



Design & Access Statement including Flood Risk Assessment

Works	Proposed Warehouse & Storage Extensions and Boundary Fencing
Side Address	at Lincs Woodlines 169 Moorwell Road Scunthorpe North Lincolnshire DN17 2SX
Client	Mr M. Beighton
Reference	408YADD
Date	April 2015

Design & Access Statement

- 8th April 2015 Planning Issue
A - -

408YADD – Proposed Warehouse & Storage Extensions and Boundary Fencing at Lincs Woodlines, 169 Moorwell Road, Scunthorpe, DN17 2SX

Assessment

1.0 Physical Context

2.0 Social and Economic Context

3.0 Involvement

4.0 Evaluation

5.0 Use

6.0 Amount

7.0 Layout

8.0 Scale

9.0 Appearance

10.0 Access

11.0 Landscaping

12.0 Secured by Design

13.0 Sustainability

Appendix A – Flood Risk Assessment

Assessment

1.0 Physical Context

- 1.1 The proposed site is located off Moorwell Road in the South Park Industrial Estate area, which is located to the South West edge of Scunthorpe.
- 1.2 The site occupies a plot totalling 2,978m², and includes a single storey portal frame warehouse attached to a smaller single storey blockwork warehouse and production areas, with hardstanding and parking to the front and centre of the site.
- 1.3 The buildings to the immediate area are generally light commercial facilities, ranging from brick built offices with flat or pitched, tiled roofs, to portal framed warehouses with profile metal cladding.
- 1.4 The site itself is currently developed, with access off Moorwell Road on the Northern boundary. There is ample parking and turning within the site.
- 1.5 The existing facility was constructed in a steel portal frame with profiled metal cladding, and blockwork with flat felt roof over the warehouse extension.

2.0 Social and Economic Context

- 2.1 The predominantly commercial and light industrial nature of the industrial estate area in which the site is located, suggests that proposals for minor extensions and alterations for an expanding business use, are satisfactory.
- 2.2 The proposals to create additional office, warehouse and storage space, are in line with the extant commercial use.
- 2.3 Public transport is easily accessible from the bus stops in the industrial estate, which serve the rest of Scunthorpe and the outlying villages.

3.0 Involvement

- 3.1 This Design and Access Statement will support the Planning Application for an extension to the existing warehouse, internal modifications to create office space, and additional external covered storage, as well as new boundary fencing.
- 3.2 The majority of the works have already being undertaken, and the Planning Department are aware of this. This Application is being assembled in line with the Planners requests.

4.0 Evaluation

- 4.1 The proposal to extend the warehouse, to occupy areas of hard-standing, are required to satisfy the applicants growing business needs.
- 4.2 There is presently no space within the existing facilities to satisfy the requirements of the applicant and the storage of materials and other requirements of the business, and the hard-standing areas adjacent to the existing buildings, provide ample space for the proposed developments.

5.0 Use

- 5.1 The existing buildings are the used for the business known as Lincs Woodlines, a joinery and timber products sales firm.
- 5.2 The site would be well suited to providing additional warehouse and storage facilities, and would not adversely affect the site or adversely impact on the surrounding light commercial / industrial area.
- 5.3 The proposed scheme will have no detrimental impact on the surroundings and would be in keeping with the existing buildings. The extensions being to the rear of the sire, will not affect the street scene. The improvements made to the boundaries and entrance will enhance the site when viewed from Moorwell Road.

6.0 Amount

- 6.1 This Planning Application is for two extensions for additional office and warehouse spaces, linking with the existing facilities.
- 6.2 The extensions shall total an additional 540m² of floor area - 86m² of warehouse extension for the spray shop, 364m² of open aspect storage space, and 94m² of additional office space (within the existing warehouse, therefore no net gain on external footprint). The extant facility totals 775m² of usable floor area.
- 6.3 The roofs of the new warehouse and storage areas shall be kept as flat roofs to minimise the impact of the extensions on the amenity of neighbouring facilities.

7.0 Layout

- 7.1 The works shall consist of a new internal two storey office area within the existing portal frame warehouse. The existing warehouse extension shall also be extended to the North, and two new external timber storage areas shall be built to the centre of the site. The boundaries from the Western boundary, across the front of the site alongside Moorwell Road, returning along the Eastern boundary back to the warehouse, shall be replaced with new timber close boarded fencing.
- 7.2 The warehouse extension shall be linked and attached to the existing facility for ease of operations. The storage area attached to this opens onto the central hardstanding yard, which the other new storage areas also face onto, creating easy loading etc.

