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Ref: 4519-26

PROPOSED SOIL GRADING AREA
ROFFE'S TRANSPORT
WEST BANK
SUTTON BRIDGE
SPALDING
LINCS
PE12 9UR

FOR

ROFFE'S TRANSPORT LTD



JUSTIFICATION STATEMENT - AMENDMENT

Ref: 4519-26

PROPOSED SOIL GRADING AREA
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The application seeks permission to introduce a soil grading operation at Roffe's Transport in West Bank, Sutton Bridge within an established employment site currently operating under B1 (Business), B2 (General Industrial), and B8 (Storage or Distribution) use classes. The proposed operation aligns directly with the core objectives of Policy 7 (Established Employment Sites) by protecting, diversifying, and optimizing the economic output of designated employment land.

Compliance with Policy 7 (Established Employment Sites)

A soil grading operation is inherently industrial in nature. Locating it within a designated B1/B2/B8 employment area ensures it is situated among compatible commercial uses, preventing conflict with sensitive receptors like residential zones.
The proposal ensures the continued economic viability of the site. It secures existing employment while creating new skilled and unskilled operational roles, directly supporting local economic resilience. By utilizing an established employment site, the development avoids encroachment onto greenfield land or the open countryside. It makes efficient use of brownfield, industrial-grade infrastructure.

Soil grading often constitutes a waste management and recovery activity. The client will deal directly with the Environment Agency to obtain a bespoke permit for the recycled material.

The operation is outside and mitigation measures, such as acoustic/dust screening, and water suppression systems will be used to elevate dust in a Dust Management Plan.
Soil screening and grading machinery can generate significant noise. This facility will be managed by their H & S guidance to operate machinery with higher noise levels however typically the machine will generate 85dB(A) once running to capacity.

A small increase in lorry movements (HGV) is expected however the existing access, yard size and surrounding road network can safely accommodate the vehicle sizes and traffic movements.

This application is seen as a necessary requirement for the facility to support local Utility Companies to legally and safely take material to a depot to recycle, then out to local construction and utility companies for making good of groundwork requirements.

This facility is required locally in our area, however local companies must travel far for this type of grading. Roffe's transport has an area which can be utilised with no change to the street scene or uses to the existing business and yard.

The operating hours will be Monday to Friday 07:30 to 16:00 with no working at weekends or bank holidays.

The soil grading area and facility will be managed and worked by one member of staff and will go through approximately 200 tonnes per week.

The industrial area of West Bank and the surrounding area will not be affected by the small-scale soil grading facility.

G R Merchant Ltd
September 2026.