

DESIGN AND ACCESS STATEMENT

Hybrid application for the outline erection of upto 1280sq metres of industrial floorspace with means of access included & full planning application for the erection of 5no. industrial units, 5 offices & a meeting room, and extension to existing storage area including provision of a new vehicular & pedestrian access.



**at
Weaver Court
Sawcliffe Industrial Park
Scunthorpe
DN15 8RN**

For-Ward Planning Consultancy Limited

Planning Applications | Design & Access Statements | Site Appraisals | Pre-Application Submissions | Planning Appeals

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1 – INTRODUCTION

This statement accompanies a formal hybrid planning application for the outline erection of upto 1280sq metres of industrial floorspace with means of access included & full planning application for the erection of 5no. industrial units, 5 offices & a meeting room, and extension to existing storage area including provision of a new vehicular & pedestrian access.

This document should be read in conjunction with the drawings and documents that accompany the application package.

2 – PHYSICAL CONTEXT

The site is located approximately 1km to the north east of the town centre of Scunthorpe within an area where industrial development is well established. The application site itself is immediately west of Winterton Road and is itself accessed from Hargreaves Way.

At present the site to the west of the application site is being developed and has been developed or has planning permission for 18 industrial/commercial trade counter units of various square footages. Many of these have been sold or let prior to being developed meaning that the wider site is becoming well established and populated by a range of start up or established businesses that have relocated to the Sawcliffe Industrial Park.

To the east of this site lies a wildlife area developed as part of a wider strategic area of the site for Biodiversity Net Gain and whilst there have been subtle changes to the area as the development of the units has progressed from Hargreaves Way/Weaver Court, a comprehensive ecological assessment has been provided with this and previous submissions that have addressed the needs of the whole site inclusive of this are of land and this hybrid planning application.

The application site is largely flat and level with no significant level changes that would affect its development. It does sit at a slightly lower level than the developed areas to the west, but with a new access proposed from Hargreaves Way, that issue is mitigated against.

Presently there are no established boundaries within the site other than security/palisade fencing that defines the boundaries of neighbouring units and those under construction. To the north along the Hargreaves way frontage there is an established mx of hedging and sporadic tree planting with further palisade security fencing and hedging to the southern boundary where the existing secure storage area is to be extended into.

Materiality in the area is generally consistent with units being an anthracite profile sheet cladding exterior with a contrast flashing provided. This is consistently applied to this development with a contrast in the flashing to provide both continuity with a slight point of difference. The wider area presents a much more diverse palette of material choice.

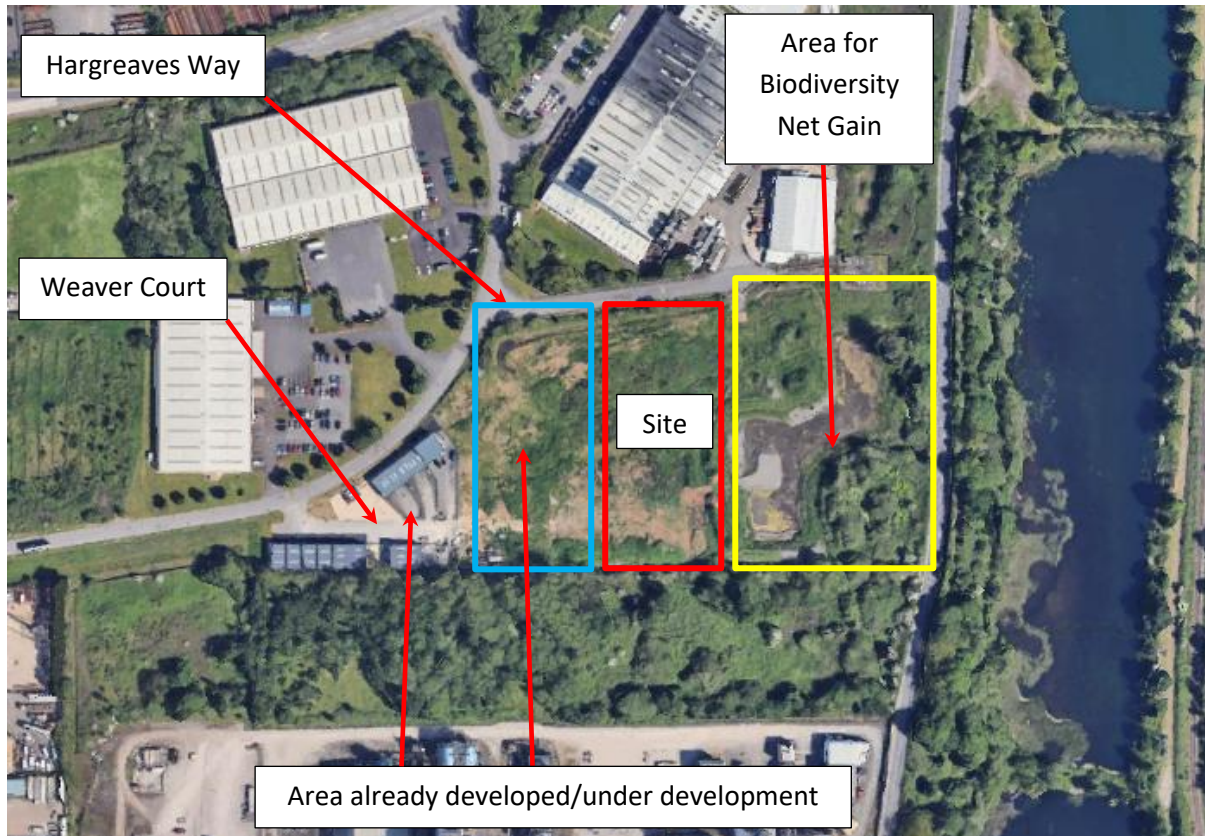
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The site is not allocated within the adopted local plan but as confirmed does lie within an established industrial setting. As a result, we are of the view the location is seen as one that can support further similar growth. The site is not within or near a conservation area and there are no listed buildings in the locality.



