DESIGN & ACCESS STATEMENT

PROPOSED ERECTION OF 11 INDUSTRIAL UNITS

STEPHENSON AVENUE, PINCHBECK, SPALDING, LINCOLNSHIRE PE11 3SW

Produced December 2025; revised April 2026

for Tawny Homes Limited

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1.0 INTRODUCTION

1.1 Purpose of Statement

This Design and Access Statement accompanies a full planning application for the erection of 11 industrial units on land at Stephenson Avenue, Pinchbeck, Spalding, Lincolnshire PE11 3SW. The statement explains the design principles applied to the development and demonstrates how access requirements have been addressed in accordance with current planning policy and guidance.

1.2 Site Location and Context

The application site is located on Stephenson Avenue, within an established industrial area of Pinchbeck, adjacent to Spalding. The site benefits from excellent transport links and forms part of the wider industrial estate serving the South Holland area. The location provides strategic access to the A16 and broader regional transport network, making it highly suitable for industrial and a wide range of other commercial uses.

1.3 Planning History

The site benefits from previous planning consent for a similar industrial development, demonstrating the established principle of approved industrial use on this site. The current proposal represents an evolution of the approved scheme, optimising the site's potential while maintaining appropriate design standards.

2.0 SITE ANALYSIS

2.1 Site Description

The application site comprises of a rough rectangular plot suitable for industrial development within the established Stephenson Avenue industrial estate. The site is relatively level and benefits from existing access infrastructure, making it well-suited for the proposed development.

2.2 Surrounding Context

The immediate area is characterised by a wide range of modern industrial and commercial buildings for both light and general industrial use, owing to the well-developed transport infrastructure, limited residential development in close proximity and employment prospects within the locality. Developments gaining consent are often much larger than that being proposed, but the whole area is developed with appropriate scale and massing for industrial development overall.

2.3 Site Constraints and Opportunities

Opportunities for site development:
• Established industrial location with planning precedent • Excellent transport accessibility • Suitable scale and proportion for proposed development • Potential to contribute to local employment provision • Integration with existing industrial estate character
Constraints aimed to be addressed as part of scope of development:
• Need to ensure appropriate design quality • Integration with existing development patterns • Consideration of potential residential amenity impacts • Provision of adequate parking and servicing

3.0 PLANNING POLICY CONTEXT

3.1 Development Plan Policy

The proposal has been assessed against relevant policies within the South Kesteven Local Plan, with particular reference to:

- Employment land policies supporting industrial development
- Design policies requiring high-quality development
- Transportation and accessibility requirements
- Environmental protection considerations

3.2 National Planning Policy Framework

The development aligns with NPPF objectives to:

NPPF Paragraphs 85-89 - Build a strong, competitive economy

These paragraphs set out the requirement for planning policies and decisions to help create the conditions for business investment, expansion, and adaptation, with significant weight placed on supporting economic growth and productivity.

NPPF Paragraphs 86-87 -Support appropriate industrial development

These sections specifically reference the need to facilitate development for modern economic sectors (such as laboratories, gigafactories, data centres, digital infrastructure, freight, and logistics) and to address the locational requirements of different sectors, including clusters of high-tech industries and storage/distribution operations.

NPPF Paragraphs 131-141 - Achieving well-designed places

This chapter details the importance of high-quality, beautiful, and sustainable buildings and places, the need for clear design expectations, and the preparation of local design guides or codes.

NPPF Paragraphs 104-113 - Promoting sustainable transport

These paragraphs cover the promotion of sustainable transport modes, prioritising pedestrian and cycle movements, facilitating access to public transport, and designing places that are safe, accessible, and minimise conflict between transport modes.

3.3 Industrial Development Policy Support

The proposal benefits from strong policy support for an employment-generating development in an appropriate location, for industrial use within a well-established industrial site and area. Additionally, it aligns with policies supporting development that supports economic growth with a provision of modern, flexible employment space.

