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Ref: 4296-24

**CHANGE OF USE AND ERECTION OF INDUSTRIAL UNITS
OFF CLAY LAKE
SPALDING
LINCS
PE12 6BL**

FOR

MR L SALTER



TRANSPORT STATEMENT

VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

**CHANGE OF USE AND ERECTION OF INDUSTRIAL UNITS
OFF CLAY LAKE
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This application is to acquire Town and Country Planning Permission for change of use of the former liquified gas storage and distribution depot and erection of Industrial Units for the benefit of Mr Salter.

This site was formally a liquified gas storage and distribution depot which in May 2023 under reference H16-0269-23 was granted permission to clear the site and demolish the existing buildings on site.

The site is fully enclosed with palisade fencing with a gated access off Clay Lake. The width of the existing access at its narrowest point is 5.2m. The existing use only had this access and egress.

The image below (2005) shows 7 No. 7.5 tonne tankers together with 1 No articulated tanker parked in the yard. Also, staff vehicles are present. We do not know the exact opening times however we assume from 7am to 5pm at least 5 days a week. The vehicle movements for these tankers would have been in and out on a daily basis carrying out their deliveries.



Our client has purchased the site and wishes to move his own landscaping business to the existing yard. The client's unit and office will be located to the rear of the site with the erection of 14 small starter units to be offered for rent to local trades and businesses.

The proposed vehicles will not be as large as the existing use. The client has only transit van sized vehicles with trailers. His traffic movements will be around 6:30 – 7am for incoming traffic to collect the equipment from his stores and leave for their days' work and return around 4 – 5pm for wash down and lock up.

The small industrial units will be offered to small businesses for storage and a small work shop for electricians, plumbers, carpenters and other sole traders and a cost effective and secure storage facilities. Therefore, the vehicles are expected to be from cars to transit van sized vehicles only. Again, the units will be available for access from 6;30am and 6pm.

Transport movements will be varied from day to day depending on the nature of the storage facility.

G R Merchant Ltd
November 2024.