

Design Statement

**Land Adjacent to Dockfield Road,
ShIPLEY BD17 7SF**



Current & Previous Land Uses

The land currently has an “unclassified” use from our findings but previous uses of the land where for a demolished Gas Works and a Council Storage Yard.

Proposals

Both the North and South site are to be used for the storage of equipment within temporary storage huts/buildings which will sit on a concrete pad foundation, along with the parking of vehicles.

It is proposed that the existing levels of the site will be maintained, and new road plainings will be laid to cover the site to make the movement of vehicles and deliveries safe and more practical. Existing low-level shrubs and vegetation will be removed, and existing access ways from the main road will remain.

The access to the south site will be widened within the boundary of the site (away from the pavement and road boundary) making the ramp within the site wider to accommodate two trucks side by side elevating any need for waiting vehicles on the main road.

Flood Risk Assessment

A full assessment has been carried out by UK Flood Risk and their report has been uploaded with the completed planning pack of info, there were no adverse findings, or any issues raised based on our proposals for the site.