LAND AT
DODDINGTON ROAD
WOLLASTON

Design and Access Statement
May 2019 Revised March 2020
Land at Doddington Road, Wollaston

Design and Access Statement
1. Introduction

This Design and Access Statement has been prepared by RPS on behalf of Daks Property Ltd in respect of a planning application for a proposed warehouse/industrial building and yard at Doddington Road (also known as Hardwater Road), Wollaston.

This Statement should be read in conjunction with the application plans and supporting documents.

The proposals include the development of a warehouse/industrial unit and includes the following:

- Single steel frame building with a plan area of approximately 6,563 m² to include approx 355 m² office, to be clad in profiled metal coloured dark green;
- Provision for lorry and car parking;
- Hardstand/low permeable surfacing for storage and manoeuvrability;
- Site access; and
- Soft landscaping.

An end user has not been found but in discussions with a developer and it is envisaged at the current time that the building will be used for sorting, bailing and processing of waste paper and metal with processing of waste plastic into pellets or flakes to make a finished product.

It is currently envisaged that there will be Staff around 15-20 working in shifts, this will create local employment in the area. Due to the potential nature of this and that the end user is not confirmed at present, the application is submitted for 24/7 operation.

1.1 Purpose of the Document

The purpose of this document is to accompany and support the planning application. It explains the design principles and concepts that have been applied to the development and demonstrates how the proposed development’s context has influenced the design. The Statement explains the applicant’s approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. This document comprises the following sections:

- **Section 1: Introduction** – outlines the purpose of the document.
- **Section 2: Site Context** – assesses the site and its surroundings.
- **Section 3: Design** – describes the design proposals that support the layout and sets out the parameters and strategies for the development.
- **Section 4: The Proposal** - describes the final layout, appearance, landscaping and crime prevention.
- **Section 5: Summary** – concludes the key features and benefits of the proposals.
Site Location Plan

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2. SITE CONTEXT
2. Site Context

2.1 The Site and its Location
The application site is 2.46 hectares in size it is broadly rectangular in shape and covered in soft-standing and currently used as a horse paddock. There are horse stables located at the southern end of the site near to the entrance. The Wollaston Brook forms the northern and north eastern boundary of the site.

The application site is located approximately 1km west of the village of Wollaston at National Grid Reference (NGR) 489915, 263255. The application site is accessed off Doddington Road (also known as Hardwater Road) to the south.

Adjacent to the south-western corner of the site lies a disused waste management facility which closed 31st May 2017. Adjacent to the south eastern corner is a derelict unoccupied residential property.

Immediately adjacent to the site to the east is a depot associated with Cammack & Wilcox Ltd, a company that specialises in liquid waste disposal and operates 24 hours a day. Further east is the chemical manufacturer Spectrum Chemicals.

To the west are open agricultural fields with the Upper Nene Valley Gravel Pits SSSI, SPA and Ramsar site further west.

2.2 Consultation
Daks Property Ltd is committed to consulting with the local community regarding the proposed development.

Pre-application advise was also sought from the Borough Council of Wellingborough on 29th June 2018. The council provided their advise on 29th August and confirmed what information would be required in support of an application for B1, B2 and B8 uses at the site.

As suggested in the pre-application response, on 31st May the applicant initially contacted Wollaston Parish Council on how best to promote and detail the proposal.

The Parish Council suggested that the applicant email them with the proposals and drawings, so they could initially review their content.

On the 10th June the Parish Council was sent a detailed description of the proposed development together with numerous plans to aid them in having an understanding in what is proposed at the site.

The Parish Council, on 12th June, replied to say that the proposals will need to be brought forward to the full Parish Council meeting held on 20th June.

On the 21st June the Parish Council informed the applicant that the proposals were presented to the council meeting and that before any comments could be made they required more detail on the following:
- The actual recycling process that will take place
- Number of anticipated employees
- Anticipated lorry / vehicle movement
- Does your client have other similar businesses in this area available to visit?

An email was sent to the Parish Council on 27th June detailing the applicant’s response to the questions raised. As at 3rd July, no further communication from the Parish Council has been received and therefore a decision was made to submit the application and address any further comments during the consultation process.

