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DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION TO COMMERCIAL KENNEL TO CREATE PHYSIO AND GROOMING FACILITIES

AT

GREENPEACE BOARDING KENNELS
HURDLETREE BANK
WHAPLODE ST CATHERINE
PE12 6SA

FOR

GREENPEACE BOARDING KENNELS

Job No. SE-1914 **March 2023**

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1.0 INTRODUCTION

This Design and Access Statement supports the planning application for the proposed extension to Greenpeace Boarding Kennels, to create additional physio and grooming facilities at Greenpeace Boarding Kennels, Whaplode St Catherine.

The site itself benefits from being a short driving distance from the towns of Holbeach, Spalding and Long Sutton.

The site at present comprises of the kennels building to the North and a access car park to the South served off Hurdletree Bank Road. The site is generally laid to grass with trees and hedges forming the Northern, Eastern and Western boundaries. The dwelling to the South of the site is privately owned by the owner of Greenpeace Kennels.

The proposed level of development, along with the proposed form and massing are conveyed on the drawings provided. This level of development is considered to provide a high-quality scheme that is in keeping with the character of the area.

The site benefits from having direct access on to Hurdletree Bank with sufficient space on site to allow vehicles to enter and leave in forward gear. The proposal has a total floor area of 82.4m^2.

The site is located within Flood Zone 3 as defined on the Environment Agency's Flood Maps. A Flood Risk Assessment accompanies this application.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located at Greenpeace Boarding Kennels, Whaplode St Catherine. The site is located on the northern side of Hurdletree Bank, approximately 250m west of the Hurdletree Bank/Cranesgate N junction.

The application site comprises the existing kennels building, with the associated dwelling known as Exel Villa to the south. There is an existing gravel car park to the front of the site, which includes access, parking and turning for Greenpeace Boarding Kennels.

There is dense, mature landscaping on the north, east and west boundaries, with the southern boundary open to the associated dwelling.

The site is surrounded by agricultural fields and is within a countryside location.



Figure 1: Aerial photograph

2.2 HISTORY

H23-1267-07 – Extension to existing kennels and erect cattery – Granted 27.11.2007

2.3 PROPOSAL

The development proposes to create a detached single storey extension to the Greenpeace Kennels to provide additional grooming and physio facilities for use by the expanding business. The additional services provided by the extension will allow the successful business to continue to expand and provide their clientele with more varied services. The design and materiality of the extension will be sympathetic to the existing kennel building on site.

2.4 PRINCIPLE

Policy 7 of the South Lincs Plan states that Local Planning Authorities will, in principle, support proposals which assist in the delivery of economic prosperity. It states that the extension of an existing business outside of the allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion of redundant buildings.

The National Planning Policy Framework (NPPF) defines 'previously developed land' as land which is or was occupied by a permanent structure, including the curtilage of the developed land.

The proposal is located within the curtilage of the existing building which occupies Greenpeace Boarding Kennels. The site would therefore fall within the definition of 'previously-developed land'. The development would enhance the existing business by providing an additional service for existing customers and can therefore be considered as an expansion to the business. Although the site is located beyond any allocated employment site, the proposal would constitute the extension of an existing business on previously developed land. It therefore complies in principle with Policy 7 of the South Lincs Plan.

Paragraph 81 of the NPPF states that planning policies and decision should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth, taking into account local business needs. Paragraph 84 states that planning policies and decision should enable the sustainable growth and expansion of all types of business in rural areas.

The proposal is as a result of the applicants desire to provide an enhanced service to their clients. It will enable grooming to be carried out on site which is a diversification of the existing kennel use. The submission demonstrates that the applicants are willing to invest in the local economy, which is to the economic benefit of this rural area. The application is therefore supported and should be encouraged as per paragraphs 81 and 84 of the NPPF.

2.6 FLOOD RISK

The site is positioned within Flood Zone 3 of the Environment Agency Flood Maps for Planning.

As the site is within Flood Zone 3 a flood risk assessment by Ellingham Consulting Ltd is included within the submission documents and all recommendations of this can be achieved.

Section 14 of the NPPF requires new development to be directed to lowest areas of flood risk before land at higher risk is considered. This is known as the Sequential Test. The application site is located on land within flood zone 3 however the proposal is for the extension to an existing business. As such it is not possible to locate the development anywhere other than the land in question. The application therefore passes the Sequential Test.

