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## PLANNING AND SUSTAINABILITY STATEMENT

**Proposed purpose built, freestanding 3-storey production building (5,127 sq m) and mix of business and light industrial units (5,990 sq m of business use and 5,990 sq m of industrial use)**

On behalf of Sylatech Ltd (Micro Metalsmith Ltd)  
March 2016

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## 1.0 INTRODUCTION

- 1.1 Carter Jonas LLP is instructed by Sylatech Ltd (Micro Metalsmith Ltd) to prepare and submit a hybrid planning application for the development of land to the South of Thornton road, Pickering.
- 1.2 The submission of this hybrid application has been the subject of discussion and agreement with the LPA through the pre-application process and meeting on 15 April 2015 and as a result, agreement has been reached on the submission of the scheme in this form.
- 1.3 The planning application is to be treated as a hybrid application with part of the details dealt with in full and others in outline. All other matters regarding detailed design, such as appearance, layout, scale and landscaping except for where they are detailed in the context of this hybrid application, are reserved for consideration at a later date.
- 1.4 The outline application comprises a mix of business and light industrial units in the western part of the site. The gross external floor area proposed for this element is 11,980 sq.m in total comprising of 5,990 sq m of business use and 5,990 sq m of industrial use.
- 1.5 The full application includes a purpose built three storey production building for Sylatech Ltd on the eastern part of the site. The gross external floor area proposed is 5,127 sq.m.
- 1.6 This Statement forms part of the background regarding the need for this development and planning considerations relevant to the determination of a planning application. It should also be read in conjunction with the Design, Access and Heritage Statement which is also included as part of the comprehensive submission.
- 1.7 This statement is structured as follows:
  - **Section 2** sets out a brief detail about the proposals and pre application processes;
  - **Section 3** includes a review and context of relevant policy provisions
  - **Section 4** sets out our assessment;
  - **Section 5** concludes and summarises the application proposals.

## 2.0 CONTEXT

- 2.1 This section will set out the context in which this proposal is situated looking at the application site and its surroundings, and the background to the application. More detailed commentary relating to the site circumstances are contained in the Design and Access Statement.

### Site and Surroundings

- 2.2 The site is approximately 6.6 ha and is located approximately 1.6km southeast of Pickering town centre to the south of Thornton Road Industrial Estate. The site is bound to the west and southwest by the Natural Gas Processing Plant and Outgang Lane, to the south east and east by woodland verges and to the north by the existing Thornton Road Industrial Estate.
- 2.3 In terms of the surrounding area the predominant land use to the south, east and west of the site is agricultural with a small number of residential and commercial properties to the west on the opposite side of the Outgang Lane. A disused railway line runs to the south of the site.
- 2.4 To the immediate north is Thornton Road Industrial Estate which contains a variety of units including vehicle maintenance garages, a Skip hire business, a plastics injection moulding business and gas appliances and oil and gas exploration suppliers. Beyond the existing Thornton Road Business Park and the A170 to the north is agricultural land.
- 2.5 The site is a brownfield site which is located outside the existing development limits of Pickering and currently consists of a cattle grazing field. The site is rectangular in shape and was previously used for the processing and desulphurisation of natural gas. The site is currently accessed from Outgang Lane.

### Background

- 2.6 Micro Metalsmiths was founded in 1964 to bring several disparate technologies together under one roof, primarily design and manufacture of aerospace/aeronautic microwave components and assemblies (components for battlefield radar, missile guidance, security and telecoms purposes). There is currently only one other business in the world that uses a similar technology to Micro Metalsmiths to produce AS9100 accredited fine wall castings and this business is based in Massachusetts USA. Compared with this USA competitor, the company has also developed the sale of its casting and machining capabilities independently from the sale of its microwave devices thereby creating additional markets.
- 2.7 Despite the challenging economic climate that global markets have faced over the last ten years the Micro Metalsmiths business has managed to maintain a robust foothold in its chosen market. The company founder sought business that had extremely long life spans, designing and manufacturing essential parts for customers in the aeronautic, space and defence industries that are restrained by prohibitively expensive re-licensing and legislative compliance.
- 2.8 The niche manufacturing sector in which Micro Metalsmiths operates has changed dramatically in recent years as a result of an increasingly competitive environment where margins have been eroded, payment terms extended and growing competition

from emerging low cost economies has taken hold. In response, UK niche manufacturers are therefore shifting away from traditional business strategies to new models where the sale of a product is combined with an associated service, referred to as the 'servitisation' of manufacturing. Much of the activity in emerging manufacturing strategy now involves high levels of technological and non-technological innovation, investment in skills, knowledge and intangible investment such as branding, software, marketing and training. This is leading to the development of new, better quality and more sophisticated products and more innovative business models and processes.

- 2.9 In response to this Micro Metalsmiths has made significant inroads into enhancing productivity, retaining and developing key skillsets, developing innovation in Microwave technology and developing stronger relationships with key clients. The company's business plan for the next three years (2015 – 2018) focuses on further investment in training and development, innovation, investment and supply chain collaboration. A key element of this business plan is the enhancement of the production facility to a standard that client request (and indeed expect) of a company involved in the production and development of high-end engineering and technical component parts vital to the industrial sectors highlighted previously. Confidence in the company, the production facilities, staff and ability to satisfy contractual obligations are fundamental – something that the present production and Research and development facilities at Kirkbymoorside do not convey or achieve.
- 2.10 The likely extend of investment in realising this new facility will be in the region of £7 million – therefore a substantive (even unprecedented) investment in this area and district as a whole by a single manufacturing company.
- 2.11 The business is based at Kirkbymoorside. The existing premises are restricted and have been adapted and repaired over time. They are now far from ideal for modern production practices, hindering the growth of the business. The running repair bill for the existing premises is approximately £200,000 per annum and the cost of upgrading the site is in the region of £8 million. Neither of which are viable in the long terms. Our client is therefore looking to build purpose built premises which will allow them to continue and grow the business within the increasingly competitive niche manufacturing sector in which it operates.
- 2.12 The proposed site to the south of Thornton Road Industrial Estate therefore provides the business with the opportunity for a purpose built production unit to their exact specification along with the opportunity to develop the rest of the site for industrial and business premises (on a speculative basis) to provide a variety of floor space and unit sizes complimentary to our clients own new premises. The prospect/opportunity to create a commercial 'hub' in this location of associated/complimentary and ancillary businesses and also encourage new business creation and investment is an aspiration to help reinforce the manufacturing presence in this location if the scheme is granted planning permission.
- 2.13 There is therefore a clear logic and notable planning and economic benefits behind these proposals, the need for a modern production facilities and of course clearly demonstrates significant investment in this rural location, retention/creation of jobs locally and positive development to the south of this well-established and relatively standardised industrial estate.

