


Date: 20/10/16
Ref:J071-PDA

# PLANNING DESIGN AND ACCESS STATEMENT

FOR

PROPOSED OPERATIONAL BUILDINGS
at
FLEMING ROAD PINCHBECK

SPALDING LINCS

for

# ROBSONS OF SPALDING LTD

**Introduction and the site: -**
Robsons of Spalding Ltd. are a professional temperature controlled haulage and storage firm that are located in Spalding and Kings Lynn. They are located off Enterprise Way Industrial Estate and wish to expand their business in order to provide a more streamlined business much needed to meet their customer's needs. The buildings required are to help that streamlining which include a bigger chilled docking and storage building, a Fuel cover area and a better Forklift charging building. The storage building being proposed includes to regularise a temporary building that was built for docking and is shown in the set of plans and will form the new proposal. The site itself is located within a designated Industrial Estate for Spalding and it is well equipped to handle this expanse infrastructure already being in place.

Robsons are an equal opportunities employer and every effort will be made to make all areas accessible for all staff and all visitors and if difficult to achieve alternative arrangements will be made.

**Use: -**
To expand the existing business with better purpose built buildings to streamline their business.

**Amount: -**
A reasonable proposal that allows the business to grow that will enable a response to their customer base.

**Layout: -**
The layout of the site is better explained by the drawings, however the buildings are controlled by the existing layout of the site.

**Scale: -**
The scale of the site is better explained by the drawings, but it is fairly consistent with the industrial character of the vicinity.

**Landscaping: -**
All landscaping is existing no new is proposed.

**Appearance: -**
Simplistic detailing of the buildings consistent with the requirement type in a plastic coated steel cladding in green.

**Flood Risk Assessment: -**
Flood Risk Assessment is required and provided as part of this application.