



DESIGN & ACCESS STATEMENT

PROPOSED CANOPY EXTENSION

AT

**BOUD MINERALS LIMITED
WEST BANK
SUTTON BRIDGE, LINCOLNSHIRE
PE12 9UR**

FOR

BOUD MINERALS LTD.

Job No. SE-1523

December 2020

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1.0 INTRODUCTION

This Design and Access Statement supports the Planning Application for the Proposed Canopy Extension at West Bank, Sutton Bridge.

The site itself benefits from being located with established industrial premises, currently marked within the South East Lincolnshire Local Plan as an “Established Employment Site”.

At present, the site comprises a workshop, warehouses, offices, laboratories and has existing palisade fencing to its boundaries.

This level of development is considered to provide a high-quality scheme that enhances the employment use of the site.

The site is located within Flood Zone 2 as defined on the Environment Agency’s Flood Maps.

2.0 PLANNING POLICY & CONTEXT

2.1 PLANNING POLICY

The site falls inside the developed area of Sutton Bridge with regards to the current South East Lincolnshire Local Plan and therefore conforms to National Planning Policies: -

National Planning Policy Framework

"The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities."

PARAGRAPH 8 & 9

We believe that by providing the required extension to the canopy on the site, we are making effective use of the site. The proposal will provide a well-designed and safe built environment, with accessible service. The will reflect the character, needs and opportunities of the area.

PARAGRAPHS 11 & 13

Predominately the NPPF state that there is a presumption in favour of sustainable development.

We believe that this proposal will continue to support and enhance employment opportunity to the town of Sutton Bridge and the surrounding area and ultimately meet the overarching requirements of both the NPPF and South East Lincolnshire Local Plan.

PARAGRAPH 16

The proposal has been developed to achieve sustainable development in a positive and deliverable way.

PARAGRAPH 20

The pattern, scale and quality of the development is in keeping with the existing site and neighbouring properties.

PARAGRAPHS 28

This proposal will enhance and support the economic sustainability of the Town and will facilitate an improved service offering to the community.

PARAGRAPHS 118

This proposal will make effective use of the under-utilised site.

PARAGRAPHS 124

The proposal will, through design, meet the client's accommodation requirements. The design picks up on the materiality, mass, form and styling of the existing neighbouring properties. As such this can be considered as 'Good Design', for which the government attaches great importance to and is also a key aspect of sustainable development and good planning.

PARAGRAPHS 127 & 130

The proposal will function well and add to the overall quality of the area and is sympathetic to the local character and history.

South Lincolnshire Local Plan

Policy 2 – Development Management

“Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

- 1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;”*

This proposal creates extra space by adding an extension and by so doing retains the existing buildings, rather than moving to a larger property. The extension has been carefully designed to respect and relate to the original building and integrates sensitivity with the character and appearance of the surrounding area.

Policy 3 – Design of New Development

“All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials.”

This proposal accords with this policy as it complements and enhances the patterns, scale and massing of neighbouring buildings and the surrounding area.

Policy 7 – Improving South East Lincolnshire’s Employment Land Portfolio

“The South East Lincolnshire authorities will, in principle, support proposals which assist in the delivery of economic prosperity and some 17,600 jobs in the area, 3,800 in Boston Borough and 13,800 in South Holland District. Of these about 10,300 jobs fall into Class B.”

The South East Lincolnshire Local Plan 2011-2036 (adopted March 2019) shows the site marked as *“Established Employment Site”*. The proposal accords with this policy as it will be providing additional employment in an area marked for employment purposes.

Policy 36 – Vehicle and Cycle Parking

Please note that adequate vehicle parking exists on the site and at the existing car park on the opposite side of the road, in blue on the location plan.

2.2 SITE CONTEXT

Location

The site is located within an area of established commercial and industrial premises and is situated on West Bank, off the A17.



Figure 1: Digital Location Map (Courtesy of Google Maps)

Site Context

The site currently consists of warehouses, offices, compound and vehicle parking, and has fenced boundaries. The main site has concrete surface finish while the car park has gravel surface finish.