**The Proposals**

- 2.14 The planning application is to be treated as a hybrid application with part of the details dealt with in full and others in outline. All other matters regarding detailed design, such as appearance and scale except for where they are detailed in the context of this hybrid application, are reserved for consideration at a later date.
- 2.15 The full application comprises:
 

The erection of a 5,127 sq m purpose built production unit (B2 Use) for Sylatech (Micro Metalsmiths) on the eastern area of land to the South of Thornton Road Industrial Estate with associated infrastructure comprising construction of access road from Thornton Road Industrial Estate, car parking, servicing, drainage works and landscaping
- 2.16 The outline application comprises:
 

The erection of 5,990 sq m of Business Units (B1 Use) and 5,990 sq m of Industrial Units (B2 Use) on land to South of Thornton Road Industrial Estate (western portion of the site).
- 2.17 The hybrid planning application is supported by an Illustrative Masterplan (Proposed New Development Zone Masterplan dwg no. 087/3.01) for the whole site, proposed site plans, elevations and floor plans of the purpose built production unit (eastern part of the site) and a Design and Access Statement.

Proposed Schedule of Development

**Full Application**

Development Type	Total Floor Area (sq m)	Storey Heights	Car Parking
Industrial (B2 Use)	5,127 sq m	3 Storey (15m maximum to the foundry and fettling department and 10.5m maximum to the rest of the building)	124

*Design*

- 2.18 The singular building seeks to incorporate production, research, office and warehouse/distribution elements. Significant consideration has been given to the internal layout arrangement, proportion of activities and the most efficient arrangement in this respect. The basic building form, as well as scale and design, therefore follow from this starting point – balanced against accommodating a building of this subsequent scale with its setting. The design of the proposed Sylatech building is addressed in detail in the accompanying Design and Access Statement. The plans and elevations submitted with the full application show a modern purpose built facility. The massing and height of the proposed building is shown on the proposed elevation plan Dwg No 087/3.07.

- 2.19 The majority of the building (western and northern elevation) will have a flat roof profile. On the eastern elevation there will be a shallow monopitch roof with parapet to the west and fall to the east and on the southern elevation there will be a pitched roof to the foundry. The highest part of the building will be 15m above ground level which relates to the foundry/fettling department and this height is dictated by the incorporation of the gravity fed production processes as illustrated on Dwg No 087/3.08. This is the most efficient production arrangement and negates the need for a more substantial building footprint if a linear process were to be pursued. The lowest part of the building will be the wax department/machine shop and the office/admin/research and development area which will be 10.5 meters in height. Between these height differences there will be a south facing pitched roof which will be fitted with photovoltaic panels. The roof will be Kingspan Trapszoidal insulated panels with secret fixings which will be forte slate blue. On the eastern elevation there will be fixed glazed roof lights to provide natural lighting and box gutter down pipes to the east edge.
- 2.20 The foundry/fettling department and wax department/machine shop sections of the building will be clad in Kingspan Trapszoidal insulated panels with secret fixings which will be forte slate blue. The office/admin/research and development area of the building will be clad in Kingspan Benchmark façade system with external rainscreen of natural timber horizontal boarding allowed to weather down to a natural silver colour.
- 2.21 The building will contain a mixture of windows including vertical ribbon windows in dark grey aluminium with double glazed units on the western and northern elevations and ribbon windows in dark grey aluminium with double glazed units with blank panels in the same material as the wall divisions on the western, western and southern elevations.

*Access Arrangements*

- 2.22 The site is currently accessed from the west via Outgang Lane between the former administration building and works that remain from the gas works. There is also an access spur off Enterprise Way to the north.
- 2.23 A new access from the existing spur off Enterprise Way is proposed as shown on the Site Plan (Dwg No. 087/3.02). This will incorporate an underpass to allow a continuous wildlife and green buffer zone across the north of the site in line with the Great Crested Newt Mitigation. Access for emergency purposes will be possible from Outgang Lane to the west of the site as shown on the illustrative masterplan (Proposed New Development Zone Masterplan Dwg No. 087/3.01) and Proposed Site Plan (Dwg No. 087/3.02).
- 2.24 The Transport Assessment (TA) has been undertaken by AECOM to assess the impact of the development proposals upon existing roads and junctions in the local area (including the existing industrial estate) to investigate the need for any mitigation. The capacities of the A170 / Enterprise Way junction and the A170 / A169 junction have been tested and the results reported in the TA. Junction modelling presented within the TA demonstrates that both junctions can accommodate 2025 base flows plus committed developments plus development traffic with no unacceptable queuing and delay. It is concluded that the development proposal results in no significant residual transport impacts.

*Drainage Works*

- 2.25 A Flood Risk Assessment has been undertaken by Topping Engineers to assess the potential flood risk to the site and investigate any mitigation measures. The site is located in Flood Zone 1. The site is not at undue risk of fluvial flooding. Discharge to soakaways is not feasible due to poor infiltration rates. The nearest watercourse is the Outgang Drain which is controlled by the Vale of Pickering Internal Drainage Board (IDB) formerly Thornton Internal Drainage Board. Foul Water shall discharge to the Yorkshire Water pumping station in Outgang lane dependent upon Yorkshire Water feasibility study. Alternatively foul water may readily discharge to the previously agreed Outgang Road pumping station.
- 2.26 A Drainage proposal has been prepared for the whole site (Dwg Ref: C-50 Rev C) which shows discharge to the watercourse via an attenuation scheme in the form of a number of swales across the site which will lead to a detention pond to the south of the proposed Sylatech building. Due to the topography of the site, the site will be pumped to a manhole to the north to flow via gravity to outfall at the Outgang Drain water course. The pump shall act as a control to limit the discharge to 9.6 L/s greenfield rate. The pumping station will be sited in the south east corner of the site which is the lowest level on site as to not cause a flooding concern should the pumps fail. Twin pumps will be installed, one duty and one standby for back up for maintenance to be carried out. Surface water from all car parking/HGV unloading areas shall be run through a series of bypass separators. The foul drainage shall be discharged to the public sewer via a pumped arrangement to the adoptable network.

