

PLANNING STATEMENT IN SUPPORT OF PRE APPLICATION ADVICE FOR THE DEVELOPMENT OF 11 NUMBER UNITS UNDER INDUSTRIAL B2 (GENERAL) USE CLASS AT UNITS 7-9 INCLUSIVE, REDSTONE INDUSTRIAL ESTATE, BOSTON

The Statement

This Planning Statement has been prepared in support of a Planning Application for the construction of 11 nr industrial units on the existing site known as 7-9 Redstone Ind Est.

The Statement outlines the planning policy context that supports sustainable development proposals on the application site.

A Design and Access Statement, Transport Assessment, Air Quality Statement and Flood Risk Assessment are included within the application. This statement should also be read in conjunction with those documents.

The Site History

The application site lies within an established industrial and employment site close to the built-up area of Boston as defined in the Boston Borough Local Plan.

The extent of the site includes one existing office/industrial block type building.

The proposal seeks to construct 11 industrial units very similar to that constructed on a large number of sites currently siting within Redstone Industrial Estate.

The Building/s

The proposal relates to constructing 11 nr industrial units.

The buildings will consist of brick built or steel portal framed construction. The buildings are of a substantial construction and no significant works have been required to reuse the buildings.

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.

(An example of the type is included ref: 21/RIE 7-9/03)

The Use

The site is to be made available to various occupants carrying out business activities within the B2 range of the Use Class Order. This will provide accommodation and ultimately employment to many within the Boston & surrounding areas.

Access

The site is accessible off an established link road (Redstone Road) via the main A16 road. The individual site will be accessible by large double gates. There will be room for parking vehicles but ensuring there is adequate turning space for all site users.

Planning Policy Considerations

The main policy consideration has obviously been the South East Lincolnshire Local Plan 2011-36 with particularly reference to the development on allocated employment site/s, which this is one.

Redstone Industrial Estate has been established for many years but this site being vacant for a number. The plots 7-9 inclusive actually only have one established building with the site being very underutilised.

The intention is to construct a number of individual units to increase the capacity of the site as well as making industrial type units available to small businesses via renting.

By doing this it increases the potential of this site substantially and also the opportunities of additional employment within the area.

Conclusion

This proposal provides a perfect opportunity for developing an existing industrial site into a more concentrated established employment site. The site is secure with access being established previously.

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