WHITE PEAK Planning

Planning, Design and Access Statement

Sutton Bridge Storage Area Extension

The Scotts Miracle Gro Company (UK) Ltd

October 2015

Ref: 2015.013.001a

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Authorised for and on behalf of White Peak Planning Ltd.



Rob White
Director

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

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1.0 Introduction

1.1 The Planning Application

1.1.1 This Planning Design and Access Statement accompanies a planning application submitted to South Holland District Council (SHDC) by White Peak Planning on behalf of Scotts Miracle Gro Company (UK) Ltd.

1.1.2 The application is for:

The hard-surfacing of an area adjacent to the existing storage facility to provide additional bagged, finished compost product storage, within the operational works of Scotts Miracle Gro Company (UK) Ltd, at Greenworld Park, Sutton Bridge, Spalding, Lincolnshire, PE12 9EX.

1.1.3 The purpose of development is to create additional storage space for the composting factory operation to be used for bagged, finished compost products usually stored on wooden pallets.

1.1.4 The proposed development will be located within the existing operational boundary, adjacent to the existing storage area and away from residential dwellings, in order to minimise potential impacts and ensure accordance with the development plan.

1.1.5 A similar application was consented in 2014 for an extension to the storage area and at the time, the capacity of the extended storage area was sufficient based on the throughput of the site. However, a new contract for the supply of finished compost products has been secured by Scotts, which was not known of at the time of the previous consent, and requires greater storage capacity at the site due to the necessary increase in throughput.

1.1.6 Therefore, this application is for an extension to the storage area in order to meet this increase in demand.

1.2 Planning Application Documents

1.2.1 The planning application comprises the following documents:

- Planning application form and certificates
- Drawings pack including:
    - Site Location Plan
    - Site Plan
    - Block Plan
- Planning, Design and Access Statement
- Flood Risk Assessment

1.3 Report and Structure

1.3.1 Following this introductory chapter, this report is structured as follows:

Chapter 2 describes the application site, a brief summary of the development proposals, the site's planning history and a summary of pre-application consultation.

Chapter 3 presents the need for the development.

Chapter 4 reviews the development plan position and establishes the credentials of the proposals and their conformity with planning policy and material considerations.

Chapter 5 provides details relating to the design of the proposed development and access during construction and operation.

Chapter 6 provides a summary of the case for the proposed development and its accordance with the development plan.

2.0 The Proposed Development

2.1 The Application Site

2.1.1 The application site has an area of 2,800 square metres and is wholly contained within the existing operational facility at Greenworld Park, Sutton Bridge. The site location and the application boundary are shown in drawing ref: 2015.013.003a.

2.1.2 Greenworld Park is located in Sutton Bridge on the outskirts of Spalding, just south of the A17 dual carriageway and west of the River Nene. It is accessed directly from a slip road after the second exit at the A17 roundabout.

2.1.3 The site lies within Flood Zone 3, and as such a Flood Risk assessment has been prepared as part of this submission. The proposed usage of the site is, however, deemed compatible for this Flood Risk Zone. Details of Flood Risk are provided in document ref: 2015.013.002a.

2.1.4 The proposed storage area is currently a grassed area within the operational boundary of the factory, directly north of the A17.

2.2 The Proposed Development

2.2.1 The proposal is to excavate the existing grass surfacing and topsoil and replace with compacted crushed concrete finished with stone mastic asphalt to the original ground level. The perimeter will be finished with concrete kerbs.

2.2.2 The proposed dimensions of the area are 36m by 78m (approx.). The area would be used for the external storage of bagged finished compost product from the factory prior to shipment. The bagged product would usually be stored on wooded pallets.

