



Client	Brian Easey
Site	Southery Mill, Sedge Fen Road, Southery, Downham Market, Norfolk, PE38 OPT.
Description	Planning Statement for 2no. Additional Staff / Office Buildings, Re-Cladding of an Existing Storage Buildings and Additional Vehicular Storage Yard Areas
Date	25/08/22
Document No.	2229-PS-100
Revision Description	Original issue
Revision No.	0
Author	Bernard Dowdall - Architect



Views of the Existing Development Site.

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1. Introduction

The statement has been prepared as part of planning application on behalf of Brian Easey for the development of existing buildings, extensions to existing vehicular storage areas, the erection of new staff buildings and all associated site development works including landscaping at the site of the former Southery Mill, Sedge Fen Road, Southery, Downham Market, Norfolk.

The lands in question and subject to current planning application are in the ownership of the applicant, Mr. Brian Easey. The proposal includes for the redevelopment and extension of an existing commercial site on 1.1559 hectares; the existing site comprises of a two storey dwelling (not part of this application) 5no. general & machinery stores one of which (Ex. Storage Shed 01) has been stripped of its original cladding and partially re-clad prior to the submission of the application.

The objective of this statement is to ensure that the proposed development will be acceptable in planning terms and will comply with the stated objectives of the current Local Plan for the area.

It contains an explanation of the principles behind and justification for the proposed development and outlines how the proposed development fits with the policies and supplementary planning documentation outlined as part of the Local Plan

Separate site-specific reports form part of the application documentation including:

Ecological assessment report compiled by Philip Parker Associates.

Flood Risk assessment report compiled by Joseph Cotter – Engineer.

The location, sizes, areas, heights etc of the original and proposed development are outlined in the reference documents denoted below;

2229-P-100-A	Site Location Plan
2229-P-101-A	Existing Site Plan
2229-P-102-A	Proposed Site Plan – General arrangement
2229-P-103-A	Proposed Site Plan – Drainage
2229-P-200-A	Existing Stores 01 & 02 – Floor Plans
2229-P-201-A	Existing Stores 01 & 02 – Elevations & Sections
2229-P-202-A	Existing Stores 01 & 02 – Elevations
2229-P-203-A	Existing Stores 03, 04 & 05 – Floor Plans & Section
2229-P-204-A	Existing Stores 03, 04 & 05 – Elevations
2229-P-300-A	Proposed Staff Office Details
2229-P-301-A	Proposed Canteen & Staff Area Details
2229-P-302-A	Proposed Stores 01 & 02 – Floor Plans
2229-P-303-A	Proposed Stores 01 & 02 – Elevations & Sections
2229-P-304-A	Proposed Stores 01 & 02 – Elevations 02

2. Background

This application is being made on behalf of Mr. Brian Easey, who owns the proposed lands and adjoining attendant lands and dwelling to the east / south east of the proposed site (see the site location plan for details).

The site has been subject to several planning applications in the past including:

- 15/01406/DM - Prior notification of proposed partial demolition of the main buildings on disused animal food production plant - Permitted
- 14/00633/F - Demolition of an existing house with structural difficulties and replacement with two 2-bed houses to slightly increased total footprint - Refused
- 2/01/1370/F - Construction of warehouse for storage of bagged animal feeds and covered loading area - Permitted
- 2/00/1358/F - Construction of warehouse for storage of bagged animal feeds - Permitted
- 2/94/1826/F - Extension to blending facility and installation of new bulk bins - Permitted

No pre-planning consultation activities have been undertaken in relation to the development with Kings Lynn and West Norfolk Borough Council.

3. Site details

The proposed development site is located to the east of the River Great Ouse, to the south of the village of Southery and to the east of Sedge Fen Road. The site was surrounded by flat arable farmland and a network of ditches.

The development site is located within Flood Zones 2 and 3 and a Hazard zone and accommodates an existing relatively large series of building and yards that were formerly the site of an animal food production plant.

The site boundary and land holding boundary are shown in Figure 1 below. The entire area within the land ownership boundary (denoted blue on the enclosed site plans) of the applicant was subject to survey, however the details covered in this statement on land within the site boundary, which is hereafter referred to as 'the development site'. The proposed development site area (outlined in red on the enclosed site plans) is 1.1559 hectares. The remaining lands in the ownership of the applicant abuts the application site totals some 0.8188 hectares (the total area of lands in applicant's ownership is 1.9747 hectares).

