J & N Properties

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Robert Doughty
Consultancy

Planning, Design and Access Statement
Erection of a Storage Building and Change of Use and Re-Cladding of Existing Glasshouse to Storage (Use Class B8) in connection with Existing Industrial Flooring Business.
Newgate, Hockney Hole Lane, Whaplode, Spalding, Lincolnshire, PE12 6TH.

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town planning



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1. INTRODUCTION

1.1. This Planning, Design and Access Statement has been prepared by the Robert Doughty Consultancy Limited on behalf of J & N Properties to accompany a Full Planning Application for the erection of a new storage building and the change of use and recladding of another glasshouse on site.

1.2. The planning application is accompanied by a Flood Risk Assessment and all necessary drawings.

1.3. The application site is the base for Acast Industrial Flooring Ltd and this application relates to new buildings associated with the operation of Acast Industrial Flooring.

1.4. The new building and reclad glasshouse will be used for storage of raw materials (mainly wood) and some ancillary machinery in connection with the manufacturing of wooden formwork. The formwork is manufactured off-site where the construction project is being carried out. Once the formwork has been used, it is brought back to the application site where it is then stored for re-use, which can be up to 6 times. This saves having to construct new formwork from new timber each time one of a similar size is required for a new project. The formwork (plywood) has to be stored under cover otherwise it will peel/delaminate if left outside in the elements.

2. PLANNING HISTORY

2.1. The application site was once the home of a commercial horticultural business which no longer operates from the remaining glasshouses on site.

2.2. In 2008 Full Planning permission (LPA ref H23-1049-08) was granted for the change of use of an existing agricultural building on site for the storage and ancillary maintenance of vehicles and equipment associated with Acast Industrial Flooring Ltd.

2.3. Subsequent to the establishment of the business on site, a further grant of planning permission was issued in 2013 for the erection of a single storey office building (LPA ref H23-1026-13) which has now been constructed and is used as the administrative base for Acast Industrial Flooring Ltd.

2.4. Acast Industrial Flooring Ltd is a construction company specialising in concrete cast flooring for commercial and high-rise developments which has operated from South Holland District since 1994. The company is at the forefront of concrete cast flooring and power float floors and has worked on prestigious contracts up and down the country. The company employs 22 people on site and a team of constructors who work away from the Whaplode base at project sites.

3. SITE AND SURROUNDINGS

3.1. The application site is located to the north east of Hockney Hole Lane which joins the High Road (A151) some 150m to the south.

3.2. The site currently consists of a metal and cement board clad industrial building used to store equipment and maintain vehicles and a new brick 'L' shaped office building together with entrance gates, boundary fencing and concrete parking and turning areas.

3.3. To the north of the new offices there was an existing glasshouse measuring some 1,230sqm which was very recently demolished to make way for the new storage building and a further glasshouse, measuring approximately 940sqm, which is proposed to be reclad and used for storage.

3.4. There is a separate dwelling, Hockley House, located between the new offices and existing storage building which is also in the ownership of the applicant. To the rear (north) of the range of buildings there is the remaining land laid to grass associated with the former horticultural unit which is simply kept as paddock.

3.5. To the south west and west on the opposite side of Hockney Hole Lane there is the landscaped earth bund associated with the Chandlers Farm Equipment business and to the west of that, there is the significant range of buildings that forms the F Dring and Son Ltd farming base.



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Location Plan showing the extent of the application site.

3.6. A search of Lincolnshire Historic Environment Records indicates that there are no heritage assets in or near the site which would be impacted upon by the proposal.

4. PLANNING POLICY

The National Planning Policy Framework (NPPF)

4.1. The NPPF sets out Central Government's planning policies for England and how these are expected to be applied.

4.2. Paragraphs 7 and 8 of the NPPF confirm the commitment to sustainable development based on three dimensions:

"**an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible local services and open spaces that reflect current and future needs and support communities' the community's health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

4.3. This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 11,

"For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or,

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

4.4. Paragraph 12 confirms that applications should be determined in accordance with the Development Plan and that, in such cases, Local Authorities should apply the presumption in favour of sustainable

development. Where a planning application conflicts with an up-to-date Development Plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date Development Plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Development Plan

4.5. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

4.6. The Development Plan for the purposes of this application comprises the South East Lincolnshire Local Plan (Local Plan) adopted in March 2019.