Source – Google Maps

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Source – Google Maps

3 – PLANNING HISTORY

There have been a series of planning applications generally for a parade of units or individual developments that have been submitted on a design and build basis. This submission seeks to provide a more comprehensive picture of the remaining development proposals for the site, with the flexibility to create further opportunities for bespoke design and build packages for a specific client.

4 – DEVELOPMENT PROPOSALS

The proposals are for a hybrid planning application for the outline erection of upto 1280sq metres of industrial floorspace with means of access included & full planning application for the erection of 5no. industrial units, 5 offices & a meeting room, and extension to existing storage area including provision of a new vehicular & pedestrian access.

The works will compliment what exists elsewhere at the Sawcliffe Industrial Park and facilitate business growth and relocation for and of businesses and lead to increase employment opportunities for the local community.

The provision of a business hub/flexible office space will provide for a gap in the existing market for persons seeking a dedicated meeting place or hot desk arrangement for short term lets.

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5 – LOCAL AND NATIONAL PLANNING POLICY

The development plan comprises of the recently revised (December 2024) National Planning Policy Framework (NPPF) and the South East Lincolnshire Local Plan 2011-2036 adopted on 8th March 2019.

Nationally from the NPPF, the applicable sections are:

Section 2 – Achieving sustainable development

Section 6 – Building a strong, competitive economy

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well designed spaces

At a local level:-

North Lincolnshire Core Strategy:

Policy CS1: Spatial strategy for North Lincolnshire

Policy CS2: Delivering more sustainable development

Policy CS3: Development Limits

Policy CS5: Delivering Quality Design in North Lincolnshire

Policy CS11: Provision and Distribution of Employment Land

Policy CS19: Flood Risk

North Lincolnshire Local Plan:

Policy IN3: Industrial and Commercial Development in the Urban Area, Principal Growth Settlements, South Humber Bank (including North Killingholme Airfield) and Humberside International Airport

Policy T2: Access to Development

Policy T19: Car Parking Provision & Standards

Policy DS1: General Requirements

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Policy DS16: Flood Risk

Housing and Employment Land Allocations DPD (2016):

Policy PS1: Presumption in favour of Sustainable Development

Settlement Inset Map: 36 – Scunthorpe

6 – DESIGN COMPONENTS

Use

This is a location within which there are a range of commercial and light industrial uses prevalent and where North Lincolnshire Council have permitted enhancements to the choice and delivery of further growth.

The proposals the subject of this application are to create additional employment opportunities through the provision of variety of different units and a bespoke ‘business hub’ which will create a flexible office and meeting area for short term rental.

Given the site is located in an area of other industrial/commercial uses, and despite the fact it is not specifically identified as an area for consolidation and growth in employment there are no concerns that the proposed works would introduce a use or type of development that would not be readily assimilated into its environment.

In relation to the character of the locality, and range of established businesses and associated commercial activities the scheme, and the variety in the vernacular of the commercial buildings we do not consider that the range of development identified here would be at odds with what already exists both in use and appearance inter alia.

