

Design and Access Statement



Proposed Site Development

Mitch-Tech Group Limited

Applicant:

Mitch-Tech Group Limited

Lynn House, Mill Lane
Sutton St. James
Spalding
PE12 0EJ

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1.0 Introduction

This document contains information to support a Full Planning Application submitted to South Holland District Council on behalf of the applicant, Mitch-Tech Group Limited.

Mitch-Tech Group Limited are a small engineering company who specialise in the installation, repair and maintenance of high pressure mechanical systems within various specialised industries, such as power stations and other system critical facilities. A large part of their work includes the replacement and service of equipment at their customers sites throughout the country as well as the fabrication of specific components at their current workshop facility, located on the Fleet Road Industrial estate on the outskirts of Holbeach, approximately 7 miles from the application site.

The applicant has been running the business from their current facility on the Fleet Road Industrial Estate site since 2022. Continued growth over the last three years has forced the applicant to look for new premises from where they can run the business for the foreseeable future. It is the applicants intention to relocate all business activities to the new site, located at the end of Mill Lane in Sutton St. James.

The site, to which this application relates, is currently occupied by a number of standalone buildings positioned mainly towards the Western boundary of the plot and accessible by vehicles from Mill Lane.

The existing structures consist of a two storey, residential property with conservatory at the rear and double garage to the side. Adjacent to the house there are a number of mixed outbuildings that were previously used for the storage of farm machinery and towards the centre of the plot sits a larger agricultural shed, with a pitched roof and cladding on two sides only. All of the outbuildings are serviced with an informal yard area made up of compacted hardcore and isolated concrete slabs with limited surface drainage.

A search of the South Holland District Council website suggests that there are no historical planning application associated with the application site. The most recent approved planning application in this area is the proposed erection of an agricultural shed in a plot of farm land approximately 160m North of the applicants site.

This application seeks permission by way of a **Full Planning Application** to develop the site further as described below;

- **New Double Garage** - the erection of a traditional oak frame double garage with tiled pitched roof to replace the existing prefab garage structure (it should be noted that the applicant has already removed the double garage).
- **New Gym Building** - the erection of a single storey, standalone building at the rear of the main house to accommodate the applicants fitness and training equipment. The new Gym Building will be for personal use only.
- **Workshop Building** - the conversion of the existing barn structure to provide dedicated workshop facilities in readiness for when the applicant moves their current business to the site.
- **New Storage Units** - the replacement of the dilapidated outbuildings on the South West corner of the site with two single storey structures that will provide additional storage and secure vehicle parking in readiness for when the applicant moves their current business to the site.
- **New Boundary Treatment** - the erection of a 2.0m high boundary wall to define the site entrance and separate the residential areas from the proposed business use areas of the site.

2.0 Location

Site Address: **Lynn House, Mill Lane, Sutton St. James, Spalding, Lincolnshire PE12 0EJ**

The application site occupies an area of 6895 sq. metres (1.70 acres) and is located less than 0.5 kilometre to the South of the small village of Sutton St. James in the South Holland District of southern Lincolnshire. The site is surrounded predominantly by agricultural farm land and sits approximately 6 miles South of Holbeach and 12 miles East of Spalding.

The site is served by Mill Lane, which connects with the B1165 Chapel Gate in the centre of Sutton St. James to the North. From here the road network links to the A1101 Wisbech Road providing access to Wisbech to the South and the main A17 carriageway providing access to King's Lynn to the East or Spalding to the North West.

The site sits in a fairly isolated location with no neighbouring properties for approximately 200m in all directions. Beyond this the properties surrounding the site can be categorised as a mixture of small agricultural buildings and detached residential properties on large plots of land. To the North of the site lies the more densely populated residential areas that is the village of Sutton St. James.



Figure 1: Google Maps Imagery © 2025 Google, Map Data ©2025 Google

Please refer to the **Google Maps** aerial imagery on the next page, showing the location of the site in context of the surrounding areas.

3.0 Aerial Images of Application Site and Surrounding Areas



Figure 2: Google Maps Imagery © 2025 Airbus, Maxar Technologies, Map Data ©2025 Google



Figure 3: Google Maps Imagery © 2025 Airbus, Maxar Technologies, Map Data ©2025 Google

4.0 Accessibility

Access to the application site is directly off Mill Lane onto a stoned up vehicle apron at the Western boundary, this provides informal parking for the up to six vehicles and sufficient space to perform a full turn manoeuvre before exiting the site. A gated vehicle entrance at the rear of the vehicle apron leads to a stoned up yard area with access to the larger agricultural building beyond and the remaining areas of the site towards the Eastern boundary. The additional yard area provide sufficient space for larger vehicle to park and if required, perform a suitable manoeuvre to exit the site onto Mill Lane.