4.7. Although in open countryside, the application site is an existing employment site occupied by both permanent buildings and glasshouses which are set within a well-defined curtilage. The existing businesses on site are well established and Acast Industrial Flooring Ltd in particular is looking to increase its storage floor area, within the confines of the existing curtilage.

4.8. Policy 2 of the Local Plan is a Development Management policy and sets out the considerations that need to be met and, amongst other matters, these include size, scale, layout, density, impact on amenity, sustainable drainage and flood risk.

4.9. Policy 3 refers specifically to the design of new development to create distinctive places through the use of high quality and distinctive design.

4.10. Policy 4 refers to the risk of flooding and the application is supported by an up-to-date Flood Risk Assessment, which concludes that the site is safe from flooding.

4.11. Policy 4: Approach to Flood Risk, requires applications be accompanied by a site-specific Flood Risk Assessment covering all sources of flooding and include the impacts of climate change.

4.12. Policy 7: Improving South East Lincolnshire's Employment Land Portfolio, the local authorities will assist in supporting proposals, which assist in delivering economic prosperity. The application site falls to be considered under the "Other Employment Sites" as set out in Policy 7,

which states that extending existing employment activities will be supported where they involve the re-use of previously developed land and subject to compliance with criteria a-g.

5. DESIGN

USE, AMOUNT AND LAYOUT

5.1. The site is an existing employment site and, therefore, the expansion of the existing floorspace within the existing curtilage is in accordance with Local Plan policy 7. In addition, the reuse of one of the glasshouses on site represents a sustainable form of development in that it makes use of an existing building for storage rather than building new with the inherent use of aggregates and steel.

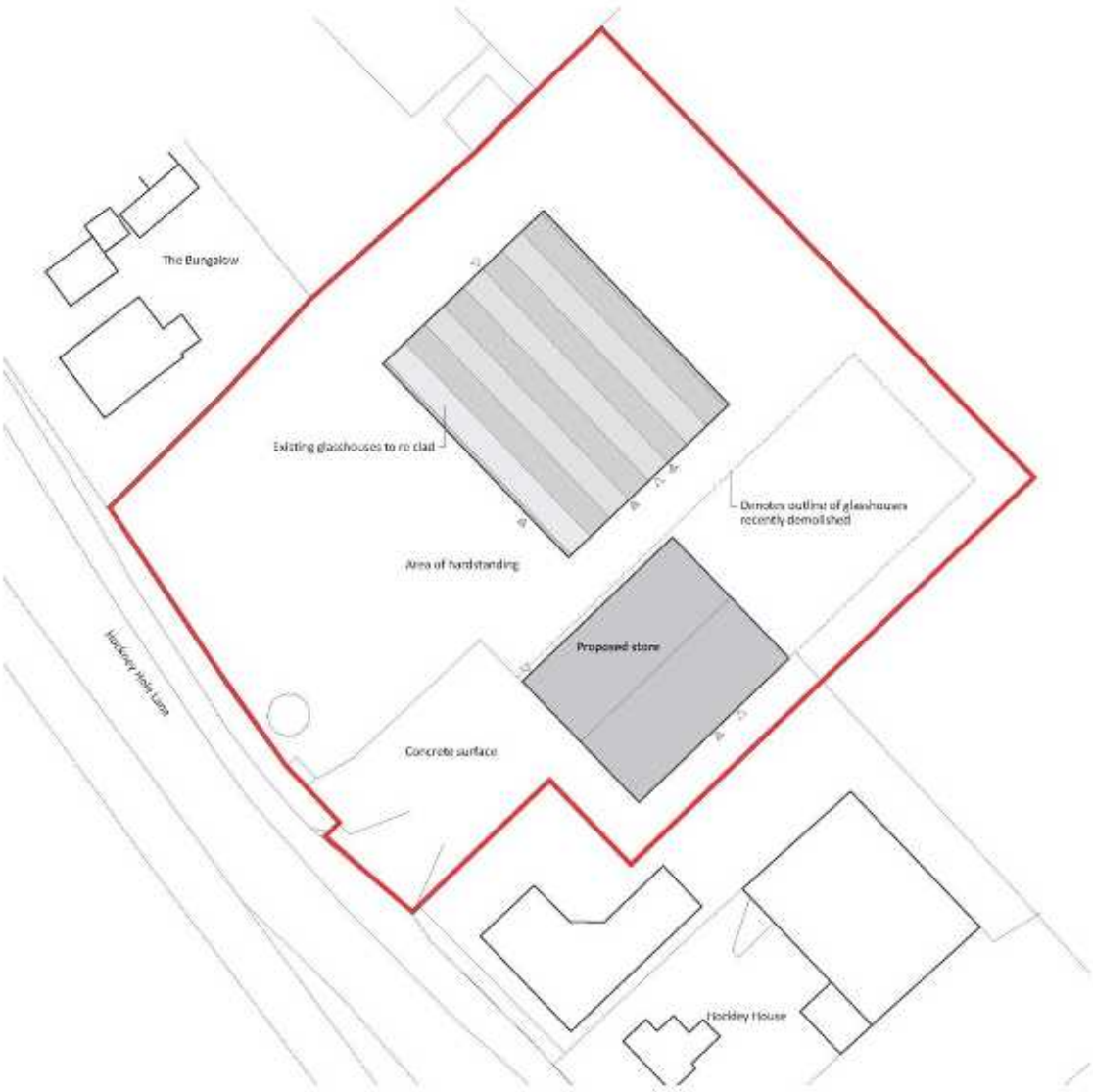
5.2. The proposed new building is virtually the same as that which exists at present and will be used for storage of raw materials such as wood and also for incidental machinery storage which requires a more secure building than the reclad glasshouse can provide.

