

DESIGN AND ACCESS STATEMENT

320160301P

**IN SUPPORT OF A PLANNING APPLICATION
FOR 1 no NEW BUILDINGS TO CREATE
4no NEW INDUSTRIAL UNITS (tool and equipment hire)**

AT

E & D Plant Hire

Pendle Trading Estate, Clitheroe Rd, Chatburn BB7 4JY

Ariel View of the Site



This statement is prepared in support of a Planning Application for the extension of an existing B2 fabrication workshop. This document addresses the issues of Design and Access in and around the site, and has been written in accordance of CABE.s guidance document (*Design and Access Statements. How to write, read and use them,*) Commission for Architecture and the Built Environment, 2006.

Amount

This application seeks permission to erect one new building, providing 4no new self contained industrial units for use by the existing business on site

Use

The proposed building will provide new modern industrial units for the existing business. Separate areas are required for separate storage of the various items of plant, machinery, tools etc that the business already hires out.

Layout

The proposed layout of each unit will be open plan. The building will be located in the yard area to the rear of E & D Plant Hire, where currently outdoor storage takes place.

Scale

One new building is being applied for. The building will provide 4 units each with a floor space of 72 sq mtrs.

Landscaping

The remaining area of yard between the new buildings will remain as existing, no landscaping is proposed as the site is surrounded by industrial units

Appearance

The proposed building will be constructed in concrete block, with a box profile tin roof, and roller shutter doors. There are no windows for security reasons.

Access

The access to the site will remain as existing. There is an existing access off the internal trading estate road which will serve the new building. There will be parking for 8 vehicles in the site,

Policy

Saved Policy EMP8 of the Local Plan states that: "The expansion of established firms on land outside main settlements will be allowed provided it is essential to maintain the existing source of employment and is not contrary to the other policies of this plan"

The NPPF seeks to support a prosperous rural economy. This proposal for the expansion of an existing business would benefit the local economy.

Conclusion

The approval of this application will provide 4no small modern industrial units for use by the existing business at the site. There is an existing access and sufficient parking. The site is located within the commercial area and therefore this proposal would be compliant with the relevant planning policies with regard to employment.

