

# Mason Bros Transport Ltd

Planning, Design and Access Statement  
(Including Flood Risk Assessment)  
Full Planning Application  
Proposed Extension to Storage Building and  
Associated Company Advertisement  
North End, Boston Road, Swineshead, Boston,  
PE20 3NE

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## **1. THE PROPOSAL**

- 1.1. The application site forms part of a large modern agricultural produce storage and distribution base consisting of an existing range of purpose made storage buildings, offices, parking and turning areas and landscaping.
- 1.2. The existing buildings are now operating over capacity and, therefore, there is an immediate need for additional floorspace to relieve this pressure to enable customer requirements to be met, and for the future security of the business.
- 1.3. It is, therefore, proposed to construct an extension to the existing range on the eastern edge of the site which will create an additional 1296 sqm of floorspace. The application also includes a proposal to add the company name and nature of the business on the north-eastern elevation, effectively replacing the existing one, which is the name of the former site operator. This will not be illuminated.
- 1.4. Access to the extension will be via the existing entrance off Boston Road and parking and turning will remain unchanged.
- 1.5. In order to provide appropriate surface water drainage for the new extension, it is proposed to utilise the existing surface water drains within the yard which connect into the Internal Drainage Board system. The majority of the operational part of the site lies within Flood Zone 3a.

## **2. AMOUNT AND SCALE**

- 2.1. The proposed building covers an area of approximately 1296 sqm and represents a relatively simple extension to the existing building. The proposal is 36m long, 36m wide, 8.8m to the eaves and 10.6m to the ridge and matches the other buildings in the range that it will be extending. The building has a standard pitched roof with a roller shutter door facing roughly north and personnel doors required to meet Building Regulations on the east and north elevations.
- 2.2. The height of the building is dictated by the need to match the existing, to ensure there is efficient internal storage for multiples of 1.1m high produce boxes and to ensure machinery can operate safely inside.
- 2.3. The scale of the proposal is commensurate with the other buildings on site and other similar sites that underpin the agricultural and food processing industry in the area. The proposal is, therefore, compliant with Local Plan Policy 3.

## **3. LANDSCAPE AND APPEARANCE**

- 3.1. The site lies in open countryside to the south of Boston Road just to the north-east of the main built-up part of Swineshead village, which is a linear settlement east of the A17. To the west of the proposal there is the main yard and to the east and north there is open countryside and a separate dwelling also under the control of the applicant company. The proposal adds to the existing mass of buildings and will have no greater impact on the public views of the site than that which exists at present. There are no nearby Public Rights of Way and Boston Road is some 125m to the north.
- 3.2. Generally, the proposal will be seen against the backdrop of the existing group of buildings, which are the same height and colour as the proposal and will be constructed in the same materials as the existing ones. Buildings of the scale of this current proposal are commonplace in this rural landscape and can be accommodated with little adverse impact on the wider character of the area. The proposed advertisement will consist of applied vinyl lettering applied directly on to the profiled metal sheeting and will be in 'Poppy Red', representing the corporate colour of the applicant company.

#### **4. ACCESS AND HIGHWAYS**

- 4.1. The proposal will provide extra floor area for the existing operation, which is currently over capacity and, therefore, there is no expectation that the additional floorspace will result in a commensurate increase in traffic flow. The application site is accessed from the east and west off Boston Road, however, 90% of the vehicle movements to and from the site use the A52 to the east and do not travel through the village from Station Road. The only time that there is a need to go through that part of the village that is north of the Boston Road/Station Road junction is when there is a requirement to collect or deliver produce from locations to the north along Station Road.
- 4.2. Like any facility which deals with agricultural produce, there are fluctuations in traffic flows due to customer demand and the seasonality of produce, but it is anticipated that there will be no discernible change in traffic flows to and from the site as a result of the proposal.
- 4.3. The proposal is, therefore, compliant with Local Plan policy 3 and the general principles of sustainable development as set out in the National Planning Policy Framework (NPPF).

#### **5. SURFACE WATER RUN-OFF AND FLOOD RISK**

- 5.1. The application site is located within Flood Zone 3a on the Environment Agency's Flood Risk Maps. The proposed building is in the "less vulnerable" category in accordance with Table 2 in the NPPF and Table 3 indicates that such proposals represent "appropriate development."
- 5.2. Sequentially, the proposal relates to the expansion of an existing business and building and accordingly it cannot be located in an area at a lower risk of flooding.
- 5.3. The building will be used for storage only and, in the main, there will be no personnel inside the building other than for loading and unloading. All services will be located at least 1m above the finished floor level.
- 5.4. Having regard to the fact that the proposal is an extension, it is not possible or practical to provide on-site attenuation and therefore, in this particular instance, it is proposed to connect into the existing

surface water drainage already running across the site, which will then discharge into the Black Sluice Internal Drainage Board's system.

5.5. The proposal therefore complies with Local Plan policy 4.

## **6. HERITAGE IMPACT ASSESSMENT**

6.1. The site does not lie within a conservation area and there are no nearby Listed Buildings or Scheduled Monuments. None of the trees near or adjacent to the site have preservation orders and there is no known archaeological interest in the site.

6.2. The proposal therefore accords with Local Plan policy 29.

## **7. AIR QUALITY ASSESSMENT**

7.1. The proposal is for the storage of agricultural produce and there are no processes carried out on site and, accordingly, there is no impact on air quality whatsoever.

## **8. BIODIVERSITY**

8.1. The building will be erected alongside the existing yard area which is currently hard surfaced and used as general circulation space by HGVs and other vehicles. A small part of the extension will be located within the rear curtilage of the dwelling owned by the applicant to the north. As part of the refurbishment of the dwelling, the curtilage has been cleared of shrubs and largely non-native landscaping. There is therefore no impact on biodiversity from the erection of the building.

## **9. DAYLIGHT/SUNLIGHT ASSESSMENT**

9.1. Having regard to the lack of dwellings in close proximity to the proposed building, there will be no impact on arising from proposal in terms of reduced sunlight or overshadowing.

## **10. LAND CONTAMINATION**

10.1. The proposal does constitute a use which is vulnerable to land contamination. The building will have a sealed concrete floor and there are no processes carried out which will lead to pollution incidents.

## **11. LANDSCAPING**

11.1. The proposal will add to the existing group of buildings and will have little or no impact beyond the site boundary.

## **12. CONCLUSIONS**

- 12.1. The applicant company is a long-standing local employer operating a business which underpins the agricultural and food industry in the area. There is an immediate need to provide 'relief' floorspace to allow more efficient storage facilities and to provide adequate separation for different customers' produce.
- 12.2. The proposal will go largely unnoticed as a further addition to the existing group of buildings and will have a light touch on the landscape and the proposed advertisement will not be illuminated.
- 12.3. The proposal represents a further sizeable investment by the applicant company, which will ensure the longevity of the business and provide work in the construction industry.
- 12.4. The proposal complies with adopted policies in the Local Plan, the principles of sustainable development as set out in the NPPF and is acceptable in all other respects.



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