*Landscaping*

- 2.27 A Landscaping and Visual Impact Assessment has been prepared by Smeeden Foreman which concludes that the existing landscape character of the site is considered to be of low sensitivity to change (both at a local and wider level). The site is currently a grazed field set within the context of an industrial estate. Development within the site would result in the extension of the existing industrial estate off Thornton Road. However the majority of key elements which contribute to the landscape character would therefore be unaffected by the development. Additional planting of trees and vegetation along the site boundary would further enhance, integrate and screen the proposed development and would be in keeping with the existing landscape character. The footprint of the building exceeds to 2,342 sq m set within a developed area of circa 10,427 sq m. This represents only 22.46% of the whole eastern (full) application site area providing a low density scheme in this respect.
- 2.28 A Landscape proposal for the whole site has therefore been prepared and is shown on Dwg No.s LL01, Rev B, LLO2 Rev B and LL03 Rev B.
- 2.29 Dwg No. LLO1 Rev B relates to the western part of the site which is subject to the outline planning application and the indicative site layout. The proposed plan shows how the site could be landscaped based on the indicative site layout and associated infrastructure which forms part of the full application. The proposed plan provides a detailed schedule of the proposed landscaping including ornamental planting, trees, hedges and wildflower seeding around the car parking areas and proposed business and industrial units and grass adjacent to the internal roadways. The wildlife area to the north of the industrial forms part of the full planning application area and the



existing grassland and vegetation areas will be retained in line with the Great Crested Newt Mitigation Strategy. Temporary newt fencing is proposed around this area during the construction phase.

- 2.30 Dwg No. LLO2 Rev B relates to the eastern part of the site which is the subject of the full application. The proposed plan shows how the site would be landscaped based on the location of the proposed Sylatech building and associated infrastructure. This includes hedgerows to the rear of the lagoons and round the parking area, tree planting along the service access and adjacent to the road which leads to the car parking area and within the wildflower seeded area to the west of the Sylatech building. A wildlife area to the north and east of the site is proposed which continues from the wildlife area in the west of the site. Existing grassland will be retained in line with the Great Crested Newt Mitigation Strategy and temporary newt fencing is proposed around this area during the construction phase. Beyond the grassland a mixed woodland scheme and wildlife pond with marginal planting and a pond edge seed mix is also proposed as detailed on the proposed plan (Dwg No. LLO3 B). The woodland to the north, east and south of the site will enhance, integrate and screen the proposed development and would be in keeping with the existing landscape character. The Design and Access Statement establishes various parameters within which the site would be expected to be developed.

**Outline Application**

<b>Development Type</b>	<b>Total Floor Area</b>	<b>Storey Heights</b>	<b>Car Parking</b>
Business (B1 Use)	5,990 sq m	Two Storey	204
Industrial (B2 Use)	5,990 sq m	One Storey	119

- 2.31 The outline application relates solely to the western portion of the site and concerns the proposed development of the site for Business (B1 Use) and Industrial (B2 Units) use. The indicative site layout shown on the masterplan (Proposed New Development Zone Masterplan dwg no. 087/3.01) provides an indication of how the site will be laid out. All other matters regarding detailed design, such as appearance and scale are reserved for consideration at a later date.

**Pre-Application Consultation**

- 2.32 Carter Jonas has engaged with Ryedale District Council since early 2015. A request for pre-application advice was submitted to Ryedale District Council on 26 February 2015 (LPA Reference 15/00222/PREAPP) and included an indicative layout as part of the submission documents. A response was received on 27 April 2015 from Alan Hunter, Senior Development Management Officer at Ryedale District Council as part of this process. A copy of the enquiry letter and the response is included within the Statement of Community Involvement which accompanies this application.
- 2.33 Within the pre-application response the Council confirmed that they are supportive in principle of the proposed site being brought forward through a planning application, subject to meeting the criteria set out within Policy SP6 of the Local Plan Strategy and the design comments detailed on page two of the response.
- 2.34 A Screening Opinion was submitted to Ryedale District Council on 13 March 2015 (LPA Reference 15/00298/SCR). A response was received on 21 April 2015 confirming that an Environmental Statement is required in accordance with

Regulation 5 of the 2011 Regulations (as amended). A copy of the Screening Opinion and the response is included within the Statement of Community Involvement which accompanies this application.

- 2.35 In addition to the above engagement in the Council's emerging planning policy process has been on-going particularly in the progress of the Ryedale Plan Local Plan Sites Document. Representations were submitted to the Ryedale Plan Local Plan Sites Document in December 2015 to ensure that our clients' interests and aspirations for their land were communicated to the Council.
- 2.36 Community Consultation has also taken place with Pickering Town Council, Ward Members and occupiers of the existing Thornton Road Industrial Estate. Further details are provided within the Statement of Community Involvement which accompanies this application.

### 3.0 PLANNING POLICY CONSIDERATIONS

- 3.1 The 2004 Planning and Compulsory Purchase Act is clear that the Development Plan is the starting point in the determination of planning applications unless material considerations indicate otherwise.
- 3.2 The Development Plan for the site consists of the policies of the adopted Ryedale Local Plan Strategy (2013) in conjunction with the saved Ryedale Local Plan Policies (2002) plus Supplementary Planning Documents including the Ryedale Economic Action Plan 2012 - 2015. Relevant material considerations include the Government's planning guidance contained in the National Planning Policy Framework and recently published National Planning Practice Guidance.

