



Carter Jonas

Design, Access and Heritage Statement
Land to the South of Thornton Road Industrial Estate, Pickering

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Carter Jonas LLP is a limited liability partnership registered in England and Wales no. OC321417 Reg office One Chapel Place, London W16 0BB. Regulated by RICS.

CONTENTS

	PAGE
1. INTRODUCTION	3
2. ASSESSMENT	4
3. INVOLVEMENT	8
4. EVALUATION	9
5. DESIGN	10
6. CONCLUSIONS	17

1.0 INTRODUCTION

This Design, Access and Heritage Statement has been prepared on behalf of Sylatech Ltd (Micro Metalsmith Ltd) in support of a hybrid planning application for the development of land to the South of Thornton Road, Pickering.

Micro Metalsmiths are a leading manufacturing company which deliver casting solutions across a wide variety of industry sectors including aerospace, defence, transport, medical, and general product engineering.

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. 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.

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 development 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.

There is therefore a clear logic behind these proposals, the need for purpose built production premises and of course clearly demonstrates signifi-



cant 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.

This assessment considers specific design, access and heritage issues associated with this application and has been devised in the light of prevailing planning policy. In addition a comprehensive planning statement has also been prepared and should be read in conjunction with this document.

2.0 ASSESSMENT

The assessment of the site explains how the site was initially appraised, identifying the opportunities and constraints of the site and how this has informed the proposed development. As a starting point it considers the local context which examines the physical, social and economic characteristics of the site and the relevant local and national planning policies.

2.1 Physical

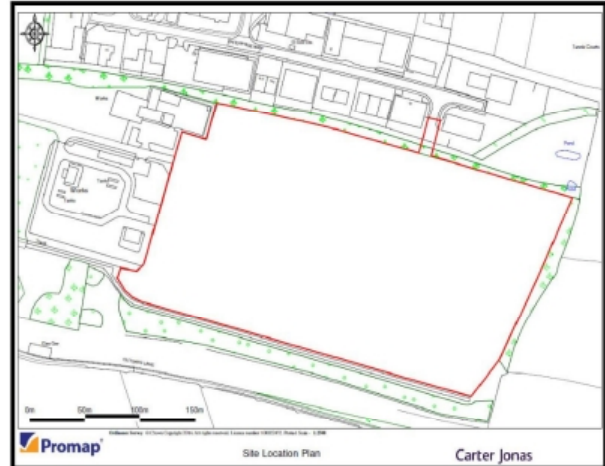
2.1.1 Site Location and Context

The site is approximately 6.6 ha and is located approximately 1.6km south-east 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 Business Park.

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.

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.

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.



2.1.2 Historic Context

An Archaeology and Heritage Assessment has been prepared and is submitted as part of the supporting information.

In view of the previous industrial development that was located on the application site, it is considered that there will be no harm or loss to, or impact on, the significance on any historic assets and that no further archaeological work on the site is required.

2.1.3 Social and Economic

The site lies to the south of the existing Thornton Road Industrial Estate and to the east of the Natural Processing Plant therefore adjacent to an industrial context. The nearest residential property is approximately 170 metres west of the site, beyond the existing gas processing plant and therefore the proposed development will not impact on the amenity of residential properties. The site is well contained and is not overlooked to any great extent by surrounding development.

There are no potential adverse impacts likely to be generated by the proposed extension to Thornton Road Industrial Estate.

The proposal would bring significant economic benefits to this rural area in terms of providing a new purpose built building for an existing business which is a significant local employer. The proposal would also provide additional industrial and business units creating opportunities for new businesses and employers to locate to Pickering creating additional employment prospects for existing and new residents.

2.1.4 Planning Policy

A comprehensive overview and assessment of the planning policy pertinent

to the site and the proposed development is set out in the Planning and Heritage Statement which accompanies this planning application. However, a short summary of the relevant planning policy is outlined below.

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. 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

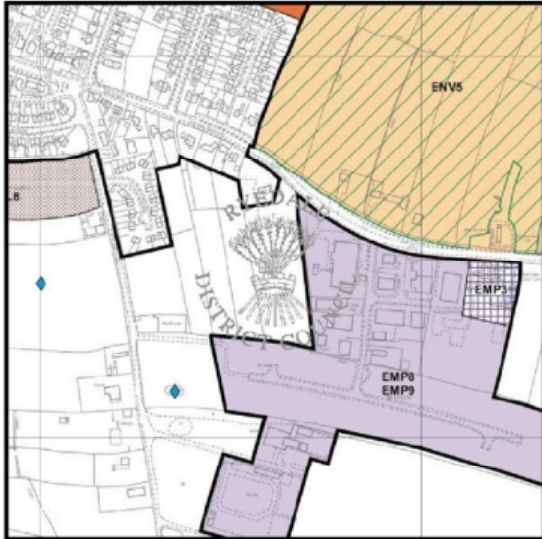
The National Planning Policy Framework (NPPF) is a significant material consideration in the determination of planning applications. One of the overarching themes of the NPPF is the clear "presumption in favour of sustainable development", which "should be seen as a golden thread running through both plan-making and decision taking" functions of the Local Planning Authority (LPA).

