

DESIGN & ACCESS STATEMENT

**PROPOSED TEMPORARY STORAGE UNITS
HIGH ROAD
WHAPLODE
LINCS
PE12 6UA**

FOR

HORTECH SYSTEMS LTD



1. Introduction

This Design & Access Statement accompanies a full planning application for the temporary siting of three metal storage containers for the use of storing parts used by Irrigation and Glasshouse specialist`s. Also for housing mowing equipment etc used in the maintenance of the overall site

It should be read in conjunction with the following drawings:

Drawing No's.

1908-06 - 1:2500 location plan and 1:500 block plan

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. The Site

The application site is located at the rear of 36 High Road Whaplode Linc`s PE12 6UA. The proposed units are for the storage of equipment used in the irrigation of agricultural and horticultural premises by Hortech Systems Ltd.

The application site is adjacent to other established commercial premises.



3. Use

The application site covers an area of 0.96 Ha. The total area of the proposed storage units is 31.2 m². Two of the units are required for storage of parts required in the irrigation sector of Horticulture and Agriculture. The applicant has their main premises in Hall Gate Holbeach. However, these are not large enough at present. Due to `Brexit` the applicant needs to stockpile parts which are imported from the Netherlands, this hopefully is only a temporary requirement. The third unit is for housing mowing equipment etc. required to keep the overall site tidy and not overgrown.

4. Amount

The proposed storage units will consist of 3 No. 6.1m long x 2.45m wide x 2.65m high metal storage units which can be readily transported by lorry.

Drawing no. 1908-06 indicates the 1:1250 location plan and the 1:500 block plan showing the relative position of the proposed to the adjacent commercial and residential premises

6. Appearance

The design of the elevations is as shown in the photograph above. The siting of the units has been chosen so that they will be well screened by existing hedging and trees from all neighboring properties. There will be no signage related to this facility.

7. Access

Access to the proposed development will be via the existing access off High Road. There is good visibility from the access in both directions. Parking and turning is available on the existing hardstanding on the site.



8. Hours of Business and Vehicle movements

The majority of work carried out by Hortech Systems Ltd. is away from the depot in Hall Gate and therefore workers vehicles normally go directly to the field sites. This facility will only be used for additional storage not available at the main depot.

The proposed will operate between 7.30am and 5.30pm Monday to Friday.

Under normal circumstances goods will be delivered to the main Hortech Systems Ltd. Site in Holbeach and then, as required, transferred by van to the proposed facility. Then, again as required, goods will be transferred back to the main depot. It is anticipated that there will be a maximum of two traffic movements in any one day.

There will be no access for the general public.

9. Flood Risk

The site is situated within Zone 3 of the Environment Agency Flood Mapping. However, the South East Lincolnshire Strategic Flood Risk Assessment carried out in 2017 shows the site to be in an area at no low risk of flooding.

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.