27 April 2015

Dear Sir,

RE: PROPOSED WORKSHOP/STORAGE BUILDING
ALLEN’S SCRAP YARD, STATION ROAD, IRTHLINGBOROUGH

Please find enclosed completed planning application forms, plans and requisite fee in respect of the above-mentioned proposal.

DESIGN & ACCESS STATEMENT

Use, Scale and Layout

The proposed storage building would be located within the confines of an existing scrap yard. It is intended that the building will be used for the storage of scrap metal, which would otherwise be stored outside. Some processing of metal would also take place within the building, involving the use of a guillotine for the processing of metal off-cuts, and a machine for stripping scrap wire. Currently the processing of metal off-cuts and wire takes place within an open-fronted building where employees are exposed to the elements.

The building measures 18 metres x 10.8 metres, has an eaves height of 5.45 metres and a ridge height of 6.9 metres. It is a 4 bay steel-framed building, on a concrete base, which will be clad with box profile metal sheeting. The proposed building would be located behind the hedgerow fronting Station Road, close to other industrial-type buildings located within my client’s adjacent caravan site.
Appearance

The proposed building would be of an appropriate industrial design in keeping with its location, in a scrap yard and adjacent to other buildings of similar design. Most importantly, erection of this building would reduce the quantity of scrap metal stored within the open yard and, thereby, enhance the appearance of the scrap yard and wider locality. It would also improve working conditions for the applicant’s staff.

Access

Access would be from Station Road, via the existing scrap yard. Bearing in mind that the building would accommodate activities and storage already carried out on the land, there would be no increase in traffic associated with this development.

Flood Risk

It is acknowledged that the scrap yard is located within Flood Zone 3 on the Environment Agency’s flood map. Notwithstanding this, buildings used for storage purposes/waste processing (non-hazardous waste) are classed as “less vulnerable” (Table 2 of PPG Flood Risk and Coastal Change), and can be permitted within Flood Zone 3a subject to passing the Sequential Test (Table 3 of PPG Flood Risk and Coastal Change).

With regard to application of the Sequential Test, and although not strictly speaking an extension, the proposed building has a footprint of less than 250 square metres and should be classed as a “minor development” in relation to flood risk (para 046 of the PPG). The notes to Table 3 make clear that the Sequential Test does not need to be applied to minor developments.

Notwithstanding the above, the building can only be built where it is required, which is within the existing scrap yard. There are no areas of the scrap yard which are at lower risk of flooding and, therefore, no sequentially preferential site either within or outside of the existing scrap yard. Clearly, there are advantages to the provision of storage within a building in that, otherwise, in
times or extreme flooding, materials currently stored outside may be carried away by flood waters and create a hazard to life and property.

The building covers an area which already comprises a largely impervious hardstanding and, therefore, would not add to run-off from the site. Notwithstanding this, surface water run-off would be attenuated by the provision of 210 litre water butts for each side of the building, fed by a diverter in line with the rainwater downspout. They would reduce the rate of surface water run-off, whilst also providing a source of non-potable water for use in connection with the scrap business.

Conclusions

The provision of a workshop/storage building would not involve a change in the use of the land, but would enhance the appearance of the scrap yard and improve working conditions. The benefits of the scheme are not significantly and demonstrably outweighed by any adverse effects and, therefore, planning permission should be granted.

Yours faithfully,

PHILIP BROWN BA (HONS) MRTP