3.0 DESIGN

3.1 USE & AMOUNT

The existing use for this site is commercial which fits into the surrounding land use and the proposed form and massing are conveyed on the accompanying drawings. The proposal seeks to consolidate and increase the current efficiency to the existing warehouse.

This level of development is considered to provide a high-quality scheme that is in keeping with the character of the area.

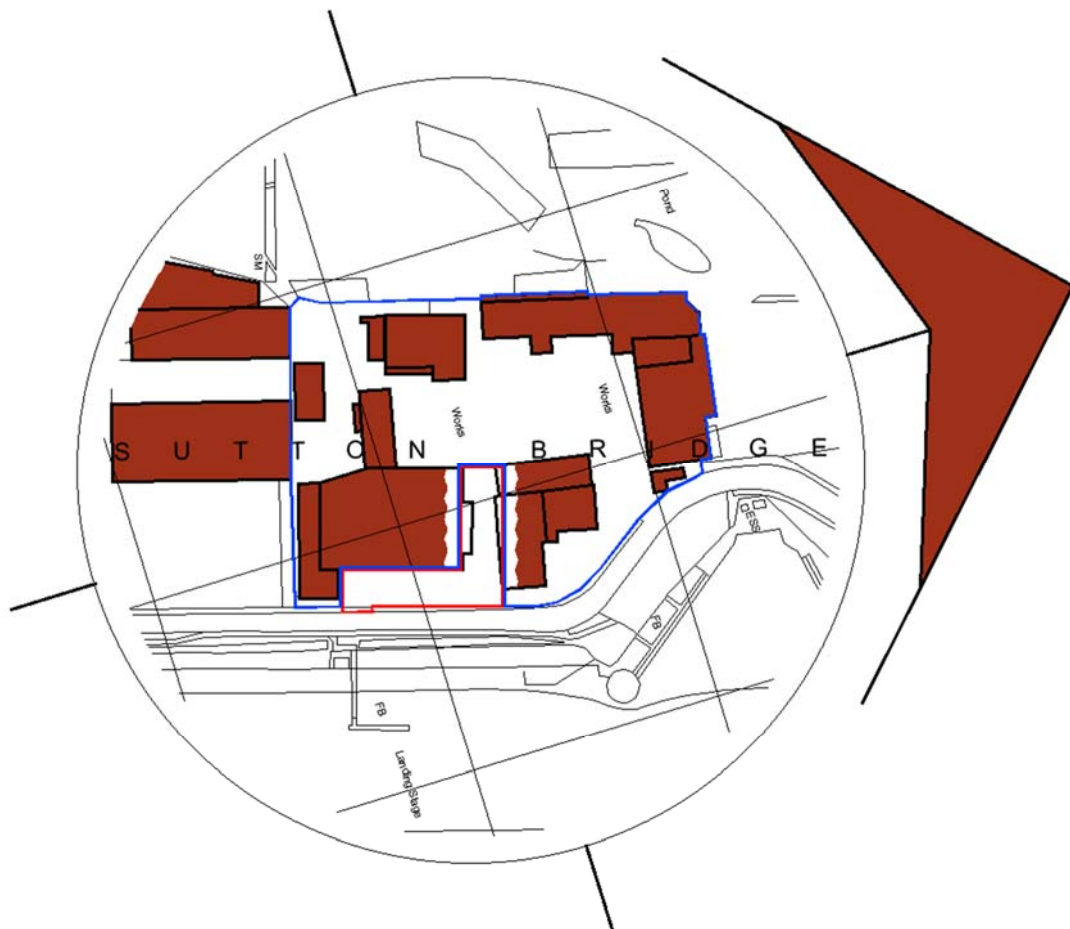


Figure 2: Location Plan

3.2 LAYOUT

The layout of this proposal has been largely governed by the nature of the site and the client's space requirements.

The layout of the proposal is sympathetic to the site and utilises the building line created by the existing buildings, as can be seen in the image below.

The site has existing boundary fencing and site access which will remain and will not be impacted by the proposal.

