



CHARTERED ARCHITECTS ~ SURVEYORS

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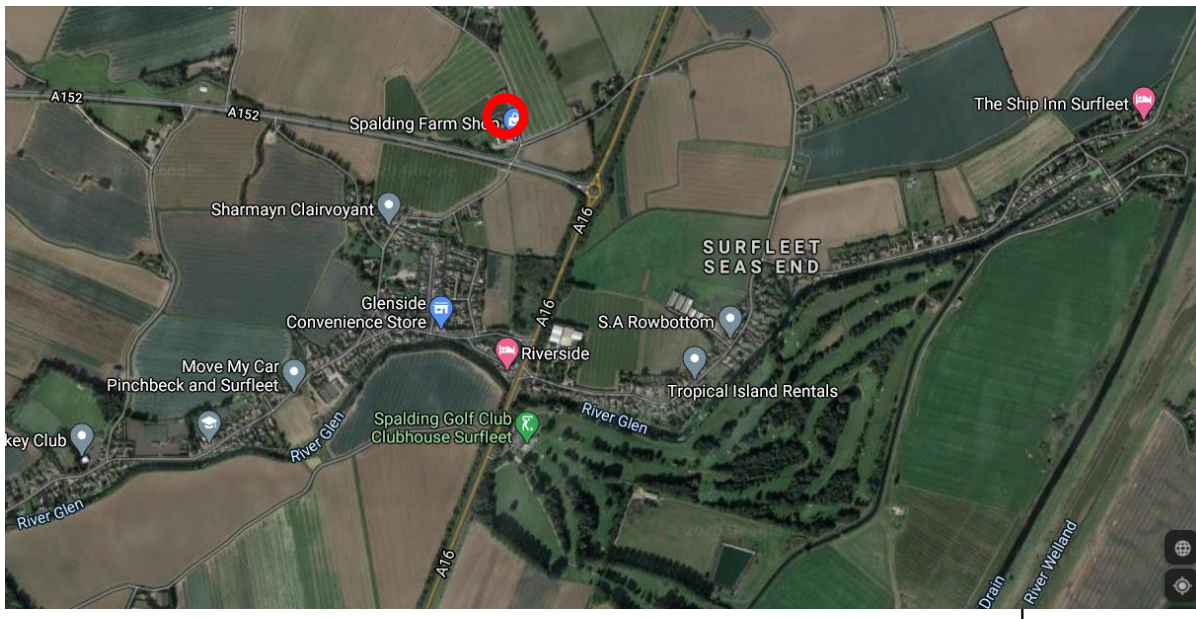
PLANNING, DESIGN AND ACCESS STATEMENT

Project
Replacement of former farm buildings with new farm shop store and contractor's office and yard.
Land to the North of Spalding Farm Shop, Scoldhall Lane, Surfleet
Client
Kirk Homes Limited
Job No. 3872a
Revision

Introduction

This design and access statement is submitted in support of a full planning application for the demolition of existing farm buildings, removal of a concrete apron and hardstanding's and construction of a new Farm Shop store, contractors office, store and storage yard off of Scoldhall Lane, Surfleet.

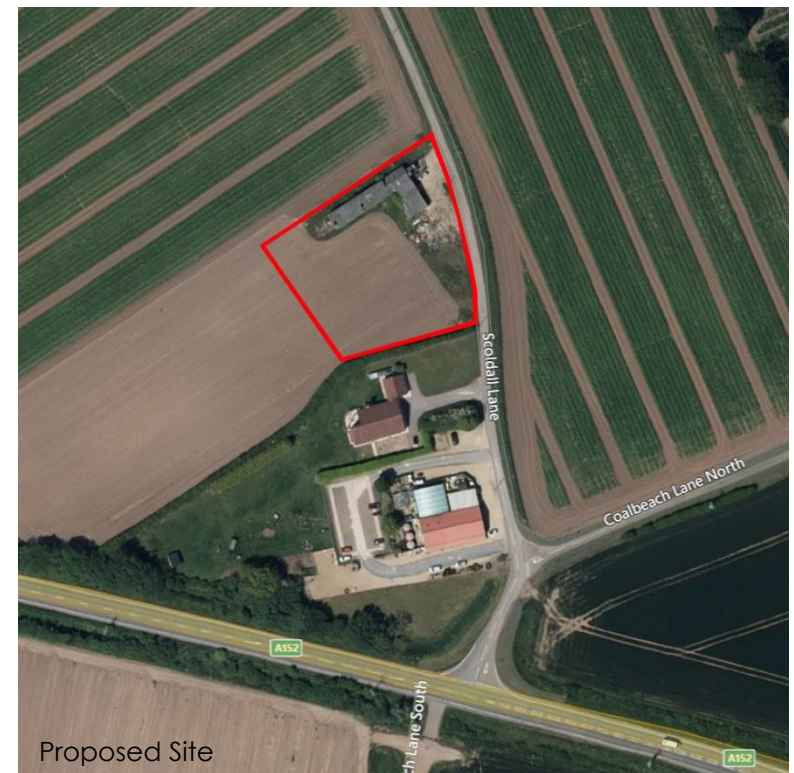
The application follows pre application advice in 2018 and 2020 and follows on from discussions in respects of the existing farm shop.



