



PLANNING STATEMENT

**NEW FOOTPATH | HOLYROOD DRIVE | SCUNTHORPE**

## 1.0 Introduction

This Planning Statement has been prepared by **keystonearchitecture** on behalf of the applicant, to accompany a Planning Application for a new Footpath and Turnstile at CanPack UK, 14a Holyrood Drive, Scunthorpe, North Lincolnshire, DN15 8NN.

The Local Planning Authority is North Lincolnshire Council.

The site is not located within a Conservation Area or within the curtilage of a Listed Building and is situated within the defined development boundary of Scunthorpe.

## 2.0 Physical Context

The proposed site is located on the North Western edge of the town, at the end of Holyrood Drive, in an area of identified commercial and industrial use.

The immediate area surrounding the property is almost entirely large commercial and some industrial buildings, including shops, warehouses and factories.

The site is located to the Northern end of Holyrood Drive, and will run along the Eastern edge of the existing road.

The identified site is currently a grass verge alongside an adopted highway. At present the facility does not benefit from any dedicated footpath access, and pedestrians must share the road with HGV's and other vehicles, when accessing the site, as shown below.



View looking North along Holyrood Drive to the entrance gates of CanPack.

### 3.0 Evaluation

The proposed footpath and turnstile are required to provide and ensure safe and controlled pedestrian access into the CanPack site.

The footpath will link with the existing footpath on the Western side of the road, around 55.000m South of the entrance gate, via a new tactile paved crossing position. This will ensure continuous pedestrian access from the South, where public transport links and other facilities / services are located, improving accessibility.

The turnstile allows monitored and controlled access for staff and visitors, whilst also providing safer pedestrian access into the site, rather than sharing the access road. The turnstile is an electronically operated and monitored system, finished in subtle light grey steel / aluminium with canopy roof over.

### 4.0 Amount

The site area shown on the Location Plan totals approx. 144m<sup>2</sup> (0.01ha), although the total area of the new footpath shall only be around 111m<sup>2</sup>.

The new turnstile shall have a new concrete base of 5m<sup>2</sup>.

## 5.0 Sustainability

The footpath will link with the existing footpath on the Western side of the road, around 55.000m South of the entrance gate, via a new tactile paved crossing position. This will ensure continuous pedestrian access from the South, where public transport links and other facilities / services are located, improving accessibility and reducing the need / likelihood to travel by car.

The new footpath shall be finished in tarmac, and drained onto the existing highway, all in accordance with NLC Highways agreement.

The existing grass verge and a small number of hedges / trees shall be impacted by the new footpath. The extent has been assessed separately, and improvements offered to mitigate the loss.

The Biodiversity Net Gain requirements have been assessed separately, and can be found in support of this Application.

## Appendix A Environment Agency Flood Zone Plan

### Flood Risk from Rivers or the Sea

The proposed site is in an area, which falls outside the extent of a flood from a river or the sea, at the time of assessment of the likelihood of flooding.

Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less.

