



Broadgate Builders (Spalding) Limited

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PLANNING AMENDMENT / ADDITIONAL INFORMATION

PROPOSED CHILL STORE EXTENSION TO PRODUCE HANDLING, PACKING AND
DISTRIBUTION WAREHOUSE (TEMPORARY FOR 5 YEARS)
APPLICATION REF N° H16-0153-21

APPLICANT: HP2 - HAWTHORN PRODUCE, HANDLING AND PACKING

LOCATION: OFF HAWTHORN BANK, SPALDING LINCOLNSHIRE PE11 1JJ

Amendments:

- Proposals are reduced in area from 2466m² to 1557m² externally
- The length of the proposal is reduced from 80.6m to 75.6m
- The depth is reduced from 30.6m to 20.6m
- Height to eaves remain at 3m. The span has been reduced thus the ridge height has been reduced from 6.4m to 5.4m
- The extension will be commensurate with the existing factory. The north facing gable end of the proposal is repositioned to line with the existing factory's north facing side wall.
- Design/Access/Flood Risk Statement dated Feb 2021 remains as submitted with the original application.

Additional Information:

This amendment proposes to reposition the extension and offers a reduction in size and a reduced height to those originally submitted.

Properties beyond the application site boundary will not suffer any loss of light or 'overshadowing' as a result of the proposals.

External emergency egress personnel doors within the proposal's gable ends will incorporate a light fitting above that will illuminate only in the event of a power failure or trigger of the factory fire alarm. No other external lighting is proposed.

The site is currently a concreted storage yard. Site boundaries are well screened with fences with leylandii beyond those fences in some areas. Any loss of visual amenity from neighbouring residential properties first floor windows as a result of the proposals would not be 'detrimental'.

The proposed extension is for bulk storage only, it is not to increase the production area of the site.

Site operating hours are not intended to be increased from what they are currently.

Traffic volumes to/from the application site will not increase as a result of the proposal. Produce currently stored in warehousing off site is transported on-site for packing. The proposal will enable 'self-containment'. Goods will be brought in straight from port to site. Vehicular movements across Spalding town and its periphery to/from off-site storage facilities to site would thus be reduced.

During these testing times of COVID-19 and in respect of 'risk management', the proposals would reduce the chain of delivery operations. Delivery driver's interaction with others on off-site storage depots will be avoided.

The proposed extension allows the site to still offer facilities that fit the changing face of the industry which in turn will help secure the jobs of the present work force in the short to medium term

The site has Outline Planning Permission for residential development and lies within the confines of the Local Plan Settlement Boundary

This application is temporary as ultimately the site is earmarked for housing in the medium to long term in the Local Plan

Anglian Water (AWS's response dated 9-3-21 ref PLN-0116322)

Anglian Water assets that are in proximity to this proposal are in excess of 30m therefore none will be affected as a result of this proposal.

There are no new foul water proposals with this application therefore a requirement for the submission of wastewater treatment details should not be required.

In respect of used water/surface water from the proposals please see Design/Access/Flood Risk Statement dated Feb 2021 and existing site plan HP/BPE/01 submitted with the original application. To reiterate, the proposal would be sited on an existing positively drained concrete hardstanding base within a rear yard area. Roof water from the proposal will be connected into the existing on-site network of underground private surface water drains and manholes. These drains discharge downstream into a AWS surface water sewer. No more surface water run-off will be discharged into the existing positive surface water system than that currently draining from the existing hardstanding.

The proposals therefore will not increase loads within the existing catchment. A request for discharge rates and a scheme for surface water discharge should not be necessary as the current surface water drainage system and discharge rates will effectively remain the same.

Please find attached a duly completed Planning Amendment Form and revised drawings numbered:

- Site Plan as existing – HP/BPE/01
- Site Plan as proposed – HP/BPP/02a
- Proposed extension layout plan – HP/PL/03a
- Existing and proposed elevations – HP/E/04a
- Amended Location Plan