The application was submitted in June 2019 to Borough Council of Wellingborough and was later withdrawn on the advice of the planners as it was believed that the application was a county matter. The application submitted is now essentially the same but with minor amendments following the original planning consultation process.

No further public consultation was deemed to be required.
2. Site Context

2.3 Planning Context

The key planning policy documents for the site are the Northamptonshire Minerals and Waste Local Plan (2011 to 2031) adopted July 2017, North Northamptonshire Joint Core Strategy (2011 to 2031) adopted July 2016, and the Wollaston Neighbourhood Plan 2011 to 2031. These documents provide a number of detailed policies that are aimed at ensuring development proposals achieve the highest standards by respecting and enhancing the character and amenity of the site and its context.

Within the Northamptonshire Minerals and Waste Local Plan, the following policies are considered relevant to the design of the proposed development:

- Policy 18 – Addressing the impacts of proposed minerals and waste development
- Policy 23 - Layout and design quality
- Policy 26 - Sustainable design and use of resources

Within the North Northamptonshire Joint Core Strategy, the following policies are considered relevant to the design of the proposed development:

- Policy 2 – Historic Environment
- Policy 3 – Landscape Character
- Policy 4 – Biodiversity and Geodiversity
- Policy 5 – Water Environment, Resources and Flood Risk Management
- Policy 8 – North Northamptonshire Place Shaping Principles.

Within the Wollaston Neighbourhood Plan, the following policy is considered relevant to the design of the proposed development:

- Policy E1 – Land adjacent and to the rear of the Recycling Centre, Doddington Rd.

Other local supplementary policy documents of relevance are:

- Northamptonshire Minerals and Waste Development and Implementation Principles SPD
- Northamptonshire Parking Standards (2016)
- Sustainable Design (2009)

The planning policies and guidance contained within these adopted policy documents have been central to the formulation and evolution of the design and layout of the development, as will be demonstrated by this Statement.
2. Site Context

2.4 Technical Summaries
Summaries of the key considerations for the proposed development are provided below having regard to the technical environmental assessments undertaken.

Ecology
A Preliminary Ecological Appraisal has been undertaken following appropriate guidance. The appraisal confirmed that the site is mainly poor semi-improved grassland, considered to be of low ecological value. A number of mature trees are present on site, mostly along the site boundaries within the hedgerows and woody scrub, with species comprising mainly ash, field maple and sycamore, with occasional hazel and elder within hedgerows along the southern and eastern boundaries. The vegetation surrounding the site and on the boundaries will be retained and enhanced thus retaining and providing suitable habitat for breeding birds and foraging and commuting bats.

Landscape
A landscape and visual assessment has been undertaken at the site. The application site is low lying in the Nene Valley with the gravel pits and lakes associated with Summer Leys Nature Reserve lying approximately 500m to the west. In line with recommendations contained within the pre-application advice, landscape mitigation measures have been proposed which ensure that the impact of the proposal is acceptable.

Flood Risk
A flood risk assessment and drainage strategy was undertaken for the site, it concludes that the majority of the site is located in Flood Zone 2 and 3. Fluvial flooding has been identified as the main and only source of flooding for the site. This relates to Wollaston Brook that borders the site to the north and north east.

Mitigation measures have been proposed (raising floor level) to ensure that flooding does not impact on the proposal. A drainage strategy has been prepared to accommodate surface water runoff.

Access, Transport and Public Rights of Way
A Transport Assessment has been undertaken to assess the potential impact of the associated vehicles likely to use the proposed development. Swept path analysis has also been undertaken to demonstrate that a variety of sized vehicles can access the site. The Public Right of Way will be re-instated along its original line and be incorporated within the landscape corridors created on site.

Air Quality
An Air Quality assessment has been undertaken to accompany the planning application, it considers the air quality impacts from the construction phase and once the proposed development is fully operational. The assessment concludes that there are no constraints to the development in the context of air quality.

Heritage
Following pre-application advice, a geophysical assessment of the site has been undertaken and confirms the low archaeological potential within the site. The nearest listed buildings are over 750m away and are considered not to be impacted by the proposed development.

