



DESIGN AND ACCESS STATEMENT

IN RELATION TO

**STATIONING OF 2 CARAVANS FOR USE AS WORKERS
ACCOMODATION (RETROSPECTIVE)**

AT

**THE LONDON HALAL MEAT CO LTD
HOOK'S DROVE
MURROW
PE13 4HH**

FOR

MR MALIK

Job No. SE-1955

November 2023

Introduction

This Design and Access Statement supports the Full Planning Application for the proposed workers accommodation at The London Halal Meat Co Ltd, Hook's Drove, Murrow, PE13 4HH.

Our client is committed to a policy of good design and equality.

The aim of this report is to demonstrate how design and access have been considered and incorporated, explaining the design thinking behind the planning application. This design and access statement outlines the provisions made in the design for inclusion and accessibility whilst achieving a high standard of design.

1. Site Description

The site is located within the rural settlement of Murrow along Hook's Drove. It is a large commercial site, there are dwellings positioned to the front of the site.

There are neighbouring properties directly South and West from the site, with which the boundary is formed by close boarded fencing, elsewhere they are defined by landscaping.

This application is to provide a housing solution by utilizing the unused space on the existing site.

The site sits within Flood Zone 3 of the Environment Agency's Flood Maps for Planning and therefore a Flood Risk Assessment will be provided to support this application.

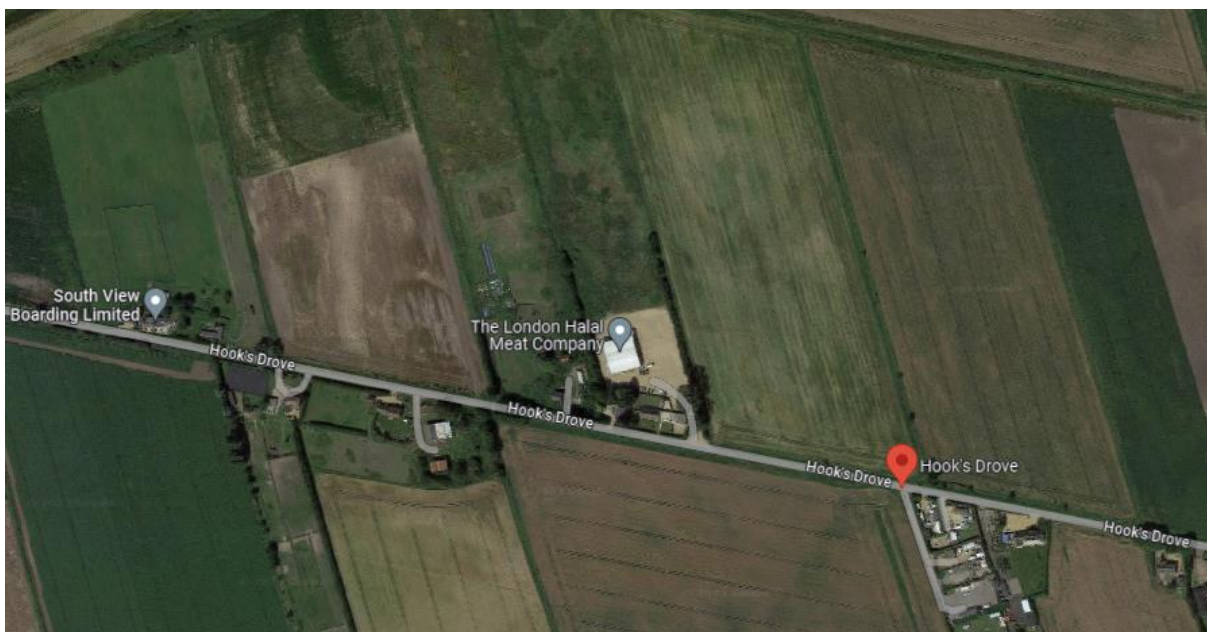


Figure 1: Aerial photograph

2. Planning History

F/YR12/0680/F – Variation of Condition 2 of planning permission F/YR08/0585/F (Change of use of part of existing factory unit (B2) to retail (A1) and formation of external door and access ramp to front elevation) to enable the retail unit to open to customers on Sundays 08:00-16:00 – Granted;

F/YR08/0585/F – Change of use of part of existing factory unit (B2) to retail (A1) and formation of external door and access ramp to front elevation – Granted;

F/YR08/0138/F – Change of use of part of existing factory unit (B2) to retail (A1) and formation of external door and access ramp to front elevation – Refused;

F/YR04/4402/O – Erection of a workplace home – Refused.

