

Your ref: PP-12595287
Our ref: 901-75 LMS SB

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16 November 2023

Deputy Development Manager
Boston Borough Council
Municipal Buildings
West Street
Boston
PE21 8QR

Dear Madam

**STAPLES BROTHERS LIMITED
PROPOSED AGRICULTURAL STORE
MARSH FARM, SEA LANE, WRANGLE, PE22 9HE**

We have submitted a full application for the above proposal, via the Planning Portal (PP- PP-12595287) and should be grateful if you would take this letter as the Design and Access Statement, which includes a Flood Risk Assessment, in support of the application.

Marsh Farm is the applicant farming company's principal farmstead and includes all the necessary elements of this modern farming operation such as machinery storage, produce stores, farm workers accommodation and renewable energy production. The site lies within an area of agricultural land dominated by the earth sea defences to the east and the village of Wrangle to the west. Access to the site will be through the main yard off Sea Lane from the A52.

The Proposal

The proposed building is typical of many such agricultural buildings both at Marsh Farm and the wider area and this latest building will go largely unnoticed against the existing backdrop when viewed from Wrangle village some 1.75km to the west.

The nearest dwelling not under the control of the applicant is approximately 290m to the west and this will be unaffected by the proposal. The opening into the proposed building is on the south eastern elevation and therefore on the opposite side of the new building in relation to the nearest dwelling.

The building, being utilitarian in design with a grey composite cladding exterior, measures 8.5m to the eaves and 11.1m to the ridge. There is a covered space on the front (south-east) elevation and an open entrance into the main building adjacent to this.






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Development Control Manager
Boston Borough Council

The building will be located on the western edge of an existing agricultural machinery storage area and the existing earth bund around this area will be relocated to include the new building, then returned back to meet the internal access track; as shown on the submitted site plan.

The building will be used to store machinery and produce as part of the ongoing agricultural use on site and there is adequate provision for the parking and turning of agricultural machinery which is already associated with the operation of the farm. The relocated earth bund will provide the opportunity for planting to assist in providing biodiversity.

Flood Risk Assessment

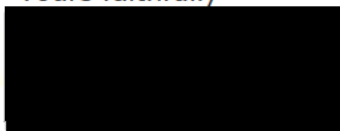
The application site is located in Flood Zone 3a on the Flood Map and therefore is considered at risk from tidal flooding. Accordingly, the area would be flooded without flood defences, which are in place, (with an annual probability of more than 0.5% i.e., a return frequency of less than 1 in 200 years for tidal flooding or more than 1.33% return frequency of less than 1 in 100 years for fluvial flooding). The building will be constructed in flood resilient materials and any electrical services will be located at least 1m above the finished floor level of the building. The use is identified as "less vulnerable" in Table 2 of the PPG and the building will be used for storage of agricultural machinery and produce. Surface water will be collected and stored on site in the existing lagoon as it represents a valuable resource for the farming operation.

Conclusions

Staples Brothers is a significant farming operation in both the Lincolnshire area and the UK in general and this latest building, small in comparison to the other buildings on site, is needed in relation to the ongoing operational requirements of the farming business.

We trust you will consider this application favourably, but should you have any questions, please do not hesitate to contact us.

Yours faithfully



Lewis Smith MRTPI



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