

# Design and Access Statement

Wienerberger Ltd – Sandtoft tile works

Belton Road

Sandtoft

Doncaster

DN8 5SY

December 2023

## Contents

- 1 Introduction
- 2 Description of Site & Existing Buildings
- 3 Proposed Extension and Design Approach
- 4 Summary



*Figure 01; Aerial View with proposed areas outlines. Extent of proposed extension indicated within yellow line existing area in orange and ownership in blue.*

## 1 Introduction

This Design and Access Statement has been prepared by Wienerberger Ltd to support a Full Planning Application for the relocation of a tile waste storage area at Wienerberger Ltd. Sandtoft, North Lincolnshire.

The Application is supported by the following documents: -

- 1) Design and Access Statement by Wienerberger (this document).
- 2) Location plans showing the extent of the application boundary.
- 3) Preliminary Ecological Survey.
- 4) Scheme plans and documents produced by Wienerberger:

SFT-WBR-ZZ-ZZ-A-13301	Site Location Plan
SFT-WBR-ZZ-ZZ-A-13302	Existing Site Plan
SFT-WBR-ZZ-ZZ-A-13303	Proposed Site Plan
SFT-WBR-ZZ-ZZ-A-13304	Site Location with Road Access

The site does not fall within a conservation area and there are no Listed Buildings within the site.

The Purpose of this Statement is to describe in detail the site and its surroundings and the concepts and principles behind the application.

The Statement seeks to follow the CABE good practice guide on design and access statements and is set out under the same headings as this document, commencing with an assessment of the site and its context, followed by an evaluation of the proposal.



Figure 02; Existing Site Layout

## 2 Description of Site & Existing Buildings

### Site and Surroundings

The site lies approximately 3km to the West of Belton, a small village West of Scunthorpe. The M180 Motorway runs along the North and the River Trent to the East.

The premises are situated on disused parts of the now smaller Sandtoft airfield, utilizing in main, concrete surfaced areas previously used for aviation purposes.

On entry to the site, the main Wienerberger office building houses the Sales and Marketing departments, as well as Administration departments for the adjoining tile factories.

Consisting of a modern brick-built building in part two stories, finished internally to a modern standard, the office building was built originally in the early 1980's with an extension carried out in the late 1990's and amounts to a total usable space of circa 820 m<sup>2</sup>.

Adjacent to the proposed development site there are three factory buildings used by Wienerberger for the manufacturing of roof tiles. Roof Tiles have been manufactured at the Sandtoft site since 1961.

The surrounding land uses are agriculture, with Industrial units and warehouses in the immediate vicinity.

The site is in close proximity to junction 2 of the M180 with good access to the Humber Port and the conurbations



Figure 03; View of the Site and Surrounding Area.

Wienerberger Ltd. manufactures clay bricks, concrete & clay roof tiles. The Company has roof tile manufacturing sites at Sandtoft (Lincolnshire), Broomfleet (East Yorkshire) and Goxhill (Lincolnshire).

The history of the Sandtoft Tileries began in 1904 when Henry William and Company commenced production of Clay bricks. The Applicant has been operating from the Sandtoft since the 1960's and currently employs 200 people at the site.

The companies concrete operation is centred on the Sandtoft Plant.

Sandtoft was integrated with Wienerberger in 2008 giving access to the Koramic clay roof, the brand which is one of the leading clay brands in the world, with 18 state-of-the-art factories across 6 European countries.

Consent for the proposed relocation of tile waste is critical for Wienerberger Ltd to ensure that the business remains efficient by freeing up much needed hard standing to store finished products in the current storage location.

The relocation is required to allow much needed extra storage at the site for finished products while creating another designated area for the recycled tile material to be stored, the location is ideal for access to reintegrate the produced back into the tile making process.

The site is not within a Conservation Area and does not contain any listed buildings. There are no trees covered by Tree Preservation Order within the site.

