

K Baker Design&Development Ltd

DESIGN & ACCESS STATEMENT
WITH PLANNING STATEMENT

NOVEMBER 2019

PROPOSED FINISHED GOODS STOCKYARD EXTENSION
SEVERFIELD SHERBURN YO17 8PZ

This Design and Access Statement with Planning Statement is submitted in support of the above-mentioned application.

This proposal is submitted in detail for Planning approval for a Finished Goods Stockyard extension with associated fencing and landscaping.

The Design

The design principle and concept is to create a hardstanding permeable area for the storage of finished goods in relation to Severfield fabrication operation, all adjacent to their existing stockyard and set within a secure fenced perimeter for security with landscaping to boundaries.

The site is set adjacent to Severfield existing stockyard and has neighbouring dwellings and the A64 to its boundaries.

Use

The applicants wish to use the premises as a finished goods stockyard area for predominantly storage of finished goods i.e fabricated material that will be retained on site prior to despatch to various projects around the country.

The stockyard will be for storage of goods only generally on trailer beds to facilitate pick up by vehicle cab for onward transfer, generally they would be two procedures one to place the finished goods into the area and the second to despatch goods off site, this procedure is not anticipated to be on a frequent process and material will be placed once fabricated and then despatched upon call off from the relevant site.

The requirement is necessitated due to large contracts being awarded to the company and the principle that finished goods are ready to be called off for despatch at short notice therefore finished good stock levels need to be maintained and the current yard has reached its potential for storage, this additional area will allow a greater percentage of stock to be held.

They will be no fabrication within this site area.

Access will only be served from the existing Severfield yard area.

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The stockyard will generate no waste.

Layout

The site is approx 4225 sqm / 1.04 acres of level surfacing.

The stockyard will be set within a area adjacent to the Severfield existing stockyard and which has been previously had barn structures on site, these have been removed but their structure covered a large percentage of the site footprint.

The boundaries of the site are demarcated as existing and the proposal is to enhance boundaries with additional fencing and landscaping.

Northern boundary sits adjacent Severfield existing stockyard and car parking and has a paladin fence to its boundary, this existing fencing will be removed.

The northern boundary adjacent Sycamore Grove dwellings have a existing timber fence and the proposal will be to place a 3m wide landscaping strip formed in native hedging to this boundary.

Southern boundary has a part stone wall approx 900mm high and timber post and rail fence, with landscaping towards its eastern boundary, the proposal will be to place a 3m wide landscaping strip formed in native hedging and to have a 2.4m high colourcoated green paladin fence (part existing reused) set behind this to soften the aesthetics along the A64, this will be principally to suit the existing landscaping strip along the A64 to the main Severfield site.

Eastern boundary sits adjacent Severfield existing stockyard and will be used for access to the area, the boundary has a existing paladin fence with intermittent trees along its length, the proposal will removed the existing paladin fence and retain the existing trees.

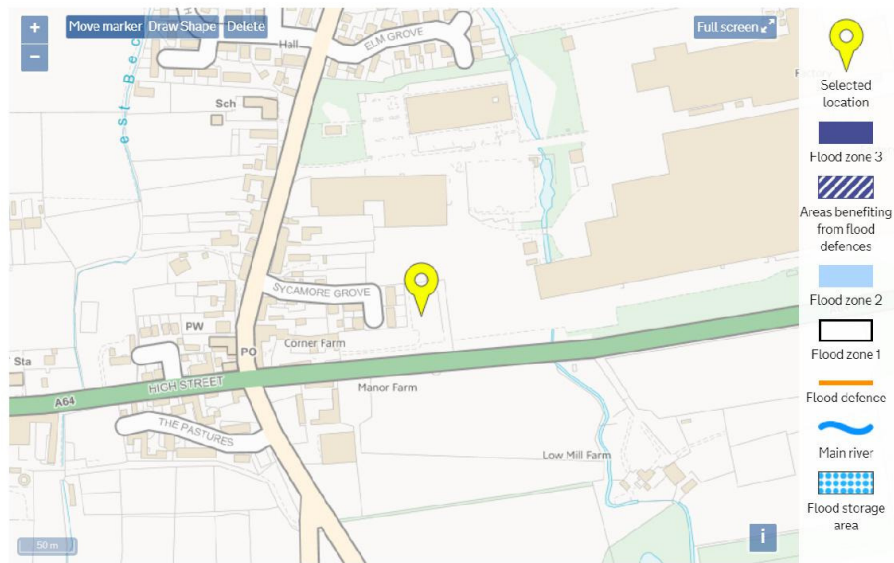
The Western boundary adjacent Sycamore Grove dwellings have a existing timber fence and the proposal will be to place a 3m wide landscaping strip formed in native hedging to this boundary.

