

Justification Statement



Proposed Construction of 2
New Industrial Units at
Woodhouse Business Centre,
Woodhouse Street,
Woodville,
Swadlincote
DE11 8ED

This justification statement has been prepared in support of a planning application for the construction of two new industrial units at Woodhouse Business Centre, Woodhouse Street, Woodville, Swadlincote, Derbyshire.

The site is located adjacent to Woodhouse Street, Woodville Swadlincote within the Woodhouse Business Centre.
Easting 430589 Northing 319064



Site Plan with Site Boundary Highlighted in Red

The application site measures 1275m². The site of the proposed building has been vacant for some time having previously been used as a building material storage area by a tenant who has since vacated.

The adjacent units are rented out for a variety of uses including the storage of uPVC windows, Plumbing supplies and motor mechanic.

The site is gradually sloped to follow the topography of the adjacent road (Woodhouse Street) which rises from the North East end where it meets Derby Road to the South West where it crests adjacent to the turning into the recreational area.

The existing buildings within Woodhouse Business Centre are of simple brick construction with flat roofs and a mixture of large sliding doors and single personnel doors.

There are no new environmental risks in the erection of a new industrial unit as the area of land in which it will be situated is currently used for outdoor storage. The proposed development will not increase the amount of surface water entering the system as this section of the site is currently hard standing.

Derbyshire County Council Highways Development Control have been consulted and the swept path analysis on the proposed plan was acceptable with the level of emerging visibility seeming "adequate and in accordance with current design guidance".

Highways commented that the level of parking would have to be justified as part of a Planning application because there are currently no adopted standards.

Therefore the site has been designed in accordance with the level of parking required in the previously adopted standards of General Industrial (B2) out of centre parking of 1 space per 65 sq m for the two new units.

This leaves space within the site for adequate turning facilities and parking to the same standards to apply to the existing adjacent units.

