SWANN EDWARDS
ARCHITECTURE

DESIGN AND ACCESS STATEMENT AND FLOOD RISK ASSESSMENT

ERECTION OF WAREHOUSE AND CONCRETE YARD

AT

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

FOR

BOUD MINERALS LTD

Job No. SE-1787 **February 2023**

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1.0 INTRODUCTION

This Design and Access Statement supports the planning application for full planning permission submitted in respect of an extension to a commercial site. It is a proposed new building on a site benefitting from B2 general industrial use under H18-1343-21.

The application site is disused commercial land located just north of Boud Minerals, West Bank, Sutton Bridge.

The proposed site will benefit from being located within an area of established commercial and industrial premises. In addition, the site benefits from being a short driving distance from the towns of King's Lynn and Spalding.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located on West Bank, Sutton Bridge. The site is located within an area of established commercial and industrial premises. It is a proposed new building on a site benefitting from B2 general industrial use under H18-1343-21. It is Northwest of an existing commercial area, with Boud Minerals, Roffes Trasnport Ltd and Westside Timber to the south, Sutton Bridge Golf Course to the immediate west and Port Sutton Bridge further to the north.

The site lies within Flood Zone 2 of the Environment Agency Flood Maps for Planning and there are flood defences along the eastern boundary of the site where it meets the River Nene bank.