3. Proposal

The proposal is for placement of 2 static caravans and a cabin as indicated on the accompanying drawings. The application is retrospective. The caravans will be used for accommodation for workers who are employed in the London Halal Meat Company Ltd business on site.

The existing halal business is accommodated within the existing factory building on site. It is one of the only halal meat processing businesses within the area and as such is in high demand and very busy. The proposal will enable workers to reside on site to enable the efficient and effective function of the enterprise, covering the necessary shift patterns to meet the demand of the business.

The units will be accessed via the existing access serving The London Halal Meat Co Ltd.

The site at present is a gravelled area in a corner of a larger commercial site. It will therefore not encroach or erode open countryside.

2No, 4 berth static caravans to house 8 people during busy times as well as a cabin to house 2 people are to be placed on site, they will be screened from the road by existing and proposed trees and shrubs.

4. Principle of Development.

Policy LP3 of the Local Plan sets out the settlement hierarchy for the District. It identifies the settlements where the Council has planned for growth, stating that areas outside of the defined settlements will be treated as 'elsewhere' where development will be more restricted.

In 'elsewhere' locations policy LP3 states the following:

Development elsewhere (i.e. in an area not falling into one of the above categories), will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services; and to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents (LDDs). Any such development will be subject to a restrictive occupancy condition.

The proposal does not strictly adhere to the categories set out in Policy LP3 given that the dwellings will support a B2 use however, the workers accommodation will allow for the effective operation of a rural business which adheres to the spirit of Policy LP3. By allowing workers accommodation on this site to meet the demands of this rural enterprise, the proposal will help to support this existing local service which is supported by Paragraph 79 of the NPPF and also Paragraph 84 of the NPPF which seeks to enable the sustainable growth and expansion of *all* types of business in rural areas. It is therefore submitted that the principle of the development is acceptable.

5. Design

5.1. Use and Amount

The site at present is a gravelled area in a corner of a larger commercial site.

The created accommodation is to be exclusively used for workers employed by The London Halal Meat Co Ltd.

There is a shortage of housing in the district and the client would struggle to provide housing for the number of workers they require in just traditional dwellings.

The land is part of a commercial site which is located on the outskirts of Murrow.

Although the site is not within the main built form of the village, it could be seen as an advantage. It keeps the sight of static caravans away from local residential areas.

