



PLANNING, DESIGN AND ACCESS STATEMENT



CHARTERED ARCHITECTS ~ SURVEYORS

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Project	Proposed hardstanding roadway to existing vehicular exit
Client	Spalding Farm Shop
Job No.	3872
Revision	

Planning, Design and Access Statement

Proposed Hardstanding

Introduction

This full planning application seeks to provide retrospective permission for additional hardstanding at Spalding Farm Shop.

Supporting Information

Portess & Richardson's Drawings

S02 Existing Site Plan

P01 Proposed Site Plan



Planning, Design and Access Statement
Proposed Hardstanding

Site Assessment

Spalding Farm Shop is located towards the far north of Surfleet on Scoldhall Lane, very close to the A16, a town located 10 minutes north of Spalding. 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 a couple of hundred meters to the east. Access onto the site is from Scoldhall Lane.

The site being a farm shop has A1 use with regular customers purchasing local produce. The owners required more outdoor retail space and have decided to partially re-route its one-way vehicular system. The new hardstanding made from Bodpaving is fully permeable and reconnects to the existing site exit. Access into and out of the site is unchanged.

Planning History

There have been multiple planning applications to date. The most recent being in 2011.

Ref – H17-0886-11

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

Ref – H17-0357-10

Extension to farm shop

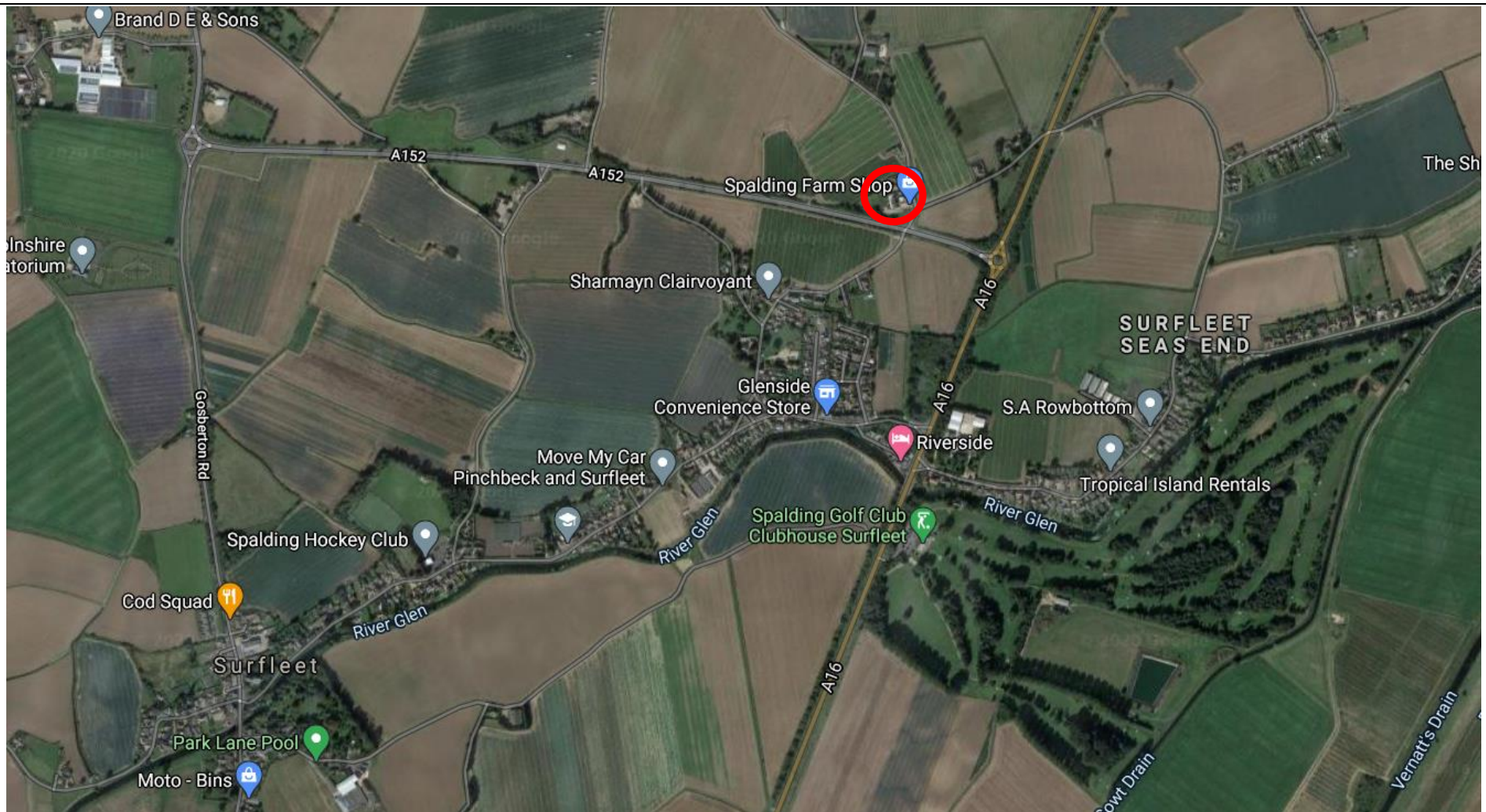
Ref – H17-0656-02

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

Planning, Design and Access Statement
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Context Map

