

## **Design & Access Statement – Revised Scheme**

**PROPOSAL:** Proposed B2 Units, Revised Scheme  
**LOCATION:** Mill Lane, Ampleforth

### **Use**

After discussions with the environmental health department, we feel it is important to put more restrictions on the use of the units. Rather than general industrial units under B2 use, we feel it is appropriate that the units should be restricted to B1 use which is light industrial which is suitable in more residential areas. This application is now for full planning permission for six B1 units which have deliberately been kept small so that they are only suitable for small scale local businesses.

### **Amount**

There are six units proposed, each with a floor area of 89 square metres (961 sq ft). One accessible WC will be provided for the development, if additional WCs are required for a particular unit, they will be placed within the unit. As we envisage some of the units will be used more like a lock-up, the WC is suitable for this type of use.

### **Heritage Statement**

The development will not affect any Heritage Assets and will respect the surrounding AONB by being within the protection of the semi-mature trees.

### **Layout**

The position of the units has been chosen so that the units will be hidden from view from the main road to ensure there is no detrimental impact on the surrounding area. There is an existing track, in the ownership of the applicant, that also serves the sewage treatment works. This already has large vehicles utilizing the track and so it is suitable for the type of vehicles that will use it, no new access needs to be created. The entrance will be improved to allow the increase in use. The trees will help prevent any noise from affecting the nearby residences, the nearest of which is 180 metres away. Being close to the sewage treatment works, the toilet shown and any other foul water requirements can be taken into the large sewer at the manhole shown on the drawings.

### **Scale**

The units have been designed to be small in scale to suit the sort of small business that is common in the local area and of a scale that is not catered for in the larger industrial parks. The height of the units has been kept low to reduce impact but be of a practical height for loading and offloading of a typical sized van. Car parking has been included for each unit and there is space in front of the unit to park a van or small lorry.

### **Landscaping**

The applicant planted nearly 10,000 trees in this area approximately 20 years ago and the development will require the removal of some of these trees. The entrance will be increased in width so that two vehicles can pass without restricting traffic flow but this will be done sympathetically in agreement with the highways department. Passing places will be formed and these will be constructed in the same materials as the main track. The applicant has employed the services of MAB Environment and Ecology Ltd to undertake an ecological assessment of the area to ensure that the trees can be removed without detriment to the habitats of plants and wildlife. The report concludes that there is no detrimental impact with the removal of a small quantity of the trees and that mitigation by further replanting is not necessary. There is already disturbance by traffic and noise from the sewage works and the increase in traffic is unlikely to be significant.

### **Appearance**

The units will be constructed from blockwork inner walls with timber frame external skins. The frames will be covered with vertical feather edged timber boarding which will fit in with the surrounding broad leafed trees. Roofs will be profiled metal cladding, plastisol coated in a colour to be agreed. Large roller shutter doors will be provided as well as personnel doors, these can be finished in an agreed colour to minimize their visual impact.

### **Access**

The site will be accessed along the track used to service the sewage treatment works. The entrance will be widened to six metres for the first ten metres of track off Mill Lane so that two vehicles can pass. The track will be widened with two passing places between Mill Lane and the units, these will be finished in matching materials. Parking is provided alongside the units and in front of each unit and a disabled toilet has been provided attached to the central unit.

### **Contamination**

The area has historically been used for agriculture until approximately 20 years ago when the applicant created the broad leafed tree plantation. No uses have taken place that would cause contamination of the area.

### **Noise**

A noise assessment has been undertaken by Pelican Acoustic Services to ensure the uses envisaged for the units would not impact on the nearest residences which are approximately 180 metres away on Mill Lane. In conclusion the report states

*The noise attenuation calculation and subsequent BS4142 assessment suggest that the proposed light industrial units will not produce an adverse impact on the property at 1 Mill Way. Additionally the estimated specific noise level would fall well within the 55dB Leq maximum level required by the World Health Organisation for outdoor living areas.*

The Environmental Health department had concerns about noise from the units which prompted the change from B2 to B1 units. We will also restrict opening hours for the units to the general working hours so that the units cannot be used during the night when noise would be more noticeable.

### **Flood**

The land drops away significantly to the west, away from the entrances to the units and therefore there is no risk of flooding from the nearby beck.

### **Pre-Application Advice**

Plans and a letter were submitted in August 2013 to ascertain whether the idea of providing some industrial units in this location would be acceptable to the planning department and the response from the Development Manager, Shaun Robson, on 7<sup>th</sup> October 2013 (ref 13/00927/PREAPP) concluded as follows:-

- 1 *The site is within walking distance of the Service Village of Ampleforth, and this is a key aspect of the scheme: it would be accessible, but is likely to be of sufficient distance from residential properties to ensure no adverse amenity. This specific issue would have to be confirmed by the Environmental Health Officer.*
- 2 *I note the proposal has not specified the potential nature of the B2 uses, and that is something that should be explored prior to the submission of any application.*
- 3 *The site is, however, within the AONB and so landscaping will be an important element. It is noted, however, that the site is well screened by trees, and this is in the proposal's favour.*
- 4 *The building's construction materials are also likely to be acceptable; however particular thought should be given to the colour finishes.*
- 5 *Finally, an issue which will need further examination is the suitability of the existing track. The County Council Highways Authority will be best placed to assess whether the track plus passing bays is acceptable. This is a specific requirement of policy SP6 and SP20 (Generic Development Management Issues).*

Application number 14/00114/FUL was subsequently submitted and refused due to noise and highways considerations.

After discussions with the environmental health department regarding the noise, this application will limit the opening hours and the use of the units to B1 use.

Design & Access Statement by M S Architects Ltd  
Unity House 79 Allhallowgate, Ripon, North Yorkshire, HG4 1LE

A meeting with the highways department was held on site and a way forward agreed. Drawing 1.33 shows the improvements that have now been agreed to satisfy their requirements.