

Peter
Richards
& Co.

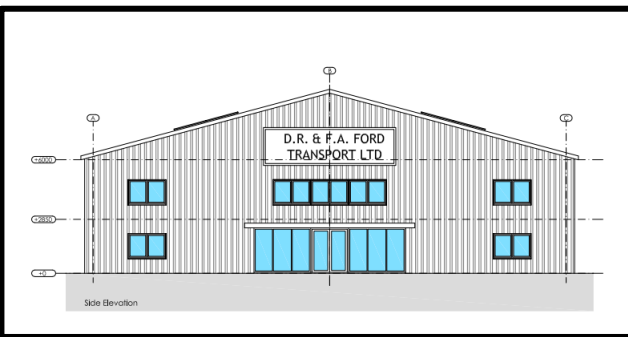


DESIGN & ACCESS STATEMENT

AND PLANNING REPORT

PROPOSED NEW HGV WORKSHOP AND OFFICE ALONGSIDE LORRY PARKING AND
STAFF PARKING

AT UNIT C9 WEM INDUSTRIAL ESTATE, SOULTON ROAD, WEM, SHROPSHIRE.



OVERVIEW

DETAILS

APPLICANT	D.R & F.A Ford Transport Ltd
DATE	October 2023
SITE	Unit C9 Wem Industrial Estate, Soulton Road, Wem
PROJECT	Proposed New HGV Workshop and Office Alongside Lorry Parking and Staff Parking.
PREPARED BY	Charlotte Mason, Graduate Surveyor at Peter Richards & Co.

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I. INTRODUCTION

PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by D.R. & F.A Ford Transport Ltd to seek planning consent for the a new HGV Workshop and Office alongside Lorry Parking and Staff Parking at Unit C6 Wem Industrial Estate.

This statement provides background information on the applicant's proposal, and how it is in accordance with both national and local planning policies. This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

BACKGROUND & JUSTIFICATION

D.R & F.A Ford Transport founded in 1990 is an established haulage company operating across the country and are a prominent local employer employing 90 members of staff while supporting several local businesses. They have operated from Wem industrial estate for 21 years and having acquired Unit C9 and associated land in 2016. They wish to develop an appropriate haulage yard to allow them to park and maintain their fleet of lorries, alongside suitable offices for their team of transport managers.

The applicants currently occupy unit E3, E4 & E6 alongside several other units at Wem Industrial Estate, Saulton Road. The acquisition of unit C9, formerly Hanby Ales Brewery, affords them the opportunity to consolidate their activity onto one efficient site including appropriate workshop and office facilities.

This application follows an initial approval (17/02929/FUL) for the change of use of land to hardstanding associated with existing haulage depot B8 (Storage & Distribution) to include vehicle maintenance B2 (General Industry).

2.THE SITE & CONTEXT

SITE LOCATION

The site is located to the north of Wem Industrial Estate, Soulton Road, Wem, Shropshire.



3. THE PROPOSED DEVELOPMENT

The proposal seeks the consent of a combined workshop/office specifically designed for the applicants lorries and clerical staff.

Lorry Wash facilities are proposed alongside enclosed maintenance bays, lorry and staff parking. The applicants fleet extends to circa 100no. Trailers and 65no. Tractor units

Utilisation of the first floor of the building as office and storage will afford efficient use of the space.

The building dimensions are;