4.0 DESIGN RATIONALE AND EVOLUTION

Design Objectives	Design Evolution	Unit Configuration
• Provide high-quality, flexible industrial spaces • Create development appropriate to its industrial context • Ensure efficient use of the available site • Provide practical, functional buildings for modern business needs • Maintain visual coherence with surrounding development • Optimise natural lighting and energy efficiency	• Previous planning consent on the site establishing development principles • Market demand for smaller, flexible industrial units • Operational requirements for modern industrial uses • Integration with existing industrial estate character • Efficient site layout maximising development potential • Sustainable design principles	• Market demand for smaller, flexible business premises • Opportunity to support SME and start-up businesses • Efficient use of the available site area • Provision of varied accommodation types • Creation of sustainable employment opportunities

5.0 DESIGN PROPOSALS

Development Description	The proposal comprises 11 industrial units arranged in a logical, efficient layout to maximise the usable site area, whilst still retaining sufficient area for parking and access: The development will consist of two buildings housing a total of 11 commercial units, in addition to all ancillary hard and soft landscaping as required.
Building and Unit Sizing and Site Distribution	This application is seeking full planning consent for the erection of three buildings: • A steel portal framed construction of 48m x 12m commercial building, with a 5 metre eaves height, split into 8 industrial units. • A steel portal framed construction of 30m x 12m commercial building, with a 5 metre eaves height, split into 3 industrial units.
Proposed Industrial Units – Outline Specification	The proposed development comprises two industrial buildings providing 11 self-contained industrial units. Building A measures 48m x 12m (576m^2) containing 8 units, and Building B measures 30m x 12m (360m^2) containing 3 units. Both buildings adopt modern steel portal frame construction methods typical of contemporary industrial developments.

Structural Elements

Foundation and Substructure

- Reinforced concrete pad foundations to support steel portal frame columns
- 150mm reinforced concrete ground floor slab (appropriate thickness for industrial loading)
- DPM and ground bearing slab construction to Building Regulations Part A requirements
- Perimeter foundation beams to support cladding rails – constructed of neutral colour engineering bricks or precast concrete supports or blockwork – circa 300mm height

Superstructure - Frame

- Steel portal frame construction with galvanised finish
- Eaves height: 5.0 metres throughout
- Hot-rolled steel columns and rafters to BS5950 and CE Standards
- Cold-formed steel purlins and side rails at appropriate centres
- Bracing systems to provide lateral stability
- All steelwork to comply with BS5950 and CE marking requirements

Roof Structure

- Steel portal frame rafters supporting box profile metal roof sheets
- Galvanised 32/1000 box profile steel cladding – Dark Grey or similar approved neutral colour
- Roof panels coated with anti-condensation membrane on underside achieving U-value ≤0.25 W/m^2K
- Ridge ventilation system for natural air circulation
- Rainwater goods in galvanised steel or powder-coated aluminium

External Envelope

Wall Cladding

- Galvanised 32/1000 box profile steel cladding to walls
- Vapour control layer if required
- Internal steel liner panels with anti-condensation treatment
- Flashings and trims in matching galvanised steel finish

Natural Lighting

- Two skylights per industrial unit
- Translucent roof panels integrated into roof cladding system
- Positioned to provide optimal natural light distribution
- UV-resistant polycarbonate or similar approved material
- Minimum 10% roof area glazing per unit

Solar Array

- On 3-Unit Block, approx. 33kW Solar Array proposed to be installed on south-facing elevation.
- Panels will be of commercial grade, 2000x1000mm size each, with a total of approximately 44 in total forming the installation.

Access and Openings

Personnel Doors

- One personnel door per unit to standard industrial specification
- Galvanised steel frame with infill panel
- Minimum 850mm clear opening width for accessibility
- Multi-point locking system with cylinder lock
- Threshold suitable for wheelchair access where ground conditions permit

Roller Shutter Doors

- Generally one roller shutter door per unit: 4.0m wide x 4.5m high
- Galvanised steel construction with manual or electric operation
- Insulated shutter curtain achieving appropriate U-value
- Security locking mechanisms
- Safety features including obstruction detection (if electrically operated)

Internal Specification

Building A Units (8 No.)