2.2.3 The proposed development site is shown in drawing ref: 2015.013.004a.

2.2.4 Further information on the layout of the proposed development is provided in *Section 5*.

2.3 Planning History

2.3.1 The recent planning history for the site is set out below:

Application Ref H18-0577-14

2.3.2 This was a similar application submitted by White Peak Planning on behalf of Scotts on 10th July 2014 and consented on 28th August 2014 for:

'The hard-surfacing of an area adjacent to the existing storage facility to provide additional bagged, finished compost product storage'

Application Ref H18-0874-02

2.3.3 Application H18-0074-02 was submitted by ASB Greenworld Ltd (formerly operators of the site until 2007) on 26th July 2002 and approved on 4th November 2002. The application was for the following variation of condition:

'*Continue use for wood fibre/peat processing/packing with amended hours of operation (Condition 1 of H18/0071/96)'*

Application Ref H18-0117-96

2.3.4 Application H18-0117-96 was submitted by ASB Greenworld Ltd on 8th February 1996 and approved on 24th June 1996. The application was for the following variation of condition:

'Modify Condition 3 to allow movement of heavy commercial traffic onto/off site during extended hours of operation'

Application Ref H18-0071-96

2.3.5 Application H18-0117-96 was submitted by ASB Greenworld Ltd on 22nd January 1996 and approved on 30th April 1996. The application was for the following variation of condition:

'Continue use for wood fibre process/packing with amended months of operation (Cond. 3 H18/0145/95 - November-April)'

3.0 The Need for Development

3.1 Operational Requirements

3.1.1 Although an extension of the outdoor storage facility was granted in 2014 and implemented, a further extension is now necessary to provide for increased output from the factory following the securing of a new supply contract. This requirement for additional capacity was not envisaged during the previous planning application, hence why it was not applied for at the time.

3.1.2 The proposed extension is sized to accommodate for peak periods when stock is built up prior to supplying, usually pre-spring. The business is becoming increasingly seasonal and the manufacturing capacity will be limited due to present storage space restrictions.

3.1.3 Prior to the recent extension of the storage area, Scotts has relied increasingly on the utilisation of off-site storage during peak periods, which can double the necessary resource in terms of product handling and involves additional and unnecessary lorry movements to and from the Greenworld Park site. Scotts now wishes to avoid the need for off-site storage by creating additional on-site storage space.

3.1.4 The range of products in manufacture has widened as the company diversifies into more sustainable raw materials. The Government initiative to reduce, and ultimately phase out, the horticultural use of peat in England by 2020, has brought about an increased production of other 'non-peat' substrates at the factory, hence, the need for more storage space on existing hard standing. The majority of Scotts' range is peat-free and they are committed to long-term peat reduction in their compost in line with Government targets.

3.1.5 Pallet storage is the optimum solution for the outdoor storage of bagged finished product prior to shipping. A solid, level and dry foundation is needed to ensure that the stacks of bagged product are stable when being stored and that the wooden pallets are not affected by standing water.

4.0 The Case for Development

4.1 Accordance with the Development Plan

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

4.1.2 For this application, the development plan comprises the SHDC Local Plan (adopted in July 2006.)

4.1.3 The following policies contained within the Local Plan have been deemed relevant to this proposal:

- Policy EC3 Existing Employment Areas/Premises
- Policy SG13 - Pollution and Contamination

4.1.4 Policy EC3 Existing Employment Areas/Premises states that: *'Proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages and/or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside.'*

4.1.5 The site is within the existing employment curtilage of the factory and as such will not create further intrusion into the surrounding area. It currently comprises an unused space adjacent to the existing storage area which is covered in grass. The proposed usage is for the storage of bagged, finished product only, so it will not be susceptible to the environment, and therefore, will not create unacceptable environmental impacts as a result of its use as a storage facility. The creation of additional access is not required by the proposal. Additional off-site vehicle movements will be minimal and will not affect peak periods. The bagged, finished product will be usually stored on wooden pallets, stacked to a maximum height of four metres, and will therefore not be intrusive to the surrounding area.

4.1.6 The proposed development is deemed in compliance with Local Plan policy EC3.

4.1.7 Policy SG13 - Pollution and Contamination states that planning permission will only be permitted for proposals which *'do not cause unacceptable levels of pollution of the surrounding area by noise, light, toxic or offensive odour, airborne pollutants or by the release of waste products.'*

4.1.8 Due to the use of the storage facility for the storage of bagged finished product, there will be no toxic or offensive odours created by the development. The finished product will be packed in plastic bags and usually stored on wooden pallets. As such, there will be no airborne pollutants or release of waste products as a result of the proposed development.