As a result of the above factors, no other uses have been considered for this site.

Amount

This is an hybrid application which will provide for upto 1280sq. metres of floorspace as part of an outline element to the application and 480sq. metres of industrial floorspace, a dedicated business hub with office space and a meeting room as well as an increase in the existing area for secure storage along with a new vehicular and pedestrian access from Hargreaves Way to service this phase of the development. Parking and turning is facilitated as identified on the proposed site layout plan with any additional parking provided on street in and around the development as happens elsewhere on the Sawcliffe Industrial Park and wider industrial areas adjacent to this site.

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Scale

The scale of the development is dictated by not only that which exists adjacent to the site, but also due to the spatial requirements that present themselves here. Aspects such as overturning (building regulations) have dictated the scale and position of the units that form all of this hybrid submission. Generally they are all low scale and commensurate with what already exists to the west of this site.

Nevertheless, the overall scale and footprint of the proposed units in both the outline and full forms of this submission will appear subservient in height and footprint to the existing developed premises to the west due in part to these being largely design and build projects, but also down to site levels and contours which fall gradually from west to east where the area of Biodiversity Net Gain is provided. Given the nature of the landscape and the variety in the scale, footprint and appearance of the buildings and uses across the wider Sawcliffe Industrial Park area and further afield, we are of the view that the choice to propose a subservient buildings of a similar appearance would be suitable and not have any adverse impact upon the character or appearance of the immediate and wider locality.

Landscaping

The site is currently laid to either crushed road planings (used for parking by contractors) and mud (having been cleared of its previous overgrown state). As part of the scheme, hard and soft landscaping is proposed to reinforce what already exists and what can reasonably be expected upon and within an industrial setting. As part of previous submissions, Biodiversity Net Gain was considered and developed in line with the requirement to deliver a minimum of a 10% net gain. This is achieved within the undeveloped area to the eastern end of the wider site which is within the ownership of the applicant and has already been developed and previously agreed. The development of the business hub has sought to provide aspects out across this area.

Appearance

The proposed development of the parade of units and the business hub is designed to ensure continuity across the whole of the Sawcliffe Industrial Park with the anthracite profile sheet cladding and contrasting flashings to all the existing and proposed built development. This offers both identity in general appearance but also individuality and an ease of being identifiable to visitors/customers as to where they may be located upon the whole development. Once completed the whole development will provide uniformity and read as a contiguous scheme rather than a piecemeal development of a range of industrial/commercial units developed in an ad-hoc fashion. This is viewed as an important facet in the evolution of the whole development.

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8 – ACCESS COMPONENTS

There is proposed to be a new and dedicated access that will service this application site and it has been designed and laid out such that financially roads and services can be installed in an ordered manner and to allow wider choice and flexibility for potential design and build clients who will require a bespoke unit delivering. All access (pedestrian and vehicular), parking and turning will be taken from Hargreaves Way and in the manner identified on the submitted proposed site layout plan. The access will be safe and functional.

Connectivity between the existing premises and the application site can still be achieved given the hybrid nature of the application.

Perimeter paths and level access will be provided to allow a safe and functional means of escape from all parts of the buildings and this site overall.

None of the arrangements will have any adversely affect the character and appearance of the locality.

9 – CONCLUSIONS

In terms of the up-to-date national policy direction as covered by the Revised NPPF (December 2024) and the adopted development plan, it is respectfully considered that the proposals that are all within an area that is seen as a suitable location to promote business growth. Whilst it is not an allocated site, the planning history of the land to the west confirms that the proposed development will be supported in principle.

The form, scale, proportions and appearance of the existing built form are such that the addition of the proposed parade of units, business hub, increase to the area of secure storage (as part of the full application) and arrangement of the 'outline' element of this submission would all be acceptable in all respects and have no adverse impact upon the character of the immediate and wider locality, nor would there be any conflict of use given the range of businesses already operating in the area.

There are no issues in relation to the issue of Flood Risk, which have been fully addressed by way of a previously approved full drainage strategy.

The scheme contributes to and has already demonstrated the ability to address the need to provide a 10% net gain for biodiversity.

All issues pertaining to contamination across the site have also been addressed and mitigated against. Again a full assessment and report has been previously approved that covered the whole site.

Consequently, the proposals are fully supported by the adopted Development Plan which includes the Revised NPPF (December 2024) and the adopted North Lincolnshire Local Plan and North Lincolnshire Core Strategy and should be approved without delay for the reasons aforementioned.