- Each unit approximately 72m² (6m x 12m)
- Concrete floor slab with power-floated finish
- Exposed steel frame construction internally
- Minimum 5.0m clear internal height to eaves
- Natural lighting via skylights

Building B Units (3 No.)

- Two units approximately 72m² (6m x 12m); one approx 216m² (18 x 12m)
- Concrete floor slab with power-floated finish
- Exposed steel frame construction internally
- Minimum 5.0m clear internal height to eaves
- Natural lighting via skylights

WC Facilities

- One water closet per unit located at rear of building
- Disabled specification WC facilities to BS8300 standards including:
    - Appropriate grab rails and support fixtures
    - Accessible basin heights and knee clearance
    - Suitable door opening widths and turning circles
    - Emergency alarm pull-cord systems
- Ceramic wall and floor finishes
- Mechanical extract ventilation

Services and Utilities

Electrical Installation

- Three-phase electrical supply capability to site
- Initial connection: Single-phase supply to each unit
- Future provision for three-phase upgrade per unit
- Individual electrical meters for each unit
- Industrial-specification distribution boards
- Emergency lighting to common areas and exits
- External security lighting to building perimeters
- All internal and external lighting fixtures to be LED for maximum efficiency.

Heating and Ventilation

- Natural ventilation via ridge ventilation system
- Openable sections in personnel doors where required
- No mechanical heating systems (tenant provision)
- Mechanical extract ventilation to WC facilities
- All installations to comply with Building Regulations Part F

Plumbing and Drainage

- Shared mains water supply throughout site
- Individual water supply to each unit's WC facility
- Hot water provision via electric water heaters to WC facilities
- Rainwater disposal via internal guttering to mains drainage or soakaway
- Foul drainage connection to mains sewer

- All installations to comply with Building Regulations Part G and Part H

Access Provisions

- Level access to all units with wheelchair-accessible thresholds
- All doorways minimum 850mm clear opening width to accommodate wheelchairs
- Disabled WC facilities to BS8300 standards in each unit
- External circulation routes suitable for wheelchair access
- Oversized Car parking spaces including disabled provision

Building Regulations Compliance

- All construction to comply with current Building Regulations
- Structural calculations by qualified structural engineer
- Building fabric U-values to exceed minimum Part L requirements
- Fire safety measures appropriate to industrial use classification
- Sound insulation where required under Part E

Environmental Considerations

- High-performance insulation to exceed minimum U-value requirements
- Natural lighting via skylights to reduce artificial lighting demand
- Ridge ventilation for natural air circulation
- Rainwater management and sustainable drainage solutions
- Waste management during construction phase

For further specifications on hard landscaping and site drainage, please refer to the enclosed separate drainage statement.

The proposed development incorporates comprehensive hard and soft landscaping across the site to provide functional access routes, sustainable drainage solutions, and biodiversity enhancement. The design prioritises permeable surfaces for drainage management and native species selection to maximise biodiversity outcomes.

Site Layout and Access

Central Access Route

- 65m x 6m central access road running the full length of the site
- Primary vehicular circulation spine, pedestrian access segregated around the perimeter of the site.
- Permeable tarmac construction to facilitate surface water drainage and whole site soakaway
- Appropriate gradients for drainage and accessibility compliance

Hard Landscaping Areas

- Total hard landscaping area: 1,824 square metres
- Permeable tarmac surfacing throughout the majority of hard landscape areas (1690.62- Permeable surfacing to BS7533 standards; remaining 134.17m2 to be gravel pathways along rear of units.
- Integrated sustainable drainage system (SuDS) approach - All construction to comply with SuDS Manual (C753) guidance
- Site-wide soakaway functionality to manage surface water runoff

Hard Landscaping Specification

Permeable Tarmac Construction

- **Surface Course:** 40mm porous asphalt wearing course
- **Binder Course:** 60mm porous asphalt binder course
- **Base Course:** 150mm open-graded aggregate base (Type 1 sub-base)
- **Sub-base:** 300mm crushed stone reservoir layer (20mm single-sized aggregate)
- **Geotextile:** Non-woven geotextile separation layer
- **Subgrade:** Prepared and compacted to appropriate CBR value