Red circle shows Spalding Farm Shop.

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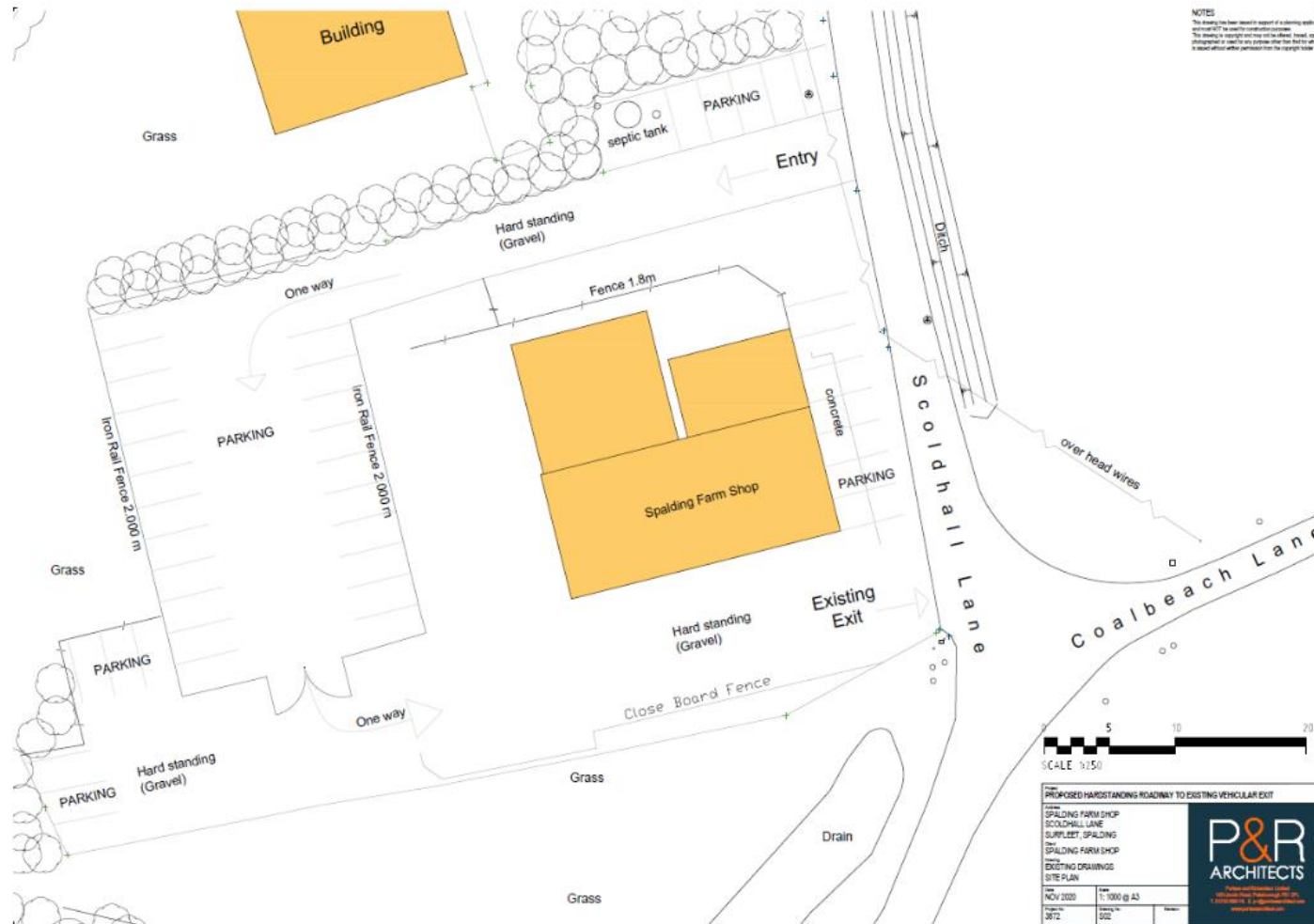
View from A152 before construction works.
North view. Arrow shows area of hardstanding before
construction.