For the purpose of this report the buildings have been numbered 1 – 5 as shown on figure 5. Buildings 3 to 5 and the existing dwelling to the south-east of the site, are not to be impacted on by the proposed works.

The proposed additional buildings (units 6 & 7) are needed to provide suitable office and amenity facilities for the staff of the existing development.

There are no public rights of way crossing the site affected by this proposal.

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PROPOSED DEVELOPMENT SITE AREA = 11,959.5 Sqm (11,959 Hectares)

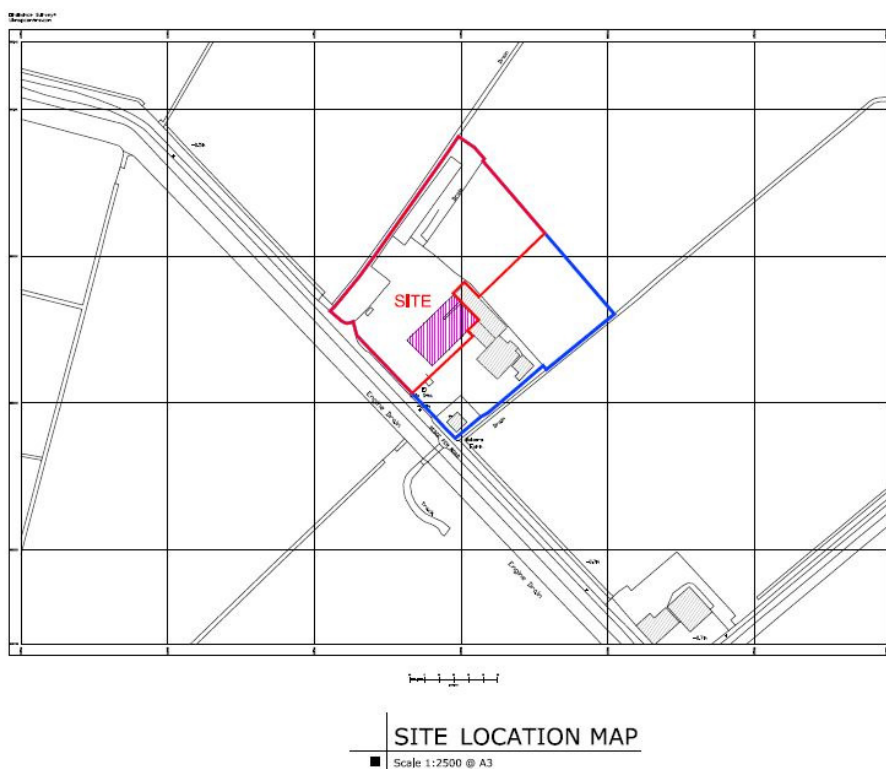


Figure 1: Site location plan

The location of the site is indicated by the red polygon and the land ownership boundary by a blue line on the site location plan provided. See drawing no. 2229-P-100-A for full details.

4. Planning Policies

The proposed development is outside the defined settlement limits of Southery Village & Downham Market and as such will be determined in accordance with the relevant national and local planning guidance.

KINGS LYNN & WEST NORFOLK BOROUGH COUNCIL – LOCAL DEVELOPMENT FRAMEWORK

CORE STRATEGY – ADOPTED JULY 2011

The Core Strategy sets out the spatial planning framework for the development of the borough up to 2026 and is part of King’s Lynn and West Norfolk’s Local Development Framework. The Core Strategy provides guidance on the scale and location of development’s as per this one.

Relevant policies of the development plan are listed below.

- CS01 - Spatial Strategy;
- CS06 - Development in Rural Areas;
- CS08 - Sustainable Development;
- CS10 - The Economy;
- CS11 – Transport;
- CS12 - Environmental Assets

CS01 - Spatial Strategy

The Spatial Strategy seeks to strike a balance between protecting and enhancing the built and natural environment of West Norfolk whilst facilitating sustainable growth in the most appropriate locations. The Spatial Strategy will be delivered through the Core Strategy Policies for Places (CS02 to CS07) the Policies for Areas (CS08 to CS13) and the Implementation Policy (CS14).

The stated spatial strategy points include:

“Encourage economic growth and inward investment” - The proposed development will help invigorate an existing “tired” commercial site in a rural location.

“Improve accessibility for all to services; education; employment; health; leisure and housing” - The proposed development will stabilise the employment status of existing locals employed by the transportation and storage business and provide the opportunity for addition employment in the local area.

