



DESIGN AND ACCESS STATEMENT

For

Ellis Patents LTD  
Main Street  
Rillington  
Malton  
North Yorkshire  
YO17 8LA



By

Richard Webster

Of

Prospect Design  
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Project number                      Project title

PD224	Construction of a new industrial unit and covered area, over the existing service road and High Voltage Cable, to the North East of the existing buildings with the installation of 408 PV panels to the roof, the relocation of the existing oil tank, the formation of twenty-nine new car parking spaces and the replanting of the existing landscape screening away from the neighbouring properties.
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Assessment carried out by

Date

Richard Webster	10 <sup>th</sup> January 2018
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## **2.1    SITE ANALYSIS**

- 2.1    The site is located off Main Street in Rillington (refer to OS Site Location Plan) which is best accessed from the A64. The site is a current industrial complex which is identified in the Ryedale Local Plan as an existing industrial and business area (EMP8).
- 2.2    The proposed development is both within the curtilage of Ellis Patents Ltd facility as identified on the OS site location plan drawing.
- 2.3    The complex is located on the Southern fringe of the village. The North of the site is bordered by housing, to the East and South is mostly agricultural land with the property Highfield to the South West. The Western boundary is formed with the village graveyard.
- 2.4    The existing vehicular and pedestrian access from High Street will remain unaffected by the proposed developments.
- 2.5    The site is relatively flat and level.
- 2.6    The existing footprint of the site is 22,760m<sup>2</sup>.

## **3.0    PROPOSAL AND RATIONAL**

- 3.1    The proposal is to construct a new industrial storage unit to the East of the existing complex to service the growing business. The service road that runs between the existing and proposed units will be roofed over to provide a covered link (refer to drawings). This will also allow the construction to bridge over a high voltage electricity cable that's buried under the service road.

- 3.2 The rational and business case for the increase in floor area is addressed in the “*Business Case for the Construction of Warehouse 4*” prepared by Mr Richard Shaw MD of Ellis Patents Ltd which can be found in Appendix 1 of this statement.

#### 4.0 PLANNING POLICY

We believe the proposal meets and complies with the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework (NPPF).

- 4.1 The National Planning Policy Framework states;

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Delivering sustainable development; Building a strong, competitive economy states;

18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

4.2 The Ryedale Plan – Local Plan Strategy Policy SP6 - Delivery and Distribution of Employment/Industrial Land and Premises states;

Land for employment uses will provide a portfolio of sites and premises offering a range and choice of accommodation in appropriate locations. The intention is to support established sectors in the local economy and provide opportunities for diversification which over the Plan Period, will enable a step change in business growth, improved skills and a more sustainable local economy. This will include the provision of higher quality employment sites and premises which:

- Are capable of supporting the sub-regional economy for science based businesses, including expansion of existing sites and the provision of a new Science and Technology Business Park at Malton and Norton.
- Offer opportunities for specialist sectors including precision engineering and advanced manufacturing and existing key businesses. This will include: expansion space for existing businesses, new sites and premises for move on accommodation to support business growth and growing these key clusters.
- Are able to provide accommodation for small businesses, supporting the high business formation rate in Ryedale. This will include incubator space, new managed workspace, small business units and live-work space.

**5.0 DESIGN STATEMENT**

- 5.1 The proposal is to construct a steel framed extension to the rear (East) of the existing unit, clad in wall and roof panels similar to those used on the existing unit (refer to drawings).
- 5.2 The proposed extension will increase the footprint of the manufacturing and warehouse space by 941m<sup>2</sup> with an additional 372m<sup>2</sup> of covered area. This will mean the total floor area will be increased from 2360m<sup>2</sup> to 3674m<sup>2</sup>.
- 5.3 The proposed extension is designed to match the scale, character, materials and design of the existing buildings. The proposed eaves height is 5385mm with a ridge height of 7258mm both to match the existing units.

