

DESIGN & ACCESS STATEMENT

PROPOSED ONION DRYING & CONDITIONING STORE
LONG LANE
MOULTON
LINCS
PE12 6PP

FOR

MOULTON BULB CO. LTD



COOPER ARCHITECTURAL DESIGN
90 WINSOVER ROAD
SPALDING
LINCS
PE11 1HA

1. Introduction

This Design & Access Statement accompanies a full planning application for the erection of an Onion Drying and Conditioning Store.

It should be read in conjunction with the following drawings:

Drawing No's.

2011-01-B –1:500 Block Plan - 1:2500 Location Plan

2011-02-B - 1:100 Proposed floor plan – Section - Elevations

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application, the following policies have been taken into account:

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 1 – Building a strong, competitive economy.
- Section 7 – Requiring good design.

SOUTH HOLLAND LOCAL PLAN 2011 - 2036

Policy 4 – Approach to Flood Risk

Policy 7 – Improving South East Lincolnshire's Employment Land portfolio

Policy 28 - The Natural Environment

Policy 29 - The Historic Environment

Policy 31 - Climate Change and Renewable and Low Carbon Energy

These policies form the basis upon which this application has been designed.

2. Use

The application site covers an area of 9.0 Ha. The total area of the existing Storage and Packing buildings is 29,440 m² of which 365 m² is for Office space.

The proposed Building will be for the Drying, conditioning and storage of bulk boxed Onions prior to packing.

3. The Site

The application site is located on Long Lane Moulton Linc`s PE12 6PP.

The application site is an established Onion packing plant which has been in Industrial use for many years.

The site is bounded to the East by Long Lane, where there is a controlled access. The site is bounded to the North & South by existing mature trees and hedges and to the West is Whaplode River. The proposed building is to be sited in the Northern corner of the site.

4. Amount

The proposed will have an additional 2960 m² of new floor space, 2586 m² will be for the boxed storage and conditioning of onions. The remainder will be a covered storage/access area.

It will, externally, be 96.735m long x 31.927m wide x 9.50m to the eaves and 12.53m high to the ridge. The building will be entered via 4.0m wide x 4.0m high insulated slide over doors to the South - East elevation.

Drawing no. 2011-01- B indicates the 1:2500 location plan and the 1:500 block plan showing the relative position of the Extension.

Drawing no. 2011-02 – B indicates the 1:100 proposed floor plan, section and proposed elevations.

It is anticipated that no additional members of staff will be required to operate in the Store.

6. Appearance

The proposed design of the elevations is considered that of a design appropriate for the area and will be constructed in accordance with that of the existing buildings on the site, namely:

Roof cladding - Trapezoidal profile plastisol coated steel.
Colour: Goosewing Grey RAL 080 70 05 - BS 10A05

Vertical cladding - Trapezoidal profile plastisol coated steel.
Colour: Olive Green RAL 100 30 20 - BS 12B27
with trims to match.

7. Access

Access to the proposed Store will be via the existing access off Long Lane then via existing concrete roadways and hard standings. There is good visibility at the access from Long Lane in both directions. Parking and lorry turning is unchanged.

8. Hours of Business and Vehicle movements

Hours of business will be unchanged.

Vehicle movements to and from the site will be reduced as will the amount of lorry parking. Under present circumstances lorries arrive at this site with fresh onions which are weighed then taken to an off-site storage facility and subsequently brought back to site for packing.

If the new building is approved and constructed those onions will be brought to site and remain on site to be stored, dried and weighed.

The on-site storage and drying normally commences in August/September and the onions remain in the store until May before being removed for packing.

9. Flood Risk

The majority of the site is situated within Zone 2/3 of the Environment Agency Flood Mapping. However, the Southeast Lincolnshire Strategic Flood Risk Assessment carried out in 2017 shows the site to be in an area at no risk of flooding. It is therefore concluded that the proposed buildings' finished floor levels will be to match those in the existing buildings and hard standings.

10. Conclusion

The heart of the National Planning Policy Framework 2012 states that there should be a presumption in favour of sustainable development. This proposal is in accordance with the above-mentioned policies, and it is hoped that this application will be favourably considered.