Since the proposal constitutes 'Less Vulnerable' development according to Annex 3 of the NPPF, and that the site is located within flood zone 3, Table 3 of the Technical Flood Risk Guidance confirms that the development is acceptable in flood risk terms. The proposal therefore complies with Section 14 of the NPPF.

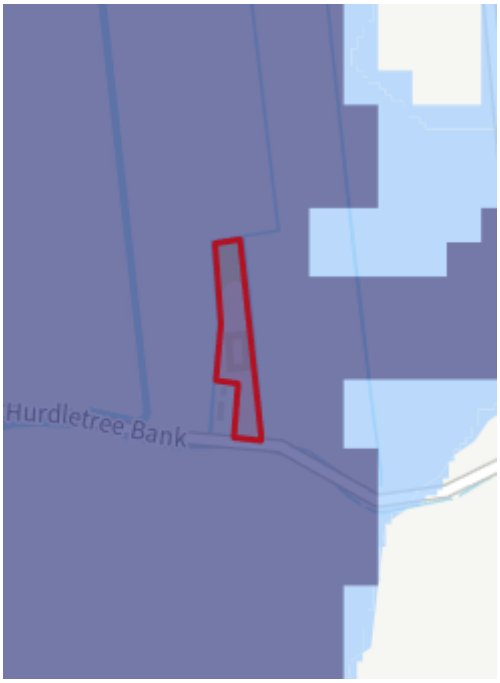


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The proposed level of accommodation, along with the proposed form and massing are conveyed on the drawings provided. This level of development is considered to provide a high-quality scheme that is in keeping with the character of the area. The proposal seeks to increase the capacity and services provided by Greenpeace Kennels allowing the business to expand. It is deemed that the existing car park and turning facilities are sufficient to cater for the expansion of the business.

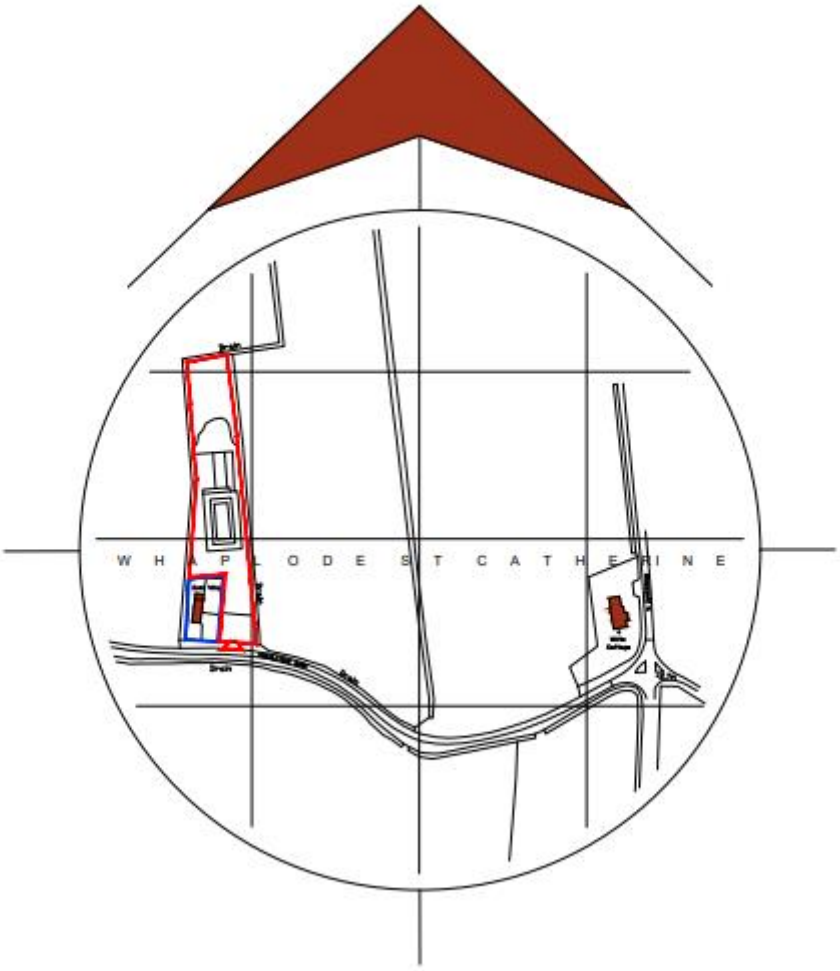


Figure 3: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

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

The layout of the proposal is sympathetic to the site and provides ample parking and space on-site for the expansion of the business. The form of the building is sympathetic to the scale and nature of the existing kennels, reflecting the rural nature of the site.