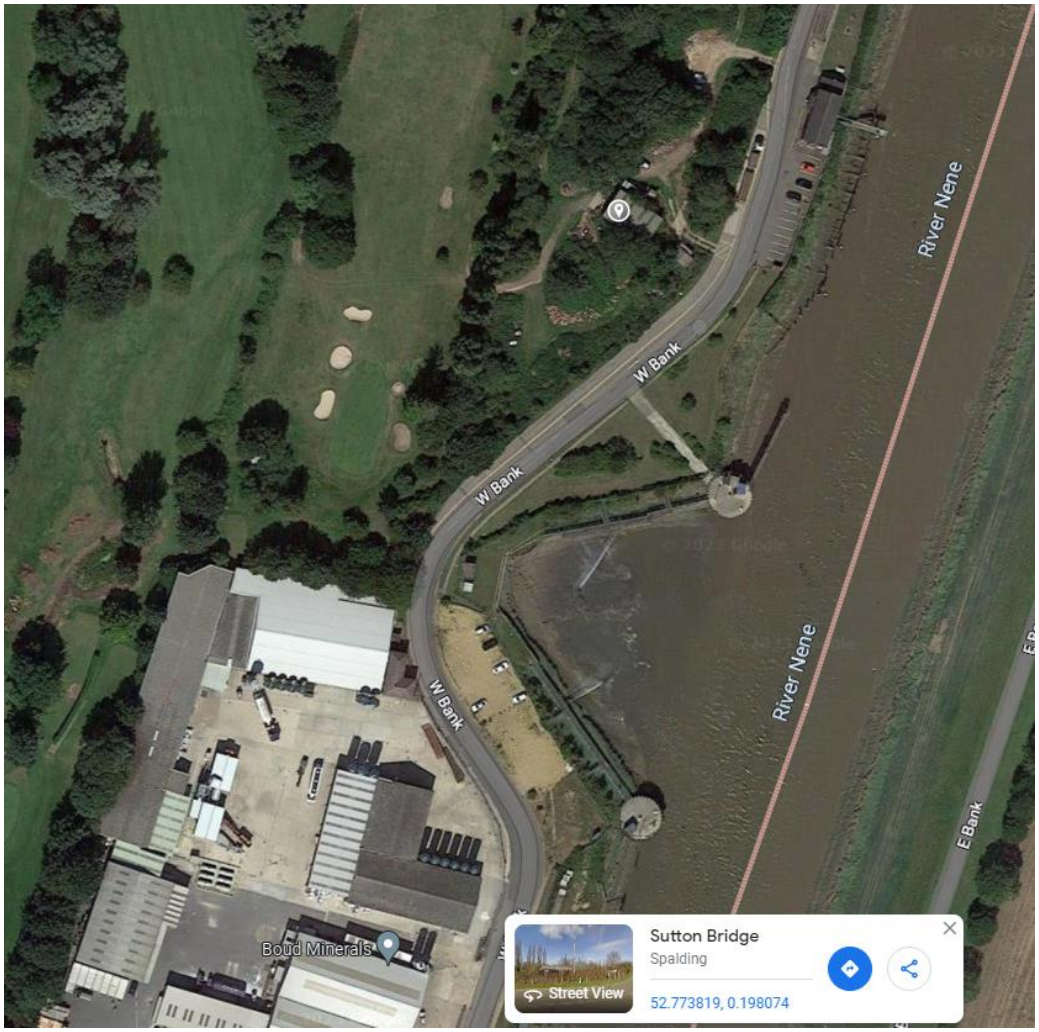


Figure 1: Aerial photograph

2.2 PROPOSAL

The proposal seeks full planning permission for the erection of an open storage and concrete yard to the North of the existing Boud Minerals complex. The site boundaries to the south, east and west are to be 2m high palisade fencing for security purposes.

The proposed access is to be located on the eastern boundary of the site, accessible via West Bank. The proposed access will not affect the accesses of the existing commercial premises located along West Bank. The staff car park, which is located on the opposites side of the road, slightly to the south, will not be affected by the development.

A drainage strategy is to be provided in order to accompany this application.

2.3 PRINCIPLE

The principle of industrial development of this site exists given the current approved B2 use under H18-1343-21 and it will support the expansion of an existing business in an industrial area.

2.4 FLOOD RISK ASSESSMENT

Section 14 of the NPPF require a sequential approach, directing new development to land at lowest risk of flooding before land at higher risk is considered. The application site is located on land within flood zone 2, which is land at medium risk of flooding. The EA maps indicate the site has a low risk of flooding from rivers and the sea (annual probability between 0.1% and 1%) and a very low risk (less than 0.1% from surface water flooding and is not within an area at risk of reservoir flooding.

The existing levels of the site are generally around 5.05m aOD. The risk of flooding from EA systems is low (1 in 100 year) with climate change it is not anticipated that over the life of the development that the site will flood. The 2116 overtopping and breach depths range between 1m and 2m. The drainage strategy demonstrates how this proposal will not increase the risk of flooding from the site.

The proposed use class of the site already exists as B2 and as such this proposal does not increase the vulnerability of the existing use of the site. Essentially the proposal covers an existing B2 use area and will not create occupiable space.

The client will sign up to the Environment Agency Flood Warning Services and therefore it is considered that the flood risk is acceptable as part of this proposal.

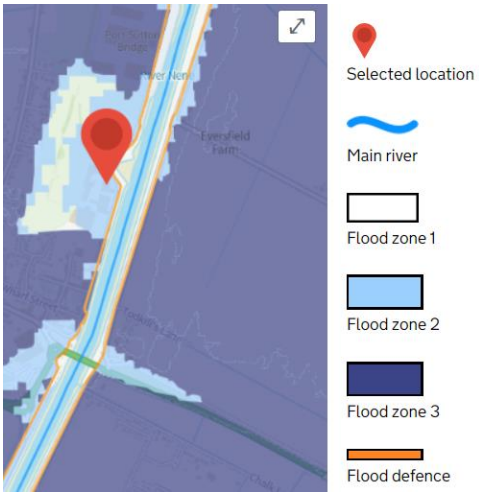


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for the construction of a warehouse for Boud Minerals. The site is within a commercial area. The works proposed are entirely commensurate in scale and function with the existing Boud site and other commercial sites within the immediate vicinity. It is therefore submitted that the use and amount of the proposal is appropriate.