Looking west. The grass to the left of the
picture is now Bodpaved Hardstanding.

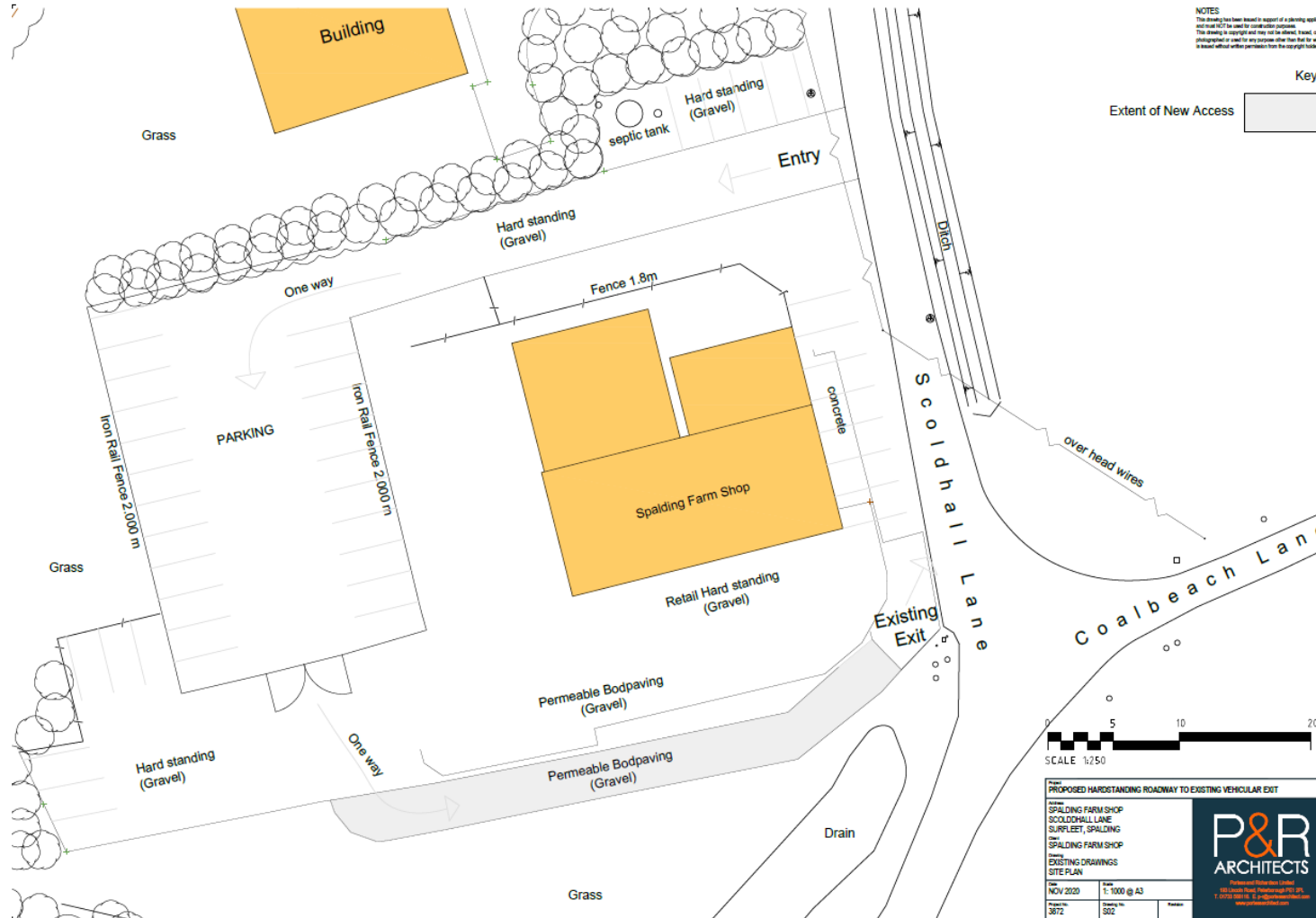


Planning, Design and Access Statement Proposed Hardstanding



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Proposed Hardstanding



Proposed/current Site Plan

Image to the left shows the new site layout after construction which, is now complete. The Grey hatch indicates the retrospective planning required for Bodpaving. This measures approximately 158 sq meters.

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Hardstanding Construction

According to the flood agency the site is located within flood zone 3, hence the need for permeable hardstanding construction. There will be no change regarding drainage. The owners have chosen this system with a gravel surface. The gravel matches what is already on site.

Access

The existing access to the site will remain the same. The new hardstanding road links back to the original exit before the highway.

Ecology and Landscaping.

NA

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