



DESIGN AND ACCESS STATEMENT

IN RELATION TO

CHANGE OF USE OF LAND TO ALLOW FOR THE
STATIONING OF STORAGE CONTAINERS TO BE
USED IN ASSOCIATION WITH EXISTING FURNITURE
BUSINESS, AND ERECTION OF 2.4M HIGH CLOSE
BOARDED FENCING

AT

279 BROADGATE
SUTTON ST EDMUND
LINCS

FOR

MR S DURSTON

Job No. SE-2126

June 2024

1.0 INTRODUCTION

This Design and Access Statement supports the planning application for the change of use of land to allow for the siting of up to 15 storage containers to be used in conjunction with the existing furniture business. The proposal also includes the erection of 2.4m high close boarded fencing. The site is located at land at 279 Broadgate, Sutton St Edmund. The application is retrospective.

2.0 CONTEXT

2.1 SITE DESCRIPTION

The application site is located within the built-up settlement of Sutton St Edmund. It is located to the immediate west of the defined settlement boundary for the area and adjoins the existing business premises known as Durstons Delights.

To the east of the site is the continuous built up residential frontage of Broadgate and to the west of the site is open countryside. A detached dwelling, approved under Class Q of the Town and Country Planning (General Permitted Development) Order, is located to the north west of the site. The existing business, existing dwelling at number 279 and the dwelling approved under Class Q all share the same access which is taken directly from Broadgate. The access leads to an internal private driveway with a large turning area.

The application is partially retrospective and there are currently 11 storage containers in situ. The containers are arranged in rows positioned at intervals along the length of the site. 2.4m high close boarded fencing is positioned on the northern façade of the containers to screen them from within the site. There is dense, mature landscaping on the southern boundary of the site which screens the land from the south. The site is set far back from the highway frontage and is not visible from a public vantage.

The site lies in Flood Zone 3 of the Environment Agency Flood Maps for Planning.