#### National Planning Policy Framework

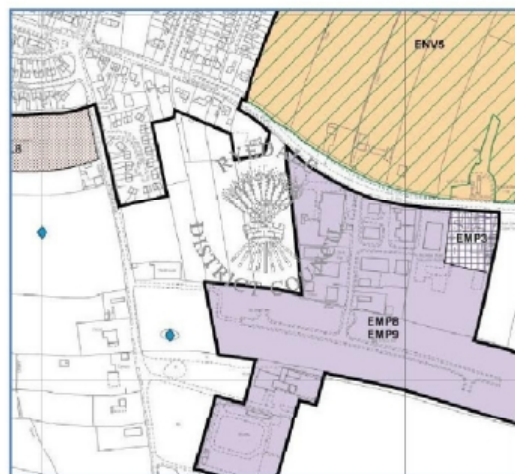
- 3.3 Published in March 2012 this replaces a whole raft of previous planning guidance, including that relevant to development within the open countryside (in **PPS7** and **PPS4**). The mainstay of the NPPF is the "presumption in favour of sustainable development" and an obligation upon local authorities to "plan positively" for their areas. The NPPF refers to the planning system as having three roles which reflect the identified three 'dimensions' to sustainable development. These consist of;
- An economic role
  - A social role
  - An environmental role
- 3.4 The weight and importance attributed to each is a matter of judgement but must be considered in the whole and not independently – the objective is that *"to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system"* (para. 8).
- 3.5 The Framework identifies "Core Planning Principles" which include the aim to *"proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs"* (para 17).
- 3.6 One of the main aims of the Framework and how sustainable development can be delivered is through *"Building a strong, competitive economy"* with emphasis being given to economic growth, job creation with the planning system doing *"everything it can to support sustainable economic growth"* with planning operating to *"encourage and not to act as an impediment to sustainable growth. Therefore **significant weight** should be placed upon on the need to support economic growth through the planning system"* (para 18-19).
- 3.7 This is equally applicable in rural areas wherein, at Paragraph 28, the encouragement of all businesses in rural areas are clearly supported and a balanced judgement in terms of sustainability (social, economic and environmental aspects being required and not just a single aspect) being key considerations too.
- 3.8 With regards to sustainable transport, the NPPF appreciates that a balance is required in this regard too. For instance, at Paragraph 30 where it is stated that *"Local Planning Authorities should therefore support a pattern of development which,*

*where reasonable to do so, facilitates the use of sustainable modes of transport".* Therefore there is a judgement to be made in this regard and not a prescribed requirement or expectation. Equally those developments which generate "significant" amounts of movement should be accompanied by a Transport Statement/Assessment identifying opportunities for the use of sustainable transport modes or modification and operational practices to minimise any likely impact.

- 3.9 From a landscape conservation perspective, the NPPF clearly puts great weight to the more sensitive areas of landscape (AONB, Heritage Coast, National Parks etc) and therefore the assessment of the importance of any landscape and site setting need to be taken into account balanced against the likely impact of any particular scale of development. Certain landscapes of course can accommodate more change in this regard as a consequence.
- 3.10 On a more general point regarding the natural environment and development in the open countryside (paras. 109 – 125), the Framework encourages the *"effective use of land"* (especially brownfield sites) as a means of minimising pollution and using land of the least environmental or amenity value. Such an approach will reduce the need for development upon Greenfield sites in the open countryside.
- 3.11 Overall, in their decision-taking, the Framework encourages an approach where *"local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area"* (para 187).

**Ryedale Local Plan (2002)**

- 3.12 The proposals map indicates that the site is located outside the development limits of Pickering and is unallocated but has immediately adjacent land allocated for employment purposes - therefore a focus for such development.



**The Ryedale Plan: Local Plan Strategy (2013)**

- 3.13 The Ryedale Local Plan Strategy Development Plan Document (DPD) was adopted on 5 September 2013. It sets out the long-term vision, objectives and planning strategy for 15 years to 2027. The adoption of the Ryedale Local Plan Strategy (2013) means that almost all of the 'saved' Ryedale Local Plan Policies, adopted in 2002, have now been replaced. Policies from the Ryedale Plan Local Plan Strategy which are relevant to this application include:
- 3.14 **Policy SP1** relates to the general location of development and settlement hierarchy and identifies Pickering as a Local Service Centre (Market Towns) with a secondary focus for growth. In allocating and releasing development sites in the areas identified:
- the use of deliverable and developable Brownfield land will be prioritised and
  - development will be guided to areas with lowest flood risk, taking account of the vulnerability of types of development and the need to achieve sustainable development and in accordance with the requirements of the Government's latest flooding guidance

Additionally as part of the site selection process, the Local Planning Authority have regard to the deliverability and develop ability of sites and their ability to:

- deliver against the Objectives and Policies of the Plan, policy standards and Community Infrastructure Levy (CIL) requirements
  - support access on foot to centrally located shops, services and facilities
  - be compatible with neighbouring land uses
  - avoid adverse impacts on interests of acknowledged importance
  - be accommodated without detriment to the character of the settlement and its setting
  - satisfactorily address highway capacity and safety
- 3.15 **Policy SP6** refers to the delivery and distribution of employment land and premises and identifies that within Pickering new land and buildings for employment will be supported from employment land allocations and expansion land/sites for major employers/established businesses. Within Pickering Policy SP6 seeks to achieve the provision of approximately 5.5 to 6.75 hectares of employment land to be allocated as part of the Site Allocations Document. This strategic allocation is in response to objective A1 of the Ryedale Economic Action Plan and the ELR (2006) and ELRU (2010) which identify Pickering for the provision of employment land and therefore a key objective of the Local Plan Strategy.
- 3.16 **Policy SP10** relates to physical infrastructure and details how the infrastructure identified in Table 2 and Table 3 which is critical and necessary to support this Strategy, will be secured through planning obligations and tariff based contributions over the Plan Period in tandem with new development.
- 3.17 **Policy SP12** relates to heritage and identifies that the Council will seek to ensure the sensitive expansion, growth and land use change in and around the Market

Towns and villages, safeguarding elements of the historic character and value within their built up areas, including Visually Important Undeveloped Areas, as well as surrounding historic landscape character and setting of individual settlements

- 3.18 **Policy SP13** concerns landscapes and identifies that development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:
- The distribution and form of settlements and buildings in their landscape setting
  - The character of individual settlements, including building styles and materials
  - The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)
  - Visually sensitive skylines, hill and valley sides
  - The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure

- 3.19 **Policy SP14** is concerned with biodiversity and states that proposals which would have an adverse effect on any site or species protected under international or national legislation will be considered in the context of the statutory protection which is afforded to them.