Supporting Information

Portess & Richardson's Drawings

- S01 Location Plan
- S02 Existing Site Plan
- S03 Existing barn Photographs
- P01 Proposed Site Plan
- P02 Proposed Plans and Elevations
- P03 Storage Shed plans and elevations
- P04 Bird and Bat location plan



Site Assessment

Spalding Farm Shop is located towards the far north of Surfleet on Scoldhall Lane, very close to the A16. The land to the north, east, south and west comprises of green fields and farming land. Some of which is owned by the applicant.

The A152 borders the south of the site and the A16 is approximately two hundred meters to the east. Access onto the site is from Scoldhall Lane.

Directly to the North of the farm shop is the farm shop owner's bungalow, Smithfield and to the North of this there are redundant farm buildings. The brick markings on the existing barns and scarring on the surrounding land indicate that the farm yard had many other buildings which have been demolished. The remaining buildings are currently used for storage of supplies for the farm shop, old pallets etc.



Planning History

There are no applications on our site but there have been several planning applications to date in respect of the farm shop, the most recent applications summarized below

Ref – H17-0886-11

Change of use from farm shop to farm with coffee shop/café.

Ref – H17-0357-10

Extension to farm shop

Ref – H17-0656-02

Construction of fenced and paved compound for the display and sales of gardening related products.

Ref – H17-1225-98

Erect cold store and toilet facilities etc

There is a current application submitted retrospectively in respect of alterations to the access of the existing farm shop planning reference: H17-1015-20

Spalding Farm shop accessed from the A152 and Scaldhall Lane



Pre-application Advice

Planning pre application advice was provided in July 2018 Ref PE-00290-18 Case Officer Lucy Buttery, for the rebuilding of existing farm sheds and erection of a barn owl tower, at the time it was confirmed *“that replacement buildings on the site would be acceptable, particularly given that the existing sheds appear to be of no historical or architectural merit. Boundary screening would be welcomed”* The barn owl tower was seen as a beneficial addition to the site.

A further meeting was held on site with David Grant, Senior planning officer at South Holland District Council on Monday 16th November 2020 where the current scheme was discussed and the proposals were fully supported.

Planning Policy

The planning policy relevant to this application are as follows
South East Lincolnshire Local Plan – Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development
- 04 Approach to Flood Risk
- 07 Improving South East Lincolnshire's Employment Land Portfolio.
- 30 Pollution
- 36 Vehicle and Cycle Parking
- Appendix 6 Parking Standards

National Guidance

National Planning Policy Framework 2019
Sections 2, 3, 4, 6, 12 and 14

Policy 1 of the South East Lincolnshire Local Plan, 2019 indicates that new development will be permitted in the countryside where it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. Explanatory text indicates that there are certain types of use that need to function in the countryside, such as agriculture and forestry.

SELLP Policy 7 specifically relates to economic development and indicates that the South East Lincolnshire authorities will, in principle, support proposals which assist in the delivery of economic prosperity. New employment development/businesses or the extension of an existing business outside the allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings.

Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non-allocated sites may be acceptable provided:

- a. the development does not conflict with neighbouring land uses;
- b. there is no significant adverse impact upon the character and appearance of the area;

- c. the design is responsive to the local context;
- d. there will be no significant adverse impact on the local highway network;
- e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;
- f. proposals maximising opportunities for modal shift away from the private car are demonstrated;
- g. there is an identified need for the business location outside of identified employment areas on the policies Map.