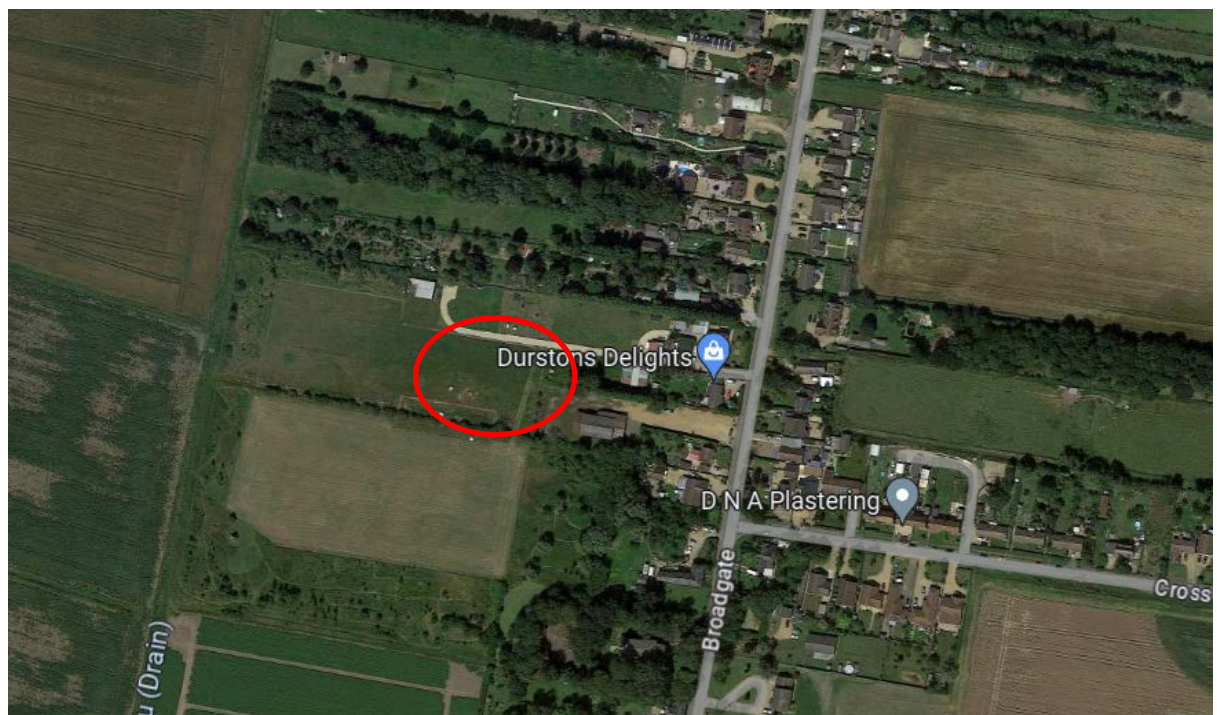


Figure 1: Aerial imagery of site

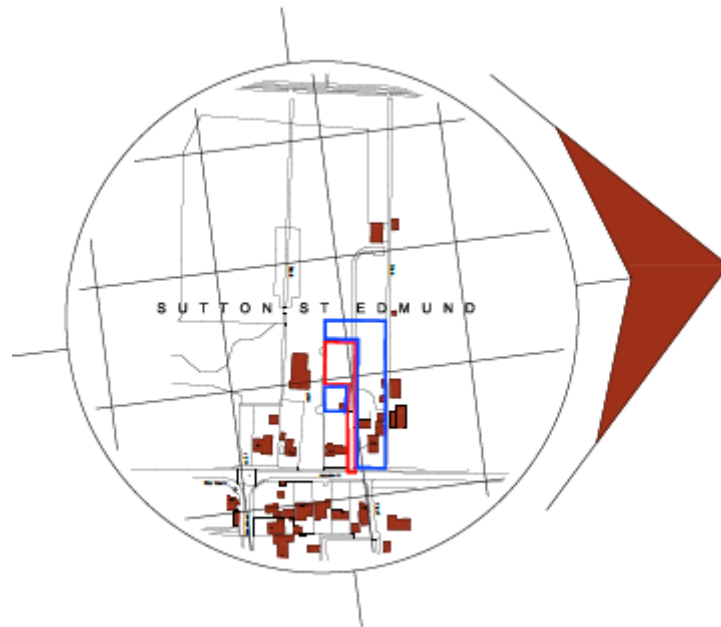


Figure 2: Location Plan

2.2 PROPOSAL

The proposal seeks full planning permission to regularise the current situation on site which is to change the use of the land to allow for the stationing of storage containers. There are currently 11 containers on site and it is proposed to increase this number to 15 containers as part of this application. The proposal also includes the erection of 2.4m high fencing.

The storage containers will be used to store furniture used in association with the existing enterprise known as 'Durstons Delights'. The business is for the restoration, upholstery and re-sale of mid-century furniture. The business employs 2 full time members of staff (Mr and Mrs Durston) who reside in the existing dwelling at 279 Broadgate. There are no visiting members of the public as most trade is carried out online and goods are delivered/collected once a week by van where they are taken to a depot for distribution. The furniture is stored in the containers once it has been restored and ready to sell. The workshop where the restoration takes place and 10 existing storage containers are already established under H19-0039-24.

The storage containers are arranged in 3 rows of 5. 2.4m high fencing is placed on the northern façade of the containers purely for aesthetic purposes.

There are no proposed changes to the existing access arrangement which is shared with the existing business and dwelling at 279 Broadgate.

PLANNING HISTORY

H19-0039-24 – Use of site in connection with the business of buying and selling furniture (including cleaning/minor repairs, restoration, re-modelling and upcycling) – Approved 13.03.2024;

H19-0611-23 – Proposed single storey dwelling including new vehicular/pedestrian access for existing dwelling (No. 279) – Refused 05.09.23;

H19-0885-20 – Conversion of agricultural building into 4 bed dwelling – Approved 05.01.2021;

H19-0850-07 – Proposed re-roofing and two-storey and single-storey extensions – Approved 16.08.2007;

H19-0334-07 – Proposed re-roofing and two-storey and single-storey extension – Refused 10.05.2007.

2.3 BACKGROUND

A Certificate of Lawful Use (CERTLU) has recently been issued in connection with the use of the land for the business of buying and selling furniture (including cleaning/minor repairs, restoration, re-modelling and upcycling). The CERTLU was approved in March 2024 and established workshop buildings, a polytunnel and 10 storage containers as part of the business.

