

PROPOSED BUSINESS UNITS
BEVOR CLOSE
WARDENTREE PARK
PINCHBECK
SPALDING
LINCOLNSHIRE
PE11 3ZN

PLANNING STATEMENT

EXISTING SITE

The existing site is vacant undeveloped land between Bervor Close and Wardentree Lane. The site is accessed off Bevor Close

LOCATION

The site is located in an area of Wardentree Park designated as employment land in the Local Plan.

PREVIOUS USE

The site was previously used as agricultural land before it was designated industrial land by planning permission ref H14/0647/02

It also has the benefit of planning permission for self store containers under reference number H14-0391-21

EXISTING BUILDINGS

There are no existing buildings on the parcel of land.

PROPOSAL

The proposal is to provide affordable business units for the start up of small business supplementary to the existing uses in the area.

APPEARANCE AND SCALE

The building would be constructed of materials of the similar colour and style as the existing adjacent buildings in the area and will be goosewing grey insulated panel walls and roof, merlin grey profile metal cladding eaves bonnet and gables verge flashings, rainwater goods doors and windows. The building site on a site of approximately 0.4 hectares and is proposed to be 7.4m to the eaves.

PROCESSES AND WASTE

The proposals are for mixed business use and storage and collation of goods for delivery or sale on site. There will be no hazardous waste generated as a result of the development. Package and office waste is stored in existing designated bin enclosure and collected by commercial operators for recycling.

FUNCTIONAL NEED

The project contains what we believe a premises which is a step up for a start up or a small business needing premises in the area which is currently lacking in availability.

EMPLOYMENT

The site currently vacant land. The development will result in additional staff dependent on the final end user. The proposals will secure the continued employment of staff and pave the way for future growth.

TREES AND SCREENING

There is currently maturing screen of tree planting to the rear of the site it is proposed that these are maintained as part of the proposal.

LOCAL FACILITIES

The site is in easy reach of local facilities and service providers and will have a wider benefit locally to dependent business and suppliers. It is with easy reach of transport links, suppliers and employment pool of Spalding.

PLANNING POLICY

The project appears to be in line with planning policy specifically employment, economy, location.

ECONOMY

It is expected that the proposal will benefit the local economy with continuity of employment for local people and income from outside the immediate area benefiting the local economy.

OVERVIEW

The proposal is a natural progression of development of a Wardentree park in an employment area, being ideally located for employment and transport links.