Drainage Integration

- Permeable construction to achieve infiltration rate of 270mm/hour minimum
- Integrated soakaway system beneath paved areas
- Surface water attenuation within sub-base reservoir layer
- Overflow connections to existing drainage infrastructure where required
- Regular maintenance access points for system inspection

Soft Landscaping Specification

General Approach

- Total soft landscaping area: 200 square metres
- Native species selection to maximise biodiversity
- Habitat creation for local wildlife and pollinators
- Low-maintenance, sustainable plant communities

Grass Areas (Approximately 106.36 square metres)

- **Species-Rich Grassland Mix:** Native wildflower and grass seed mix
- **Composition:** 80% fine grasses, 20% native wildflowers including:
    - Festuca rubra (Red Fescue)
    - Agrostis capillaris (Common Bent)
    - Lotus corniculatus (Bird's-foot Trefoil)
    - Leucanthemum vulgare (Ox-eye Daisy)
    - Centaurea nigra (Common Knapweed)
    - Plantago lanceolata (Ribwort Plantain)
- **Establishment:** Seeding at 4g/m^2 in autumn or spring
- **Soil Preparation:** 150mm topsoil depth with low-fertility specification

Hedging Areas (Approximately 93.64 square metres)

- **Native Mixed Hedgerow:** Multi-species hedgerow for maximum biodiversity value
- **Species Selection**
    - Crataegus monogyna (Hawthorn) - 40% of mix
    - Prunus spinosa (Blackthorn) - 20% of mix
    - Corylus avellana (Hazel) - 15% of mix
    - Sambucus nigra (Elder) - 10% of mix
    - Viburnum opulus (Guelder Rose) - 10% of mix
    - Rosa canina (Dog Rose) - 5% of mix

Planting Specification

- **Hedgerow Plants:** 60-80cm bare root whips
- **Planting Density:** 5 plants per linear metre in double-staggered rows
- **Planting Season:** November to March (dormant season)
- **Soil Preparation:** 600mm wide planting strip with 150mm topsoil depth
- **Mulching:** Organic mulch layer 75mm depth around all plantings

Biodiversity Enhancement Features

- **Pollinator-Friendly Species:** High nectar and pollen-producing plants
- **Seasonal Interest:** Flowering succession from spring through autumn
- **Berry and Seed Production:** Species selected for wildlife food sources
- **Nesting Opportunities:** Dense hedgerow structure for bird nesting

- **Connectivity:** Landscaping positioned to create wildlife corridors

Establishment and Maintenance

Establishment Period (12 months)

- **Grass Areas:** Monthly inspections and weed control as required
- **Hedgerow:** Bi-monthly watering during first growing season
- **Mulch Management:** Top-up organic mulch as required
- **Replacement Planting:** Any failed plants replaced within one growing season

Long-term Maintenance

- **Grass Areas:** Annual cut in late autumn, cuttings removed
- **Hedgerow:** Annual trimming on rotation (not all sections annually)
- **Invasive Species Control:** Ongoing monitoring and removal
- **Soil Health:** Periodic soil testing and amendment as required

Sustainable Drainage Benefits

- Reduced surface water runoff rates
- Improved water quality through filtration
- Climate resilience through flood risk reduction
- Groundwater recharge enhancement

Planning Policy Compliance

- Native species selection supporting local character
- Biodiversity enhancement meeting policy requirements
- Sustainable drainage contributing to climate adaptation
- Low-maintenance approach ensuring long-term viability

Materials and Sourcing

- All plants from reputable nurseries with health certificates
- Seed mixes certified for provenance and species content
- Topsoil analysis and certification to BS3882 standards
- Organic mulch from sustainable sources

Installation Standards

- Planting undertaken by qualified landscaping contractors
- Soil preparation and drainage to appropriate standards
- Protection measures during construction phase
- Photographic record of establishment progress

Relationship to Buildings

- Strategic positioning to screen industrial buildings
- Integration with building drainage systems
- Access for maintenance without disrupting operations
- Visual enhancement of the development

6.0 ACCESS STRATEGY

6.1 Vehicular Access and Circulation

Primary access to site via Stephenson Avenue; utilising established industrial estate infrastructure. Appropriate capacity for anticipated traffic generation, with good connectivity and minimal impact on surrounding road network.

