKET

16 THE PLANNING DEPARTMENTS REPLY TO THE PRE APPLICATION ENQUIRY SUGGESTS THE APPLICANTS USE IS SUI GENERIS AND THAT WE NEED TO JUSTIFY THE DEPARTURE FROM B2 AND B8 USAGE.
THE APPLICANT ALREADY OPERATES IN THE AREA (SEE PARAGRAPH 1) AND SUPPORTS OTHER COMPANIES IN THE AREA (SEE PARAGRAPH 2)

EXTRACTS FROM POLICY 7 OF THE LOCAL PLAN

4.2.10 Established Employment Sites perform an important role in the local economy, and therefore are in need of protection for employment (B-Class) purposes. Some are traditional industrial estates within a settlement boundary, others are businesses of considerable scale, within or well-related to the edge of higher-tier settlements. Policy 7 sets out a flexible approach to help ensure that businesses can continue to operate or expand with confidence should business needs require additional or different provision.

4.2.12 Policy 7 aims to ensure that growth happens in the right places (both from the market's perspective and to meet sustainability objectives) and will ensure that resources can be focused on delivering a small number of quality, attractive business locations. Together with other policies in this Local Plan, this approach helps ensure that the right infrastructure and conditions can be delivered to give businesses the confidence to invest in the area.

THE REQUEST FOR A TRANSPORT STATEMENT IS A TICK BOX EXERCISE AND IS AN UNNECESSARY EXPENSE FOR THE APPLICANT (SEE PARAGRAPHS 10 TO 15)
IF THE APPLICANTS BUSINESS CANNOT OPERATE FROM THE WARDENTREE LANE INDUSTRIAL AREA WHERE CAN THEY OPERATE FROM ?

17 RE BIODIVERSITY NET GAIN STATEMENT - THERE WILL BE NO CHANGES TO THE BUILDING OR SITE

18 RE REQUEST FOR ELEVATIONS OF THE BUILDING - NOTHING IS TO CHANGE SO NO ELEVATIONS ARE PROVIDED

19 AS STATED IN PARAGRAPH 4 OF THIS D & A STATEMENT THE MOVE TO THE APPLICATION SITE IS DUE TO THE GROWTH OF LT DRIVE AND THE INADEQUACY OF THE PRESENT PREMISES WHICH HOUSES FIX MY TRUCK. WHEN THE APPLICANT WAS ASKED ABOUT FUTURE GROWTH (FOR PROPOSED EMPLOYEE FIGURES, ITEM 19 OF PLANNING APPLICATION FORMS) THE APPLICANTS REPLY WAS THAT HE HAS NO ULTIMATE GOAL FOR THE SIZE OF HIS BUSINESS, IT WILL BE WHAT HE IS HAPPY WITH. THE PARKING LAYOUT SHOWN ON SITE PLAN AS PROPOSED IS A POSSIBILITY AND SHOWS THE NUMBER OF VEHICLES THAT THE SITE COULD ACCOMODATE, IT IS NOT A TARGET.