8.0 Scale

- 8.1 The new warehouse extension and storage areas shall be constructed in timber frame with timber cladding, finished with flat roofs to minimise the impact of the extensions when viewed from the road.
- 8.2 The proposed extensions shall be of single storey construction, and will therefore be subservient in mass and scale.
- 8.3 The internal spaces will be altered to allow access to the new offices and warehouse, but will not affect the external appearance of the existing building.
- 8.4 The replacement and improved boundary fencing shall be 2.400m in height, offering improved appearance and security.

9.0 Appearance

- 9.1 The proposals have been specified to minimise the impact of the extensions on neighbouring facilities. The new fencing will improve the appearance of the whole site as viewed from the highway.
- 9.2 The chosen materials are representative of the business products, whilst being natural and therefore having minimal visual impact, taking the following forms.

Cladding – Horizontally clad softwood shiplap boarding.



Roof – Grey Flat Felt.

Fencing – Vertically clad sawn softwood close-boarded fencing on rails.



10.0 Access

- 10.1 Access to the new linked extension shall be via the existing building, with the storage having a new large permanent opening access facing onto the central yard area. The offices shall be accessed via the existing pedestrian entrance into the main warehouse. The other two storage buildings shall have open frontages onto the yard area.
- 10.2 The access into the site shall be improved by moving the existing gates back from the highway at least 6.000m, to allow for vehicles to pull completely off the highway safely, before opening the gates. The repositioned gates (in their existing location off the highway) will also allow for significantly improved visibility splays in both directions along Moorwell Road.

11.0 Landscaping

- 11.1 The location and commercial nature of the site and the wider industrial area, does not lend itself to areas of landscaping, as most become overgrown.
- 11.2 There are no proposals to enhance the site with landscaping.
- 11.3 The access drive shall remain as existing, as will the access, car parking and hardstanding areas within the site.

12.0 Secured by Design

- 12.1 The extensions have been designed to extend the existing facility, and there is high visibility from the new extension to all elements of the site.
- 12.2 The accesses will be secure, with suitable, 5-point locking mechanisms to the doors.
- 12.4 The new timber boundary fencing will provide significantly improved security to the site, and the new access gates will also offer greater security than at present.
- 12.5 Existing CCTV coverage will be extended to cover all new facilities and areas.

13.0 Sustainability

- 13.1 Where possible, this scheme will incorporate the highest standards of sustainable design.
- 13.2 The natural materials chosen for the buildings, are sourced from the most local suppliers available.

