

DESIGN AND ACCESS STATEMENT FOR THE CONSTRUCTION OF INDUSTRIAL UNITS REDSTONE INDUSTRIAL ESTATE BOSTON Lincs

Geographical Location

The Borough of Boston is located in south-east Lincolnshire, bounded by the Wash on the east, the River Welland on the south-east and to the north-west by the River Witham.

Site

The site is situated within Redstone Industrial Estate, Redstone Road, Boston.

The original site/s incorporated units 7,8 & 9.

The site area is 5,472 sq m. It currently consists of 1 light industry building of 624m².

The site has previously had various planning permissions within the B1-8 use class.

The site is on an allocated employment site as identified in the previous Adopted and Interim Plans and therefore the principle of new industrial/commercial development is acceptable.

Introduction

When preparing this application, the following policies have been taken into account:

NATIONAL POLICIES

- Delivering Sustainable Development

The principal policies to which this application relates are:

SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-36

**PROPOSED POLICY 'DESIGN OF NEW DEVELOPMENT' and
'DEVELOPMENT MANAGEMENT'**

**WHICH WILL INCLUDE THE DEVELOPMENT ON ALLOCATED
EMPLOYMENT SITES**

**PLANNING PERMISSION WILL BE GRANTED FOR EMPLOYMENT
DEVELOPMENT, COMPRISING BUSINESS, GENERAL INDUSTRY**

**STORAGE OR DISTRIBUTION DEVELOPMENT (CLASSES B1b and c, B2 AND
B8 USES):**

**PARTICULAR ATTENTION TO POLICY 7 (IMPROVING SOUTH EAST
LINCOLNSHIRE EMPLOYMENT LAND PORTFOLIO)**

THUS, UTILISATION OF EXISTING ESTABLISHED EMPLOYMENT SITES

Design Principles

It is proposed to construct a new industrial building suitable for 11 units.

Approximate additional floor area amounts to 1276m².

The structure of the property is to be traditional in style similar to other units already existing on the estate

Building materials for the units will consist of blockwork with cladding to upper sections and roof. Mainly grey in colour.

The design theme will be of low pitch roofs.

Aluminium powder coated windows, doors and framing to glazed sections style as shown on drawings.

The appearance of the development will endeavour to fit seamlessly into the existing environment thus preserving the character of the area.

Layout

The proposed industrial complex is to be built in a recognised industrial area and will consist of a rectangular shaped arrangement

The overall building complex will be split internally into individual units for rent and the accommodation will consist of open space on ground floor with WC facilities.

The complex is to be of high quality consistent with current Building Regulations.

Access

The site is accessible off an established link road (Redstone Road) via the main A16 road.

See Transport Assessment for likely impact.

The individual site will be accessible by one entrance (others closed off as requested by highways). Large double gates acting as security.

The intention is to restore a frontage to the previous entrances and provide a footpath to highway standards.

Parking on site will be made available as well as plenty of local alternatives as indicated within the Transport Assessment.

Parking

The site is to cater for vehicles/vans/cycles and motorcycles. Please refer to Transport assessment.

Electrical Charging points

The site is to have electrical charging points made available.

Landscape

Limited landscape due to the nature of the site.

Finally, it is the aim to improve the appearance of a much neglected 'Brownfield' industrial site.

Conclusions

The key strategic and adopted local plan policy considerations identify and support in principle the provision of industrial/commercial development on this site in Boston.

Having regard to considerations set out in this statement, we are strongly of the view that the proposed employment uses are desirable in planning, social, and economic development terms. It will act as a catalyst and assist with promoting urban regeneration for Boston and should therefore be given favourable consideration by the Council.

DAS
APR 2021