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PLANNING, DESIGN & ACCESS STATEMENT

Erection of Extension to Existing Office Building



Integra Buildings

Hedon Road

Paull

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Introduction & Proposal

1.1 The application involves an extension to the applicant's existing office building which is located centrally within their site which lies on the south side of Hedon Road, just east of Paull. Its location is shown by an arrow on the aerial photograph below.



1.2 The applicants' business is the manufacture of prefabricated buildings for use in education and health establishments. Following the successful move to Paull from Burstwick a few years ago the business has grown and continues to do so and requires more office space.

1.3 The proposed extension to the office building will be located on the north-eastern side of the existing office building on a part of the car parking area. The location is shown shaded grey on an extract from the site plan reproduced below.

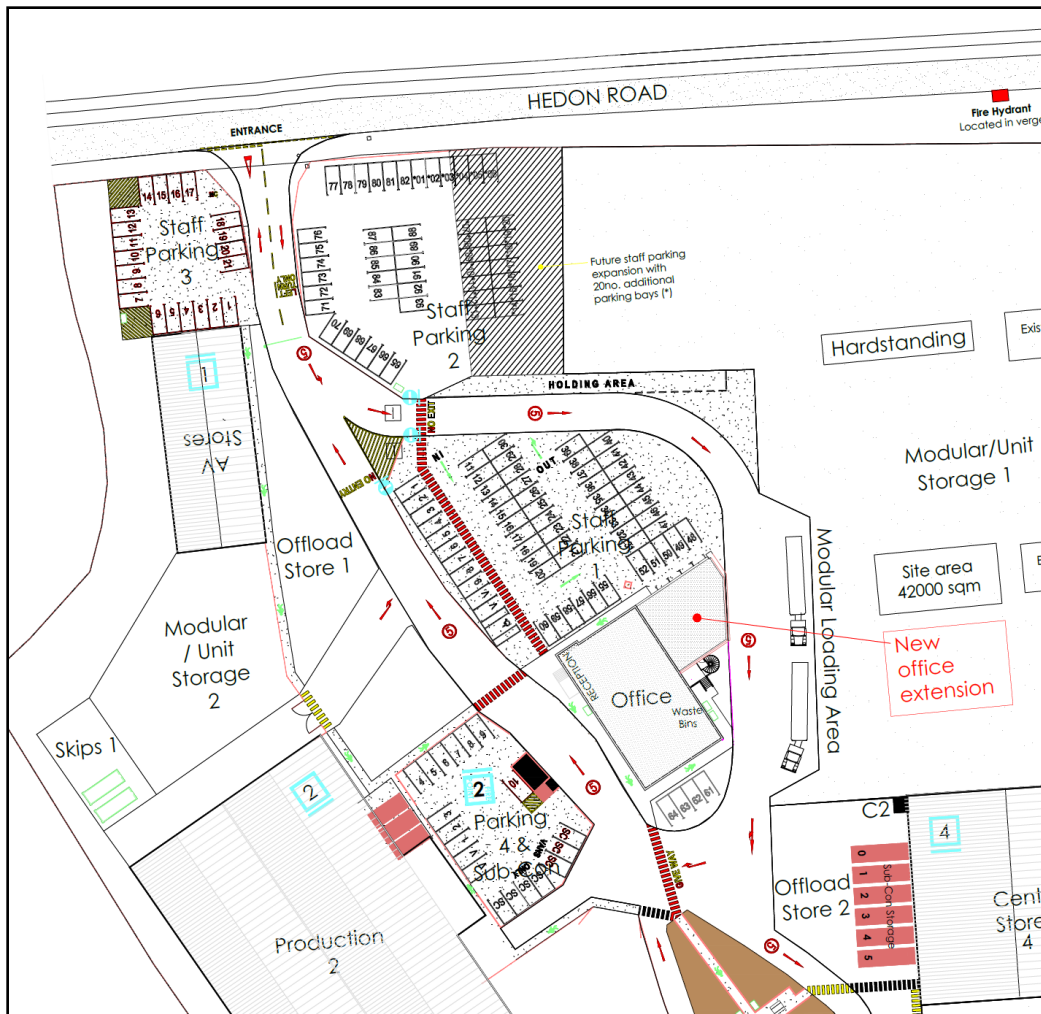


Figure 1: Proposed Site Plan - extract

Planning Policy

2.1. The Development Plan comprises the East Riding Local Plan (2016). The National Planning Policy Framework (The Framework) 2021 is a material consideration.