Environmental Risk Assessment
A Phase 1 Desktop Study (DTS) and Preliminary Risk Assessment (PRA) report was undertaken to support the proposed development. The purpose of the assessment was to assess the potential for the presence of ground contamination at the site. The assessment also presented a preliminary review of potential geotechnical issues. The assessment concludes that the potential risks to human health and ground gas should be considered low to moderate while the risk to controlled waters is considered low.

2.4 Opportunities and Constraints
Having regard to the above the following constraints and opportunities have been identified for the site.

Access and Public Rights of Way
• Opportunity for a vehicular access from Doddington Road;
• Opportunity to re-instate the original line and enhance the Public Right of Way along the western boundary incorporating it within a landscape corridor.
Landscape and Visual Impact

- Patchy gaps on western boundary.
- Opportunity to enhance the western boundary by infill planting to create a robust boundary.
- There is an opportunity to create a new corridor for the PRoW together with new hedgerow planting.

Flood Risk

- Small majority of site at risk of flooding
- Opportunity to develop a site layout that can incorporate the potential flood risk area whilst steering the built development away from it.

Ecological

- Presence of protected species on the site boundaries;
- Opportunity to protect and enhance the ecological margins of the site by providing additional bird and nesting boxes and providing protection buffers from development.
3. DESIGN
3. Design

3.1 Design Considerations
The proposed layout has been derived from a detailed design process taking into account:

- Operational requirements for the site;
- The identified constraints and opportunities;
- Advice from specialist consultants; and
- Planning policy guidance at national, regional and local levels.

The design of the proposals stems from the need to utilise the available space in the most efficient way possible, whilst ensuring surrounding uses and environmental considerations are appropriately respected.

The design has evolved from its original conception to reflect the sensitivities of the site. This includes but is not limited to the need to enhance the Public Right of Way, to enhance the existing site boundary vegetation stock together with implementing development offsets to ecological constraints and steering built form away from flood risk areas.

As such the landscape, ecology and flood risk reports have been used to inform and guide the final design of the proposals and any mitigation measures outlined will be provided.

In light of the above, the application proposals now comprise the following elements:

- Single steel frame building to be cladded in profile metal coloured dark green as per the site adjacent to blend within the local landscape;
- Provision for lorry and car parking;
- Hardstand/low permeable surfacing for storage and manoeuvrability;
- Site access;
- Soft landscaping to include:
  - a new ecological corridor in association with re-instating the original line of the PRoW along the western boundary;
  - new infill planting of native trees and hedgerows where there are gaps in the existing field boundary vegetation to create a robust boundary with the open countryside to the west.

3.2 Design Evolution
The proposed layout has evolved through the design process to respond to the local setting, ecology and flooding constraints.

1. January 2019 - Developable Area

- Following the ecological site appraisal and the recommendation to enhance the boundaries of the site, development buffers were created to protect areas of interest thus defining the developable area within the site. Development retained the PRoW that has developed over time i.e to the east of the existing vegetation and into the site rather than along the original field boundary.

2. March 2019 - Initial Sketch Proposals Rev A

- The initial layout was prepared for discussion and comment.
- This included two separate buildings with access and movement between them.
3. Mid March 2019 - Revision B

- Further revised layout now included just one larger building to the east of the site to generate additional on site storage areas and better vehicular circulation.

5. Early April 2019 - Revision D (Original Submission)

- The building was further reduced in width to include for a pedestrian access along the side of the building.

4. Late March 2019 - Revision C

- The single building was reduced in width to further access issues between the building and the edge of the site.

6. March 2020 - Revision E (County Submission)

- Addition of sprinkler tank and pump house to accommodate fire safety.
- Addition of weighbridge and weighbridge office.
- Re-instatement of original line of footpath on western boundary to provide instant screening.
4. THE PROPOSAL
4. The Proposal

The following sets out the design parameters for the site having regard to land use, scale, movement and access, landscape, layout and appearance.

4.1 Land Use
The proposal will bring a significant investment to the site and Wollaston which is encouraged at all levels of planning policy. The scheme will provide a building of approximately 6,563m² for B1, B2, B8 and sui generis uses. There will be a large amount of landscaping and ecological enhancement throughout the site including an ecological corridor for the Public Right of Way to further separate the development and the PRoW.

4.2 Amount and Scale
The scale of the development has been informed by the local contextual analysis, site surroundings, landform, ecological and flooding constraints.

