PLANNING STATEMENT

FOR

FULL PLANNING APPLICATION FOR A NEW BUILD CONVENIENCE STORE

AT

WINSOVER ROAD, SPALDING, PE11 1LY

MARCH 2019

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1.0 Introduction

The purpose of this statement is to provide additional background information in support of the application for the proposed development.

This is a re-application for an approval that has lapsed, which was in-itself an amended proposal to the original implemented planning approval, as detailed in the Planning History.

2.0 Planning History

The site is currently being developed under the commenced planning permission H16-0269-09. The existing planning permission is for the erection of a convenience store and another similar subsidiary unit with associated car parking for the development.

An amended proposal for a reduced scheme was approved on 20th August 2015, ref. H16-0525-15, which has now lapsed.

All previously agreed planning conditions and details on the previous discharge of conditions approval H16-0957-11 (for conditions 2, 3, 7, 11 and 12(i) and (ii) of H16-0269-09) were adhered too in the preparation of the amended proposal.

An application for an ATM was granted on 27th August 2013 under planning permission number H16-0563-13.

Following a financial review of the project Blakemore Property Limited and ADM Surveyors Ltd attended a meeting with South Holland Planning Officer Richard Fiddler on Tuesday 5th May 2015. The reason for this meeting was to review our proposed alterations to the implemented scheme in-order to make the project financially viable for Blakemore Property Ltd. The main reason that the site is deemed not to be financially viable at present is the presence of some contaminated ground on the site.

The main alterations were as follows.

1. *Reduction in the overall size of the scheme.*
2. *Relocation of mechanical plant away from close to a residential property.*
3. *The new proposal is now for only one number A1 unit rather than two number A1 units.*
4. *Removal of difficult maintenance issues on the original proposal and a more rationalized design.*
5. *Reduction in the amount of glazing which was providing a very inefficient building in terms of energy usage.*

All supporting documents and reports that were submitted and noted in planning permission H16-0269-09 still applied to the amended application ref. H16-0525-15. Thus it was agreed no further supporting documentation was required in support of the 2015 planning application other than the contamination remediation strategy dated 17th February 2010.

As this is a re-application for the same proposal as ref. H16-0525-15 it is deemed that the required supporting documentation has been supplied, however the latest contamination remediation report and strategy has been included along with details/information covering the conditions attached to application ref. H16-0525-15. As listed in Section 3.

3.0 Additional Documentation

1. *GEO Site Investigation Interpretive Report*
2. *GEO Remediation Strategy*
3. *DWS drawing 13398 102A External Works*
4. *DWS drawing 13398 100A Drainage Layout*
5. *DWS drawing 13398 101 Drainage Details*
6. *DWS 13144 Storm Calcs*
7. *Various manufacturer's details referred to in ADM drawings.*

4.0 Planning Policy

The proposed development complies with all local and national planning policies as per the existing commenced planning permission H16-0269-09.

The existing use of the commenced planning permission will remain unchanged as part of this application.

5.0 Amount and Scale

The proposal is of a similar size and scale to the commenced planning permission.

6.0 Layout

The store will sit on the north-west part of the site, adjacent to the store will be a surfaced level car parking area comprising 14 car parking spaces to include two disabled. Access to and egress from the car park will be from Carrington Road. HGVs will also enter from Carrington Road. This HGV servicing route has been previously agreed as part of the commenced planning permission.

7.0 Landscaping

Around the edge of the car park fronting Winsover Road is an area of new landscaping 600mm wide with timber knee rail; consisting of 100x100x1200mm V-Top (bird mouth) posts and 100x100mm rails strapped to posts. The area is to be filled with bark chippings.

The proposal includes the installation of anti-ram bollards outside the new shop front for security purposes and manual telescopic bollards to the service area.

A 1800mm close boarded timber fence is proposed along the North-West and South-West boundary of the site. Adjacent to the building and neighbouring dwelling will be an area of bin storage and plant including the chillers and air conditioning units.

Covered cycle stands are also proposed to the front of the store to provide 10 bike spaces, for both Staff and Visitors.

8.0 Appearance

The proposed store will be of a modern design with grey insulated cladding panels above the shopfront and an aluminium glazed shopfront with automatic bi-parting entrance doors and internally fitted security roller shutters with a level access. The building will have a monopitch roof structure comprising Kingspan insulated roofing system and will comprise red facing brickwork to match existing surrounding buildings. The building will thus be modern in design and will result in an attractive shopping facility for the town.

The proposal incorporates an ATM which is a similar design to SPAR ATM design standard which has been installed in many locations throughout the country. Upon designing the scheme, careful consideration was given to the location of the ATM regarding ways to minimize visual impact.

The appearance of the new shop front is in keeping with the existing elevation. The proposed shop frontage will be in RAL 7037 as the adjacent doorset.

9.0 Access

Automatic sliding doors are to be complete with presence sensors and safety requirements to comply with current regulations. The development proposal will fully conform to Building Regulations Part M (Access to and Use of Buildings) and will be accessible to disabled people.

10.0 Summary

This is a re-submission of the previous approved scheme ref. H16-0525-15 with additional information. As previously stated we feel this proposal further enhances the commenced planning permission and alleviates previous issues raised and will ensure that the development is financially viable for Blakemore Property Ltd.