Proposed Storage Building
Fen House Farm Bungalow
Broadgate
Gedney Fen Gedney PE12 0DG

(retrospective application)



PLANNING STATEMENT

Incorporating Flood Risk Statement

August 2024

mlp Moulton Land and Planning

Introduction

This is a full planning application (retrospective) for the erection of a detached storage building at Fen House Farm, Gedney Fen.

The application is supported by the requisite drawings, completed application form, and this Planning Statement.

Application Site

The application site is located in open countryside and within an agricultural holding which extends to approx. 4 hectares (10 acres). The site has an existing access from Broadgate and the subject building is approx. 135metres back from the public highway. To the rear of the application site are a group of industrial buildings and yard.

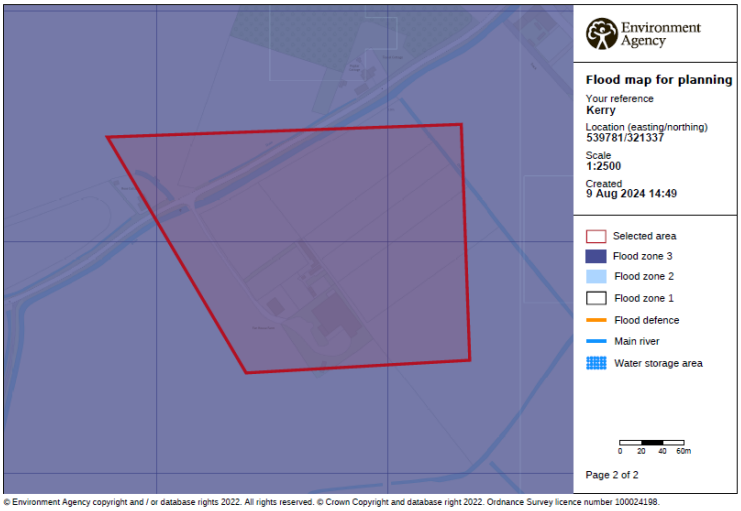
The Proposal

The Applicant requires appropriate and secure storage for machinery and other valuable items on the Holding which are necessary for maintenance of the land and has erected a detached building within the existing yard. On a technicality the siting of the building close to the southern boundary has triggered the requirement to obtain formal planning approval.

The building is of an attractive appearance using horizontal cladding to the elevations under a pitched roof comprising insulated profile roofing and has no adverse impact on the character of the area.
It is set back some considerable distance from the public highway and is partly concealed by a mature hedgerow. There is also a backdrop of large asbestos clad industrial buildings to the rear.

Flood Risk

In common with many large areas of the District the application site falls within Flood Zone 3 of the Environment Agency Mapping.
It is therefore relevant to refer to refined Flood Risk information using Hazard and Depth Maps within the South East Lincolnshire Strategic Flood Risk Assessment.
This indicates a maximum predicted flood depth of 0.5m.
As the building is non- habitable there is no requirement for floor levels to be raised and the building has been constructed using flood resilient materials.



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Conclusion

This is a very straightforward application, albeit retrospective, for a modest detached storage building within an existing yard. There is no adverse impact on the character of the area nor any adverse impact on adjacent land uses. The building is of traditional form with a pitched roof and using durable and appropriate external materials which will provide the secure storage that the applicants require for the equipment necessary to maintain the wider application site.

Alan J Finch
August 2024

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