PROPOSED DEVELOPMENT

AT

5 CRESSWELL CLOSE

PINCHBECK

FOR

INDUSTRO TECH LTD

DESIGN AND ACCESS STATEMENT
OCTOBER 2023

1.0 INTRODUCTION

1.1 THE APPLICANTS INDUSTRO TECH LTD ARE A YOUNG COMPANY, FORMED IN 2014 AND CARRY OUT ELECTRICAL, MECHANICAL, MAINTENANCE AND REPAIR WORK ON NON DOMESTIC PROPERTY USING A MIXTURE OF THEIR OWN STAFF AND SUB CONTRACT LABOUR. DUE TO REQUESTS FROM THEIR CLIENTS PLUMBING AND DRAINAGE WORKS ARE NOW INCLUDED IN THE SERVICES INDUSTRO TECH LTD CAN PROVIDE.

1.2 INDUSTRO TECH LTD STARTED OUT IN RENTED PREMISES ELSEWHERE IN SPALDING AND DUE TO OUT GROWING THESE PREMISES PURCHASED NO 6 CRESSWELL CLOSE, PINCHBECK. AGAIN DUE TO COMPANY GROWTH THEY FOUND THEMSELVES REQUIRING LARGER PREMISES AND PURCHASED ADJACENT PROPERTY NO: 5 CRESSWELL CLOSE WHEN IT CAME UP FOR SALE.
INITIALLY INDUSTRO TECH LTD COULD ONLY OCCUPY THE OFFICE AREA DUE TO AN EXISTING TENANT RENTING THE REMAINDER OF THE BUILDING AND THE SITE. THESE TENANTS HAVE NOW VACATED THE BUILDING AND SITE

2.0 PROPOSALS

2.1 INDUSTRO TECH LTD REQUIRE ROOM FOR COMPANY GROWTH, EXPAND THE RANGE OF SERVICES THEY CAN PROVIDE AND FOR TRAINING OF STAFF. TO THIS END THE EXISTING BUILDING IS TO BE DEMOLISHED AND TWO NEW BUILDINGS ERECTED

BUILDING 'B' FOR IPAF TRAINING AND WORKSHOPS.
BUILDING 'C' FOR OFFICES AND ASSOCIATED AMENITIES.

IT WAS ORIGINALLY INTENDED TO RE USE THE STEEL PORTAL FRAME AS MENTIONED IN THE PRE APPLICATION ENQUIRY TO THE PLANNING DEPARTMENT BUT DUE TO NEW DESIGN THIS IS NO LONGER POSSIBLE.

2.2 BUILDING 'B'
PRIMARILY THIS IS FOR WORKSHOP WHICH WILL ENABLE INDUSTRO TECH LTD TO EXPAND THE RANGE OF SERVICES THEY CAN OFFER THEIR CLIENTS WHICH WILL INCLUDE
- MANUFACTURE AND REPAIR OF MILD STEEL PLANT/MACHINERY
- MANUFACTURE AND REPAIR OF STAINLESS STEEL PLANT & EQUIPMENT
- ASSEMBLY OF HYDRALIC HOSES
- ASSEMBLY OF ELECTRICAL PANELS

ONE BAY AT THE SOUTHERN END WILL BE SET ASIDE FOR IPAF TRAINING/QUALIFICATION. AT PRESENT STAFF (APPRENTICES AND EXISTING EMPLOYEES) HAVE TO BE SENT AWAY FOR TRAINING AND RE QUALIFICATION ON VARIOUS ITEMS OF EQUIPMENT EG SCISSOR LIFTS, CHERRY PICKERS ETC WHICH HAS A COST PER PERSON SO INDUSTRO TECH LTD WILL HIRE IN AN INSTRUCTOR AND QUALIFY THEIR STAFF IN BLOCKS ON SITE. THIS SERVICE/FACILITY WILL ALSO BE OFFERED TO OTHER COMPANIES IN THE AREA. THE OFFICE PART OF THIS TRAINING WILL BE CARRIED OUT IN INDUSTRO TECH LTD EXISTING BUILDING 'A' ON ADJACENT SITE NO 6 CRESSWELL CLOSE.

2.3 BUILDING 'C'

THIS IS TO ACCOMODATE ALL OF INDUSTRO TECH OFFICE STAFF, ADMINISTRATORS, SITE MANAGERS, ACCOUNTANTS, HEALTH AND SAFETY ALONG WITH ASSOCIATED AMENITIES. STAFF IN BUILDING 'B' ALONG WITH TRAINEES WILL USE THE AMENITIES IN EXISTING BUILDING 'A' AT 6 CRESSWELL CLOSE.

3.0 SIZE

3.1 DICTATED BY SITE CONSTRAINTS, SITE LAYOUT (APPLICANT WANTED BUILDING B TO FOLLOW ON FROM EXISTING BUILDING 'A' ON 6 CRESSWELL CLOSE) AND FACILITIES TO BE INCORPORATED INTO THE RESPECTIVE BUILDINGS.