5.3. Both buildings will be used for storage and this falls within Use Class B8. It is not intended to undertake any manufacturing within either building.

5.4. The nearest dwelling not under the control of the applicant lies to the west of the existing glasshouse which is to be reclad. The doors into the reclad building will be to the southern and eastern elevations, as shown on the proposed plans. There will be no external storage and, again, no manufacturing. The level of impact arising from the reuse of this glasshouse will be minimal and probably no greater than when it was used as a commercial horticultural business.

5.5. The proposed new building will sit directly opposite the existing, virtually identical to the existing building, and will occupy a smaller footprint when compared to the glasshouses which have recently been demolished. This building will also be used for storage.

5.6. The proposal will therefore have no impact on the reasonable residential amenity of the dwelling to the west and is therefore compliant with local plan policy 2.



Proposed Site Layout Plan (drawing no. 1521-2_PL_SP01)

Scale

5.7. The proposed new building measures 5.9m to the eaves and 7m to the ridge with a 6 degree pitched roof and is no higher than the building immediately opposite on the site. The external dimensions of the glasshouse will not be altered.

5.8. Overall, the proposals are located within the existing curtilage and will go largely unnoticed in the landscape due in part to the existing planting along Hockney Hole Lane.

Landscaping

5.9. There is some landscaping on the Hockney Hole Lane frontage together with boundary fencing. The majority of landscaping is on the opposite side of the lane. The rear (north) of the site has no landscaping and is

open to the farmland beyond. The new building has the benefit of the existing group of buildings and there are only very distant views of the site from the Stockwell Gate to the north.

Appearance

5.10. The existing glasshouse will clad in Goosewing grey plastic-coated metal sheeting with Anthracite grey doors and flashing and cloaking and will go largely unnoticed in the landscape and the new building will be constructed using the same colour materials.

Access

5.11. The application site is located off Hockney Hole Lane, and it is proposed to use the existing access which has recently been upgraded when the new offices were constructed.

5.12. There is ample parking and turning within the site and the number of vehicles associated with the proposal and indeed the overall use of the site is most likely slightly less than the former use of the site as a commercial horticultural business which would have attracted vehicles delivering plants and associated materials such as compost, packaging and also employee vehicles which would increase markedly during particular seasons.

5.13. Visibility at the junction with Hockney Hole Lane is good and the junction with the A151 (high Road) has at some point been upgraded to cater for the Chandlers operation to the west.

6. CONCLUSION

6.1. The application site is the established base for both Acast Industrial Flooring Ltd providing office floorspace and storage facilities. The nature of both businesses is that there is no requirement for any manufacturing on site.

6.2. The proposal will enable the existing business to expand within the existing curtilage of the site with little or no impact beyond the site boundary in accordance with local plan policy 2 and 7 and will lead to an additional 3 members of staff on site and an increase on those directly working on individual project sites around the country.

6.3. The Flood Risk Assessment indicates that the site is safe from flooding in accordance with local plan 4.

6.4. The provision of further economic opportunities is wholly compliant with the Local Plan policy objectives and wider development management requirements, is in accordance with up-to-date Government guidance in the NPPF and is acceptable in all other respects.

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A design consultancy specialising in Town and Country Planning, Landscape Architecture and Architecture

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