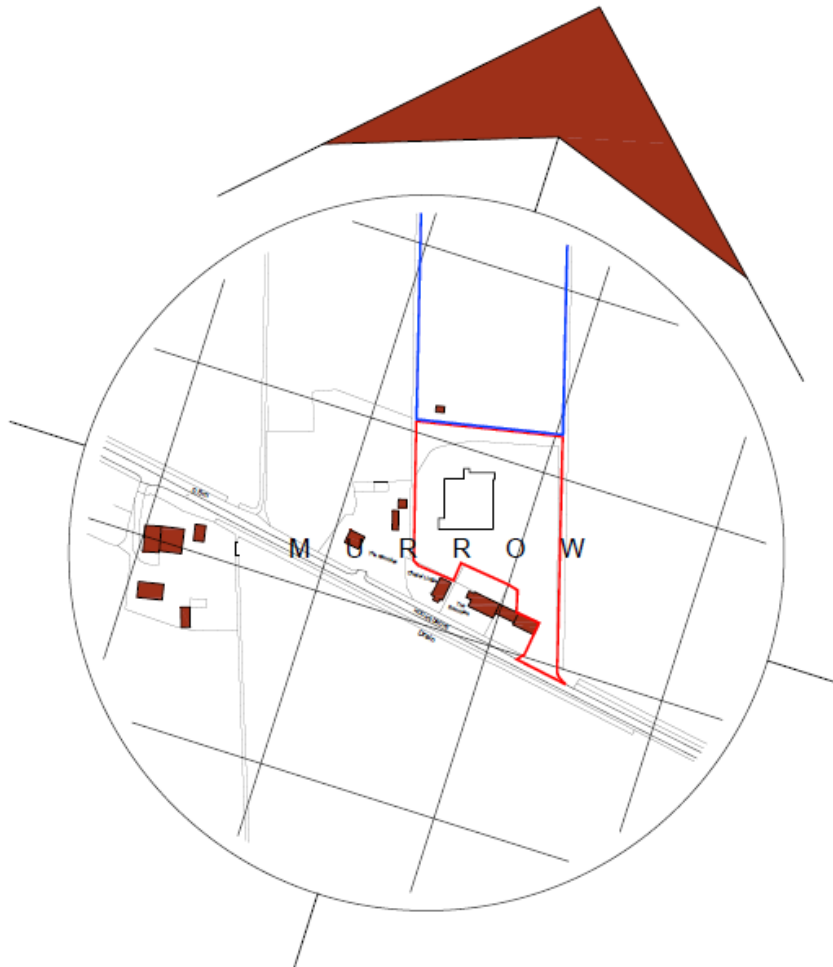


Figure 2: Location Plan

5.2. Layout

The drawings demonstrate that the site can be adequately subdivided to provide sufficient amenities for both existing and future occupiers without harming those of neighbouring residents.

As seen on the proposed site plan, dwellings already exist on Hook's Drive and the proposal will only take up a small amount of unused land off the existing business.

The cabin and caravans are to be situated on the corner of the site.

The area is already screened from Hook's Drive by an existing hedgerow and dwellings.

Existing access to The London Halal Meat Co Ltd will be utilised and there is a generous amount of space for parking and turning in accordance with policy LP15 of the Local Plan.

