

Supporting Information for  
Construction of Wood Store Sheds  
At  
Chestnuts, Green Lane, Algarkirk, PE20 2AD

**Introduction**

It is the intention to apply for the full planning permission to erect 2nr storage units on the above site.

The site has recently been successful in obtaining a change of use ( B/20/0393) from farming to industrial use and it's the intention to add these stores to the site in lieu of storing timber in the open.

Additional information is identified below to support the application namely:

- Flood Risk Assessment
- Air Quality Assessment
- Design & Access Statement

**Flood Risk Assessment**

The site is located in a flood risk zone 3a (high probability) without defences as detailed in the Environment Agency's flood risk maps and as defined in table 1 of the National Planning Policy Framework (NPPF).

The NPPF states that appropriate use classes that are less vulnerable under table 2 (see below) are appropriate in this zone.

**Less vulnerable**

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill\* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Therefore, applying the flood risk vulnerability classification integral to NPPF table 2 the use to a wood kindling operation is classified as less vulnerable, and does not require mitigation measures to be put in place beyond existing.

### Air Quality Assessment

We have considered air quality as part of this development and do not consider there is mitigation that can be implemented as part of this development. This will be the criteria under which this proposal will be considered in accordance with Policy 30 of the South East Lincolnshire Local Plan 2011-2036

### Design & Access Statement

The total site area amounts to 0.34 Ha.

The Two additional storage units are 48m x 18m and 20m x 10m respectively amounting in a total floor area of 1030m<sup>2</sup>.

The buildings are basically steel portal frames with rails with three sides clad in Yorkshire Boarding.

These units are to store timber which is currently exposed to the outside elements.

### Noise Assessment

A noise assessment report was submitted as part of the change of use application (B/20/0393) and there is no expected changes to effect this.

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