The above policies are in accordance with advice within the National Planning Policy Framework, March 2019, which promotes sustainable economic growth. Paragraph 83 specifically indicates that planning policies and decisions should support the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

Design Proposals

Use, Amount and layout

The original farm buildings have been sporadically used for storage for the adjacent farm shop and have fallen into disrepair, not being particularly useful for food/produce storage in association with the Spalding Farm Shop. The existing building provides 260 sq.m. internal space with a large external concrete hardstanding / apron.

These buildings are to be removed and the site split to provide new purpose built product store (Use class B8) to support the farm shop. The remainder of the site will provide an office and storage building for Kirk Homes Ltd Class B1 (a) (New class E (g) (i)) and B8 storage.

These uses remain to be confirmed. Supporting each building will be parking, delivery areas and storage yards with a fenced boundary.

The boundary of the new development will be reinforced with native deciduous planting.

The proposed farm store is essentially an expansion of an existing business in this location. The Kirk Homes development will allow the company to expand into larger offices and the additional land to be utilised is commensurate to the development proposed. The site is in a central location In terms of the businesses current operational bases in and around Spalding.

Appearance.

The design and layout of the buildings reflects that of traditional agricultural buildings and is considered appropriate to the rural landscape and the use of sympathetic materials will add to this reflection. The glazed openings to the office element of the building is similar to that of openings in a traditional barn or farm building but with a contemporary twist.

Amenity.

In terms of amenity, the normal operating hours are 7:00 to 17:00 Monday to Friday and 7:00 to finish (around 12:00) on weekends for Kirk Homes Ltd and the farm shop 9:00am – 4:00pm Thurs – Saturday and 9:00 – 3pm Sunday – Wednesday. The occupier of the bungalow to the South is the owner of the farm shop. It is considered that the proposal would not significantly harm the amenity of nearby residents bearing in mind that the farm shop business already exists and is close to the A16, where ambient noise levels are relatively high for a rural location due to traffic noise.

Transport and Parking.

The location is such that there would not be a modal shift away from the private car. However, the site is close to a public transport route and Paragraph 84 of the framework recognises that sites to meet local business needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport.

Onsite parking is provided for both properties.

The site is accessed off of Scoldhall lane which in itself is only a single lane but the site is within close proximity to the A152 and A16 with good visibility. The site is already accessed by large delivery lorries which pull off of Scoldhall Lane onto the concrete apron.

The proposed layout will allow all vehicles to stop and park clear of the carriageway and all vehicles will be able to enter and turn around on the site.

Flood Risk

In terms of flood risk, the site is located within Flood Zone 3 of the Environment Agency's Flood Maps.

The Environment Agency's Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk

information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply any sequential test.

There are not reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding.

It is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding. The exceptions test should therefore be applied. It is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available sustainability issues within South East Lincolnshire are addressed within the South East Lincolnshire Local Plan, 2019. In this respect, the building would essentially be a replacement building on existing commercial premises and would help to promote economic growth. It is required to help sustain the existing community. It is considered that the proposal would provide wider sustainability benefits to the community that outweigh flood risk.

Regarding the depth maps within the South East Lincolnshire Strategic Flood Risk Assessment these take account of the presence of current flood risk management measures such as flood defences, and the site falls outside of any hazard.

Drainage

The existing buildings and concrete hard standings for a larger impermeable area than the proposed buildings and hardstanding and it is envisaged existing drainage will be connected into. A full drainage strategy may be conditioned as part of any approval. Further yard areas a permeable hardstanding solution is proposed in the form of Bodpave.



Ecology, sustainability and Landscaping

The current site lacks any landscaping with a concrete apron onto Scoldhall Lane. This will be removed and a landscape buffer of grass and mixed deciduous and evergreen ground cover provided alongside Scoldhall Lane.

Boundaries of the site will be fenced with a native hornbeam, hawthorn and hazel hedging with individual specimen trees. A full landscaping scheme may be reserved by condition.

We have shown a considerable amount of planting near the roadside. We hope to use a considerable amount of native insect friendly planting.

Biodiversity enhancements will be provided by a post fixed Barn Owl box to the North West of the site, with Bird and Bat boxes attached to each building.

The contractor's yard will also benefit from 2 electric car charging points.

The office building will aim to achieve higher than average u-value ratings.