- 5.4 The proposed warehouse and covered link will include rooflights that make up approximately 10% of the total roof area. This will provide significant natural light thus reducing the amount of artificial lighting required.
- 5.5 The proposal includes for the installation of 408 photovoltaic panels to the roof slopes of the new warehouse and covered link. The inclusion of the photovoltaic panels will significantly reduce the plants carbon footprint.
- 5.6 As referred to in the "Business Case for the Construction of Warehouse 4" Ellis Patents Ltd. held two consultation meetings with neighbours and other residents of Rillington Village. Following these consultations, the following changes have been made to the scheme. 1) The existing oil tank is to be relocated from its current position, adjacent to the boundary of 4 & 5 Woodlands Grove, under the proposed covered link. 2) The existing landscaped screening running from the current oil tank location to the Eastern boundary will be revised following concerns that the screening is affecting the neighbouring properties gardens. The two rows of planting closest to the neighbour's gardens will be removed and replanted to the South. This will retain the screening but lessen the impact of the planning on the adjacent neighbours.
- 5.7 During the first consultation (refer to "First Consultation Meeting Notes" in Apendix 2) concerns were raised by the neighbouring properties to the North that the proposed development would lead to a loss of light to their gardens and properties. As a result, Ellis Patents Ltd used sun tracking software to demonstrate that the shadow cast wouldn't lead to an unacceptable loss of light to any of the neighbouring properties. At the winter solstice, the worst-case scenario, the shadow cast by the proposed development would only just impinge on the neighbouring gardens (by 2m) at sunrise for a short time.
- 5.8 Concerns were also raised by residents about the levels of noise generated by the plant, particularly first thing on a morning and last thing at night. Whilst these issues don't directly relate to the proposed application, the company have taken these concerns on board and implemented a range of noise reduction measures. These measures can be identified in the "Second Consultation Meeting Notes" in Apendix 3.
- 5.9 In terms of employment, the new building will enable the company to continue to grow resulting in future employment opportunities on average, the company has created at least one additional full-time job every year for the last 10 years. Ellis Patents Ltd. currently employ 60 people at the Rillington site.

## **6.0 ACCESS STATEMENT**

- 6.1 As stated above, the existing vehicular and pedestrian access from Main Street will remain unaffected by the proposed developments.
- 6.2 The new building will not significantly increase the number of vehicle movements, in general the company ship more products on the same number of vehicles. A

2017 CCTV survey of vehicular movements shows the following in comparison to vehicular movements in 2007:

Vehicle Movements per Week		
	2007	2017
Employee Cars	153	152
Visitor Cars	10	15
Small Vans	5	21
Large Vans	35	26
Small Wagons	20	16
Large Wagons	2	6
Total	225	236

- 6.3 On average, over 10 years, vehicular movements have increased by 2 per day. Most of the vehicle movements are employee cars and this has been maintained at the same level over a 10-year period despite the growing workforce. This has been achieved by a combination of car sharing and the company's well supported bike to work scheme.
- 6.4 An additional 29 car parking spaces will be provided (refer to drawings PD224-05 & PD224-06-C) to accommodate the existing workforce and the increased number of visitors as stated above. The increase in parking will also future proof the site for future job creation.
- 6.2 All new building entrances and access routes will comply with current building regulation requirements.
- 6.3 The existing internal and external access roads provide adequate access for emergency service vehicles.

## 7.0 DESIGN SOLUTIONS

7.1 The following drawings show the Design Solution and form the basis of the Planning Application:

- |   |          |  |
|---|----------|--|
| 1 | PD224-01 | OS Site Location Plan.                     |
| 2 | PD224-02 | Existing Ground Floor Plan and elevations. |
| 3 | PD224-03 | Proposed Ground Floor Plan.                |
| 4 | PD224-04 | Proposed Elevations.                       |
| 5 | PD224-05 | Existing Site Block Plan.                  |
| 6 | PD224-06 | Proposed Site Block Plan.                  |



## 8.0 IMAGES

8.1 Computer generated image showing the existing site from the Northern boundary



8.2 Computer generated image showing the proposed site from the Northern boundary



8.3 Computer generated image showing the proposed site from the Northern boundary



## 8.0 APPENDICES

### Appendix 1

#### **Ellis Patents Ltd.**

#### **Business Case for the Construction of Warehouse 4**

##### **Introduction**

Ellis Patents has shown a significant growth trend since its acquisition by its current owners in 1987. To put the growth in context, our turnover in 2009, when we constructed warehouse 3, was £4,819,000 whilst our projected turnover to February 2018 is £7,700,000.

As well as sales growth there have been significant changes in purchasing, manufacturing processes and sales opportunity, which all necessitate the creation of additional space.