36m long

24m wide

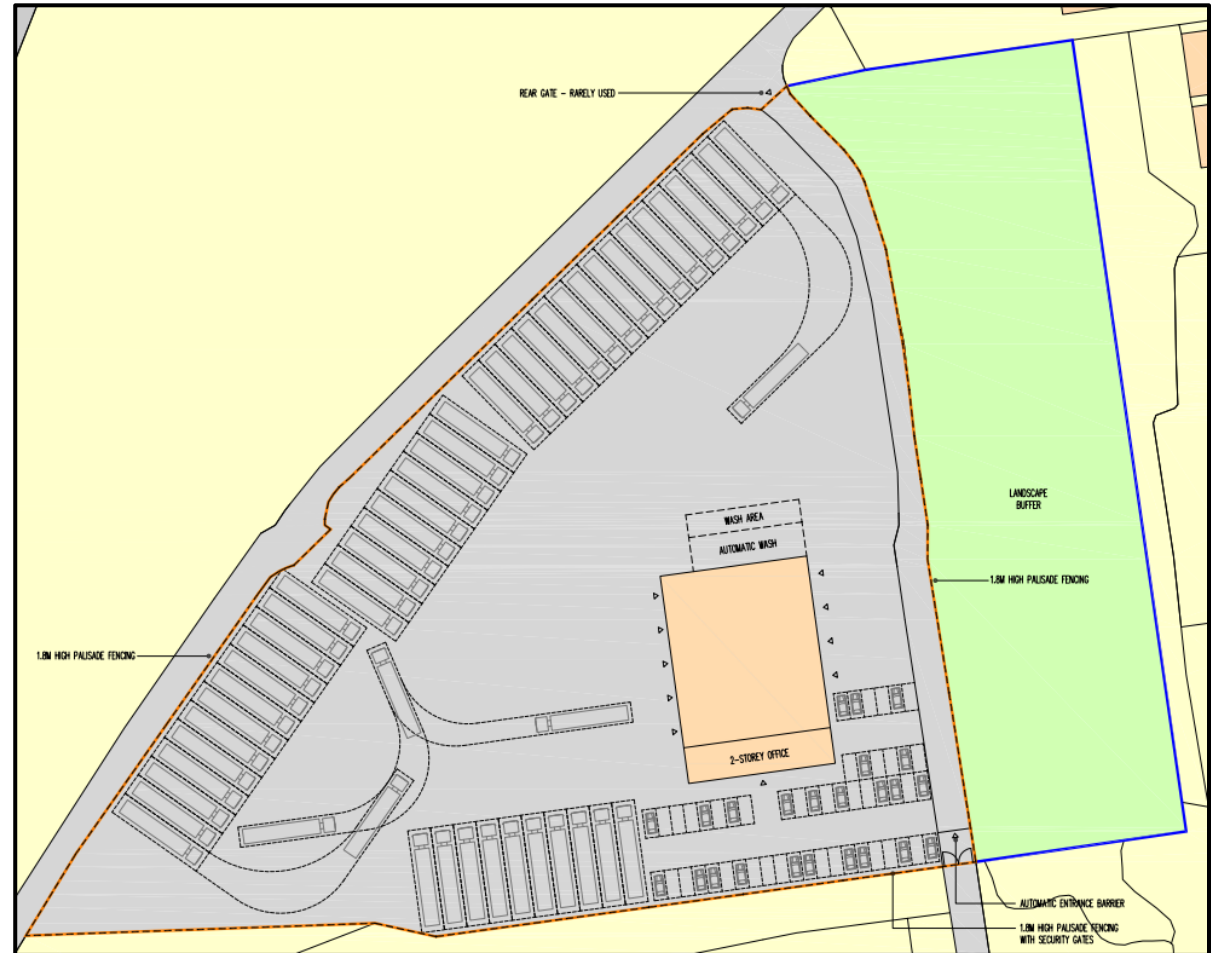
6m to the eaves

The proposal will also afford parking for

50no. HGV's and trailers

40no. Staff Parking

12no. Customer Parking



4. PLANNING POLICY CONTEXT

CONTEXT

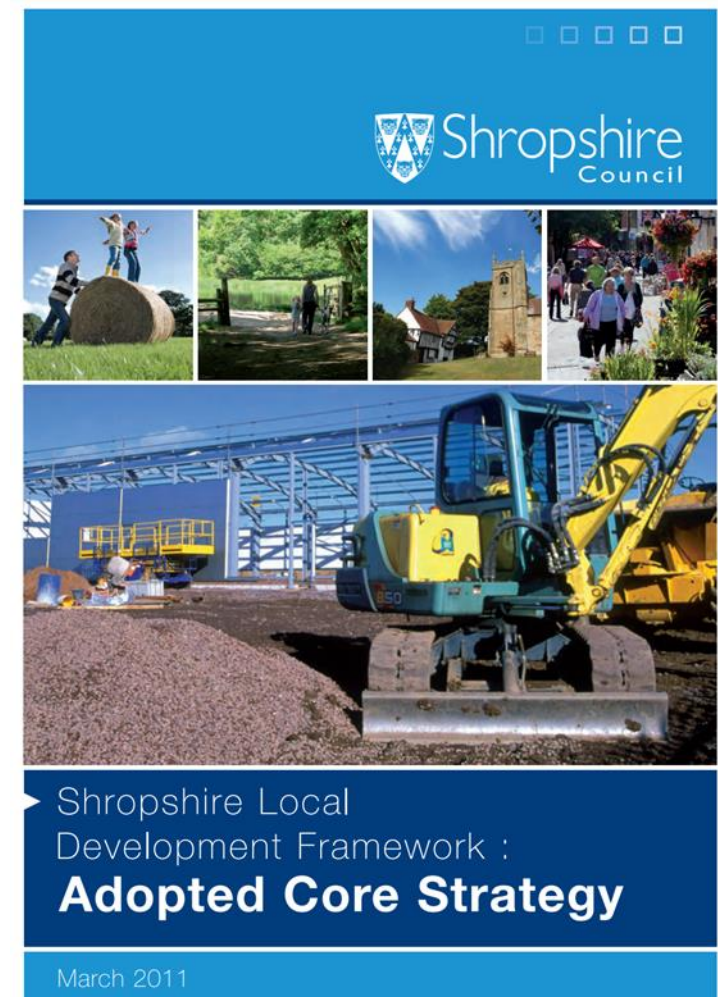
Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:
“Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”