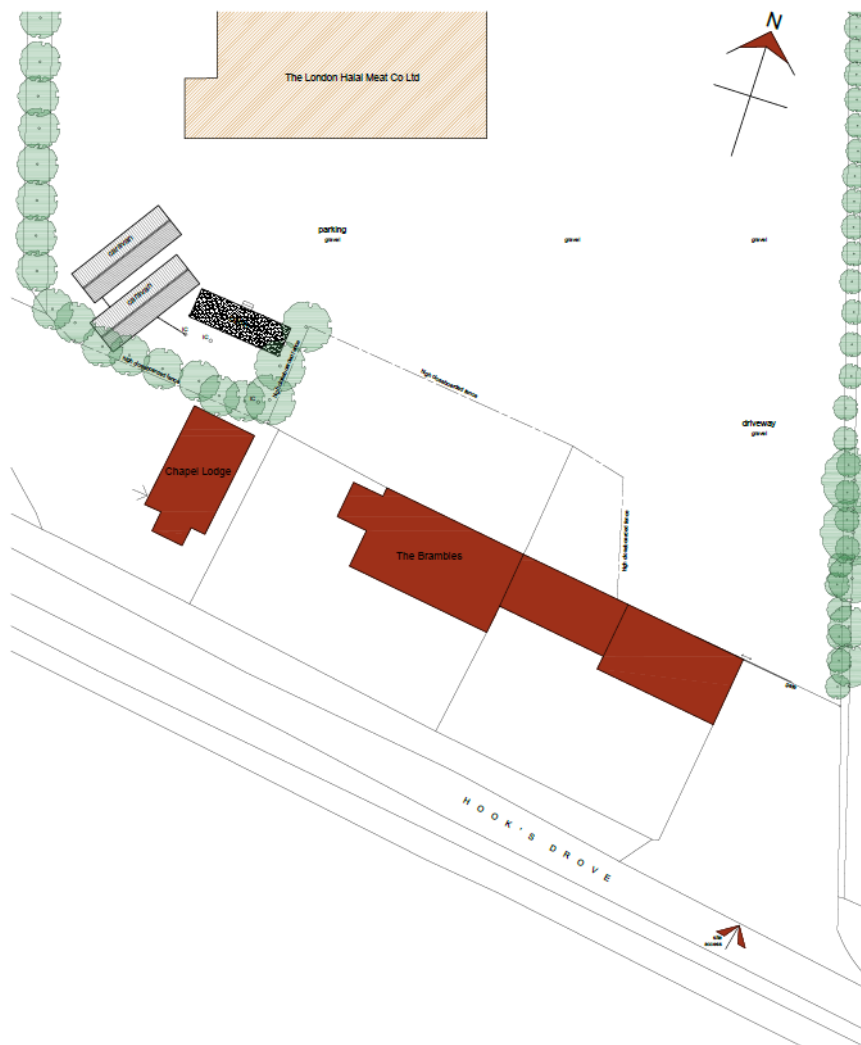


Figure 3: Site Plan

5.3. Scale

The image below shows the floor plan of the cabin.

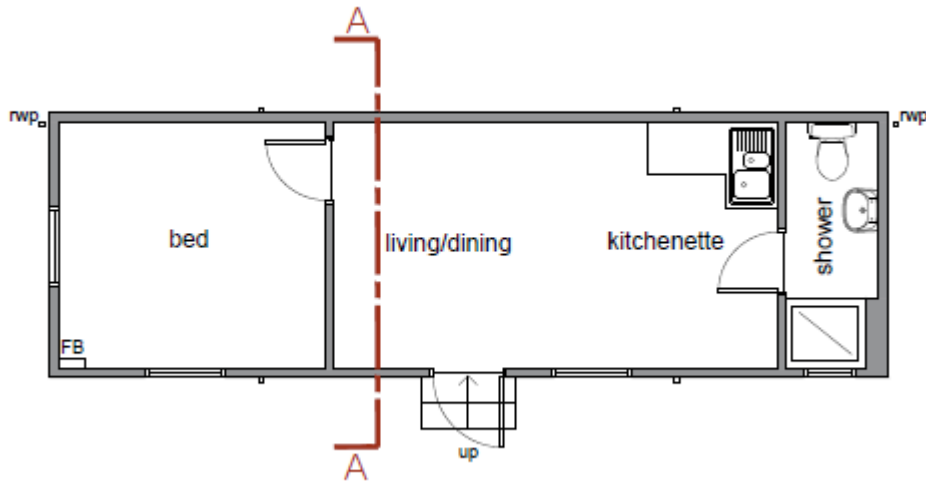


Figure 4: Floor Plan

5.4. Appearance

The surrounding area and village of Murrow is very varied in appearance and has no local vernacular. There are various types of buildings in the village ranging from traditional dwellings to industrial buildings and caravans.

Although static caravans are not always a pleasing sight, the impact they will have on the surrounding area is minimal due to the screening from the existing trees, hedging and dwellings.