The thrust of the NPPF relates to securing economic growth and the creation of jobs and economic prosperity through the planning system – and states that planning should operate "to encourage and not act as an impediment to sustainable growth.

In terms of design, the NPPF attaches great importance to the design of the built environment and development which should achieve high quality and inclusive design.

Local Planning Policy

The proposals map below identifies the site is located outside of the development limits of Pickering and is unallocated.



Ryedale Local Plan (2002) proposals map

Ryedale Plan: Local Plan Strategy (2013)

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:

- Policy SP1 — General Location of Development and Settlement Hierarchy
- Policy SP6 — Deliver and Distribution of Employment Land and Premises
- Policy SP12 — The Land Based and Rural Economy
- Policy SP10 — Physical Infrastructure
- Policy SP12 — Heritage
- Policy SP13 — Landscapes
- Policy SP14 — Biodiversity
- Policy SP15 — Green Infrastructure Networks
- Policy SP16 — Design
- Policy SP17 — Managing Air Quality, Land and Water Resources
- Policy SP18 — Renewable and Low Carbon Energy
- Policy SP19 — Presumption in favour of sustainable development
- Policy SP20 — Generic development Management Issues
- Policy SP22 — Planning Obligations, Developer Contributions

Supplementary Planning Guidance

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

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

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.

3.0 INVOLVEMENT

3.1 Pre-application Discussions

A pre-application enquiry was submitted to Ryedale District Council on 26 February 2015 (LPA Reference 15/00222/PREAPP) and 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.

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 pre-application response.

Following this feedback the proposals were revisited to address the design comments raised by officers.

3.2 EIA Screening Request

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 enquiry letter and the response is included within the Statement of Community Involvement which accompanies this application.

An Environmental Statement has therefore been prepared by White Young Green focusing on Ecological and Biodiversity issues given the known meta population of Great Crested Newts within the locality.

3.3 Community Consultation

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.

The proposals have therefore evolved and been informed by the pre-application discussions with Ryedale District Council, Pickering Town Council, Ward Members and occupiers of the existing Thornton Road Industrial Estate and where possible the feedback received has been incorporated within the proposed design.

4.0 EVALUATION

An assessment of the site was carried out at the beginning of the project. The site context and character allowed us to identify a number of site constraints and opportunities which have been used to determine the site layout and produce an appropriate design solution. The following has been considered as part of the design solution:

- Previously developed site in the countryside
- Access
- Views into and out of the site
- Surrounding landscape and designations
- Topography
- Existing Industrial Estate to the north of the site
- Ecology
- Flood Risk and Drainage
- Heritage and Archaeology
- Air Quality
- Noise
- Contamination

Assessment of the above characteristics are detailed within the following standalone reports which are submitted as part of the planning application:

- Transport Assessment and Travel Plan prepared by AECOM
- Arboriculture Survey, Landscape and Visual Impact Assessment and Landscape Proposals prepared by Smeeden Foreman
- Extended Phase 1 Habitat Survey and Great Crested Newt Survey and Mitigation prepared by MAB Ecology
- Flood Risk Assessment and Drainage Proposals prepared by Top ping Engineers
- Archaeology and Heritage Assessment prepared by Stephen Sherlock
- Air Quality Assessment prepared by REC
- Noise Assessment prepared by ENS
- Environmental Assessment prepared by Kimex

Addressing these concerns has enabled us to produce a design solution which reflects the aims and objectives of relevant national and local planning policies and balances such against the opportunities on this site and requirements of the specific end uses (Micro Metalsmiths) in relocating to this new site and how strategic objectives for employment development can be achieved on this site. This is demonstrated in the Planning and Heritage Statement which is submitted as part of the application package.

5.0 DESIGN

This section provides a description of the final submitted scheme and the justification for it based on the information collected and the evaluation undertaken.

Key design principles, the site constraints and policy implications have all been taken into consideration when shaping the overall concept layout.