It goes on to state that *"proposals for development which would result in loss or significant harm to:*

- *Habitats or species included in the Ryedale Biodiversity Action Plan and priority species and habitat in the UK Biodiversity Action Plan*
- *Local Sites of Nature Conservation Importance or Sites of Geodiversity Importance*
- *Other types of Ancient Woodland and Ancient/Veteran Trees*

*will only be permitted where it can be demonstrated that there is a need for the development in that location and that the benefit of the development outweighs the loss and harm. Where loss and harm cannot be prevented or adequately mitigated, compensation for the loss/harm will be sought. Applications for planning permission will be refused where significant harm cannot be prevented, adequately mitigated against or compensated for".*

- 3.20 **Policy SP15** relates to Green Infrastructure Networks and identifies that new development will be managed in accordance with wider policies in this Plan, to assist the protection and improvement of Green Infrastructure assets and the connectivity between them. New development which would result in irreparable fragmentation of connections between green spaces will be resisted.

- 3.21 **Policy SP16** relates to design and expects the design of new development to:
- Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space
  - Contribute to a safe and well connected public realm by respecting and incorporating routes and views which create local identity and assist

orientation and wayfinding; creating public spaces which are safe and easy to use and move through by all members of the local community; facilitating access by sustainable modes of travel including public transport, cycling and walking

- Reduce crime and the fear of crime through the careful design of building and spaces
- Provide, where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces
- Make efficient use of land and to be built at a low density which is appropriate to its surrounding context.

- 3.22 **Policy SP17** relates to managing air quality, land and water resources identifying that priority will be given to the use of previously developed land. The policy also provides details of how flood risk and water resources will be managed and air quality protected and improved.
- 3.23 **Policy SP18** is concerned with renewable and low carbon energy identifying that developments that generate renewable and/or low carbon sources of energy will be supported.
- 3.24 **Policy SP19** refers to the presumption in favour of sustainable development and identifies that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 3.25 **Policy SP20** refers to generic development management issues – character, design, amenity and safety, access, parking and servicing and identifies how new development will respect and address these issues.
- 3.26 **Policy SP22** relates to Planning Obligations, Developer Contributions and the Community Infrastructure Levy and identifies that the Local Planning Authority will negotiate planning obligations/ developer contributions and charge a Community Infrastructure Levy (CIL) to address the necessary improvements to social, physical or utility infrastructure which are required as a result of new development.
- 3.27 In general while policies are restrictive in terms of new development in the open countryside proposals which have sustainable characteristics, promote and facilitate rural business are encouraged.

#### **Supplementary Documents**

#### **Employment Land Review (ELR) 2006 and Employment Land Review Update (ELRU) 2010**

- 3.28 The site is identified within the Employment Land Review (ELR) 2006 and Employment Land Review Update (ELRU) 2010 as being suitable for an expansion of the existing Industrial Estate for B1, B2 and B8 use. Both the ELR and ELRU identify a shortage of land across all sectors but in particular land dedicated for B1a office

development and land for general employment use in the B1c light industrial and B2 categories.

**Emerging Planning Policy**

- 3.29 Ryedale Plan Local Plan Sites Document which was published for consultation until 14 December 2014 identifies the site for employment under site reference no. 650. Representations have been made to this document which demonstrates that this site is free of any significant technical constraints, is available and deliverable and is an attractive location to meet future business needs next to an established industrial park, with shared infrastructure.

**4.0 ASSESSMENT**

- 4.1 Based on the above, the following sets out the main considerations supporting the principle of development of land to the south of Thornton Road, Pickering. A design justification is covered in detail in the Design and Access Statement that forms part of the application submission. A suite of technical reports accompanying the planning application deal with issues such as transport, ecology, archaeology, contamination, landscape and noise and suggest that the development would not be contrary to the relevant provisions of the NPPF (the Framework) and the development plan. An Environmental Statement (ES) has also been prepared and is support as part of the planning application.

It is considered that the principal issues are as follows:

- Principle of Development
- Sustainability
- Scale of Development and Landscape Impact
- Access and Highway Safety
- Amenity
- Drainage
- Ecology
- Air Quality
- Contamination
- Archaeology and Heritage

**Principle of Development**

- 4.1 It is considered that this is a brownfield site which lies within nevertheless the open countryside outside of the Development Limits of Pickering. At a national level there is support for the development of previously developed sites for economic development in rural locations which meets the needs of existing businesses and therefore the proposed development should be viewed favourably.
- 4.2 At a local level the policy context for Pickering is clear in its identification of the settlement as a Local Service Centre and a secondary focus for growth within the district within Policy SP1 of the Ryedale Local Plan Policy Strategy (RLPS). In terms of future growth Policy SP2 of the RLPS goes further identifying that Pickering is to accommodate approximately 750 new homes over the plan period. It is therefore vital in achieving this sustainable growth that Pickering is able to ensure it has good employment opportunities for new and also existing residents. Both the Employment Land Review (2006) and the 2010 Employment Land Review update identify a



shortage of land across all sectors but in particular land dedicated for B1a office development and land for general employment use in the B1c light industrial and B2 categories