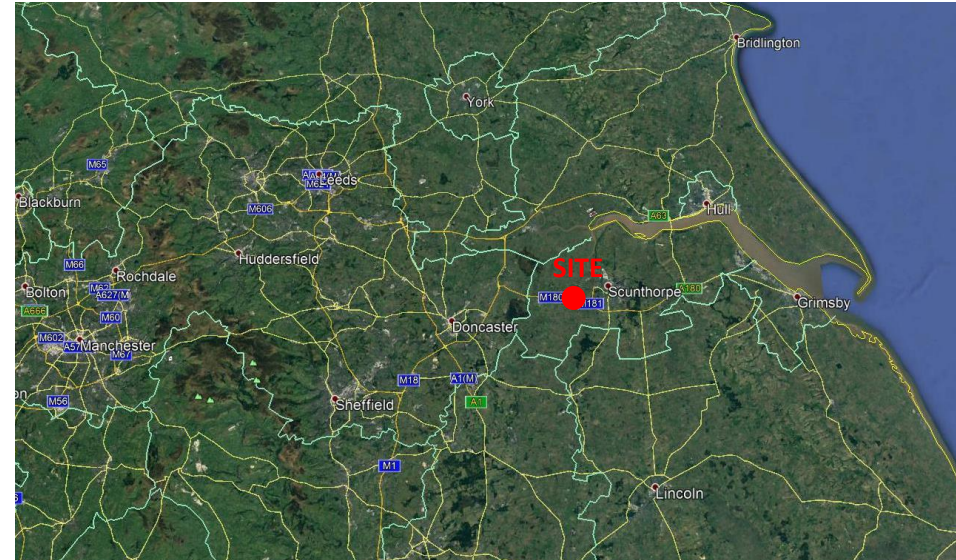


Figure 04; Aerial View wider context

**Planning History-**

The planning history for the site includes permissions for both administration, as well as industrial use of this site. The consents reflected recognises that the site fulfils an administration and industrial role. The offices and associated extensions were the subject of a series of planning applications submission to North Lincolnshire Council and permission as listed in 2.8.

Wienerberger are not aware of any objections to any of those proposals.

<b>Application</b>	<b>Application Ref.</b>	<b>Date of Permission</b>	<b>State</b>
Erect an office building	2476/85	13/09/85	Implemented
Erect two story office extension	97/0609	13/06/97	Implemented
Erect extension to office block	2002/0637	05/07/02	Not Implemented

Planning permission for application 2002/0637 to erect an extension to the office block was granted on 05/07/02 but has not been implemented.



### 3 Proposed Extension and Design Approach

#### Site Opportunities and Constraints

Tiles that have not met the manufacturing standards are currently stored at the southern end of the site's stockyard (edged in orange on figure 1). The material is stored until it is crushed in a campaign twice a year, the crushed material is then mixed with sand and readded to the process to form part of the mix for tile production, removing the requirement to remove off site.

The location of the existing pile is located on concrete hard standing extending to approximately 6,000 m<sup>2</sup>, by relocation the pile this would allow for a further 1 million tiles to be stored within this area, it would also put the finished product close to the manufacturing building which is essential for loading the products onto transport wagons. The extra space will also allow HGVs to turn at the southern end of the stockyard.

The new proposal is to remove the existing planted willow, along with the topsoil and subsoil, the topsoil and subsoil will be stored in separate piles and used to create the earth bund around the proposed area. The ground will be prepared with permeable crushed concrete to create a working area.

#### *Amount*

The application is submitted in full and proposes the development of a 10,049 m<sup>2</sup> of permeable crushed concrete, an area of 2,250 m<sup>2</sup> shall be used to store material that has been crushed and is to be used within the manufacturing process, an area of 2,100 m<sup>2</sup> shall be used to store tile's awaiting to be crushed.

This is a long-standing process that takes place on site, the application is to relocate the process to a new location to allow the current location to be used for storage and increase the safety around Vehicle movements on site.

#### *Layout*

The location has been selected to be close to the existing tile works.

#### Landscaping & Soils

As the proposed development is to be built on an area that had previously been planted with willow for a proposed biomass project that is no longer proceeding. The area will be enclosed by a soil bund that will be seeded, with an access point for vehicles in the southeast and northwest.

Any soils removed during the construction process will be segregated into soil types (Tops and Subs) and placed with the bund.

#### 4 Summary

The submitted proposal provides additional and much need storage area to meet current demand.

The development area is sited to maintain current servicing facilities and vehicular movements.

In light of the evidence submitted in support of this application it is considered that consent should be granted for the proposed development.