The total area of the site is 2.46 hectares and the proposals have been designed to site comfortably within this area. The height of the building was not to exceed the height of the trees or adjacent buildings (approx 12 metres).

### Land Use Table

<table>
<thead>
<tr>
<th>Development Amount</th>
<th>2.46 ha</th>
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<tbody>
<tr>
<td>Site Area</td>
<td>2.46 ha</td>
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<tr>
<td>Ecological Constraints</td>
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<td>Landscaping and Ecological Improvements :</td>
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<tr>
<td>New Infill Planting</td>
<td>150m</td>
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<tr>
<td>New Amenity Grassland</td>
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<tr>
<td>Developable Area:</td>
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<td>Building</td>
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<tr>
<td>Hardstanding including vehicle parking and storage</td>
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</tr>
<tr>
<td></td>
<td>0.99 ha</td>
</tr>
</tbody>
</table>
4.3 Movement and Access

The proposed access arrangements are fully considered in the accompanying Transport Assessment.

The site will be principally accessed via a new access off Doddington Road (also known as Hardwater Road).

Only a small length of patchy hedgrow will be lost to accommodate the new access and visibility splays. However, considerably more planting is proposed as part of the development.

As part of consultations the access will only direct vehicles over 7.5t to turn left out of the access.

A minimum of visibility splays for 2.4 metres x 160 metres to the west and east of the junction for the access are to be provided.

The layout has been designed so that there is free movement within the site together with providing adequate space for storage, parking and operations. Swept paths for various sized vehicles have been undertaken to demonstrate the layout works (see opposite).

Public Transport

Wollaston village centre is within 15 minutes walking distance of the development. The closest bus stop to the site is located approximately 650 metres east of the site on Cobb’s Lane. The Village Hopper and W8 services are provided from this stop. The closest rail station to the site is located approximately 5.8 kilometres north in Wellingborough.

Pedestrian and Cycle

Safe and appropriate pedestrian routes within the development will be provided. Appropriate cycle parking will be provided for the development.

As explained previously, the existing PRoW will be re-instated back to its original adopted line and additional landscaping will be provided to enhance its setting.
4. The Proposal

4.4 Landscaping
Landscaping mitigation measures have been proposed during the evolution of the development. These enhancements are intertwined with the ecological enhancements.

4.5 Crime Prevention
The proposed layout has been carefully designed in line with the Industrial and Commercial Development section of the Planning Out Crime SPG. The design encompasses the following key principles:

- Secure perimeter boundary and only one entry point.
- 24/7 operation and CCTV surveillance over key areas.
- Planting of shrubs along vulnerable boundaries to deter unlawful access.
- Some parking located close to the main entrance.
- Use of 2.4m high weld mesh security fencing on appropriate boundaries.

4.6 Layout and Appearance
The proposed layout has been carefully considered, having regard to the site context, surrounding land uses and flooding and ecological constraints. The final layout for the proposed development is shown opposite and incorporates all the mitigation and enhancement measures outlined throughout this document.

In accordance with planning policy, any new development should look to promote high quality design, respecting the local context and character, whilst being practical and perform a function. Whilst there are industrial uses adjacent to the site the proposed site is on the edge of this area and careful design and appearance is needed. The requirement to infill the landscaping buffer along the western boundary is therefore important to provide a better visual and physical buffer between the site and the open countryside. Although the colours and materials of the building will be agreed with the local planning authority it is envisaged that these will be the same as the neighbouring building (dark green) as this blends in with the surroundings, making them difficult to identify from a distance against the vegetation. In the interests of energy conservation it is envisage that the roof will be fitted with solar panels. This document, therefore, demonstrates that careful consideration has been given to the appearance, use of materials, neighbouring structures and the overall relationship with nearby uses.
Final Layout

Elevations

Front Profile

Rear Profile (without Security Fence Shown)

Side Profile
Summary

This Design and Access Statement has set out the principles and parameters for the design and access of the proposed development, in support of the planning application for an warehouse / industrial building at Doddington Road, Wollaston.

The proposals have been prepared having regard to the relevant policy background which is supportive of the development and having full regard to the surrounding context and specific site constraints.
5. SUMMARY