A new central access is being proposed as part of this development detailed on the attached access plan (see plan reference: TAWNY_StephensonAv_AccessPlan_v5.3_Apr26) . To adjoin internal 6 metre service road to Stephenson Avenue.

Particulars and specifications as follows:

Applicable Standards and Regulations	Primary Design Standards • **Manual for Streets (MfS)** - Department for Transport (2007) • **Manual for Streets 2 (MfS2)** - CIHT (2010) • **Design Manual for Roads and Bridges (DMRB)** - National Highways • **BS 7533-13:2009** - Pavements constructed with clay, natural stone or concrete pavers. Guide for the design of permeable pavements constructed with concrete paving blocks and flags, natural stone slabs and setts and clay pavers Construction Standards • **Specification for Highway Works (SHW)** - Series 500, 600, 800, 900 • **BS 4987** - Coated macadam (asphalt concrete) for roads and other paved areas • **BS EN 13108** - Bituminous mixtures - Material specifications • **BS 7533** - Pavements constructed with clay, natural stone or concrete pavers Drainage Standards • **BS EN 752** - Drain and sewer systems outside buildings • **CIRIA C753** - The SuDS Manual (2015) • **Building Regulations Approved Document H** - Drainage and waste disposal Regulatory Compliance • **Highways Act 1980** - Section 38 and Section 278 Agreement requirements • **Local Highway Authority** - Adoption standards and specifications • **Town and Country Planning Act 1990** • **Traffic Management Act 2004**
Design	**Internal Roadway** • **Width**: 6.0 metres (minimum) • **Construction**: Full width permeable tarmac • **Design speed**: 5 mph (internal access road) • **Gradient**: Maximum 1:40 for accessibility; drainage falls as required • **Crossfall**: 1:40 (2.5%) towards drainage features **Bellmouth Junction** • **Radius**: 10-17m to kerb line (please refer to Access Plan; asymmetric bellmouth proposed to match access orientation with internal site layout) • **Type**: Compound Radius Bellmouth • **Visibility splays**: In accordance with Manual for Streets and Local Highway Authority requirements • **Junction with highway**: Flush or dropped kerb transition as required by Highway Authority **Traffic Design Parameters** In accordance with findings detailed within enclosed Transport Statement **Visibility Requirements**