In response to national and local planning policy the overall concept ensures that the design and layout are informed by the wider context having regard to neighbouring buildings and landscape.

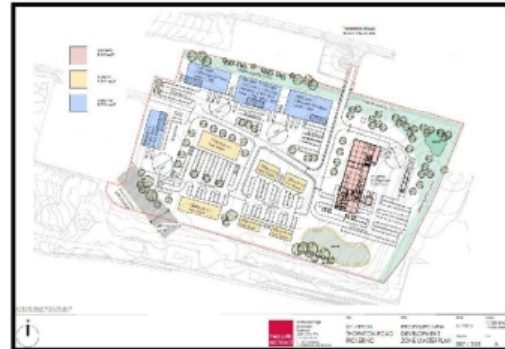
5.1 Masterplan

The proposal is to create an extension to the existing Thornton Road Industrial Estate containing a mixture of industrial and business units (B1 and B2 uses) including a purpose built production building for Micro Metalsmiths. The Masterplan (Proposed New Development Zone Masterplan dwg no. 087/3.01) has been prepared as a direct response to the constraints and opportunities of the site and its immediate surroundings. It has been carefully designed and developed to minimise the impact on the local area.

Access into the proposed site will be via a new access from the existing spur off Enterprise Way. This will include 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. An emergency access will be provided from the existing access of Outgang Lane to the west of the site. Both accesses

are shown on the illustrative masterplan (Proposed New Development Zone Masterplan Dwg No. 087/3.01) and Proposed Site Plan (Dwg No. 087/3.02).

All of the proposed building plots will be separated by soft landscaping to enhance the setting of the site and provide a soft edge to each element of the proposals. A landscaping strip will be located along the northern and eastern boundaries of the site creating an additional level of screening from the wider area and also the existing industrial estate.



This section of the statement explains and justifies the following elements of the scheme in relation to the full and outline planning applications:

- Use
- Amount
- Layout
- Scale
- Appearance
- Landscaping
- Access

Full Planning Application (no matters reserved)

Use

Given that the site is located adjacent to an existing industrial estate the preferred land use is that of business and industrial use. Policy SP6 of the Local Plan Strategy states that 5.55—6.75 hectares of land is to be allocated for employment purposes on sites within and adjacent to Pickering over the plan period. The proposed site would therefore assist in meeting this identified need.

The proposed production building for Micro Metalsmiths would be self contained and include a foundry/fettling department, wax department/machine shop, office, administration and research and development space.



The nature of the commercial activity is not invasive in terms of noise or odour and would benefit from a location well positioned relative to the strategic highway network.

Amount

The proposals relates to 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 an access road from Thornton Road Industrial Estate, car parking, servicing, drainage works and landscaping. The Proposed Site Plan shows the proposed floorspace can be accommo-

dated within the development area. We consider that the proposed building is of a scale and design appropriate to the site and locality and will provide satisfactory internal space for the business in accordance with local plan policy.

Layout

The proposed Micro Metalsmiths building is located on the eastern area of land to the South of Thornton Road Industrial Estate. The scheme seeks to provide the required floor space required by the business in an efficient manner. The proposed floor plans show and provide specific detail in relation to how the building will be laid out internally to meet the businesses specific requirements. The yard area will be used for manoeuvring, parking and unloading. Lagoons are also provided and will be used by the production side of the business for cooling purposes.

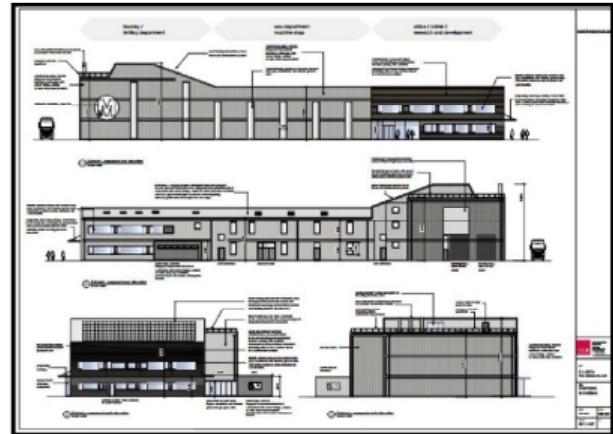
Adequate parking for staff and visitors is provided on site as shown on the proposed site plan and this is discussed further within the Transport Assessment which has been prepared by AECOM.

Scale

The operational requirements of the business necessitate a development which is of some substance. 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 plans. Large buildings of this nature are not unprecedented when it comes to comparable modern production practices.