4.1.9 The proposed development is deemed in compliance with Local Plan policy SG13.

4.1.10 In light of these considerations, the proposal is considered to be in accordance with the development plan and should be approved unless material considerations suggest otherwise.

4.1.11 There are no material considerations which have been identified as relevant to the application.

Conclusion

4.1.12 This section has demonstrated that the proposals are in accordance with the development plan.

4.1.13 Para. 14 of the National Planning Policy Framework (NPPF) refers to the 'presumption in favour of sustainable development' which *'for decision-taking means (unless material considerations indicate otherwise) approving development proposals that accord with the development plan without delay'*.

4.1.14 As the proposals accord with the development plan and there are no relevant material considerations, the 'presumption in favour of sustainable development' applies and therefore, in line with Para. 14 of the NPPF, this application should be approved.

5.0 Design and Access

5.1 Design Principles and Concepts

5.1.1 The application is for the construction of an area of hard-standing of area 2,800sq metres and dimensions 36m by 78m (approx.), for storage of bagged, finished compost product. The bagged, finished product will usually be stored on wooden pallets stacked to a maximum height of four metres.

5.2 Materials and Surfacing

5.2.1 The site will be excavated by approx. 36m by 78m, to a depth of 325mm and rolled and compacted so it can be made suitable for re-surfacing as hard-standing.

5.2.2 On top of a geotextile/terram membrane, will be a 60mm size crushed concrete capping layer, laid to a thickness of 125mm, rolled and compacted. On top of this 60mm sized layer, will be a 40mm size crushed concrete layer, laid to a thickness of 100mm. There will be a total stone foundation thickness of 225mm.

5.2.3 The installation of 150mm x 125mm concrete kerbs to the perimeter of the area will be on a concrete bed with concrete haunch.

5.2.4 The stone foundation will be surfaced with 20mm DBM base course asphalt, laid to a thickness of 60mm, rolled and compacted, with the finish surface being an industrial heavy duty 10mm SMA (stone mastic asphalt), machine laid to a thickness of 40mm, rolled and compacted.

5.3 Site Context

5.3.1 The application site is bounded by the following:

- To the south: the Greenworld Park access road and beyond this, the A17 dual carriageway.
- To the east: managed grassland forming part of the Greenworld Park site.
- To the north: a row of trees bordering a dismantled railway and beyond this, Memorial park.
- To the west: the existing storage area and beyond this, the Scotts factory building.

5.3.2 The application site is wholly contained within the existing operation of Scotts Miracle Gro Company, which is an existing industrial site.

5.3.3 The application site, its surroundings and the surroundings of the Greenworld Park site are shown in drawing ref: 2015.011.003a.

5.4 Construction Access

5.4.1 Access to the application site will be gained directly from the slip road after the second exit at the A17 roundabout. The creation of additional access is not required for this proposal.

5.4.2 The equipment and machinery utilised will be a digger and a road paver machine.

5.5 Operational Access

5.5.1 Operational access to the storage site will be from the main factory facility to the west of the application site.

6.0 Summary and Conclusion

6.1.1 Scotts Miracle Gro Company (UK) Ltd is applying to SHDC for the creation of an extension to the existing outdoor storage facility adjacent to its factory and within the curtilage of its site at Greenworld Park, Sutton Bridge, Spalding, Lincolnshire, PE12 9EX.

6.1.2 The proposed development will provide essential additional storage space in response to increased demand for the products produced at the site.

6.1.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise and for this application, the development plan comprises the South Holland District Council Local Plan, which was adopted in July 2006.

6.1.4 As described in *Section 4.1*, the proposed development accords with the relevant policies of the development plan, and the accompanying Flood Risk Assessment demonstrates that there is no significant flood risk to the site, nor will the risk of flooding off site be increased by the proposed development.

6.1.5 In conclusion, the proposals accord with the development plan and will not result in significant adverse impacts on the surrounding area. Therefore, it is respectfully requested that planning permission is granted.