

DESIGN STATEMENT & FLOOD RISK ASSESSMENT
The Astro Farm, Roman Bank Crosses,
Long Sutton. PE12 9AT



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LOCATION:

Post code: PE12 9AT

Map reference: 434213

Easting: 543443 Northing: 321399

Lat: 52.771139 Longitude: 0.12481391

Area : 11500 sq m 2.84 acres, 1.15 hectare

PROFILE:

Astrological Products <https://www.astrologicalproducts.com/> are a worldwide leader in saving used Astro Turf from Landfill by recycling into further sustainable uses for the Plastic / Rubber / Sand components in a 100% waste free process.

COMPANY HISTORY:

From a small start in 2012 Astrological Products, based at the Roman Bank Crosses site, initially created hanging basket liners using the waste Astro Turf product.

Astro Turf use started to grow in the early 2000, with an 8 to 10 year life span as a turf , the next decade saw an abundance of the product heading to landfill.

Creative in the process of recycling Astrological have grown the usage range to the present status of world-wide supplier of products for

- Hanging basket Liners.
- Muddy Farm Gate Way tracks.
- Door mats.
- Golf Course Bunkers.
- Gabion basket filler.
- Flood Protection Barriers.
- Equestrian surfaces—Rubber.
- Equestrian surfaces—sand.
- Shooting range noise barriers.

Production methods have also moved with the times , electric cutters replacing the original hand cutters. Likewise the number employed has grow from just 2 to the present 12.

SITE HISTORY.

The site was originally a Mushroom farm, operating 24 hours a day, with a constant turn around of delivery and collection at the Northern end of the site.

In 2010 Planning was granted on the middle section of the site for the storage of Classic motor vehicles—the buildings forming part of this application area are so still used.

In 2013 the permission for the South section H11-10401-12 was granted.

To deter joy riders and trespassers a 2.50m high green metal security fence and gates were erected along the North east boundary—part obscured by the higher hedge

PROPOSAL:

The growing Worldwide concern and initiatives over Climate change, single use plastic and recycling must only focus more the need to utilise processes employed here in Long Sutton by Astrological Products .

South East Lincolnshire Local Plan 2011—36 under Section 4—Promoting Prosperity and Employment Opportunities

Though not listing the site—despite being shown on the Policies map as ‘works’ -

Under ‘Other Employment sites’ (page 47) it states existing business will be supported provided the proposal involves the reuse of previously developed land or the conversion/ reuse of redundant buildings.

This site would therefore appear to qualify

The existing Planning permission H11-10401-12 is now out of date and requires updating under a Change of use application to permit:

Permitted use to include:

Astro Turf Recycling Centre:

To cover the whole site—(less the buildings used for Classic Car Storage under permission H11 0933 / 10)

Use of the premises for the industrial processes involved in the recycling of Astro Turf and components (plastic, sand, rubber)

The mechanical powered vehicle unloading/loading/ handling / stacking of original and finished product Storage externally and internally of used Astro Turf and components

The Cutting , Shredding, handling and packing, using hand or mechanical powered tools / machinery, in the course of production of the various recycled products.

Office and staff welfare accommodation associated with the above processes.

The location of External Storage, cutting / shredding etc is shown on the accompanying plan

Noise:

No change to the present noise level is anticipated—the cutting and chopping processes all carried out at the Southern end of the site.

Noise level conducted on the road at the midway entrance on Monday 15th July 2019 around 15.00hrs—with a local resident running a lawn mower showed the following over a 2 minute period

No on site machinery running

Average 61.7 dB

Maximum 76.8 dB

All machinery running on site

Average 58 dB

Maximum 73.2 dB

In conclusion no noticeable difference—the influence of a lawn mower producing a higher reading

PROPOSAL: continued

Working Hours:

No change in the present working hours is envisaged.

Weekdays 8am to 17.00 hrs

Saturdays 8am to 13.00 hrs

Fumes:

There is no Smell issue or Fumes with any of these processes,

Fencing:

2500mm high 'Palisade' style Green colour finished metal pointed top security fence and pair of Gates located as shown on Plan along part of the North East Boundary



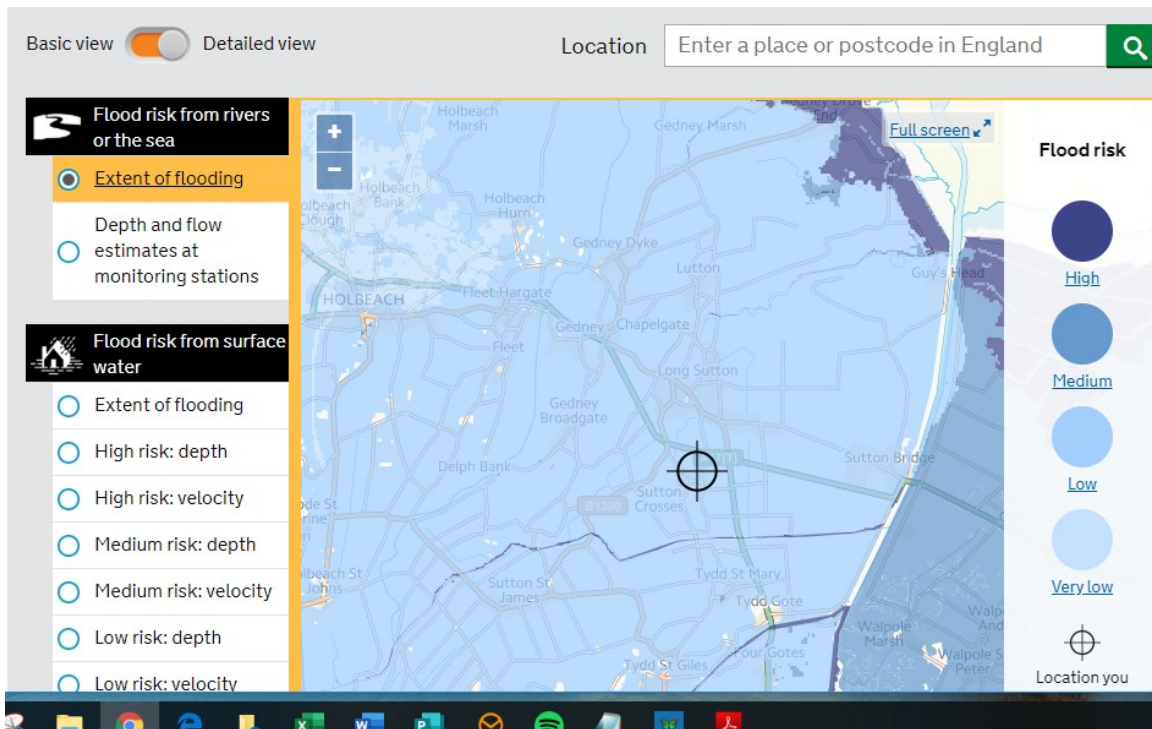
Waiting Area:

Proposal to erect a 2500mm high security fenced 'compound' with gates—site side of the main gate to enable large lorries to pull off the road whilst arrival is processed - shown on Plan

FLOOD RISK ASSESSMENT

From the Environment Agency Flood Long Term Flood risk maps the site is shown initially in an area coloured Zone 3

However when dialling down into source and extent of flooding the site is shown as 'Low Risk' from River and Sea Flooding and at 'no risk' from 'Surface water' or 'Reservoirs'



Low risk is defined as:

Flood risk from rivers or the sea

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

In conclusion:

The application contains no residential accommodation—the actual risk of flooding appears less than 1% - no recorded flooding has occurred in the last 7 years of the present business