LOCAL PLAN

The Development Plan for the application site, which is located in Shropshire Council’s jurisdiction, incorporates two key documents; 1) *Core Strategy DPD* - adopted 24th February 2011 and 2) *Site Allocations and Management of Development Plan* - adopted 17th December 2015.

OTHER GUIDANCE

Other material considerations would include the Government’s *National Planning Policy Framework* (NPPF) and *Planning Practice Guidance*, along with the Council’s Supplementary Planning Documents.



5. PLANNING APPRAISAL

PLANNING APPRAISAL

The proposed site is located within the jurisdiction of Shropshire Council; therefore, this application will be considered in accordance with relevant policies formed in Shropshire Council's Core Strategy adopted in March 2011; -

CS13 'Economic Development, Enterprise and Employment' - supports enterprise, and seeking to deliver sustainable economic growth and prosperous communities. It suggests that the policy should provide a responsive and flexible approach with regard to the supply of employment land and premises comprising a range and choice of sites in appropriate locations to meet the needs of business.

The proposal is for a small-scale development which will allow the business to operate more efficiently and effectively..

The Shropshire Council SAMDev Policy MD4 for economic development states;

"Employment land and development will be delivered by permitting proposals that are sustainable development"

PLANNING HISTORY

16/02145/FUL Change of Use from Factory Unit for Brewing Beer - B2 (General Industry) to a Haulage Depot B8 (Storage & Distribution) to include vehicle maintenance B2 (General Industry). Permission: Granted.

17/02929/FUL Change of use of land to hardstanding associated with existing haulage depot B8 (Storage & Distribution) to include vehicle maintenance B2 (General Industry); erection of 2.4m high palisade boundary fencing. Permission: Granted.

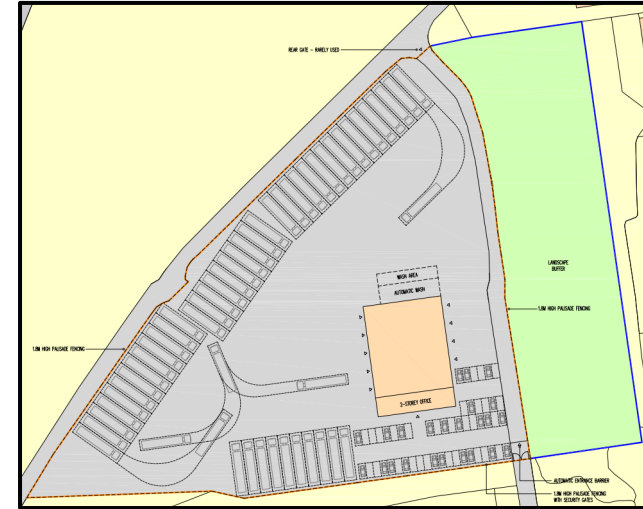
6. MATERIAL CONSIDERATIONS

ACCESS

All traffic visiting the site will access from the south via the internal road network servicing the industrial estate. Whilst there is a perimeter road around the industrial estate that runs along the northern boundary, this won't be used to access the site, except for an emergency event..

The proposed HGV parking and staff parking have sufficient turning to allow vehicles to enter and exit in a forward gear. In addition there is sufficient pedestrian access for staff to safely walk to the office and for drivers / yard workers to access the building to discuss issues with admin staff.

It is acknowledged that Shropshire councils highways team held no objection to the previous approval (17/02929/FUL).