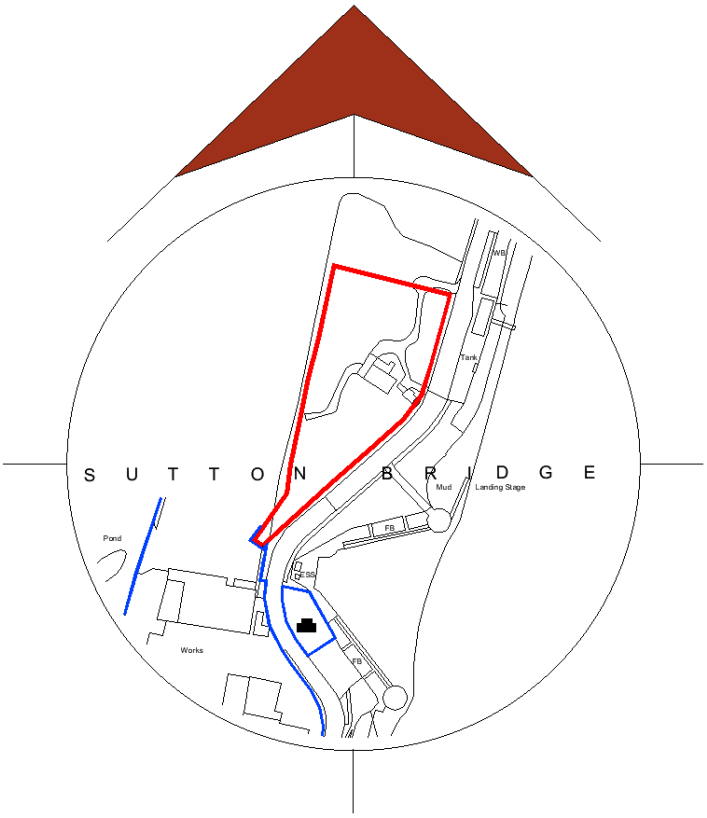


Figure 3: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The proposed building will serve as an additional open storage space for Boud Minerals. The layout of this proposal has been largely governed by the nature of the site and the client's space requirements.

The site has existing boundary fencing and site access which both will be upgraded with the proposal.

The nearest residential properties are located over 250m to the south-west, at Nene Meadows, and over 300m to the west at New Road and beyond the golf course. The building will be within the wider commercial area, and of a scope and scale that is reasonable in comparison to the commercial premises in the immediate vicinity.

Given the distance to the nearest residential occupiers, it is submitted that local residents would not be affected to a significantly greater degree than at present by the proposal.

It is therefore submitted that the proposal complies with Policies 2 and 3 of the SELLP.



Figure 4: Site plan

3.3 LANDSCAPING

The site adjoins the eastern boundary of Sutton Bridge golf course and is largely screened from the west by the existing mature trees and landscaping within the golf course and on the common boundary. The trees on the neighbouring site will not be affected by the proposal and therefore the visual impact of the development from the west will be negligible.

4.0 ACCESS

4.1 LOCATION

Section 09 of the NPPF supports sustainable transport options, placing greater emphasis on the need to locate new development in areas where users are not wholly reliant on the use of private motor vehicles.

The site is located within the built up settlement of Sutton Bridge on an existing commercial site. It is in a location where employees are able to access it either by foot, cycle or public transport. It is therefore in a location which is not solely accessible by private motor vehicles. The application is therefore supported by Section 09 of the NPPF.

5.0 ECONOMIC STATEMENT

Policy 7 of the South East Lincolnshire Local Plan (SELLP) states that the Local Planning Authority will, in principle, support proposals which assist in the delivery of economic prosperity. It notes that approximately 10,300 jobs across South East Lincolnshire fall within Class B.

Policy 7 states that established employment sites which have been identified in the Local Plan Policies Map perform an important role in the local economy. Such sites will be protected for redevelopment within Classes B2 and B8 provided that the proposed development is of a scale which respects the character of the area and/or neighbouring land uses.

Paragraph 81 of the NPPF states that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.

The application site is identified as employment site SB001 – West Bank Industrial Estate, Sutton Bridge. As set out in the previous sections of this document, the proposal is for the an open storage falling within a 'B' use class and will allow for the better functioning of the enterprise by means of providing covered storage and working areas. The proposed works will be of a scale, style and character which is commensurate with their surroundings. The development will provide 2986sqm of floor space, all of which is open storage. This development will significantly enhance the existing working conditions and will futureproof the business so that it has the opportunity to expand its workforce in the future.