	• **X-distance** (distance from give way line): 2.4 metres minimum • **Y-distance** (visibility along highway): As per Local Highway Authority requirements (typically 43m for 30mph roads) • **Visibility splays**: To be kept clear of obstructions above 600mm height
Pavement Construction Specification	**Permeable Tarmac Construction** Pavement Build-Up (from top down) The pavement construction shall comprise the following layers: **Surface Course:** **Material**: Permeable Hot Rolled Asphalt or Porous Asphalt wearing course **Thickness**: 40mm minimum **Specification**: Void content 15-25%, particle size 6mm or 10mm nominal **Binder**: Polymer modified bitumen (PMB) to BS EN 14023 **Aggregate**: Hard, durable crushed rock to BS EN 13043 **Binder Course:** **Material**: Open-graded permeable asphalt binder course **Thickness**: 60mm minimum **Specification**: Void content 25-35% **Aggregate**: Single-sized crushed stone **Base Course:** **Material**: Open-graded crushed stone base **Thickness**: 200mm minimum **Material specification**: Clean crushed stone, 20-40mm graded **Compaction**: 95% maximum dry density **Sub-base:** **Material**: Clean crushed stone, single-sized or graded **Thickness**: 350mm minimum (subject to ground investigation) **Specification**: 40-75mm clean crushed stone, void content minimum 30% **Geotextile separator**: Required between sub-base and subgrade **Subgrade:** **Preparation**: Excavated to design level, compacted to 95% maximum dry density **CBR value**: Minimum 5% (to be confirmed by ground investigation) **Geotextile**: Heavy-duty non-woven geotextile membrane to BS EN 13252 **Design Loading** **Traffic category**: Light to medium duty (adaptable to site requirements) **Commercial vehicles**: Up to 7.5 tonnes GVW regular access; 44 tonnes occasional **Permeability Requirements** Infiltration rate**:** Minimum 270 litres/m^2/hour for surface course Design storm**:** 1 in 30 year event, plus 40% climate change allowance Storage capacity**:** Minimum 30% void space in sub-base layer See enclosed Flood Risk Statement for additional calculations and details for this site.
Kerbing and Edge Restraint Specification	**Highway Junction Bellmouth** **Kerb type**: Pre-cast concrete dropped kerb (HB2 type) to BS EN 1340 **Size**: 125mm x 255mm laid flat (dropped kerb detail) **Radius**: 26 metres to match bellmouth geometry **Upstand**: Maximum 6mm (flush or near-flush at junction) **Foundation**: Concrete foundation ST4 (25N/mm^2) - 150mm thick, 300mm wide **Internal Roadway Edges** **Kerb type**: Conservation kerb (KCS) or half-battered kerb (HB2) to BS EN 1340 **Size**: 125mm x 255mm **Upstand**: 100-125mm above finished road level **Material**: Pre-cast concrete Class R3 or natural stone as specified **Foundation**: Concrete foundation ST4 - 150mm thick, 300mm wide **Backing**: Concrete haunching to rear of kerb

	Edge Restraint at Permeable Areas **Type**: Heavy-duty edge restraint system or kerb as above **Purpose**: Prevent lateral movement of permeable surface **Installation**: Set in concrete foundation with adequate haunching **Kerb Installation Requirements** • Kerbs to be laid to line and level with joints not exceeding 6mm • Joints to be pointed with mortar mix 1:3 (cement:sand) • Transition from dropped to upright kerb over maximum 3 kerb lengths • Radius kerbs to be purpose-made or cut to suit compund radius
Drainage Design	The permeable roadway forms part of the site's SuDS strategy, providing: • Source control through permeable surface • Infiltration at source where ground conditions permit • Attenuation of surface water runoff • Water quality treatment through filtration **Sub-Surface Drainage** **Infiltration System (where applicable)** **Design**: Based on BRE365 methodology and site infiltration testing **Soakaway/Attenuation**: Sized for 1 in 30 year storm plus 40% climate change **Location**: Beneath or adjacent to permeable pavement structure **Overflow**: Connection to surface water sewer or watercourse OR: **Alternative Drainage (if infiltration unsuitable)** **Pipe drain system**: Perforated pipes in stone bedding **Pipe specification**: UPVC perforated pipes to BS EN 1401, minimum 150mm diameter **Collector drains**: At edge of permeable area, connected to surface water drainage system **Outfall**: To approved discharge point (surface water sewer, watercourse, storage tank)

6 meter Internal Circulation road proposes an efficient layout ensuring safe movement of service vehicles, adequate turning circles for delivery vehicles, clear separation of pedestrian and vehicular routes, and emergency vehicle access compliance.

6.2 Parking Provisions

Car Parking: Adequate provision based on local planning authority standards, anticipated employment density, mixed light industrial use requirements, and finally additional provision for disabled parking spaces (see Transport Statement for further details)
Service Parking: Appropriate provision for delivery and servicing requirements, loading/unloading activities and waste collection arrangements

6.3 Pedestrian and Cycle Access

Pedestrian Access: Safe, convenient routes providing:
Direct access from parking areas to units; Appropriate lighting and safety measures; DDA-compliant access arrangements. Pedestrain accesses 1.5 metres wide approximately around perimeters of buildings.