There is good access to public transport from the application site, Sutton St, James is served by a number of bus services providing hourly bus links to Holbeach, Wisbech, Long Sutton and Spalding from where further destinations such as Market Deeping and King's Lynn provide access to express coach and national rail services.

There are a number of bus stops local to the application site that can be accessed with a short walk along Mill Lane up to the main road that runs through Sutton St. James. The closest bus stop located opposite the St. Ives Cross monument on Fisher Gate provides access to the S139S bus service to Spalding, operated by Fowlers Travel. A further walk along Chapel Gate leads to the bus stop outside St. James Chapel, which provides access to the 43, 43A, 6067, S132S, S138S and S139S bus services to Wisbech, Holbeach, Todd St. Giles, Long Sutton and Todd St. Marys. All services provided regular runs at peak times.

From Spalding station there are rail connections into Doncaster to the North as well as Peterborough to the South, from where there is good access to the East Coast Main Line with direct services into London Kings Cross station in less than an hour.

5.0 Scope of Proposals

The scope of works proposed as part of this **Full Planning** application can be summarised as follows;

- The construction of a single storey, double garage featuring an exposed green oak structural frame with a rustic cottage brick band around the base, stained black oak timber board horizontal cladding and a tiled pitched roof. *Please refer to drawing 1752-P-104.*
- The construction of a single story, portal frame gym building featuring a mixture of rustic cottage brickwork and stained black oak cladding to the external elevations, full height glazed bi-folding doors overlooking the rear garden and a mono pitch roof finished in a dark grey profiled sheet steel roof cladding. *Please refer to drawings 1752-P-105 & 1752-P-106.*
- The conversion of the existing agricultural barn structure with the introduction of new, fully insulated wall and roof cladding materials finished in a dark grey colour, to provide dedicated workshop space with large roller door to the front elevation. *Please refer to drawings 1752-P-107 and 1752-P-108.*
- The demolition of the existing outbuildings opposite the main house to make way for the construction of two single storey buildings of similar height to the original outbuildings. The two units will be finished in a mixture of rustic cottage brickwork and stained black oak cladding to the external elevations and dark grey profiled sheet steel roof cladding to the mono pitched roof. Each unit will be provided with large roller doors for loading purposes. *Please refer to drawings 1752-P-109, 1752-P-110, 1752-P-111 and 1752-P-112.*

5.0 Scope of Proposals (continued)

- The erection of a 2.0m high boundary wall to the Northern and Western boundaries of the site to define the main vehicle entrance and separate the residential areas from the proposed business use areas of the site. *Please refer to drawing 1752-P-113.*

6.0 Staff Numbers

There are currently 2 No. full time employees working for the business supported by an additional 2 No. sub-contractors. The applicant foresees that the proposed works detailed within this application will increase the current staff numbers by an additional 1 No. full time employee.

7.0 Business Opening Times

The areas of the site used for business purposes will be occupied during normal working hours throughout the week and in some instances at the weekend, the typical hours for the business are as follows;

Typical Working Week	Hours of Operation
Monday to Friday	8:00 am to 6:00 pm
Saturday	8:00 am to 6:00 pm
Sunday	9:00 am to 1:00 pm
Bank Holidays	Closed

Figure 4: Typical Hours of Business

8.0 Parking Provisions

There is currently vehicle parking facilities for employees and visitors at the South West edge of the site on an informal hardstanding between the house and the original outbuilding structures. As previously described, the parking facilities are currently accessed via the main entrance to the site, off Mill Lane.

There is sufficient space to park approximately 6 No. domestic size vehicles. As there is only a small increase to the number of staff as part of this proposal, there is no intention to provide additional parking provisions as part of this application.

9.0 Vehicle Movements

It is anticipated that the number of vehicle movements will not significantly increase as a result of the proposals outlined in this application. All vehicles visiting and leaving the site can be categorised as a mixture of domestic type vehicles including vans, light goods vehicles and the occasional heavy goods vehicle.

In a given week the types of vehicle movements can be categorised as,

- 1 to 2 - Cars per day (inclusive of staff and visitors)
- 3 to 4 - Vans per day (inclusive of staff and visitors)
- 1 to 2 - Light Goods Vehicles per week (approx.) delivering / collecting from the business.
- 0 to 1 - Heavy Goods Vehicles per week (approx.) delivering / collecting from the business.