- 4.3 Policy SP6 of the RLPS supports this shortage identifying that 5.55 – 6.75ha of land is to be allocated for employment purposes on sites within, adjoining and on the outskirts of Pickering within the Plan period. The policy also identifies Thornton Road Industrial Estate, Pickering as an 'Existing Core Employment Site' which to be retained in employment use.
- 4.4 It is therefore clear that there is a need for this site to come forward for employment to support the growth of Pickering in the future and meet the identified shortage of employment land/space in the area. The site has therefore been identified as an employment allocation in the Ryedale Plan Local Plan Sites Document (Site Ref no. 650) which was published for consultation until 14 December 2015. As previously mentioned representations have been made to this document which demonstrates that this site is free of any significant technical constraints, is available and deliverable and is an attractive location to meet future business needs next to an established industrial park, with shared infrastructure.
- 4.5 Although this application comes before the possible allocation of the site has been formally examined within the Sites Document Policy, Policy SP6 of the RLPS supports employment development on unallocated sites subject to meeting three specific criteria. These include:
- Development of an appropriate scale to their surroundings having regard to their visual impact;
  - Development which is capable of achieving suitable highway and access arrangements appropriate to their use without an unacceptable impact;
  - Satisfying the provisions of Policies SP12, SP17 and SP18.
- 4.6 It is therefore clear that both national and local policy is supportive of the proposed development subject to demonstrating that the site can be delivered from a technical perspective. Pre-application discussions have taken place with Ryedale District Council and have been generally positive with Officers offering support to the principle of development and concept of the proposed activities on this site subject to the submission of an application containing the necessary technical information to demonstrate that the site can be delivered without any adverse effects. Technical and environmental information is therefore submitted as part of the application which demonstrates that this site is free of any significant technical constraints. These technical reports should be read in conjunction with this Planning Statement.
- 4.7 A further consideration is the clear need for the relocation of the Micro Metalsmiths to modern premises, the lack of space and inability to adapt the production premises at Kirkbymoorside combined with the physical limitations at that site in terms of access, available land and close proximity to residential properties. This mitigates against a 'make-do and-mend' approach or even speculative investment at the present site – such is not commercially viable or practical given the need to maintain an uninterrupted production output given contractual agreements. Relocation to a new site is clearly justifiable and possible into a context (Pickering) and onto a specific site already identified for such purposes. Such are clear 'other material considerations' which weigh in favour of the proposed development.

### Sustainability

- 4.8 In the light of the publication of the National Planning Policy Framework (NPPF) a key, and basic, consideration is the inherent characteristics of any proposed development in sustainability terms – given the principles and interpretation of such in the NPPF.
- 4.9 It is clear that the effective use of the site is beneficial – making use of a previously developed site. There are no statutory environmental or ecological designated sites on or within the immediate proximity of the site. It is acknowledged that the site has potential for use by Great Crested Newts (GNR) for the purposes of foraging as part of a wider network of ponds and other habitat in the wider locality. However a GNR Management Plan has been prepared which demonstrates that any harm to newts can be avoided and mitigated through the creation of new high value habitats on the edge of the site, in particular the provision of Green Infrastructure Corridors. The proposal will be high quality and the Sylatech building will incorporate solar panels in line with RLSP policy SP18. The proposed development will inevitably give rise to vehicular trips to and from the site as part of the basic operation of the business and also staff travelling to/from work however a Travel Plan has been prepared and will be implemented to minimise travel and encourage car sharing. The site is well located in relation to local services within the surrounding area which are accessible by train, bus and bike therefore reducing the need for staff to travel by car. Therefore, from an **environmental** perspective the proposals will have a positive impact.
- 4.10 With regards to the other 'dimensions' of sustainability as referred to in the NPPF, from an economic perspective the scheme provides commercial floorspace and is positioned in an accessible location adjacent an existing industrial estate within close proximity to main highway network – it plays an important role in retaining an existing business within the district and also providing additional floor space for new businesses. Micro Metalsmiths are a thriving local, national and global business which plays a notable part in a niche manufacturing sector focusing on aerospace/aeronautic microwave components and assemblies (components for battlefield radar, missile guidance, security and telecoms purposes). The business has an annual turnover of £7.5 million with a projected turnover of £14m by December 2018 subject to gaining planning permission for the new purpose built production facilities with further sustained growth beyond that. The business currently employs 135 staff and the new premises would enable the business to create approximately 35 new jobs across the business. It is therefore clearly evident that the consequent benefits in terms of security of existing staff employment and new staff going forward, as well as the multiplier effect through linkages with other businesses in the locality, are significant and should play an important part in the consideration of this application. The potential investment of approximately £7 million as part of the physical development of this site would also play a significant part in the economic benefits which would result from the proposals. The proposed site would also assist in meeting the current shortfall of available employment space in the area. Therefore, from an **economic** perspective the proposals have a positive impact.
- 4.11 As a result of the employment opportunities provided from this commercial development, there are clear benefits associated with the proposals in terms of impact upon the local community – through retention of a local employer and creation of additional jobs and also the opportunity for additional business/industrial units to attract new businesses and employers to Pickering. The contained nature of the proposals, upon a previously developed site, also follows the principles of creating a

high quality built environment. Therefore, from a **social** perspective the proposals have a positive impact.

- 4.12 In terms of policy, the proposed development is in accordance with the tone of the NPPF and local policy SP19 which details how support should be given to development which reflects the presumption in favour of sustainable development.