2.2 Local Plan policy S1 expresses a presumption in favour of sustainable development and that the Council will take a positive approach to such development. The site and the existing premises are outside settlement boundaries as defined on the Local Plan Policies Map.

2.2. Policy S4C supports certain development in the countryside outside development limits where proposals respect the intrinsic character of their surroundings. One

form of development that will be supported under the provisions of this policy is employment uses in accordance with Policy EC1.

2.3. Policy EC1 supports the growth of the East Riding economy and encourages development that contributes to the modernisation and development of the local economy. EC1D relates to employment development outside of development limits and it is supportive of such development where it is of an appropriate scale to its location and respects the character of the surrounding landscape. In particular it states that proposals should:

1. Be within or adjacent to an existing industrial estate or business park;
2. Involve the expansion of an existing business;
3. Involve the conversion of an existing building; or
4. Have a functional need to be in a particular location which cannot be met on either a nearby allocation, or on a site which satisfies any of the above criteria.

2.5 Policy ENV6 requires developments to have regard to flood risk and to apply the sequential and exceptions tests.

2.6 Policy ENV1: Integrating High Quality Design – expects development proposals will contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use; and seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water. It also states that development will be supported where it achieves a high quality of design that optimizes the potential of the site and contributes to a sense of place.

Merits of the Proposal

The Principle of the Development

3.1 Integra Buildings have now been fully operational at their site at Paull for 5 years since the relocation from Burstwick in July 2018. The site at Paull has been a key driver in the development and progression of the business, taking it from a £16.9M turnover with 86 direct employees to a £30M turnover business today, which currently employs 180 direct members of staff from the Holderness and surrounding areas.

3.2 This proposal will allow more space for existing employees and cater for an expansion in staff as the company expands going forward. New business investment, securing and creating jobs and improvements is a positive aspect of this proposal. As such it chimes with Local Plan policy S1's commitment to take a positive approach that reflects the Framework's presumption in favour of sustainable development; and commits to working with applicants so that proposals can be approved for development that improves the economic, social and environmental conditions in the East Riding.

3.3 The site lies within what the Local Plan identifies as countryside but is on the site of the applicant's existing business premises and therefore the proposals accord with policy EC1D bullet points 2 & 4 – Involve the expansion of an existing business; and have a functional need to be in this location as the site is within the applicant's existing premises and close to the strategic highway network to serve its nationwide customers.

Flood Risk

3.4 A new Flood Risk Assessment is not submitted with the application as the proposals, being an expansion of an existing building on site and does not involve any ground floor office space passes a sequential test and an exceptions test as, like the existing office building which has its ground floor raised well above ground level, the development will be safe from flooding and not cause flooding elsewhere.

3.5 However, the previous flood risk assessment prepared for the office building is included in the submitted documents.

4 Design & Access

4.1 **Planning Policy:** The Framework promotes high quality design as an aspect of sustainable development. Local Plan policy ENV1: Integrating High Quality Design – expects development proposals will contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use; and seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water. It expects developments to have regard to the specific characteristics of the site's wider context

and the character of the surrounding area; having an appropriate scale, massing, height and material; and having regard to the amenity of existing properties.

4.2 **The proposal:** The existing office block is rectangular in shape and has a modern design, typical of an office building with lots of glass and blue feature banding. The proposed extension would continue this theme as shown on the concept elevations below.



Figure 2: Front and side (north-west) elevations



Figure 3: Rear Elevation

4.3 **Form, Massing & Scale:** The proposed building will have a simple 'box' form and have the same scale and proportions as the existing office building.

4.4 **Materials:** Materials to be used in the walls will match those of the existing building.

4.5 **Access & Parking:** The existing access will be used and car parking will be retained underneath the first floor as an undercroft.