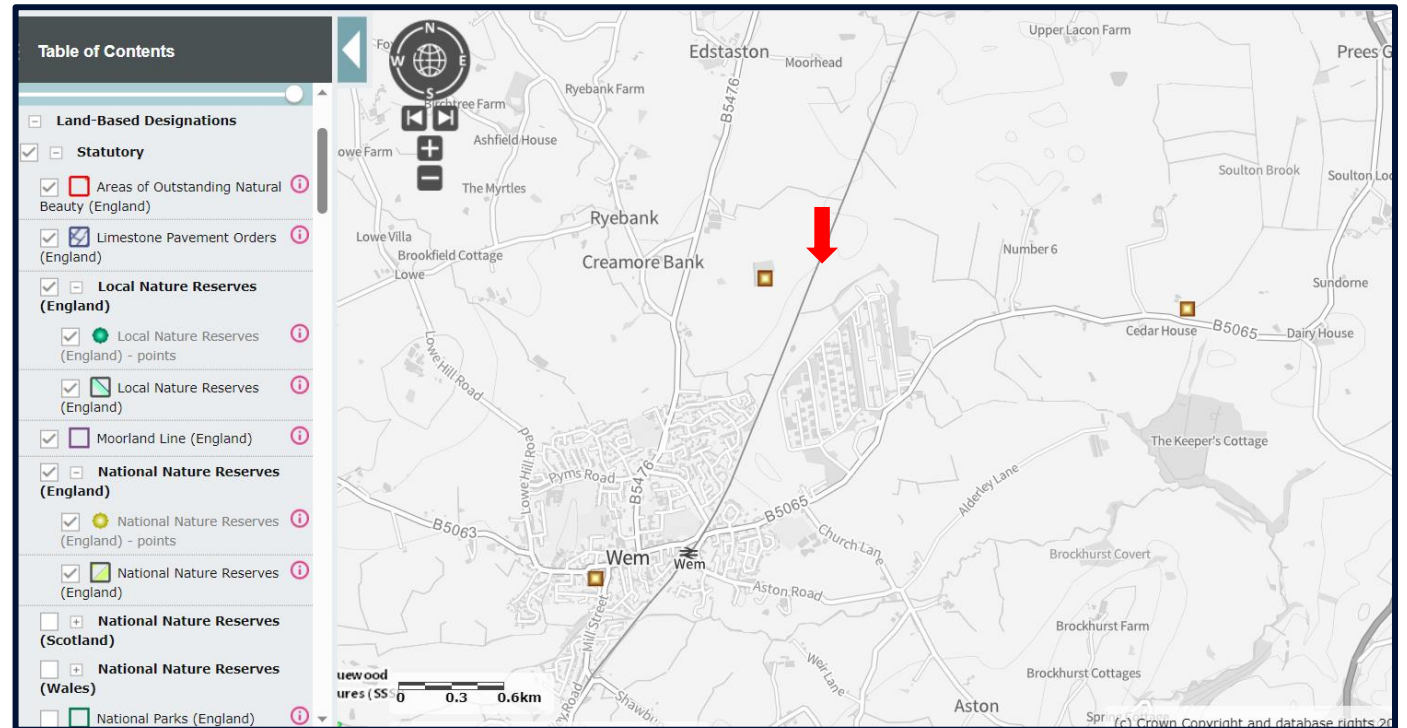


6. MATERIAL CONSIDERATIONS

ECOLOGY

An ecology impact assessment has been submitted in support of this application, under the title document: Ecological Impact Assessment – Land at Wem Industrial Estate.

It is intended to not disturb the overgrown area to the east, which is also under the control of the applicant.

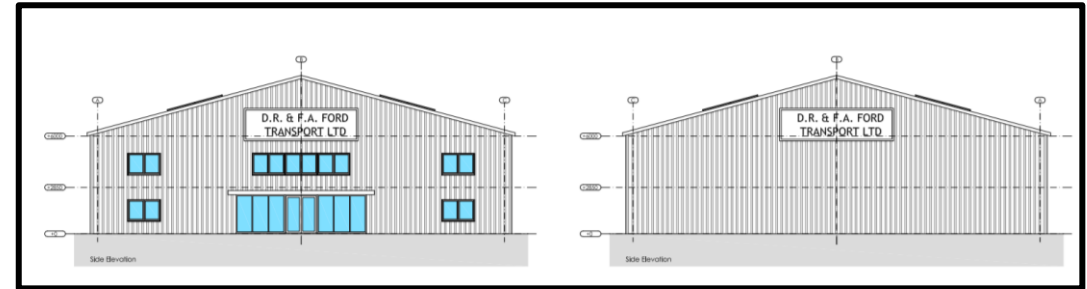


7. CONCLUSION

This application seeks permission to build a specifically design HGV workshop and associated office surrounded by suitable hardstanding for lorry parking.

This development will support an established business which is a long standing local employer.

Located on a dedicated employment site, the development is compliant with local planning policy, therefore, it is respectfully requested that the Local Planning Authority approve this application.



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