“Significant emphasis is placed on brownfield redevelopment within the towns and villages” - The proposed site is a brownfield site on the outskirts of a village – Southery – And as such will benefit from the redevelopment of the overall site.

“Locally appropriate levels of growth take place in selected Key Rural Service Centres and Rural Villages; The core strategy document specifies selected rural sites maybe suitable for sustainable development. We suggest the regularisation of this existing brownfield commercial site if developed in a sustainable manner can only be beneficial to the local area.

“New development is guided away from areas at risk of flooding now or in the future, however recognising development may be required within flood risk areas to deliver regeneration objectives within King’s Lynn and maintain the sustainability of local communities in rural areas; - Although the existing brownfield commercial site is within a flood risk area, the recommendation of the enclosed FRA detail suitable mitigation details and proposals, so not to exacerbate the existing flood risk.

The following measures are to be taken to ensure as far as reasonable possible the proposed development and surrounding areas are protected from flooding:

- 1) Apply Sustainable Drainage Systems (SuDS) design to the site;
- 2) Apply Flood Resilient Construction Measures;
- 3) Implement Water Harvesting.

CS06 - Development in Rural Areas

The local authority will continue to encourage a strong hierarchy of rural settlements by developing competitive, diverse and thriving rural enterprise that supports a range of jobs. Beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all. The development of greenfield sites will be resisted unless essential for agricultural or forestry needs.

The strategy will be supportive of farm diversification schemes and conversion of existing buildings for business purposes in accordance with Policy CS10 providing any proposal:

“Is consistent in its scale with its rural location” – The scale of existing buildings varies from medium to large, while the scale of the proposed staff facility buildings are relatively small in comparison.

“Is beneficial to local economic and social needs” – The redevelopment of this existing commercial site will most definitely be beneficial in terms of providing employment opportunities in the local rural area. The majority of the existing employees are locally based.

“Does not adversely affect the building and the surrounding area or detract from residential amenity” – As previously stated the relatively small proposed buildings coupled with the proposed redefining of the existing boundaries and landscaping can only benefit the local landscape. The proposed development will have no detrimental effects on the amenity of any adjoining local residences.

CS08 - Sustainable Development

All new development in the borough should be of high quality design. New development will be required to demonstrate its ability to:

“Optimise site potential, making the best use of land including the use of brownfield land” – It is our contention that the redevelopment of this existing brownfield site is a sustainable use of the lands in questions with particular regard to the expansive existing buildings already located in this rural nodal location.

“Achieve high standards of sustainable design” – The proposed development will utilise rain water harvesting for the provision of the required water for the proposed staff toilet and lorry wash facilities.

To promote and encourage opportunities to achieve high standards of sustainability and energy efficiency, measures should include:

“Construction techniques, layout, orientation, internal design and appropriate insulation maximised to improve efficiency” – The proposed building will be highly insulated and be well lit by the provision of south and western facing windows.

“Reduction of on-site emissions by generation of cleaner energy; - PV panels are proposed for the new staff office and facilities buildings.

“Provision of green space to safeguard wildlife, provide recreation opportunities and improve the quality of life for people living in the area” – The proposal will include for the provision of suitable bird nesting boxes as per the ecologists report, also the addition of native species trees along the front and side boundaries will have a major benefit to both the visual amenity of the facility.

“Integration of water saving devices and Sustainable Drainage Systems” – The proposed development will include water harvesting and SUDs systems.

The Council’s Strategic Flood Risk Assessment outlines potential flood risk throughout the borough. In order to ensure future growth within the borough is sustainable:

“The findings of the Strategic Flood Risk Assessment will be used to guide planned growth and future developments” – The planning application includes a site specific FRA, which analyses the impact of the proposed development and proposes suitable mitigation measures.

The local authority will support and encourage the generation of energy from renewable sources. These will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social, economic and other benefits. – The proposed development will initially propose to provide PV panels to provide energy sources for the proposed staff facilities and offices.

CS10 - The Economy

Rural Employment Exception Sites

The Council will support the rural economy and diversification through a rural exception approach to new development within the countryside; and through a criteria based approach to retaining employment land and premises.

Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need. Any development must satisfy the following criteria:

It should be appropriate in size and scale to the local area – The proposed additional office and welfare building are relatively small in terms of size and scale in relation to the existing commercial building on the site.