**Scale of Development and Landscape Impact**

- 4.13 The Design and Access Statement which accompanies this planning application provides a detailed analysis of the buildings design and layout and should be read in conjunction with this report.
- 4.14 With regards to the proposed production building for Sylatech the operational requirements of the business necessitate a building of the scale proposed. The massing and height of the proposed building is shown on the proposed elevation plan Dwg No 087/3.07. The highest part of the building will be 15m which relates to the foundry/fettling department and the lowest part of the building will be the wax department/machine shop and the office/admin/research and development area which will be 10.5 meters in height. The partial cross section through the foundry (Dwg no. 087/3.08) provides details of the machinery/equipment which is used within the production side of the business and explains why this part of the building needs to be 15m in height to accommodate the necessary machinery.
- 4.15 To minimise the bulk and scale of the building it has been set back from the road frontage and broken into various elements as shown on the elevation plan (Dwg No 087/3.07). Large buildings of this nature are not unprecedented when it comes to comparable modern production practices. The functional appearance of the proposed Sylatech production building also reflects and builds on the context of the adjacent Industrial Estate. The proposed building will therefore not be out of place within this location.
- 4.16 The proposed buildings within the western area of the site will be in keeping with and subservient to the Sylatech building. As shown on the indicative masterplan the business units would be maximum two storeys and the industrial units would be one storey.
- 4.17 With regards to the potential impact on the landscape the development of any open site has the potential to create negative effects on existing landscape character and fabric as well as harm visual amenity. A Landscape and Visual Assessment (LVIA) has therefore been prepared by Smeeden Foreman to support this submission and should be read in conjunction with this report.
- 4.18 Whilst the site lies within the open countryside this is with a context of activity, adjacent to the existing Thornton Road Industrial Estate which is used for various business purposes. The extract from the Local Plan included within Section 3 sets the site in context in this regard – it is not remote and is located on the fringe of major development and activity. The site is also surrounded by trees and boundary vegetation that screen and filter views of the site.
- 4.19 The site does not lie within or in proximity to any landscape or other heritage assets, either nationally or locally designated.
- 4.20 The proposed buildings (as identified in the site masterplan) have however been carefully sited in order to minimise visual intrusion. Although the proposed

development on site could be highly visible as a result of the proposed height of the new buildings, (particularly the new Sylatech building to the east of the site) the reality is that due to the screening afforded by the surrounding vegetation, the distance from other dwellings and existing context, it appears as an extension to the existing Thornton Road Industrial Estate with limited visual impact within the surrounding area.

- 4.21 The LVIA therefore concludes that by virtue of the existing landscaping around the site, the visual envelope of the proposal is relatively limited and the number of visual receptors is quite low due to existing built development, local landforms and existing vegetation in the form of established landscaping and tree belts. Furthermore, the development would be viewed within the context of the neighbouring industrial estate and therefore it is considered that the site has a low sensitivity to change.
- 4.22 We therefore consider that the proposals are in accordance with policy SP13 and SP16.

#### **Access and Highway Safety**

- 4.23 A new access from the existing spur off Enterprise Way is proposed as shown on the Site Plan (Dwg no. 087/3.02). An emergency access will be provided from Outgang Lane to the west of the site as shown on the illustrative masterplan (Proposed New Development Zone Masterplan Dwg No. 087/3.01) and Proposed Site Plan (Dwg No. 087/3.02). The accompanying Transport Assessment prepared by AECOM has been based upon terms of reference agreed with Ryedale District Council and North Yorkshire County Council and demonstrates that the site is deliverable in terms of highway access without having a detrimental transport impact and would not adversely harm local highway safety. The proposed development would not detract from the capacity of the local highway network with the key test being, as in paragraph 32 of the NPPF that "*development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". This is clearly not the case here as the accompanying evidence demonstrates. The Assessment goes on to conclude that the site is accessible by public transport and the cycle and pedestrian infrastructure in the vicinity of the site is good.
- 4.24 A Travel Plan has also been prepared by AECOM in support of the proposals. We therefore consider that the site is fully deliverable in terms of highway access.

#### **Amenity**

- 4.25 To the immediate north of the site is Thornton Road Industrial Estate which contains a variety of units including vehicle maintenance garages, a Skip hire business, a plastics injection moulding business and gas appliances and oil and gas exploration suppliers. To the west the site is bound by the Natural Processing Plant and Outgang Lane. To the south east and east the site is bounded by woodland verges, beyond which is agricultural land. From an amenity perspective the proposed development would not cause any amenity issues to neighbouring occupiers within the Thornton Road Industrial Estate to the north or the Natural Processing Plant to the west.

#### **Drainage**

- 4.26 The Environment Agency map shows that the proposed developable area is located within Flood Zone 1 and is therefore not subject to flooding. A Flood Risk

Assessment has been undertaken by Topping Engineers to assess the potential flood risk to the site and investigate any mitigation measures. Discharge to soakaways is not feasible due to poor infiltration rates. The nearest watercourse is the Outgang Drain which is controlled by the Vale of Pickering Internal Drainage Board (IDB) formerly Thornton Internal Drainage Board. Foul Water shall discharge to the Yorkshire Water pumping station in Outgang lane dependent upon Yorkshire Water feasibility study. Alternatively foul water may readily discharge to the previously agreed Outgang Road pumping station.

- 4.27 A Flood Risk Assessment has been undertaken by Topping Engineers to assess the potential flood risk to the site and investigate any mitigation measures. The site is located in Flood Zone 1. The site is not at undue risk of fluvial flooding. Discharge to soakaways is not feasible due to poor infiltration rates. The nearest watercourse is the Outgang Drain which is controlled by the Vale of Pickering Internal Drainage Board (IDB) formerly Thornton Internal Drainage Board. Foul Water shall discharge to the Yorkshire Water pumping station in Outgang lane dependent upon Yorkshire Water feasibility study. Alternatively foul water may readily discharge to the previously agreed Outgang Road pumping station.
- 4.28 A Drainage proposal has been prepared for the whole site (Dwg Ref: C-50 Rev C) which shows discharge to the watercourse via an attenuation scheme in the form of a number of swales across the site which will lead to a detention pond to the south of the proposed Sylatech building. Due to the topography of the site, the site will be pumped to a manhole to the north to flow via gravity to outfall at the Outgang Drain water course. The pump shall act as a control to limit the discharge to 9.6 L/s. The pumping station will be sited in the south east corner of the site which is the lowest level on site as to not cause a flooding concern should the pumps fail. Twin pumps will be installed, one duty and one standby for back up for maintenance to be carried out. Surface water from all car parking/HGV unloading areas shall be run through a series of bypass separators. The foul drainage shall be discharged to the public sewer via a pumped arrangement to the adoptable network.
- 4.29 We therefore consider that the site is fully deliverable in terms of drainage.