4.0 APPEARANCE

4.1 INDUSTRO TECH LTD BRIEF WAS TO MATCH THE APPEARANCE OF EXISTING BUILDING 'A' ON NO 6 CRESSWELL CLOSE AND TO ALSO MAKE BUILDING 'C' (OFFICE) THE FOCAL POINT, THIS HAS BEEN ACHIEVED BY CHANGING THE CLADDING PROFILE ON THE FRONT ELEVATION AND USE MERLIN GREY AS WELL AS GOOSEWING GREY COLOUR CLADDING

5.0 LANDSCAPING

5.1 THE EXISTING SITE HAS NO SOFT LANDSCAPING. ALTHOUGH THERE ARE MATURE TREES AND HEDGES ON THE FAR SIDE OF THE NORTHERN BOUNDARY (MORRISONS SUPERMARKET) AND HEDGING ON THE FAR SIDE OF EASTERN BOUNDARY.

5.2 IT IS PROPOSED TO INCORPORATE 7 NO NATIVE TREES IN THE CAR PARK ALONG WITH APPROXIMATELY 36 LINEAR METRES OF SHRUBBERY ALL OF WHICH WILL NOT ONLY SOFTEN THE PRESENCE OF PROPOSED BUILDING B AND C BUT ALSO ADD TO ECOLOGY - SEE ITEM 6.0 BELOW

6.0 ECOLOGY

6.1 THE SITE AS EXISTING IS SURFACED IN CONCRETE, TARMAC AND GRAVEL. THERE IS NO SOFT LANDSCAPING OR NESTING PROVISION.

6.2 AT PRESENT THERE IS NO REQUIREMENT FOR IMPROVEMENTS TO A DEVELOPMENTS ECOLOGY BUT THERE WILL BE AN IMPROVEMENT TO THE SITE FOLLOWING DEVELOPMENT VIA A) PROPOSED SOFT LANDSCAPING (SEE ITEM 5.2)
B) INCORPORATING SWIFT BOXES TO THE UNDERSIDE OF THE GUTTER TO THE NORTH SIDE OF BUILDING 'C'

6.2 CONTINUED

LE SOFT LANDSCAPING

- TREES . SORBUS AUCUPARIA (ROWAN) IS LOCALLY NATIVE WHOSE WHITE SUMMER FLOWERS WILL ATTRACT POLLINATORS AND THE RED BERRIES IN AUTUMN AND WINTER WILL PROVIDE FOOD FOR THRUSHES, TITS AND WINTER WARBLERS. THESE TREES ARE ALSO SUITABLE FOR USE IN INDUSTRIAL AREAS. THE TREES WILL ALSO PROVIDE OPPORTUNITIES FOR NESTING
- SHRUBBERY. BERBERIS, FLOWERS WILL PROVIDE FOOD FOR POLLINATORS AND BERRIES FOOD FOR BIRDS

7.0 VISUAL IMPACT

7.1 YES THE PROPOSAL WILL HAVE A LARGER MASS THAN THE BUILDING IT REPLACES BUT

A THE SITE IS SURROUNDED NOT ONLY BY OTHER INDUSTRIAL/COMMERCIAL BUILDINGS BUT ALSO BY LANDSCAPING

B THE SURROUNDING BUILDINGS, SOME ARE LARGER, SOME SMALLER, THE TREES ON NEIGHBOURING SITE BEING TALLER THAN THE PROPOSED BUILDING (SEE ARBORICULTURAL REPORT BY A BELSON)

C IN THE WIDER LANDSCAPE THE PROPOSALS MAY BE SEEN INTERMITTANTLY BETWEEN GAPS IN SURROUNDING BUILDINGS BUT WILL BE VIEWED AS JUST ANOTHER INDUSTRIAL BUILDING / PART OF THE INDUSTRIAL LANDSCAPE

D THE GREY CLADDING IS COMMONLY USED ON BUILDINGS IN THE INDUSTRIAL/BUSINESS AREA IN WHICH IT SITS

E THE PROPOSALS WILL BE MOST NOTICEABLE WHEN VIEWED FROM CRESSWELL CLOSE BUT IN TIME WILL BE INCREASINGLY SOFTENED BY THE GROWING TREES WHICH SIT IN FRONT OF THE PROPOSED BUILDINGS AND HAVE A MATURE HEIGHT SIMILAR TO BUILDING 'B'

7.2 OVERALL THERE WILL BE AN IMPROVEMENT TO THE SITES VISUAL IMPACT AS

A SIMPLE UNCLUTTERED DESIGN

B SIMILAR PALETTE OF MATERIALS TO NO 6 CRESSWELL CLOSE AND ELSE WHERE ON WARDENTREE LANE INDUSTRIAL ESTATE SO PROVIDING CONTINUITY.

