Design and Access Statement

Site and Surrounding Area

The application site located in Winkhill, on the A523 adjacent to Bromleyhedge Lane.

Proposed

This application is in relation to the approved application reference SMD/2008/1077 - ''Demolition of existing buildings, regrading of Eastern areas of the site and provision of new offices and workshop. Provision of new hardstanding's and rainwater and foul drainage.''

Most of the landscaping has been carried out to the site and there is now a flattened area where it is proposed to provide the new offices and workshop. There is still, currently, some spoil to the rear of the site although it is hopped that this will be removed in the short term.

The site has been occupied by WG Tanker Group Ltd, although, after discussion with SMDC they are submitting a parking application on the site for a temporary period of 5 years. The proposed site plan provided with this application shows spaces for up to 78 tank trailers which will be stored on the site during the 5-year period. Once the temporary permission has expired it is proposed to continue with the approved development of SMD/2008/1077.

As previously discussed, the trailers will not carry liquids nor hazardous materials. Also, as trailers, these do not carry oils or liquids.

Site and Drainage

The site has been graded and surfaced with a bituminous produce to prevent any dirtying of the wheels of the vehicles and removing the need for a wheel wash at the entrance. This will be monitored and should alterations to this become necessary, then amendments to the exit will be made to ensure that the entrance and roadways kept clear.

As part of this alteration, the formation of the entrance as detailed will advanced and be undertaken and completed within three months of the approval.

The drainage works to the site, mainly the base of the new bank, have been completed and settlement ponds introduced to the approval of the Environmental agency.

Access

The access to the site is in the position as originally approved in the planning application SMD/2008/1077. The site entrance will be used as approved for the proposed temporary parking.

The Winter Partnership
May 2019

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Aerial view of the site.