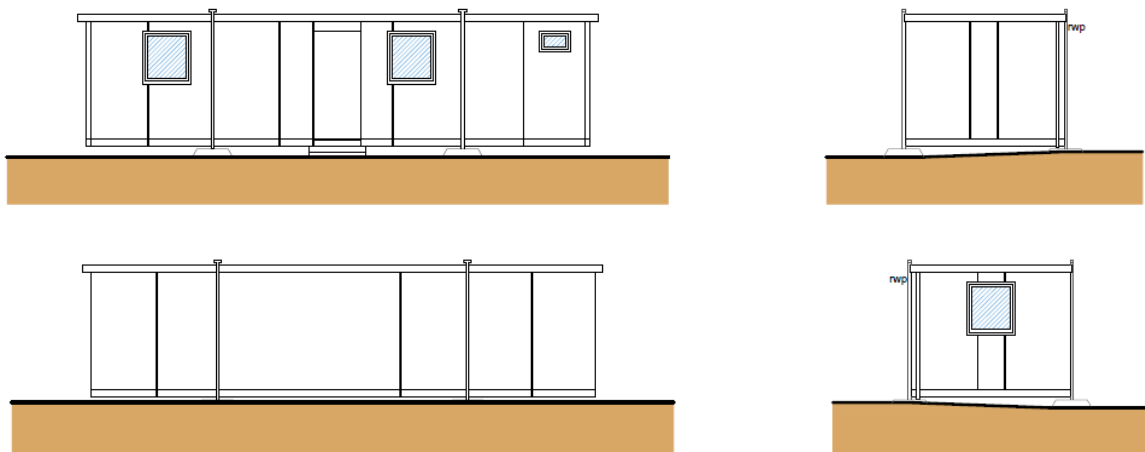


Figure 5: Proposed Cabin Elevations

5.5. Flood Risk

The site sits within Flood Zone 3 of the Environment Agency's Flood Maps for Planning and therefore a Flood Risk Assessment will be provided to support this application.

Policy LP14 of the Local Plan and Section 14 of the NPPF require a Sequential approach, directing new development to land at lowest risk of flooding in the first instance unless it can be demonstrated that no such land is available.

The proposal is for workers accommodation which will support an existing enterprise. It is therefore effectively an extension to that business and therefore no other land is available which could accommodate the proposal. The Sequential Test is therefore passed.

Upon passing the Sequential Test, the Exception Test must be passed. Proposals must demonstrate that a) the development would provide wider sustainability benefits to the community than outweigh flood risk and b) that the development is safe from flooding without increasing risk elsewhere.

The proposal would provide workers accommodation which will enable the effective operation of an existing business. This would support the rural economy which is a significant community benefit. The proposal therefore passes a) of the Exception Test. With regards to b) the application is accompanied by a Flood Risk Assessment which demonstrates that it is technically safe from flooding. The Exception Test is therefore passed and the application complies with Policy LP14 of the Local Plan and Section 14 of the NPPF.



Figure 5: Environment Agency Flood Map

5.6. Security

Security lighting is provided to the caravans, cabin and parking areas, which are dusk to dawn sensor-controlled intruder lighting in line with Secured by Design New Homes guidance.

The development is part of a larger commercial site with monitored access and lighting and will therefore increase the natural surveillance of the area, to the benefit of avoiding crime, and fear of crime.

5.7. Environmental Consideration

Placing caravans on this site to accommodate workers will greatly reduce travel time and will encourage the use of non-car modes.

Instead of driving, workers could walk in to work without having to travel from surrounding areas creating harmful pollutants and adding traffic to already busy roads.

6. Access

There will be no proposed changes to the existing access which currently serves the site.

Ample space is provided within the site for parking in accordance with Appendix A of the Local Plan. The existing car park will allow for parking and turning for all vehicles in order that they can enter and exit the site in forward gear.

The access and parking arrangement is considered to comply with the provisions of policy LP15 of the Fenland Local Plan.

6.1. Vehicular and Transport Links

The site benefits being in close proximity to major transport facilities.

The village of Murrow is within walking distance of the proposed development and will encourage the use of non-car modes.

The village of Murrow already has a well-established community and with a range of facilities and services within close proximity to the proposed development.

In addition, the village benefits from being a short driving distance from the towns of Wisbech and March and the city of Peterborough.

Nearby bus stops provide a service to Wisbech which has bus links to train stations in Peterborough, King's Lynn, Downham Market and March.

By road, the towns of Wisbech and March and the city of Peterborough are short distances away offering shops and services associated with larger market towns and cities.

These public amenities as well as many more are within close distance from the proposed site of development:

- Primary school;

- Sports and recreation facilities;
- A Doctor's surgery at Parson Drove;
- Secondary Schools available in Wisbech

6.2. Inclusive Access

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations. The dwelling is to be lifted in accordance with the flood risk assessment, but the ground level will be graded allowing the access to comply.

6.3. Fire Appliance Turning

The close proximity of the road allows easy access to the Fire Brigade should the event of a fire take place.