C THE ADDITION OF SOFT LANDSCAPING

D SITE NO LONGER CONTAINS HGV VEHICLES IN STATE OF DISASSEMBLY

8.0 CONSULTATION

8.1 PRE APPLICATION CONSULT CARRIED OUT WITH SHDC PLANNING DEPARTMENT A COPY OF THEIR REPLY REF PE-00328-22 IS ATTATCHED. IN THIS REPLY A SURFACE WATER DRAINAGE DISPOSAL SCHEME WAS REQUESTED AS PART OF A PLANNING APPLICATION, SEE DESIGN BY JACKSON CONSULTING ENGINEERS.

8.1 CONTINUED

ALSO REQUESTED BY THE PLANNING OFFICE WAS A TRANSPORT STATEMENT, SEE REPORT BY BSP CONSULTING. THE ON STREET PARKING WITNESSED BY THE PLANNING OFFICER ON HER SITE VISIT WAS A TEMPORARY SITUATION DUE TO THE APPLICATION SITE BEING OCCUPIED BY A TENANT (SEE PARAGRAPH 1.2). NOW THE TENANT HAS VACATED THE SITE STAFF ARE NOW ABLE TO PARK ON SITE

9.0 PLANNING POLICY

9.1 THE APPLICATION IS IN ACCORDANCE WITH VARIOUS POLICIES IN THE SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-36, IN PARTICULAR PARAGRAPH 4.2.10 OF POLICY 7 IMPROVING SOUTH EAST LINCOLNSHIRE'S EMPLOYMENT LAND PORTFOLIO.

10.0 MISCELLANEOUS

10.1 GOODS/ MATERIAL DELIVERIES

WHERE EVER POSSIBLE THESE WILL BE DELIVERED DIRECT TO INDUSTRO TECH LTD CUSTOMERS SITE UPON WHICH THEY ARE WORKING.

SHDC PLANNING DEPARTMENT

PRE APPLICATION COMMENTS

date: 12 October 2022

your reference:

our reference: PE-00328-22

ask for: Mrs Polly Harris Gorf

email: pharris-gorf@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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Dear Robert

PE-00328-22 5 CRESSWELL CLOSE PINCHBECK- Extension of industrial /commercial premises

Thank you for your pre application submission received on 29 September, and our site visit last week.

I can advise you that the planning policies relevant to this application are the National planning Policy Framework, 2021:

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 6 - Building a strong, competitive economy
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conservation and enhancing the natural environment

and the following policies of the South East Lincolnshire Local Plan:

01 Spatial Strategy
02 Development Management
03 Design of New Development
04 Approach to Flood Risk
07 Improving South East Lincolnshire's Employment Land Portfolio
28 The Natural Environment
29 The Historic Environment
30 Pollution
31 Climate Change and Renewable and Low Carbon Energy

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36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

The site sits within a Main Employment Area, being identified in Policy 7 of the Local Plan. Policy 7 states that Main Employment Areas are reserved for main employment in Classes B1, B2 and B8. Use Class B1 is no longer in existence having been encompassed within the new Class E as E(g), therefore the policy is now interpreted as allowing E(g), B2 and B8.

The proposed buildings would be used to improve operation at the existing use in the locale. This accords with the principles of Policy 7.

The site is located on land designated as Flood Zone 3a, which is a high risk flood zone. However, National Planning Practice Guidance identifies commercial uses such as this as 'less vulnerable' and compatible with such a flood zone. In terms of flooding and surface water drainage, any formal application would need to be supported by a Flood Risk Assessment and a full surface water drainage proposal.

The bulk and massing of the proposed buildings would not be out of scale with adjoining buildings and uses, however I would remind you, as discussed on site, that the trees on the Morrisons Supermarket site would need careful consideration. This may result in the need to move the buildings away from this boundary.

The critical matter for this development, as we identified on site, is the car, commercial vehicle parking provision and access to, from and around the site. The proposed use appears to be for a business with very specific operating practices, as it has both out-workers, who may or may not depart from, and return to, the premises daily, as well as providing training facilities for apprentices. Thus, any formal planning application will need to be supported by a bespoke Transport Statement, prepared by a competent consultant specialising in this form of assessment, that provides a thorough explanation of just how this business operates throughout the year and what the daily demand for car and other parking would be. The objective of this being to provide sufficient assurance to both the Local Planning Authority and the highway authority that there is to be sufficient on-site parking so that the safety and free passage of other road users and neighbouring businesses are not compromised. There should not be a reliance on on-street parking.

Please also be aware when looking at servicing and circulation on the site that the current fire appliance weight is 18.5 tonnes.

If you need further advice regarding parking, servicing, flooding and drainage, I suggest that you speak with Jon Sharpe at LCC prior to preparing an application.

I hope that this is helpful.

Yours sincerely

Mrs Polly Harris Gorf
Principal Planning Officer| South Holland District Council
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11-07