Cycle Provision: Small bicycle rack proposed to be installed, demonstrating the applicant's commitment to supporting sustainable transport objectives, employee health and wellbeing and environmental objectives.

6.4 Public Transport Accessibility

The site benefits from proximity to existing bus routes, integration with established employment area, good connections to Spalding town centre, and additionally support for sustainable travel patterns

7.0 ENVIRONMENTAL AND SUSTAINABILITY CONSIDERATIONS

7.1 Sustainable Design Features

7.1.1 Energy Efficiency

The development aims to encompass sympathetic energy efficiency measures, such as Natural lighting through skylights (reducing artificial lighting needs).
Where artificial lighting is required, all fixtures and fittings are to be of LED energy-efficient type.

Additionally, an efficient building envelope design, constructed inkeeping with modern insulation standards, and incorporating renewable energy installations (Solar panels) to assist in offsetting any carbon generation from construction or operation.

7.1.2 Resource Efficiency

Construction materials have been selected as durable and low-maintenance options, in order to increase the usable lifespan of the building with wide flexibility to suit future adaptation to serve the widest range of local businesses and operators.

7.2 Environmental Impact Assessment

7.2.1 Minimal Environmental Impact

The site has been selected to continue it's existing use and to develop an already existing industrial site, with no distinct impact on sensitive environmental designations. The design has been produced to be of appropriate scale and massing for context, and sympathetically integrating within existing designs, infrastructure, and serving to increase accessibility of commercial real estate to a wider local area.

7.2.2 Landscape Integration

The site is designed to incorporate sympathetic biodiversity measures from enhancement of the site boundaries with species rich hedging and tree planting.

7.3 Drainage and Utilities

Drainage implications have been calculated and detailed within the attached Drainage Statement and Flood Risk Assessment/Statement. Sustainable drainage measures enable integration within existing drainage infrastructure, and extensive soakaway areas to minimize flood risk impact and surface water run-off.

Utilities are all present on site, and connections are easily accessible with adequate capacity to service the proposed use of the site.

8.0 ECONOMIC AND SOCIAL BENEFITS

8.1 Employment Generation

The development will provide some direct employment opportunities in industrial and office sectors, in addition to supporting SME and start-up businesses demand for small-scale commercial real estate, with flexible availability for growing businesses – to assist the NPPF's and local plan goals of contributing to local economic growth.

9.0 PLANNING POLICY COMPLIANCE

9.1 Policy Alignment

The proposal demonstrates compliance with key planning policies through:

Employment Policy Support

- Appropriate industrial development in established location
- Provision of modern employment accommodation
- Support for economic growth objectives

Design Policy Compliance

- High-quality design appropriate to industrial context
- Integration with surrounding development character
- Sustainable design principles

Transportation Policy

- Sustainable location with good transport links
- Appropriate access and parking provision
- Support for alternative transport modes

9.2 Material Planning Considerations

The development addresses key planning considerations:

- **Principle of Development:** Established through previous consent and policy support
- **Design Quality:** Appropriate industrial design using proven materials and methods
- **Access and Transportation:** Comprehensive access strategy with adequate provision
- **Environmental Impact:** Minimal impact with appropriate mitigation measures
- **Economic Benefits:** Significant employment and economic development benefits

10.0 CONCLUDING REMARKS

This proposal is a modernized and updated variant of the existing granted consent applied for by the previous owner – for both the revised access location (approved under consent H14-0255-18), and for the erection of additional larger industrial units (approved under consent H14-0402-20).

The proposals are designed to reflect the current demand for these types of development within the local area; providing a wider range of services over the existing consents, in a more sustainable and sympathetic proposal to the local planning policy and wider economic development of the locality.

In addition, similar consents have recently been approved for nearly identical proposals within the immediate locality (Erection of 11 industrial units, approved under consent H14-0221-21), demonstrating the local authority's support in proposals such as this; as such, it is hoped that the proposals outlined within this documentation may be viewed as favourably.

This design and access statement is to give a broad overview of the proposal; further details regarding the transport, drainage, flood risk and design are enclosed within the ancillary documentation submitted as part of this application.