It was not possible to establish the remainder of the site (land subject of this application) for use by the business for at least 10 years and therefore a pre-application enquiry was submitted. The pre-application sought to establish the position of the Local Planning Authority in respect of the additional containers on site for use by the business. This was submitted under reference PE-00117-24.

Within the pre-application response, the Local Planning Authority considered that although the site lies outside of the defined settlement boundary, there would be no conflict with Policy 1 or 7 of the South East Lincs Local Plan (SELLP). It is therefore understood that the principle of the proposal can be supported.

2.4 PRINCIPLE

Policy 1 of the SELLP sets out the settlement hierarchy for the District. It states that inside of the defined development boundaries development will be permitted. Outside of these boundaries will be treated as countryside where development will only be permitted that 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 social benefits.

Policy 7 of the SELLP states the following:

'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 redundancy 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 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;*
- and*
- g. there is an identified need for the business location outside of identified employment areas on the Policies Map.'*

Paragraph 88a of the NPPF states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas. Paragraph 89 of the NPPF recognises that site to meet local business needs in rural areas may have to be found beyond existing settlements.

The application site is positioned outside of the defined settlement boundary for Sutton St Edmunds and is therefore in a countryside location for planning policy purposes. The proposal is an expansion to an existing business which is established under CERTLU reference H19-0039-24.

Durstons Delights is clearly a successful enterprise, hence the requirement for additional business space. This particular location is required as the proposal is an extension to an existing established business. The proposal would result in a boost to the rural economy in this location which is supported by Policy 1 of the SELLP and Paragraph 89 of the NPPF. The expansion of businesses in general is supported by Policy 7 of the SELLP and the expansion of rural businesses is supported by Paragraph 88a of the NPPF.

Owing to the backdrop of the existing business use on site and the limited amount of activity which is carried out on the land, it is submitted that the proposal would not cause any harm to neighbouring residents by means of noise and disturbance or increased activity. The structures are of sufficient distance from neighbouring occupiers so that no harmful visual impact will occur to the occupants of these properties. The distance of the site from the main road and the existing landscaping are

such that the land is barely visible from a public vantage. The containers are utilitarian in appearance but will match those already on site and will be screened by attractive timber clad fencing. Accordingly there will be no harm cause to the visual amenities or character of the area as a result of the proposal and points a, b and c of Policy 7 of the SELLP are met.

The proposal will not increase the levels of activity on site. It will remain that deliveries/collections will take place once a week. The 2 full time employees for the business reside in the host dwelling at 279 Broadgate and therefore no private modes of vehicular transport are required for them to access the site. Accordingly there will be no highway implications which go over and above the current situation and sustainable modes of transport are used on site. The development therefore complies with d and f of Policy 7 of the SELLP.

The enterprise is a specialised business which is carried out by Mr and Mrs Durston. This proposal is for the extension of their existing business. Being an extension, there are no alternative sites available to accommodate the proposal and as such the development will not affect the delivery of allocated employment land. Furthermore, the need for the extension is clearly demonstrated by reason of the fact that this application is largely retrospective. Accordingly the proposal complies with points e and g of Policy 7 of the SELLP.

The above has demonstrated that the development complies with Policy 1 of the SELLP and all of the criteria set out in Policy 7 of the SELLP. The principle of the development is therefore acceptable.

2.5 FLOOD RISK

Section 14 of the NPPF requires a sequential approach, directing new development to land at lowest risk of flooding in the first instance unless it can be demonstrated that no land is available to accommodate the proposal. The application site is located within Flood Zone 3 of the Environment Agency Flood Maps for Planning and is therefore on land at highest risk of flooding. However, as the proposal is for an extension to the existing enterprise there is no other land available which could accommodate the development, at lower flood risk or otherwise. Accordingly the proposal passes the Sequential Test.

Upon passing the Sequential Test, Section 14 of the NPPF requires the Exception Test to be applied. However, Annex 3 of the NPPF sets out the flood risk vulnerability classification for development and identifies buildings being used for general industry, storage and distribution, such as this proposal, as being 'less vulnerable' development. Table 2 of the National Flood Risk and Coastal Change Guidance Paragraph: 079 Reference ID: 7-079-20220825 states that 'less vulnerable' development located within Flood Zone 3 is appropriate and no Exception Test is required. Therefore in accordance with national guidance, the proposal is acceptable on flood risk grounds.