Due to the nature of the work carried out by the applicant i.e. a mixture of on-site fabrication and off-site installations, the number of vehicles that visit the workshop on a daily basis are generally spread out throughout the day.

10.0 Environmental Sustainability

This application is made on an existing site where contamination is not known to be present.

Please refer to the separate '**Flood Risk Assessment**' document that accompanies this application.

11.0 Community Safety

The areas of the site used for business purposes will generally be occupied during normal working hours throughout the week and at the weekend.

The current site boundaries can be defined as relatively open with little or no formal boundary treatment. Both the Northern and Southern boundaries currently benefit from a small dyke watercourse that provide limited separation from the neighbouring fields.

Since taking ownership of the site, the applicant has erected a 1.8m high timber fence along the Northern boundary of the site to provide a temporary enclosure around the rear garden space.

It is the applicants intention to formalise the site boundaries and separate the residential areas from the parts use for business purposes. Please refer to drawing 1752-P-103 Proposed Site Layout, for more information.

All staff and visitors to the site must adhere to the applicants Health & Safety procedures for working within the main workshop and accessing the external areas around the site. The correct Personal Protective Equipment must be worn at all times in specific areas of the site.

12.0 Biodiversity and Landscaping

The external surfaces across the entire site can be categorised as a mixture of seeded to grass areas used for recreation purposes and a number of informal hardstandings, made up of compacted stone that are used for vehicle parking and set down space for materials.

To the front and rear of the house there is a close cropped lawn with no formal planting and a single established tree located at the North West corner of the site.

Beyond the existing barn structure (outside of the development site area) and leading up to the Eastern boundary line of the site, sits a larger grassed area of approximately 0.3 hectares with two established trees located along the Southern boundary adjacent to the existing watercourse. The applicant maintains the grassed areas throughout the summer months.

The proposed Gym Building represents an overall footprint of 150 square metres, of which 127 square metres will replace existing external hardstanding areas made up of compacted stone material and an isolated concrete slab. The remaining 23 square metres will remove a small strip of the existing grassed lawn at the rear of the property.

It is our belief that the proposed development outlined within this application are exempt from the mandatory biodiversity net gain (BNG) requirements based on the following;

- The additional development footprint generated by the Gym Building totalling 150m² will encroach onto the existing grassed lawn area by 23m² while the remaining footprint will encroach on existing hardstanding areas made up of compacted stone and an isolated concrete slab.
- The proposed development will impact less than the 25 square metres threshold of on-site habitat and is therefore classed as a small-scale development and meets the specific “de minimise” criteria as set out in the *Town and Country Planning Act 1990 Schedule 7A Exemptions*.

13.0 Noise

There are no plans to introduce any noise generating, external plant and equipment as part of this application. The number of vehicles visiting the proposed development is not expected to generate a noticeable increase to the noise levels currently experienced on the site.

14.0 Surface Water and Foul Water Discharge

All new Surface Water discharge from the proposed developments will be connected directly into the existing drainage infrastructure or into new below ground drainage systems and directed into the existing watercourses along the Northern and Southern boundaries of the site.

It is not anticipated that the increase to the existing Surface Water discharge, generated by the proposed developments, will have a noticeable impact on the existing drainage infrastructure around the site.

It is not anticipated that there will be any additional Foul Water generated by the proposed developments.

15.0 Sustainable Materials & Resources

In a bid to reduce the overall running costs across the site, the proposed structures will utilise the latest high performance, insulated steel panels to construct the main roof and wall structures forming the external envelope of the building.

As part of an ongoing strategy to embrace renewable sources of energy, the applicant intends to install photovoltaic panels on the South facing roof elevations of the proposed Storage Units.

16.0 Site Photos



Figure 5: Mill Lane viewed from outside Lynn House (North facing)

16.0 Site Photos (continued)



Figure 6: Existing Outbuilding and Taylor's Drove beyond (South facing)



Figure 7: Lynn House viewed from Mill Lane (West facing elevation)

16.0 Site Photos (continued)



Figure 8: Vehicle driveway viewed from Mill Lane (West facing elevation)



Figure 9: Various outbuildings on South West corner of the site

16.0 Site Photos (continued)



Figure 10: Various outbuildings on South West corner of the site



Figure 11: Agricultural building and informal stoned up yard area (West facing elevation)

16.0 Site Photos (continued)



Figure 12: Agricultural building and grassed area beyond (East facing elevation)



Figure 13: Boundary fence separating the residential areas from the commercial areas

16.0 Site Photos (continued)



Figure 14: Grassed lawn to the rear of the residential property (East facing elevation)



Figure 15: Area to the rear of the residential property allocated for personal fitness building