### **Ecology**

- 4.30 The proposed development will give rise to an enhancement in habitat for protected species in this locality. A Phase 1 Ecology Statement and Great Crested Newt Survey and Mitigation Report have been prepared by MAB Ecology and forms part of the planning application.
- 4.31 The Phase 1 Ecology Statement identifies that there are no statutory environmental or ecological designated sites on or within the immediate proximity of the site.
- 4.32 Given the diverse habitats on site it is considered unlikely that reptiles and water voles are present on site. The site has a low potential for roosting bats however it may have potential for foraging and commuting bats, badgers and foraging and nesting birds given that majority of the site comprises improved grassland.
- 4.33 With regards to GCN six Ponds were identified within 500m of the site and it is acknowledged based on protected species records from the surrounding area that the site is highly likely to be used by GCN for the purposes of foraging as part of a wider network of ponds.

- 4.34 A GNR Survey with therefore undertaken in relation to the six identified ponds including Habitat Suitability Index Scores and presence/likely absence surveys. The survey concluded that it is likely that these breeding ponds do not contain discrete, isolated populations due to the connectivity of habitats through the site and its surrounding environs; rather, the populations are likely to be linked by the terrestrial movements of newts and the breeding pond populations are part of one or more larger meta-populations. GCN from four of the ponds are collectively considered to represent a 'large' population, at the low end of the scale.
- 4.35 The Mitigation Report provides further information in relation to GCN's and demonstrates that any harm to newts can be avoided and mitigated through the creation of new high value habitats on the edge of the site, in particular the provision of Green Wildlife Corridor as shown on (Proposed New Development Zone Masterplan Dwg No. 087/3.01 and the Landscape Proposal prepared by Smeeden Foreman (Dwg No. LLO1, LL02 and LL03). This will also strengthen and complement the existing habitat linkage to the north of the boundary hedge, which joins together two GCN ponds – one in Outgang Road Pond & Grassland SINC (to the north-west) and another immediately to the north-east of the site. A new access road will be created through the northern boundary, with an underpass to allow safe passage of GCN. A mix of native woodland species will be planted in the north-east and south-east of the site with species to include silver birch, hazel, hawthorn, beech, alder buckthorn, holly, privet, oak and dogrose. Some new hedgerows will also be planted using native species of local provenance. A new pond is being created in the north-east corner of the site partially to off-set the loss of grassland and also to enhance the aquatic habitat for GCN on-site. The pond will have marginal planting to include water plantain, marsh marigold, yellow flag iris, water mint and water forget-me-not. A wetland wildflower mix will be used in the area surrounding the pond.
- 4.36 An Environmental Impact Assessment has been prepared by White Young Green specifically focusing on Ecology as a result of Ryedale District Councils response to the EIA Screening request of 13 March 2015. The Ecological Impact Assessment (EclA) chapter (5) is based upon the survey information from an extended Phase 1 Habitat Survey and GCN Surveys undertaken by MAB Ecology during 2015.
- 4.37 Chapter 5 of the Environmental Impact Assessment provides an assessment if of the likely significant environmental effects of the scheme and also additional mitigation, compensation and enhancement measures in addition to those identified above. The report identifies that in the absence of mitigation, the proposed development has the potential to cause significant adverse impacts on the ecological receptors (non-statutory designated sites, habitats and species) identified on Site and in the immediate area. Unmitigated impacts associated with the development include the loss of habitats and direct and indirect effects on the wildlife supported in these areas.
- 4.38 However, through a process of iterations to the scheme design based on survey information and the subsequent assessment of ecological impacts, the proposed development has retained and enhanced some existing habitats. In addition, where possible, new habitats are being created to mitigate for unavoidable loss and enhance the ecological value of the site in the long-term.
- 4.39 The retained and newly created habitats (hedgerows, grassland, wild flowers and pond) will support a range of ecological receptors currently present at the Site including bats, birds and amphibians. Chapter 5 therefore concludes that assuming that the mitigation (detailed above) and management measures (to be detailed in an

HLMP) is completed, it is probable that the proposals will have no significant adverse residual impact on the sensitive ecological receptors assessed in the long-term.

**Air Quality**

- 4.40 An Air Quality Assessment prepared by REC Ltd accompanies the application and identifies that air quality is not considered a constraint to planning consent for the proposed development. We therefore consider that the proposals are in accordance with Policy SP17 of the Local Plan Strategy.

**Contamination**

- 4.41 It is acknowledged that given the previous use of the site as a Natural Gas Processing Plant that there may be a degree of contamination on the site. However there is no evidence that this represents an insurmountable constraint and the site could not be remediated to an appropriate level for employment use. It should be noted that a degree of remediation has already taken place to return the land to grazing land. A contamination report has previously been prepared and this is submitted as part of the planning application.

**Archaeology and Heritage**

- 4.42 An Archaeology and Heritage Assessment prepared by Phil Abramson and Dr Stephen Sherlock and identifies that there are no known heritage assets within the site or adjacent to the site boundary. The report concludes that it is highly likely that the previous industrial use of the site as a natural gas processing plant would have had a substantial and detrimental impact on any archaeology that might have been present. As such, the report recommends that no further archaeological work is required on the application site. The proposed development is therefore considered to be in line with policy SP12 of the Local Plan Strategy.

**5.0 CONCLUSIONS**

- 5.1 This application seeks full planning permission for a purpose built three storey production building for Sylatech Ltd on the eastern part of the site and outline planning permission for a mix of business and light industrial units in the western part of the site.
- 5.2 The site is well located to meet the demand for new employment floorspace in and around Pickering. In particular, it would meet the employment objectives and Policy SP6 in the Local Plan Strategy Document because -
- It would involve the redevelopment of a previously developed site on the edge of Pickering adjacent to the existing Thornton Road Industrial Estate.
  - It is capable of providing a high quality industrial / business park environment which would assist in meeting the existing shortage of premises in B1/B2 use
  - The site is not constrained by surrounding residential land uses.
  - There is an identified end user for part of the site in the form of Micro Metalsmiths who would potentially act as a catalyst for attracting similar high value engineering and manufacturing businesses to the site.
- 5.3 It has good accessibility to public transport and is accessible to an established workforce in Pickering and the wider hinterland/along the strategic route of the A170.
- 5.4 The application details, together with supporting technical information represent an appropriate and comprehensively justified scheme that suitably addresses the policies contained in the development plan and national guidance.

**CARTER JONAS LLP**  
March 2016