



Lee Fenton

Planning Services Ltd

SUPPORTING STATEMENT

INCLUDING

- + Climate Change Statement
- + Sustainability Statement

ND CIVILS & GROUNDWORKS LTD

UNIT 1 HILLFIELD

SOWER CARR LANE

HAMBLETON

LANCASHIRE

FY6 9DJ

**FULL PLANNING APPLICATION FOR REMOVAL OF EXISTING
REDUNDANT DWELLING & ERECTION OF 1 NO. BUILDING TO
FORM ADDITIONAL OFFICE & B8 STORAGE SPACE.**

PROPOSED

Our proposal is for the removal of an existing redundant dwelling & the erection of 1 no. new building to form additional office & B8 storage space.

The application site is a fully functional groundworks yard, with an on-site office and existing workshop space. The applicant has applied for a new building to support the growth of the business with additional office & storage space.

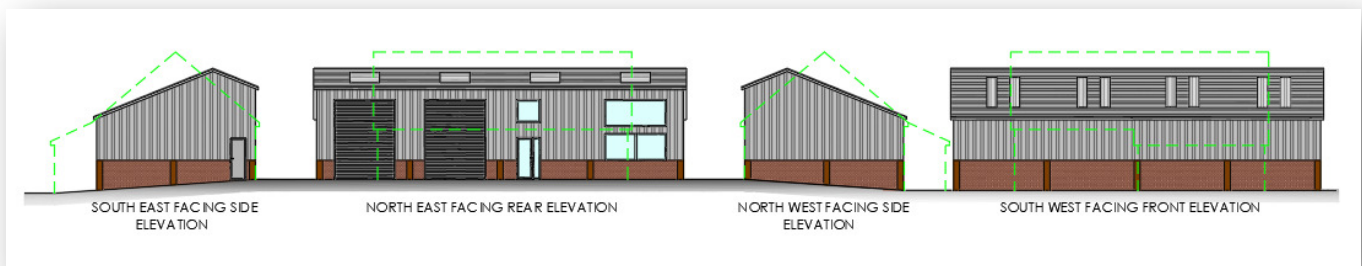
See ariel view of site below (red star identifies the existing redundant dwelling which the applicant wishes to remove and replace with the new proposed building):



The proposed building will replace the redundant dwelling and make use of space that is and has been unused for decades.

DESIGN, SCALE & VISUAL IMPACT

The proposed building will be modest in size and design to keep the potential visual impact to a minimum. As seen below, taken from the submitted plans, you can see the green dashed line shows the existing dwellings scale in comparison to the new building. As you can see the new proposed building isn't much bigger in scale than the existing dwelling.



The proposed will be a steel framed building and will be built with natural grey box profile tin sheets to the upper walls to match the existing main building on site with a rural blend red brick the lower walls. The roof will be corrugated sheets light grey in colour with GRP roof lights. 2 metal roller shutter doors in grey and the UPVC doors and windows will be double glazed.

The size of the building is modest and in keeping with existing buildings on site plus with local buildings of the surrounding area. The proposed building is 18.5M x 8M and will have a max eaves height of 4550mm at the front elevation and 3600mm at the rear elevation with a 22° roof pitch it brings the ridge height to 5576mm from the front elevation and from the rear elevation its 6130mm.

Overall, in accordance with policy, the applicant aims to achieve a high standard of construction for this building. The visual impact is minimal as the site lies within an area of existing buildings of similar use.

CLIMATE CHANGE STATEMENT

The Wyre Local Plan Vision Statement refers to a greater emphasis on walking, cycling and access to public transport and low carbon transport options, locating development in areas with lower risk from flooding and harnessing renewable energy. An objective of the LP is "to respond to the challenge of climate change encouraging best use of resources and assets, minimising wastage and ensuring the Borough adapts to climate change" (para. 3.4.1).

An objective of our proposal is to take opportunities "to address any relevant issues arising from climate change and to minimize the use of resources, including energy efficiency".

LP policy SP2 relates to sustainable development and objective 6 states that "development proposals must demonstrate how they respond to the challenge of climate change through appropriate design and by making best use of resources and assets, including the incorporation of water and energy efficiency measures through construction and operational phases, and the reuse and recycling in construction both in the selection of materials and management of residual waste".

A comprehensive landscaping scheme will be implemented on site on completion of the building works. Within the curtilage, landscaping will be kept to a minimum in order to retain the current aesthetic of the site.

Other Factors to consider:

- The site is located within Flood Zone 1. The site is not at risk from flooding.
- The proposals seek to retain natural resources, such as hedgerows and trees wherever possible.
- The proposals will integrate and improve existing natural habitats.

Where possible, materials with a lower environmental impact will be used in any works. This will be achieved through the following:

- Responsible sourcing of materials. Where possible, materials will be sourced locally to reduce carbon transport footprints.
- Any timber will be sourced from sustainable locations.

It will be encouraged that the site will be run in an environmentally, socially considerate and accountable manner.

SUSTAINABILITY STATEMENT

Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- **an economic objective** – to help build a strong, responsive and competitive economy, by supporting growth, innovation and improved productivity;
- **a social objective** – to support strong, vibrant and healthy communities, by fostering well-designed beautiful and safe places, with accessible services that support communities' health, social and cultural well-being; and
- **an environmental objective** – to protect and enhance our natural, built and historic environment; climate change, including moving to a low carbon economy.

ECONOMIC

The economic objective sought as part of this application is to cement the personal financial security of the applicant by removing the need to pay rent for storage elsewhere, and by erecting a new building it will keep the applicant's travelling to a minimum if and when they need to access what they have in storage. By building a new building on the same site as the existing business, this creates less of an impact for existing and new staff for being able to access files, etc, that are kept on site. With the building being on the applicant's own land this gives the applicant full control over the building.

SOCIAL

The social objective of this application is to bring the storage space fully within the applicant's control, ensuring a better work / life balance and shorter commute to and from their home after the working day. The objective of this is to form additional office space and if a business has office space in two separate locations this could cause a divide between staff with working in different places.

ENVIRONMENTAL

The environmental element of the application comes in its lack of physical harm to the countryside. There is no potential harm to environmental features or ecology.

EXISTING EMPLOYMENT VIABILITY STATEMENT

This application will not impact any existing employment area within the borough. The proposal will lead to an increase in employment for the existing business on site.

The proposal is appropriate for the location and consistent with adjacent land uses. There is no proposed impact on the operation of the area and impact on the type or quality of employment supply. The proposal does not involve the loss of existing employment land.

Local Plan Policies EP2 Existing Employment Areas and EP3 Existing Employment Sites set out the criteria for considering applications relating to existing employment areas. The application site is not within a defined employment area. The site does provide existing employment opportunities, and these will not be affected by the proposed development.

CONCLUSION

This application will create additional office & storage space for a growing business. There will be no detrimental impact on the site and existing business due to the number of existing buildings on site that fall within similar design to this building.

There is no conflict with highway safety. In summary this application is consistent with planning policy and should be considered favourably.