The proposed development and use will not be detrimental to the local environment or local residents – Again the relatively small scale of proposed development coupled with the improvement in the existing site drainage and development works will ensure no detrimental to the local environment or local residents.

Retention of Employment Land

The Council will seek to retain land or premises currently or last used for employment purposes (including agricultural uses) unless it can be demonstrated that:

“Continued use of the site for employment purposes is no longer viable, taking into account the site’s characteristics, quality of buildings, and existing or potential market demand” – Our proposal improves the viability, look and quality of the existing site / facilities including landscaping.

CS11 – Transport

Rural Areas

The rural nature of the borough means that the car will remain the key transport method for many people. The isolated nature of rural areas makes it difficult to promote or adopt more sustainable methods of transport. Improving communications technology, particularly access to high speed internet connections and broadband will allow people in rural areas to access some services, or even work at home, reducing the need to travel by car. In the long term, promoting behavioural change such as car sharing, as well as facilitating opportunities to operate from home will reduce the frequency of car usage.

There is an established commercial development which benefits from close proximity to an established transport network including motorways, rail and sea ports. It is proposed to upgrade the vehicular access to the existing / proposed facility along Sedge Fen Road. The upgraded entrance points provide sight visibility lines in excess of 90m at a setback of 4.5m from the existing public road edged in both directions.

CS12 - Environmental Assets

The site falls within the Fens, National Character Area. No SAC’s or SPA’s occur within 2km of the site. The closest site SAC and SPA site is Breckland located some 7.4km to the south-west. No RAMSAR sites occurred within 2km of the site. The closest site belongs to the Ouse Washes located 8km west. No Sites of Special Scientific Interest (SSSI) occurred within 2km of the site. The closest site belongs to Breckland 7.4km south-west.

In our opinion the main considerations in determining this application should be the impact upon the neighbouring properties and or the local ecology of the area. The proposed facilities and site alterations will have little or no impact on the surrounding environment. It should be noted that as

per our ecological assessment report we would propose to reinforce the existing boundaries with suitable similar native species hedging & trees. The proposed development seeks to avoid, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage as well as seeking to enhance the proposed site through the creation of features of new biodiversity.

5. Proposed development

The current planning application includes the following proposals:

- 1) Alterations to Existing Vehicular Entrance;
- 2) Provisions of 2No. New Office/Welfare Cabins;
- 3) Relocation of an existing Storage Container;
- 4) Extension of Existing Vehicular Storage Yard;
- 5) Recladding of an Existing Steel Frame Storage Shed;
- 6) Installation of a new 2 bay lorry wash facility;
- 7) Revised/Alterations to boundary treatments &
- 8) All associated Site Development Works including drainage & lighting.