The site has existing boundary treatments, which are to remain in situ.



Figure 4: Proposed Site Plan

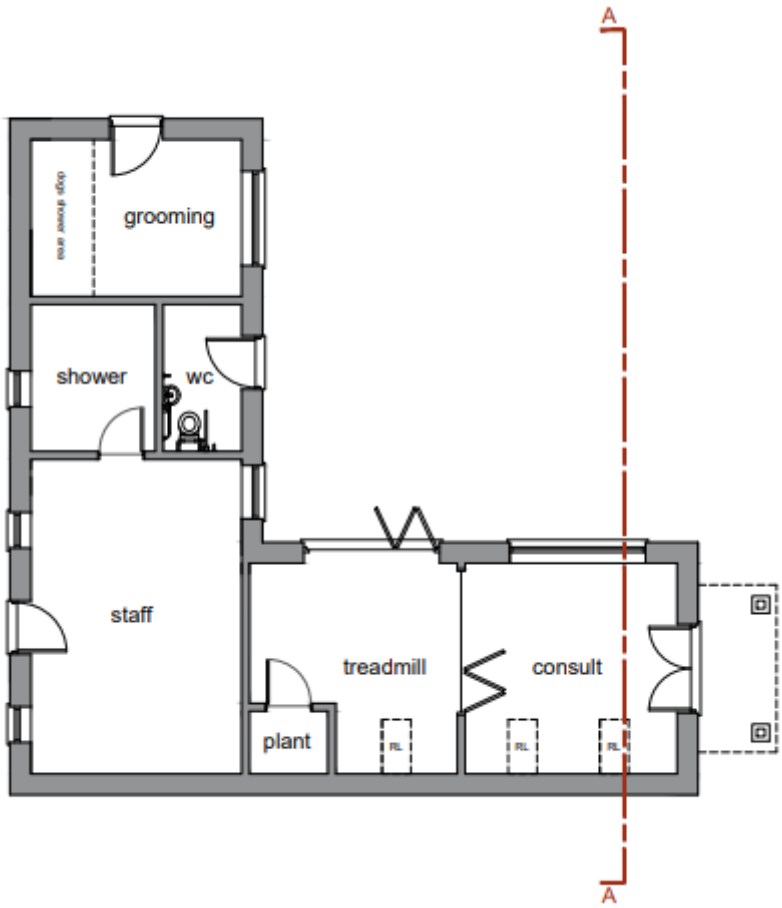


Figure 5: Proposed Floor Plan

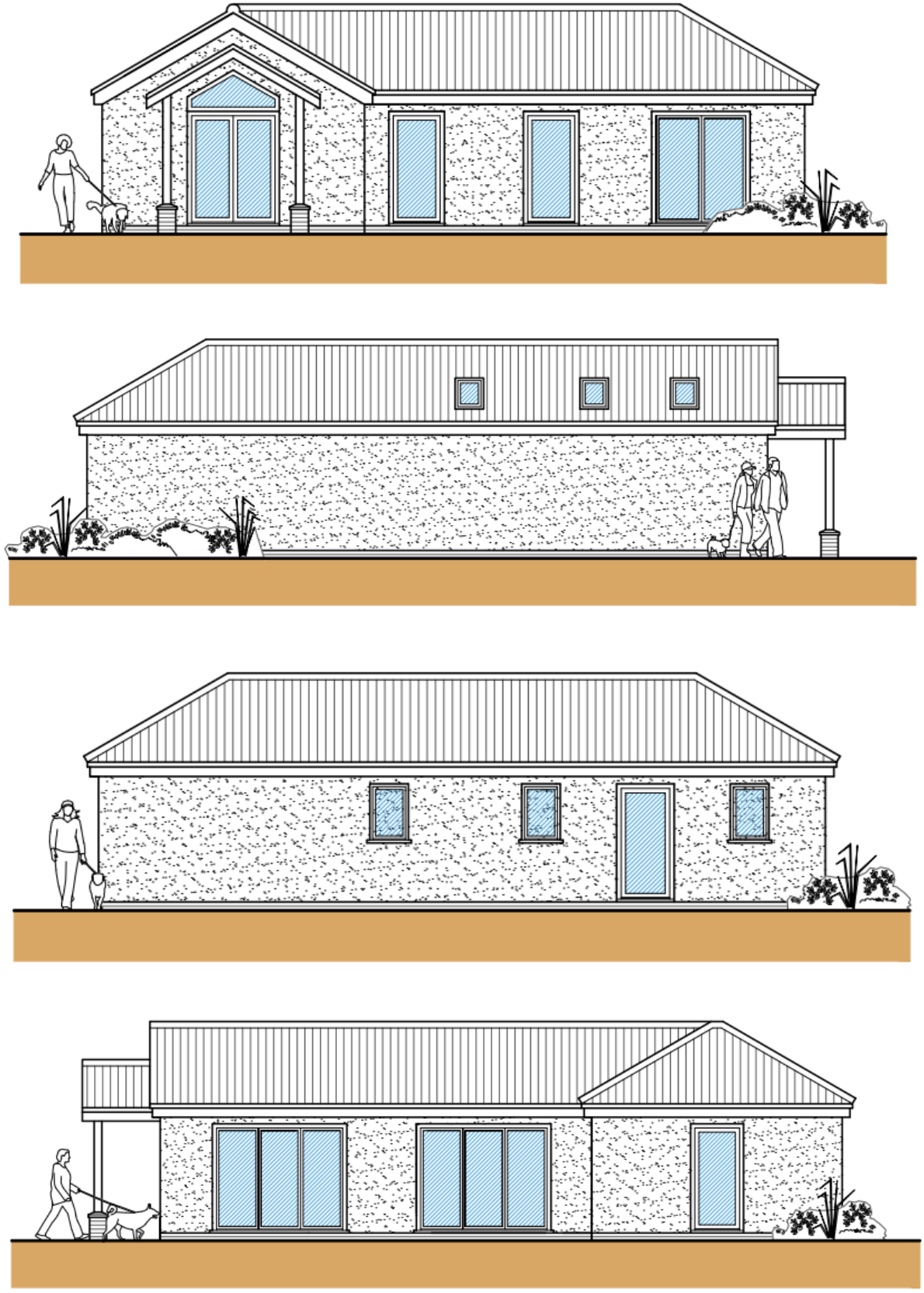


Figure 6: Proposed Elevations

3.3 LANDSCAPING

The site is largely laid to grass with a gravel car park to the front of the site. The north, east and west boundaries all have trees and hedges that are to remain in situ as part of the proposal. A single small tree is proposed to be removed as part of the development, with the position of the extension being located as to have minimal effect on the existing nearby trees to the west.

4.0 ACCESS

The site benefits from having direct access on to Hurdletree Bank Road with sufficient space on site to allow vehicles to enter and leave in forward gear. The existing parking is sufficient to handle the proposed expansion of the business.

4.1 LOCATION

The site is located at Greenpeace Boarding Kennels, Hurdletree Bank, Whaplode St Catherine and benefits from being a short driving distance from the towns of Holbeach, Spalding and Long Sutton.

4.2 SITE ACCESS

The site will be accessed from Hurdletree Bank Road to the south of the site by means of an existing access, currently serving Greenpeace kennels. The topography of the site is generally level and will comply with Part 'M' of the Building Regulations.

5.0 SUMMARY AND CONCLUSION

The proposal is for an extension to Greenpeace Boarding Kennels to increase the capacity and services provided by the business, allowing the business to expand. The site is within a rural location with existing commercial approval for the kennel to operate. With this in mind, the principle of the proposal is acceptable.

The design of the proposal is appropriate to the character of the area, with the scale and materiality being sympathetic to the existing kennel building on site.

It is submitted that the proposal complies with the Local Plan policies in relation to design, layout and highways. It is therefore respectfully requested that planning permission is granted.