

Full planning permission for the erection of a single storey portal frame agricultural store at Brand D E and Sons, Berkeley House, Birds Drove, Surfleet, Spalding, PE11 4BE

Supporting Statement

Introduction

This design and access statement provides supplementary information for a FULL planning application.

This document has been prepared in accordance with the CABE guidance 2006 (Design and Access Statements How to write, read and use them) to accompany the formal planning application submitted to South Holland District Council.

Brand D E and Sons is a well established and thriving business in the agricultural sector. The business is located on Birds Drove, Surfleet, in a predominantly agricultural location. Over the years the business has expanded and is still expanding.

The applicant's are requiring additional storage of agricultural produce before distribution, and it is the intention of the application to seek permission for a new agricultural store.

Supporting Statement

Brand D E and Sons is a thriving and expanding business that requires additional storage space on site for agricultural produce.

The site currently has a substantial concrete hardstanding area that is used for parking agricultural plant on. It is the intention to use part of this concrete hardstanding for the siting of the agricultural store and extend the concrete hardstanding to allow for articulated HGV's to turn the sharp corner following entrance into the site.

The introduction of the agricultural store allows for the storage of the additional produce, ensuring the safety and correct environment for the produce to be stored in.

The proposed building is a substantial in size and scale, but is of a size and scale similar to surrounding units on the site. The building is to be finished in a white colour, that matches the existing buildings on site and those in the surrounding area.

The site has its own vehicular access from the public highway, allowing for a one way system to be implemented.

The site is located off Gosberton Road and is very close to the A16, a major highway for traffic flow, however it is felt that the addition of the building will have minimal increase on the traffic flow from this road.

The hardstanding currently has its own surface water dispersal system to a soakaway and it is the intention to use this for the agricultural store. The building has no increase on area to that of the hardstanding that is lost.

It is considered that the proposal meets the local planning policies, national planning policy framework and supporting consultant's criteria.

Flood Risk Assessment

The site is located in a category 3 flood risk zone. The proposal will be used for storage in relation to an agricultural site and according to Table 2 of the National Planning Policy Framework is classed as Less Vulnerable. The proposal can therefore be set at a level in conjunction to the land around it. The existing hardstanding that the building is to be located on already has its own surface water dispersal system in place, further reducing the risk of flooding.

Air Quality Assessment

We have considered air quality as part of this development and do not consider there is mitigation that can be implemented as part of this development. The proposal does not undertake any industrial processes that produce pollution.