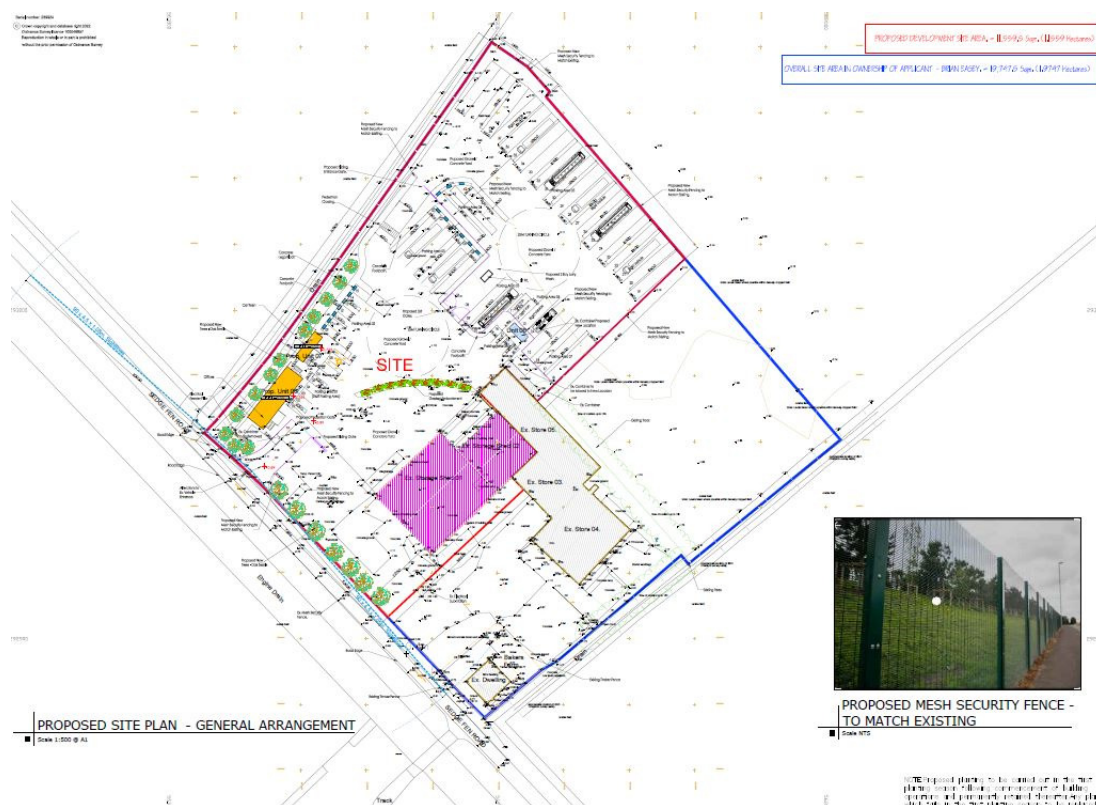


Figure 2: Proposed site layout - See drawing no. 2229-P-102 & 103-A for full details.

The proposed development is required for the provision of much need staff and administration facilities for the applicant's existing established commercial (Transportation & Commercial Storage) use onsite. The application also includes provisions for an extended storage yard for both staff and

lorries associated with the core transport business. The proposed extended vehicular storage yard area equates to 5,225sq.m. and can cater for approximately 40no. lorries / vans / cars.

The proposed work comprises the completion of the recladding of two existing storage building (01 & 02) and the installation of associated attenuation systems and soakaways. These re-clad storage buildings will continue to be utilised as storage for parts and vehicles associated with the applicant transportation business.



Figure 3: Existing Buildings on the Development Site

Building 1

Building 1 comprised of an RSJ frame with no roof. The walls were missing except for low brick walls to the south-east and north-west. An original concrete floor is present. The application includes the re-cladding of this building with selected corrugates metal roof and wall panels.



Figure 4 – External view of Building 1 to the north-west

Building 2

Building 2 comprised of an RSJ frame with a corrugated metal roof. The building was attached to the south-west of Building 5 and to the north-west of Building 3 (by a breezeblock wall with access over and around), the remaining elevations were open. A concrete floor was present. The application includes the re-cladding of this building with corrugates wall metal panels.



Figure 5 – Internal view of Building 2 looking north-east

Building 3

Building 3 comprised of an RSJ frame with a corrugated metal roof. The building was attached to Buildings 2 and 5 with access into northern half of Building 4. A concrete floor was present. Access was via a large door to the south-west. Building 3 is not included in the planning application site, full details of the building are included with the application for information purposes only.



Figure 6 – Internal view of Building 3 looking north-west

Building 4

Building 4 comprised of brick walls with corrugated asbestos over the south-west gable end (above eaves) and a corrugated asbestos roof. Below the roof was a corrugated metal roof in the north-east half of the building whilst a mix of hardboard ceilings and exposed asbestos was present in the south-western rooms. Building 4 is not included in the planning application site, full details of the building are included with the application for information purposes only.



Figure 7 – External view of the west elevation of Building 4

Building 5

Building 5 comprised of an RSJ frame with corrugated metal walls and roof with a bricked door to the south-east. The building was being used to service lorries at the time of the survey. Access was via a large door to the north-west with a pedestrian door to the south-west. Building 5 is not included in the planning application site, full details of the building are included with the application for information purposes only.



Figure 8 – North-east elevation of Building 5

None of the building on-site are used for the housing of animals. The existing trees and landscaping around the existing site will be retained and additional Sessile Oak *Quercus petraea* trees will be planted.

The proposed development site uses / areas can be subdivided into a ‘Works & Staff Area’ adjoining the public road and a “Main Vehicular Storage Area”, to the north eastern side of the site. The proposed Main Vehicular Storage Area is separated from the Works & Staff Area by a 2.4m high metal palisade fence and gates.

The proposed development includes for a new suitably sized effluent treatment system, a petrol interceptor, water storage and attenuation tanks and all associated site development works.

Site Lighting

As the areas surrounding the buildings have some potential for foraging and commuting bats, any additional lighting proposed for the buildings will comply with the following principles.