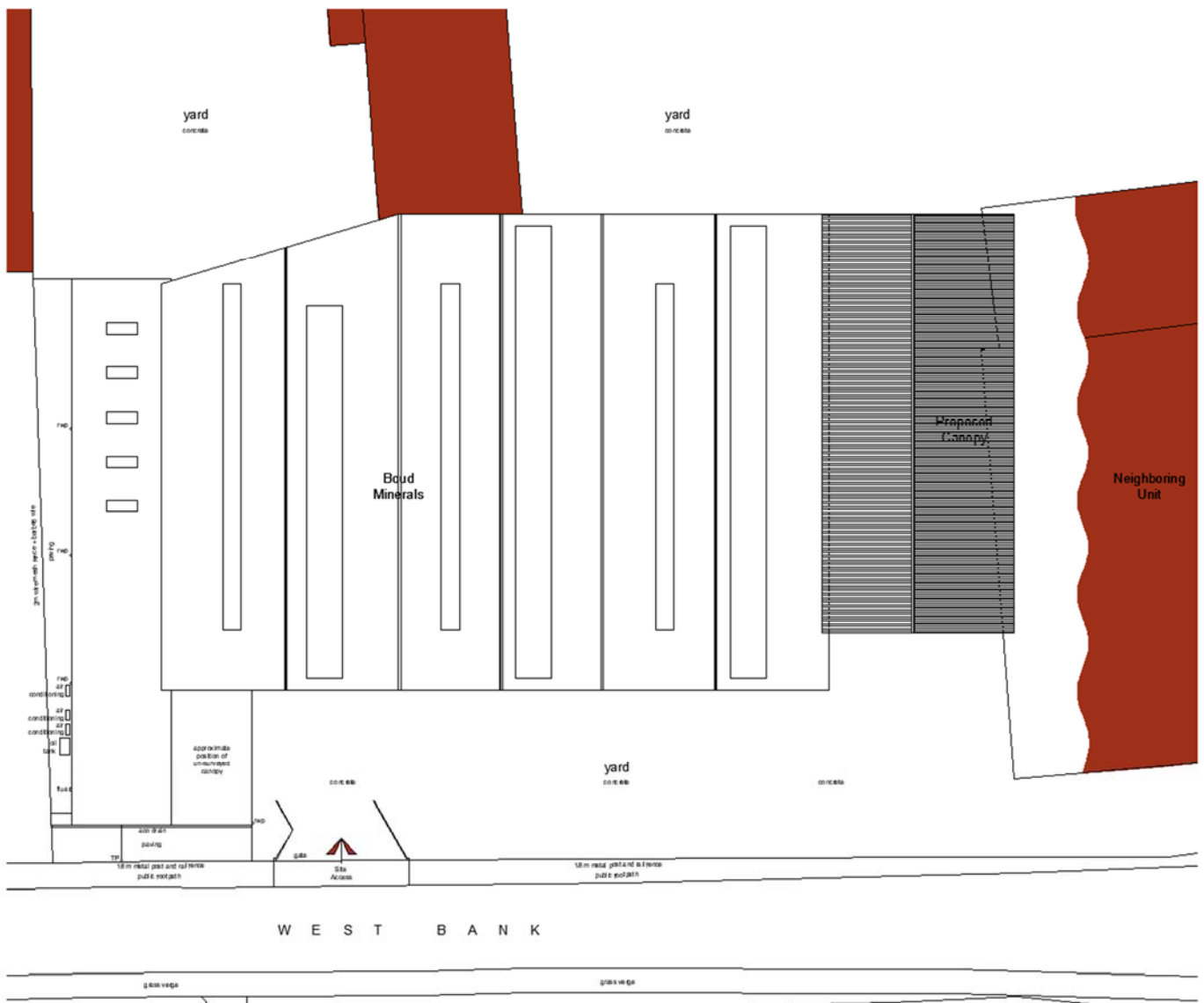


Figure 3: Site Plan

3.3 SCALE

The scale of the proposed is in keeping with the existing. The proposed canopy extension will extend into the existing neighbouring units. The canopy will be a single span portal frame with height to match existing and made up of materials to match the neighbouring units.

