

Economic and Sustainability Statement

NEW HI BAY STORAGE UNIT EXTENSION

**Selden Research Limited,
 Staden Business Park,
 Staden Lane,
 Buxton,
 Derbyshire.
 SK17 9RZ.**

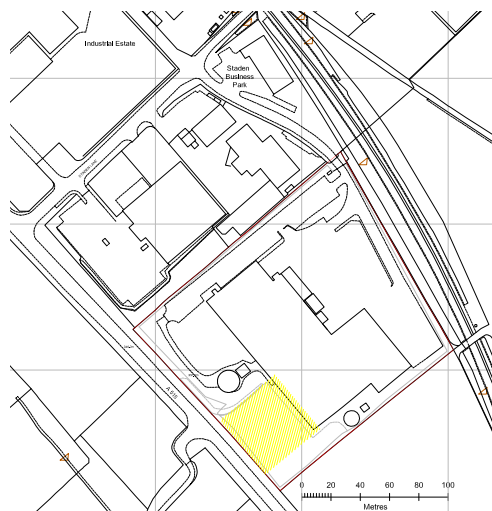


CONTACT DETAILS

Applicants Name		Agents Name	
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Introduction

PROJECT



Site area 25627 m2

The site is located within an established business park served via Ashbourne Road and Staden Lane

METHODOLOGY

The term sustainability is mainly associated with carbon emissions climate change etc. There are many other aspects that affect the sustainability of a project especially a scheme of this nature, which is within an established business park

In this report we will look at the areas that comprise a sustainability report expanding beyond energy and emissions and show that the project can be sustainable

LOCAL POLICIES FOLLOWED

High Peak Sustainability Guidance:

High Peak Sustainability Guidance comprises a checklist of relating to Local policy Plan comprising:

- Land use
- Landscape protection
- Heritage management
- Layout
- Travel and transport
- Energy efficiency
- Renewable energy
- Pollution control
- Waste management
- Water management
- Biodiversity and open space

The guidance covers all developments including residential. We have split the report into 4 sections which hopefully cover all the guidance notes relating specifically to our proposals

1 Economy

SELDEN Research are one of the most successful privately owned group of companies in Buxton and The High Peak, with a history of employment in the local area. They continue to develop and expand the business and this development is a continuation of that process SELDEN Research is already a major employer and in the future will continue to expand and grow. Investment in new facilities will ultimately result in efficiency gains, increased profitability, and thus sustainable growth.

The extension to be used for increased storage of new products and brands an increased number of picking bays will enable operators to service the new work

In the years from 1997 to 2014 turnover increased from £6,400,000 to £23,400,000 and employee numbers from 50 to 158.

In that time Selden built 2 high bay warehouses a low bay despatch warehouse, a safe manufacturing building for flammables, a goods in building, an office block and canteen. Work begins on a cosmetic production facility in the summer of 2015 which will increase the volume of products produced and a new chemical storage bund to allow for more bulk storage of raw materials

Each time Selden build either a warehouse or an office block, there is strong growth in both turnover and both skilled and unskilled labour. Currently well over 100 of the employees are from the Buxton area and the new warehouse will be exclusively staffed by unskilled shift workers all coming from Buxton.

Selden has a number of large clients such as Halfords, Greene King and Mitie and regularly picks up supplier awards the latest one being 'Best availability' award from Halfords in June 2015. This can only be achieved by large numbers of staff and a safe working environment with adequate space to fulfil orders.

2 Design and Construction

Extension to the existing facility results in a continuing sustainable use of new linked to existing accommodation.

Cladding is also constructed in large sheets off site, which minimises waste rates on site.

Advice from the BREs green guide will be sought and implemented where possible.

3 Transport and Inclusion

VEHICULAR

The existing road infrastructure is adequate and currently serves the existing usage.

Existing car parking is extensive and will cover the new development

The vehicular impact of the site will increase, existing loading/unloading will easily be able to cope with the new extension. SELDEN transport management plans will be updated and implemented to suit.

PEDESTRIAN

Via existing infrastructure from Ashbourne Road and Staden Lane

BICYCLE

Via existing infrastructure from existing roads new secure covered cycle parking will be provided

PUBLIC TRANSPORT

Via bus from Buxton along Ashbourne Road to Staden Business Park and a short walk to the site..

Inclusion to the site is difficult due to the nature of the processes that are present on the site.

Disabled and ambulant access is via appointment at SELDEN Research head office reception.

SELDEN Research operate an equal opportunities employment scheme

4 Environment and Resources

The scheme will be constructed to current building regulations.

SELDEN Research currently has an extensive Photovoltaic installation to the property which will be extended to the new extension resulting in renewable energy provision.

SELDEN Research is committed to Pollution control, Water management, Waste management and recycling and is reflected in the following:

ISO9001 accreditation environmental standard ISO 14001 .

IPPC licensed (Integrated Pollution Prevention Control) environmental management system monitored and policed by the environment agency accurately demonstrating Selden's total commitment to the environment.

Sustainable drainage solutions will be employed where possible, areas to be considered comprise:

- Drainage attenuation
- Water storage and waste water reuse

The new development will not affect the existing air quality of the area.

Recycling of waste and by product is as existing SELDEN Research policy and is taken seriously by the client.

Removal and replanting of trees is subject to a separate tree report to BS 5837 submitted with this application

Conclusion

The construction of the new scheme will consolidate the existing business, safe guard existing employment and create new employment. Local contractors will be used thus protecting the overall economic benefit of the proposals.
The scheme and proposals make the scheme sustainable on the current site

