



TOWN AND COUNTRY PLANNING ACT 1990

DESIGN & ACCESS STATEMENT

TO ACCOMPANY A PLANNING APPLICATION FOR

**A FUEL DEPOT INCLUDING ANCILLARY OFFICES,
THE INSTALLATION OF PLANT, AND HARDSTANDING**

TO MEET THE RELOCATION NEED OF CERTAS ENERGY LIMITED

**AT HORNTON GROUNDS QUARRY,
STRATFORD ROAD (A422), HORNTON**

**FOR CERTAS ENERGY LIMITED AND
FINSKO PROPERTY COMPANY LIMITED**

SEPTEMBER 2020

PF/10364

1.0 INTRODUCTION

The Site and the surrounding area

- 1.1 The site lies 1km to the south-west of Hornton and is accessed off a metalled road from the A422. The site area extends to approximately 1 hectare.
- 1.2 An existing operational activity for stone processing is located to the west of the site. To the east of the site planning permission has been granted for 3 large agricultural buildings. A material commencement has been made of this development.
- 1.3 The site is cleared of all structures and lies at a lower level to the surrounding agricultural land. The site is well contained physically and visually by existing boundary tree belts to the west; established mature hedging to the south and east; and by substantial bunding to the north and east with new native boundary planting on top of the bund.

2.0 USE

- 2.1 The proposal is to develop the site for the purposes of a fuel depot for the distribution of fuels to commercial and domestic customers – typically within a 50 mile radius of the site.

3.0 AMOUNT

3.1 The site comprises four principal components, namely:

- i) the plant for the storage of fuels and the loading of tankers for distribution;
- ii) an office building for accommodation of administrative staff and facilities;
- iii) yardage, including provision for the overnight parking of tankers (15 tankers) and 18 car parking spaces for staff and visitors; and
- iv) associated infrastructure, including electrical switch room; package treatment works; fencing and security lighting; and covered cycle store.

4.0 LAYOUT

4.1 The layout of the site is as shown on Dwg No. 6289-801 Rev G. The layout provides a secure compound for the activities of the fuel tankers from the office building. A shared vehicular access (tankers/cars) is proposed.

4.2 The operation of a fuel depot requires adequate space for the activities on site, mainly:

- the manoeuvring of tankers;
- the safe operation of transferring fuel from the tanks to the HGVs for distribution;
- the provision of overnight parking for HGVs;
- the provision of office accommodation with good vision of the operational activities being undertaken;
- the provision of staff car parking;
- convenient access to the strategic highway network; and the provision of a secure compound.

4.3 This site admirably meets these operational requirements. The lowered ground level is a ‘bonus’ for the site operations in that, while the plant is not especially high, the ‘sunken’ land level (relative to adjoining agricultural fields) and the existing bunds provide very effective screening to the development. The proposed structures would, in fact, be almost half the height of the approved Class B2 building.

4.4 Perimeter lighting (5m in height) will be connected to lighting control panel and controlled by a photocell. Deflection Plates will be added in when necessary and fitted to the lighting columns to reduce the amount of light spill outwith the site. Task lighting is to be installed on the tanks, controlled from a lighting isolator (located at the bottom of the tank stairs).

4.5 The accompanying Lighting Impact Assessment demonstrates that the proposed development will have an insignificant effect on the immediate environment with respect to light spillage.

4.6 Boundary fencing of Heras Triton Mesh Fencing, or similar type, is to be installed, as shown on Dwg No. 6289-807 Rev A.

4.7 The roof of the modular office building can accommodate a proportionate area of solar panels.

5.0 SCALE

5.1 The tanks will be 11.6m long, 3.66m wide and 4m high (see Dwg No. 6289-801 Rev G). The modular office building will be 33m long and 7.2m wide (see Dwg No. 15.18337.01 Rev G). The building will be approximately 2.5m high (see Dwg No. 15.18337.03 Rev B).

6.0 LANDSCAPING

6.1 The soft landscaping proposals are shown on Dwg No. HG05.

7.0 APPEARANCE

7.1 The fuel tanks are fabricated in steel painted Iceplant Green/Breama. *Figure 1* (below) shows a photograph of similar tanks on another CERTAS site.

Figure 1



7.2 The modular office building has a smooth panel finish which will be painted Goosewing Grey 10.A.05 for external cladding and Merlin Grey 18.B.25 for fascia. Please also refer to the accompanying Schedule of Materials.

8.0 ACCESS

- 8.1 The premises are not designed for general public access. The staff accommodation building will be DDA compliant. Provision is made for secured cycle parking. The Travel Plan describes the accessibility of the site by public transport, cycling and walking.