APPENDIX A

FLOOD RISK ASSESSMENT

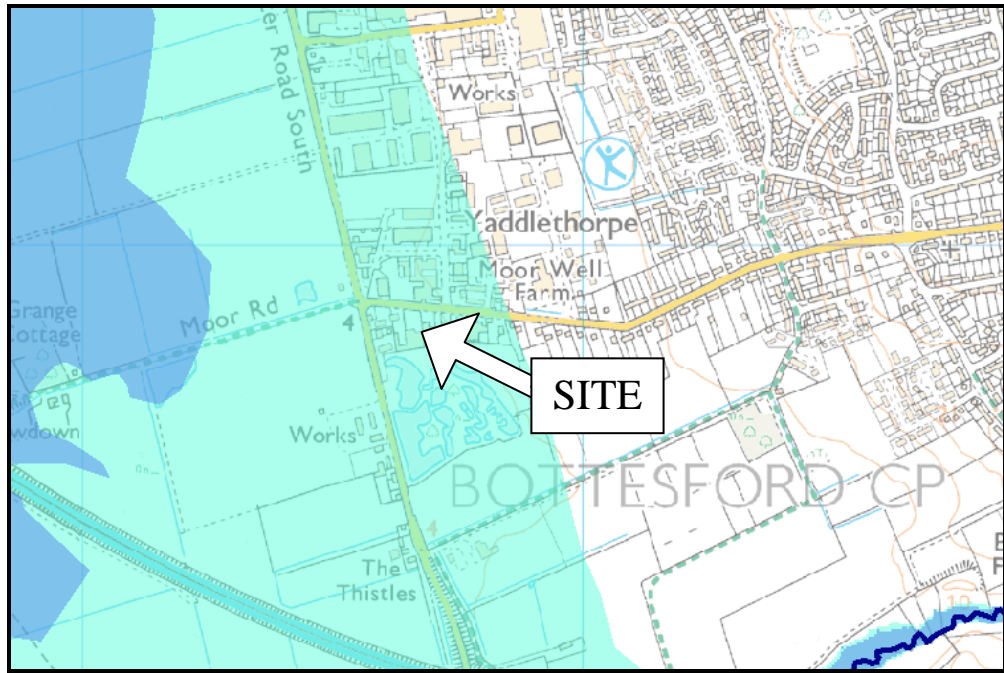
Assessment

1.0 Preamble

- 1.1 This Flood Risk Assessment will accompany a Planning Application for the proposed extensions at Lincs Woodlines, Moorwell Road, Scunthorpe, DN17 2SX.
- 1.2 The site is currently occupied by a large warehouse and warehouse extension facility.
- 1.3 The proposed site is located off Moorwell Road in the South Park Industrial Estate area, which is located to the South West edge of Scunthorpe.
- 1.4 The purpose of this assessment is to comply with National Planning Policy Framework (NPPF); to enable an investigation into the potential flood associated risks relating to the development. The purpose of the Flood Risk Assessment is therefore to: -
 - Demonstrate whether a particular project is likely to be affected by flooding from any source, both now and in the future;
 - Satisfy the Local Planning Authority that the development is safe and, where possible, reduces the flood risk overall.
 - Demonstrate whether it will increase the flood risk elsewhere.
 - Demonstrate the measures proposed to deal with the identified risks.

2.0 Initial Assessment

- 2.1 A search on the British Hydrological Society Chronology of British Hydrological events website, and other searches found no record of past flooding in this area of Scunthorpe.
- 2.2 Below is an extract of the Environment Agency Flood Zone Map, showing the proposed site location.



- 2.3 The site is identified as within a Flood Zone 2. This is land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

It is important to note however, that these flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.

- 2.4 Below is an extract from North Lincolnshire's Strategic Flood Risk Assessment Map, which shows the location of the site in a Zone 2/3 (a) Tidal area.



- 2.5 The SFRA Zone 2/3 (a) Tidal, comprises land assessed as having between a 1 in 100 and 1 in 1000 (1% – 0.1%) annual probability of river flooding or between a 1 in 200 and 1 in 1000 (0.5% – 0.1%) annual probability of sea flooding in any year.

- 2.6 This relates to a Zone 2 under the National Planning Policy Framework Technical Guidance (below).

Zone 2 - medium probability

Definition

This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

Appropriate uses

Essential infrastructure and the water-compatible, less vulnerable and more vulnerable uses, as set out in table 2, are appropriate in this zone. The highly vulnerable uses are *only* appropriate in this zone if the Exception Test is passed.

Flood risk assessment requirements

All development proposals in this zone should be accompanied by a flood risk assessment.

Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems.

- 2.7 Taking NPPF Table 2 (below), buildings used for commercial uses are defined as ‘less vulnerable’ classification.

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 and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in “more vulnerable”, 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).

2.8 Under NPPF Table 3 (below), confirms that the development is appropriate, and does not require an exceptions test.

Flood Risk Vulnerability		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b (Functional Floodplain)	Exception Test Required	✓	✗	✗	✗

Key:

- ✓ Development is appropriate
- ✗ Development should not be permitted

2.9 As the site is ‘Zone 2, Medium Probability’, and the proposed vulnerability is classed as ‘Less Vulnerable’, it is noted that an Exception Test is not required, and the development is deemed ‘appropriate’.

3.0 Sequential Test

- 3.1 Taking the Environmental Agency's standing advice document in relation to this we have looked at the following points and responded as follows:-

In relation to the Development Plan, the site lies within an area of established commercial use.

Does the site fall within the windfall criteria? North Lincolnshire Council's current Local Plan does not identify 'windfall' sites and as such we conclude we cannot satisfy this criteria.

Are there available alternative local sites located in Zone 1? Due to the nature of this Planning Application (extensions to an existing facility) we can confirm that there are no other sites suitable in alternative Zones 1 or 2, as the extensions must be directly linked to the existing facility. This therefore satisfies the criteria.

Availability of similar sites in Zone 2 – there are no other available sites within the same zone locally as described above, which could provide an alternative location which is better or worse than that chosen. This therefore satisfies the criteria.

We therefore conclude that the Sequential Site has been adequately demonstrated.

4.0 Exceptions Test

- 4.1 Further to point 2.9, under NPPF, and exceptions test for this type of development is not required, and deemed appropriate.

5.0 Conclusions

- 5.1 We conclude that, although we understand the site lies just within a zone of potential flooding, and as such required a sequential test, we consider the test to be passed due to the commercial use of the site.