Our plan is to build warehouse 4, which will add approximately 10,000ft<sup>2</sup> to our existing 37,500ft<sup>2</sup> of manufacturing space.

Warehouse 4 would be separated from warehouse 3 by a 12m covered access. This allows construction to take place without disturbing the HV cable in the ground adjacent to warehouse 3.

We propose to move the contents of warehouse 3 into warehouse 4 and use warehouse 3 to expand our manufacturing space.

##### **Requirement for Increased Storage Space**

Both increased turnover and the increase in size of orders means more goods-in, more material stock, more WIP and more finished goods stock. Larger orders can be in production for several weeks and sometimes may be held awaiting despatch. Simply storing crates prior to packing can be a challenge. The situation is exacerbated by large Centaur orders, which are a different scale altogether.

The result of this is that we have become increasingly tight for space in the factory, and goods are often stored in aisles rather than in dedicated rack locations.

Purchasing has obviously been affected by our increasing sales, but our increased buying power and our more proactive approach to the market has had a more radical impact. We are now sourcing stainless steel directly from steel mills and buying in full container loads. Fixings are also being sourced directly from manufacturers in Europe with shipment weights up to seven tonnes. Buying in larger quantities reduces both the price and the shipping costs, but production lead times and shipping by sea make it necessary for us to carry larger stocks. We wish to create a dedicated goods-in area so product quantity and quality can be checked prior to release to operations.

Finally, as we continue to produce more tooling for Moulding and Metalwork, we are struggling for space to store it. We have already expanded the toolroom and lost the tool storage space we had in that area and we are about to install another machining centre, which will constrain space even further.

We are reaching the stage where logistics are constraining our ongoing operations.



### **Requirement for Increased Manufacturing Space**

Part of our current sales strategy is to maximise the advantages of our wide range of manufacturing competences and our high degree of vertical integration by seeking bespoke solutions to customer's problems. We have already experienced considerable success but it is clear that the physical size of the products that we are being asked to produce are much larger than our traditional cleats. To continue our success in this area, we cannot afford to be constrained by space. We have recently won orders for the frameworks that our cleats are attached to, requiring far more space for manufacture and storage than our traditional output.

Whilst an increase in turnover has naturally resulted in an increased workforce and a requirement for increased workspace we also want to continue the process of expanding our manufacturing capability, particularly in metalwork. At the moment our flexistrap manufacturing cell is often operating at capacity and needs expanding.

We currently have to sub contract many processes that we feel we could bring in-house. This would reduce the cost and lead time of these infeed components, as well as giving us a much better control of their quality. However, we do not have space in Metalwork for additional machinery (like a press brake). Adding production processes will enhance our product development capability by making prototyping easier and more cost effective and enable us to capitalise on our bespoke solution offering.

### **Summary**

We believe that the additional space which will be provided by warehouse 4 will be sufficient to relieve the pressure on space to accommodate the Company's current needs and allow the room for its next phase of expansion.

The additional space will allow us the opportunity to expand our capabilities and to explore significant cost saving measures for existing production processes.

RAS 21/12/17

## Appendix 2

### First Consultation Meeting Regarding a Factory Extension Held at Ellis Patents Ltd on Wednesday 21<sup>st</sup> June 2017 at 6.00pm

Attendees: 15 residents attended

Names and addresses removed for confidentiality

Company Attendees: Richard Shaw  
Danny Macfarlane  
Toni Dring

Richard Shaw gave a short presentation, which explained why that the company needed additional space to accommodate business growth. He stated that he realised that any development would have an impact on people living in properties neighbouring the site. He explained that the purpose of the meeting was to discuss our plans and to explore what action might be taken to mitigate the impact of any development.

It was stressed that no planning application had been submitted and that any proposals that came out of the consultation process would be included in any eventual application.

There was a protracted discussion but the outcomes could be summarised as follows:

The meeting attendees fell into three categories:

1. Those who lived in adjoining properties and who may be affected by our proposed extension.
2. Those who lived nearby who had genuine concerns about our ongoing operations generally.
3. Those who felt there was no place for an industrial operation like Ellis Patents in Rillington.

The main concerns from those with adjoining properties were:

- The proximity of the new building may cast a shadow and reduce sunlight in their gardens.
- The existing planting screen was too close to the fence line and was already having creating shade within their gardens.
- Mr Dukesell was still concerned about the position of the heating oil tank.