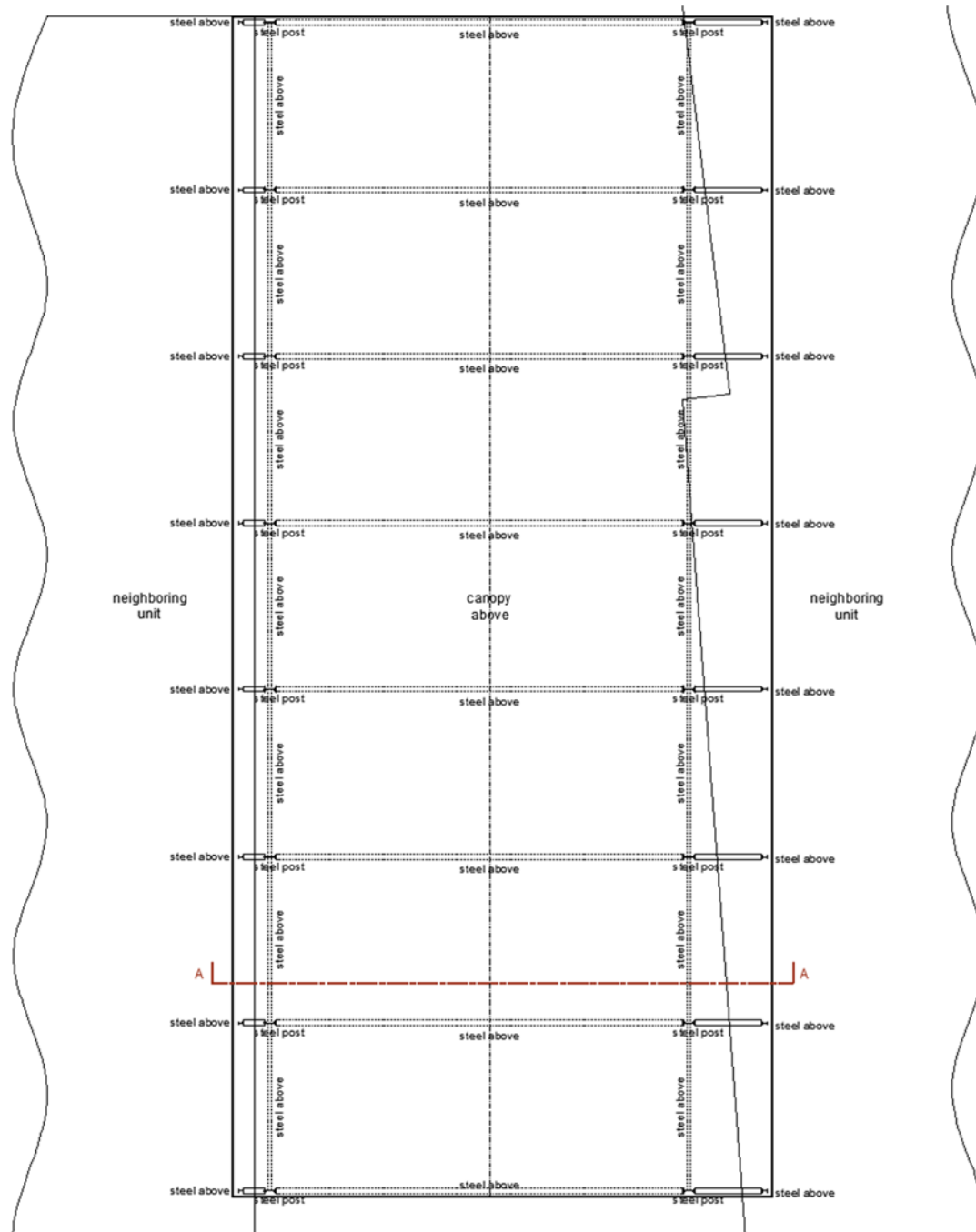


Figure 4: Ground Floor Plan

3.4 LANDSCAPE

The existing boundary treatment is to remain and will not be impacted by the proposed development.