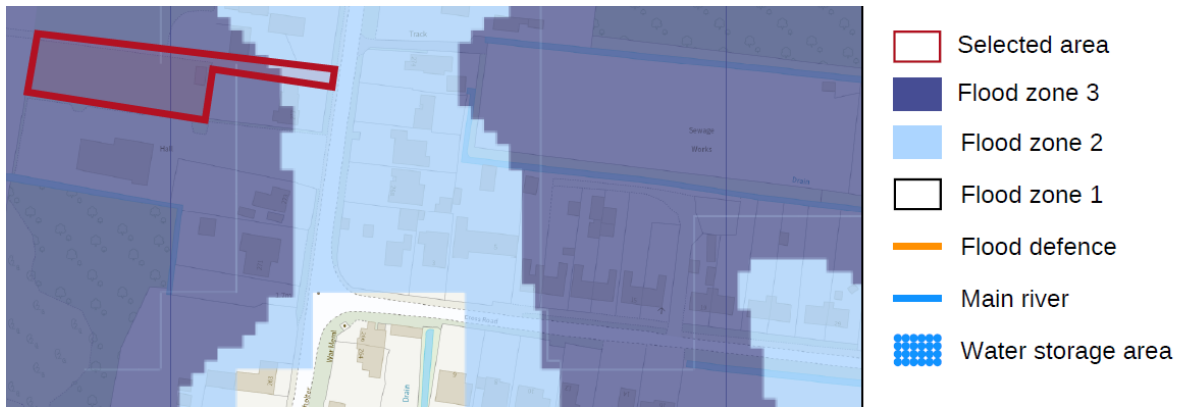


Figure 3: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE AND AMOUNT

The application seeks full planning permission for the use of the land for the stationing of containers to be used in association with the existing furniture (buying, selling, cleaning, minor repairs, restoration, re-modelling and upcycling) business. This particular use within this location is already established by means of CERTLU H19-0039-24. It is therefore submitted that the proposed use is acceptable.

The development will result in the regularisation of the existing storage containers and fencing on site as well as proposing an additional 4 containers. Paragraph 135 of the NPPF states that development should create places which are safe and which promote a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP state that residential amenity and the relationship to existing development and land use is a main consideration when determining planning applications.

The business only employs 2 full time members of staff, the applicants Mr and Mrs Durston, who reside in the host dwelling at number 279 Broadgate. The proposal will not result in the increase in the number of staff on site nor will it result in a change to the way in which the business is operated ie one van delivery collection/delivery per week. The additional units will merely provide more space to allow for more practical storage and more manoeuvrability for the furniture rather than relying on the use of the applicants vehicles for storage purposes. With this in mind, and owing to the distance of the site from neighbouring properties and the established boundary treatments, it is submitted that no harm will be caused to neighbouring residential amenities as a result of the development. As such there is no conflict with Policies 2 or 3 of the SELLP or Paragraph 135 of the NPPF.

3.2 SCALE AND APPEARANCE

The proposed containers are standard shipping containers and will match the other containers on site which are established under H19-0039-24. 2.4m close boarded fencing is positioned on the northern façade of the containers to provide better aesthetics from internally within the site. The fencing and existing landscaping on the southern boundary visually screen the proposal from a public vantage point.

3.3 LAYOUT



Figure 4: Existing and proposed site layouts

3.4 LANDSCAPING

All existing landscaping will be retained where possible.

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

The site is positioned along Broadgate which is the main route through Sutton St Edmund. It therefore benefits from excellent transport links.

4.2 SITE ACCESS

Section 09 of the NPPF requires safe and convenient access for new development. Access to the site will be as per the existing access to the land, shared with the existing commercial use. No additional traffic will be generated by the proposal and it is understood that there are no highway safety issues arising from the current arrangement. It remains that there is ample space on site for the parking and turning of vehicles. It therefore remains that the access to the site is acceptable in highway safety terms, thereby complying with Section 09 of the NPPF.