- Any external lighting should be limited to only that absolutely necessary for safety purposes;
- The brightness of the lighting should be as low as possible and kept at a low level and directed away from the boundary vegetation and any existing/new bat boxes/roosting areas;

- Narrow spectrum lighting with no UV light is preferred;
- Luminaires will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;
- Lighting on sensors will not be so sensitive that foraging bats set them off and should be on short timers (1 minute).

The proposed buildings will give more space for general, parts and machinery storage. Many of these items cannot be stored outside, for risk of damage, theft or spoilage due to the weather.

The works proposed in this application will vastly improve staff facilities, security, efficiency and vehicular and pedestrian safety on the site compared to the current scenario.

6. Scale & design

The scale of the proposed staff facility buildings are appropriate to their proposed use and echo the original buildings in terms of materiality. Every effort will be made to ensure the construction is sympathetic to the surroundings with special attention made to any possible effects on the local existing ecology.

The finished floor levels of the proposed building are similar to the existing (taking into account the Flood Risk assessment) for ease of use and to avoid any excessive increase in height of the buildings and to mitigate their impact on the landscape.

The dimensions of the original buildings are as follows:

	Original Building 01	Original Building 02
Length	28.080m	18.087m
Width	25.750m	16.295m
Lower Eaves Level (above GL)	9.092m	5.811m
Upper Ridge (Above GL)	11.831m	7.369m
Areas	681.00sq.m.	291.60sq.m.

	Original Building 03	Original Building 04
Length	17.599m	22.951m
Width	10.810m	19.889m
Lower Eaves Level (above GL)	4.708m	3.197m
Upper Ridge (Above GL)	5.783m	5.780m
Areas	179.3sq.m.	423.4sq.m.

	Original Building 05	
Length	40.050m	
Width	11.569m	
Lower Eaves Level (above GL)	8.250m	
Upper Ridge (Above GL)	9.780m	
Areas	426.2sq.m.	

The dimensions of the proposed buildings are as follows:

	Proposed Building 6	Proposed Building 7
Length	19.585m	9.620m
Width	6.055m	2.950m
Lower Eaves Level (above GL)	2.880m	2.725m
Upper Ridge (Above GL)	2.980	NA
Areas	113.2sq.m.	26.5sq.m.

7. Highways, Access and Parking

The site is accessed from the south-east of the proposed development site from an existing commercial vehicular entrance off Sedge Fen Road, a public road.

The proposed revised entrance includes for an 8.0m access road with a 2m. wide concrete footpath along one side (north-western). The proposed entrance incorporates a new sliding security gate 22.5m in from the existing road edge. This allows an articulated lorry to safely access or exit the site without impinging on traffic along the Sedge Fen Road.

We are proposing revised entrance radii of 7.5m on either side of the revised vehicular entrance allowing sight visibility lines in excess of 4.5x 90m in either direction.

The proposed development site is located off a lightly trafficked road which is also straight and therefore has excellent existing visibility. Vehicles can therefore arrive at and exit this site safely. There is also adequate provision for on-site turning provided at various locations within the proposed site boundaries.

The proposed development will be fully compliant with Approved Document M to the Building Regulations.

8. Water management

The site is located within a specified flood risk area as per the information held by the Environment Agency. A site-specific flood risk assessment has been provided by a suitably qualified Engineer, Joseph Cotter. All of Mr. Cotters recommendation relating to the mitigation of flood risks will be implemented as part of the proposed development.

Many of the existing buildings do not benefit from a suitable surface / gutter water system, these will be rectified as part of this application.

The proposed buildings will provide suitable gutters that will run through a rainwater harvesting system with any excess water being run to building specific attenuation / soakaways as denoted on the proposed site plans.

The proposed redevelopment / development including its proposed sub-surface attenuation system will not add to the flooring risk of the site or adjoining lands.

A suitably sized petrol interceptor system will be provided as part of the proposed development.

9. Summary & Conclusions

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

We consider the siting, design and scale of the proposed units / development areas contained in this application will not detract from the local environment. The envisaged development is considered essential to enable the existing development / enterprise to provide suitable facilities for its existing staff members and thus continue to be an efficient and viable operation that will be an integral part of the existing rural community providing local employment opportunities consistent with national planning policies.

The flood risk and drainage scenarios on the site will be improved by the implementation of the proposed development and flood risk assessment report recommendations.

Date 20th Of August 2022

**Bernard Dowdall - MRIAI - B.Arch.Sc.; Dip.Arch.
Architect.**