The main concerns about our ongoing operations were:

- The noise caused by machines first thing in the morning and last thing at night.
- Members of staff and delivery drivers going too fast on the High Street.
- The apparent increase in the number of vehicle movements.
- Vehicle movements at night.

Many other points were raised at the meeting but they were not directly or indirectly relevant to the discussion regarding the proposed extension.

At the end of the meeting Richard Shaw summarised the points listed above. He said that the Company would review and consider the points that had been raised and would call a second meeting as soon as it was in a position to make a meaningful response.

The meeting closed at 8.00pm

TD 22/6/17

### Appendix 3

#### **Second Consultation Meeting Regarding a Factory Extension Held at Ellis Patents Ltd on Wednesday 5<sup>th</sup> July 2017 at 6.00pm**

Attendees: 10 residents attended

Names and addresses removed for confidentiality

Company Attendees: Richard Shaw  
Danny Macfarlane  
Toni Dring

Richard Shaw opened the meeting by explaining the company had reviewed and considered the points that had been raised at the previous meeting. He stated that the points raised regarding our ongoing operations would be addressed first by Danny Macfarlane, Operations Director.

#### **1. Proposed actions regarding general concerns about our ongoing operations:**

- Noise caused by machinery first thing in the morning and last thing at night.
  - Machines switched on to warm up at 5.30am by a single operator. Production starts at 6.00am and finishes at around 10.30pm, at which time the machines are purged before switching off for the night. Our review suggests that the noise from the factory is more noticeable in the summer. This is partly because people are more likely to sleep with their windows open at this time of year and partly because factory cooling vents and doors are opened first thing in the morning and closed last thing at night. To reduce the risk of noise from the factory, operators have been instructed not to open the vents and doors as soon as they arrive and to ensure they are closed before purging begins.
- Members of staff and delivery drivers driving too quickly on High Street.
  - Notices have been put up on notice boards in the factory and in the office to ask staff to drive more slowly and more considerately on High Street. Delivery drivers have also been spoken to regarding their speed.
- Apparent increase in the number of vehicle movements.
  - Analysis of recent CCTV footage for a sample week in June 2017 showed 236 total vehicle movements. This compares favourably with records from a sample week in September 2007, which showed 227 total vehicle movements. Although the numbers are similar, there was obviously some variation in the mix, notably 6 articulated wagons in 2017 vs 2 in 2007. However, the numbers are small and timing will have been a factor. The Company believes that the vehicle movement figures support the view that the Company's growth has not led to a significant increase in traffic. (Turnover has almost doubled between 2007 and 2017).

- Number of vehicle movements at night.
    - On average there are only 3 or 4 members of staff leaving from the late shift at 11.00pm.
- 2. Proposed actions to address the concerns of those with adjoining properties with regard to our planned development:**
- The proximity of the proposed building may block sunlight and cast a shadow on adjoining properties.
    - Ellis engineers used a software programme to visually demonstrate the shadow path of the existing and proposed buildings. The software package was capable of showing the shadow path for every day of the year but for simplicity's sake, the programme was used to show the results at both solstices and both equinoxes. The results showed that for the very greatest part of the year, the building shadow would not even reach the Ellis Patents boundary. Even during the winter solstice, which was the worst case scenario, there was only a short space of time just after sunrise and just before sunset, when a shadow would be cast. This assumes, of course, that there would be no cloud cover. From the results of the study, the Company concluded that moving the building away from the neighbour's boundary by six or twelve metres would make no difference to their access to light.
  - The proximity of the existing planting screen to the boundary.
    - Ellis management have reviewed the planting and understand the concern. Whilst the planting was intended to screen any potential future development, it was not intended to have an impact on people's gardens in the way that it is doing. There are three rows of planting and it was proposed that the planting nearest the border could be replaced with planting on the south side of the third row. This way the building would be screened but the impact of the planting on neighbours gardens would be much reduced.
  - The current position of the oil tank.
    - Alternative solutions to the oil tank type and location will be considered as part of the new development.
- 3. Regular Community Meetings:**
- The discussions during the two consultation meetings made it clear that there has been insufficient dialogue with the local community. Ellis Patents proposed that they would organise an annual community open day to ensure that communication channels with the community were kept open.

TD 12/7/17