The functional appearance of the 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.

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.

Landscaping

A Landscape proposal for the whole site has therefore been prepared and is shown on Dwg No.s LLO1, Rev B, LLO2 Rev B and LLO3 Rev B.



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 wildlife area

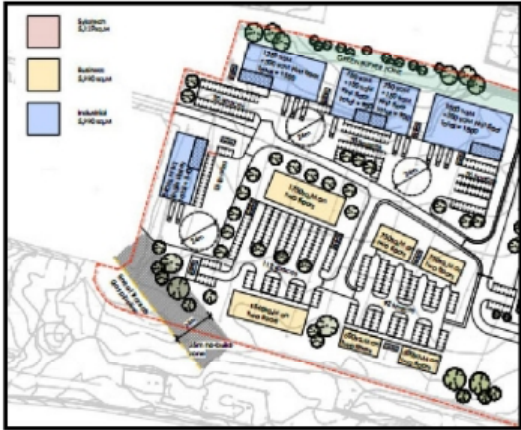
to the north of the industrial forms part of the full planning application area and the existing grassland and vegetation areas will be retained in line with the Great Crested Newt Mitigation Strategy. Temporary newt fencing is proposed around this area during the construction phase. Details of the proposed wildflower pond mix are also provided.

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 Mirco Metalsmith 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. Details of the proposed wildflower pond mix are also provided.

Access

A new access from the existing spur off Enterprise Way is proposed as shown on the Site Plan (Dwg no. 087/3.02 Rev A). An underpass will be created underneath the road to allow a continuous wildlife and green buffer zone across the north of the site in line with the Great Crested Newt Mitigation. 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 Rev A).

Outline Planning Application (matters of design and layout reserved)



Outline planning consent is sought for the remainder of the site for a mix of business and industrial uses to which could enable the creation of a high end business park suitable position within the immediate context of the proposed new production unit for Micro Metalsmith.

Uses

The proposed outline application provides flexible options for the remainder of the site. The masterplan shows 5 buildings for industrial use (Use Class B2) and 6 buildings for business use (Use Class B1).

Amount

The proposal relates to 5,990 sq m of business units and 5,990 sq m of industrial Units.

The indicative masterplan shows this as 6 business units of differing sizes and 5 industrial units of differing sizes.

Scale

The proposed buildings will be in keeping with and subservient to the Micro Metalsmith building within the Full Planning element of this application. As shown on the indicative masterplan the business units would be maximum two storeys and the industrial units would be one storey.

Appearance

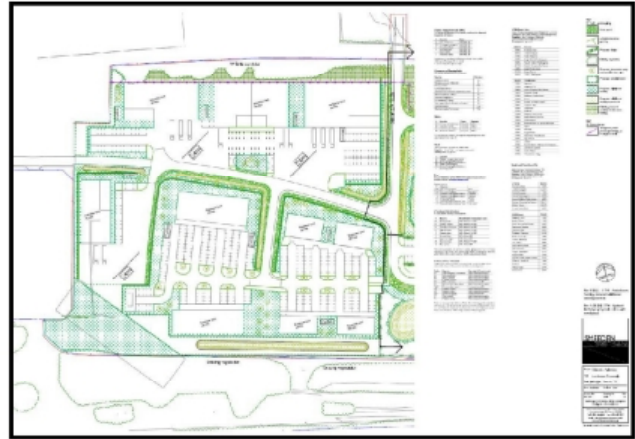
The appearance of the proposed business and industrial units is reserved however they will follow those of the full application to ensure that the business park will have a considered cohesive visual appearance.

As previously mentioned 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. Details of the proposed wildflower pond mix are also provided.

Landscape

The hard and soft landscaping principles will follow those of the full application to ensure that the whole site will have a considered cohesive visual appearance. As detailed on page 13, Landscape 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. This plans 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 landscaping plan for this part of the site provides a 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.

As previously mentioned 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. Details of the proposed wildflower pond mix are also provided.



Access

Access considerations form part of the full application. A new access from the existing spur off Enterprise Way is proposed as shown on the Site Plan (Dwg no. 087/3.02 Rev A). 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 will be provided. 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 Rev A).

6.0 CONCLUSIONS

The full application scheme has a specific focus for our client - a purpose built production unit to create a more efficient operational space and working environment.

The outline proposals offer the potential for the creation of a high end business park suitably positioned within the immediate context of the new production unit for Micro Metalsmith.

The submitted proposals readily reflect and respond to the site context, constraints and functional needs of the proposed development.