Figure 5: Digital Location Aerial View (Courtesy of Google Maps)



Figure 6: View of Site (Courtesy of Google Maps)

3.5 APPEARANCE

The existing buildings have been erected using a combination of brickwork and metal cladding, similar in appearance to other units in the area.

The proposed canopy will be in composite cladding to complement the existing neighbouring units.

3.6 FLOOD RISK

The site is located within Flood Zone 2.

The proposed development to extend the canopy will provide covered storage over an existing yard and will not increase the risk profile of the site. The flood risk elsewhere will not be increased and therefore a flood risk assessment will not be required.

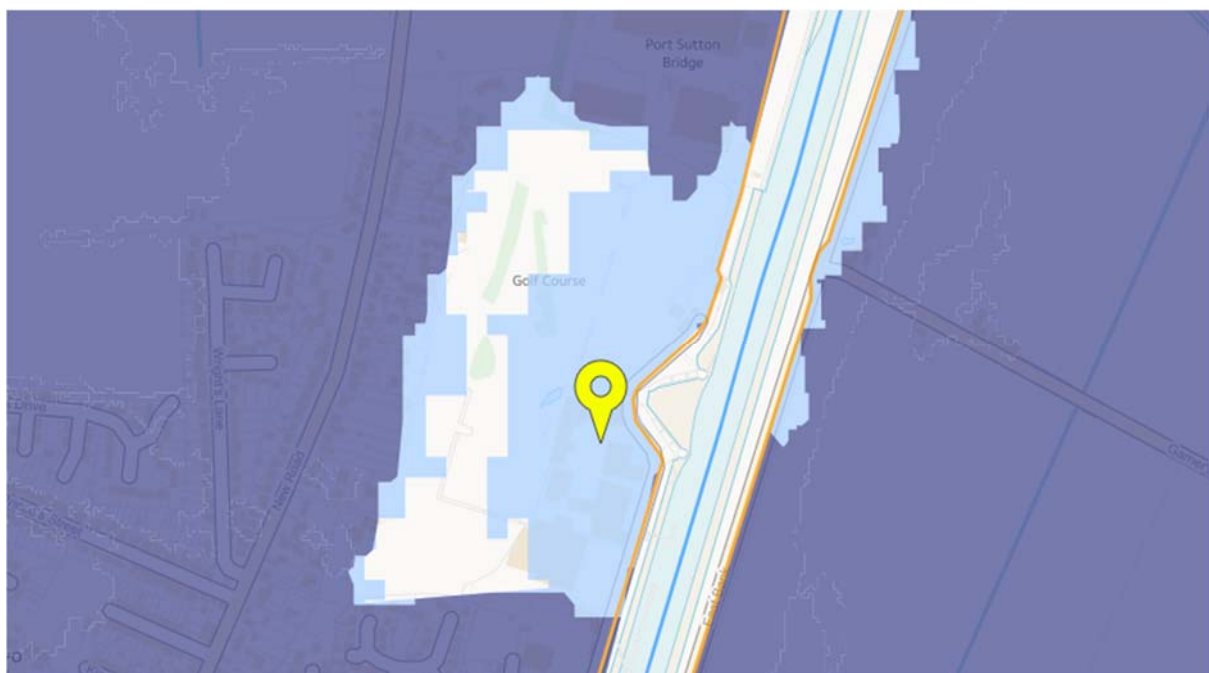


Figure 7: Extract from Flood Map for Planning

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

The site benefits being in near proximity to major transport facilities.

Nearby bus stops provide a service to the surrounding towns and villages, which has train stations in Peterborough, Spalding and Kings Lynn.

4.2 SITE ACCESS

The existing site access will be retained and utilised. The topography of the site is generally level and will comply with Part 'M' of the Building Regulations.

4.3 INCLUSIVE ACCESS

The proximity of the road allows easy access for the Fire Brigade should the event of a fire take place and the site will remain adequate for the use of a fire appliance to turn on site.