The Western boundary adjacent Corner House Farm has no defined boundary at present and sits adjacent to Corner house farm, the proposal will be to place a 3m wide landscaping strip formed in native hedging and to have a 2.4m high colourcoated green paladin fence set behind this to soften the aesthetics along the boundary.

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Flood Risk Assessment

The site EA map below confirms the site does not sit in a flood zone and the proposal will not impact on any flood risk to adjacent properties, they will be no new buildings on the application site and the existing areas to have granular permeable dressing over only.



Scale

They will be no buildings on the site as the area will be finished goods stockyard storage only.

The site is a extension of the existing Severfield existing stockyard.

Appearance

The site is and will be laid to existing levels and covered in hardstanding granular dressing only.

The Northern boundary sits adjacent Severfield existing stockyard and car parking and has a paladin fence to its boundary, this existing fencing will be removed and will have no impact on surrounding areas.

The Northern boundary adjacent Sycamore Grove dwellings have a existing timber fence and the proposal will be to place a 3m wide landscaping strip formed in native hedging to this boundary.

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The Southern boundary has a part stone wall approx 900mm high and timber post and rail fence, with landscaping towards its eastern boundary, the proposal will be to place a 3m wide landscaping strip formed in native hedging and to have a 2.4m high colourcoated green paladin fence (part existing reused) set behind this to soften the aesthetics along the A64, this will be principally to suit the existing landscaping strip along the A64 to the main Severfield site, they will be impact in the short term but upon the landscaping being established this will diminish over time, the existing stockyard has views form the A64 at present as well.

The Eastern boundary sits adjacent Severfield existing stockyard and will be used for access to the area, the boundary has a existing paladin fence with intermittent trees along its length, the proposal will remove the existing paladin fence and retain the existing trees and they will be no impact on the aesthetics to the area.

The Western boundary adjacent Sycamore Grove dwellings have a existing timber fence and the proposal will be to place a 3m wide landscaping strip formed in native hedging to this boundary to soften aesthetics along its boundary noting this relates in principle to the existing Severfield stockyard at present. They is predominantly no landscaping to this boundary facing the Severfield existing Stockyard and the introduction of the landscaping strip will benefit aesthetics to the area.

The Western boundary has no defined boundary at present adjacent to the Corner house farm, the proposal will be to place a 3m wide landscaping strip formed in native hedging and to have a 2.4m high colourcoated green paladin fence set behind this to soften the aesthetics along the boundary.

The main impact will be from the A64 and the residential properties on Sycamore Grove with the introduction of native species hedgerows along its boundary and the paladin fencing set behind this will soften the appearance from the A64, at present they is no landscaping to boundaries adjacent Sycamore Grove only timber fencing, the introduction of the 3m landscaping strip to these boundaries will soften these boundaries and negate impact onto the aesthetics of the stockyard.

Landscaping

They is no landscaping set within the existing application site at present besides nominal trees and a part hedgerow onto the A64 towards the eastern boundary of the site, the existing site has hard paved features from the removed barns and granular material to previous accesses.

The proposal is to provide landscaping in forms of native hedgerows at 3m wide to the A64 and Sycamore Grove boundaries.

The proposals for landscaping are stated within the layout and appearance headings above and indicated on the enclosed application drawings site plans.

This will also have existing timber fencing retained to the Sycamore Grove boundaries and have new paladin fencing to the A64 and Corner house farm boundaries.

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Access

'Accessibility' will only involve finished goods being placed into the area mainly on trailers and removal once required from the area.

The stockyard will be for storage of goods only generally on trailer beds to facilitate pick up by vehicle cab for onward transfer, generally they would be two procedures one to place the finished goods into the area and the second to despatch goods off site, this procedure is not anticipated to be on a frequent process and material will be placed once fabricated and then despatched upon call off from the relevant site.

They will be nobody generally working within or on this site.

There are no buildings on the site so accessibility in this respect is not required.

The site will be accessed from Severfield existing stockyard to its eastern boundary and therefore there will be no vehicle movements off this site onto the A64.

All traffic into and exiting the site will be through the existing access from St Hildas Street.

The site will be accessed nominally in its numbers to place stock and remove stock as required and access arrangements therefore are nominal in their extent.

PLANNING STATEMENT

Planning Site History

The site has been previously used as part of a farm with associated barns and hardstanding in existence prior to the barn demolitions.

There have been various planning applications on the site and these include-

2008 Planning permission granted for erection of office building with associated car parking, fencing and landscaping, this application was granted permission but the development has not proceeded due to economic climate at the time and presently office accommodation has been achieved within the Atlas Ward overall site complex suitable for present needs.

2009 planning permission granted for formation vehicular access off A64 to serve 2008 approval for office accommodation again this approval has not proceeded.

2011 Outline Application for residential development including access this application was refused with the site principally being outside of saved development limits of Ryedale Local Plan.

This application is associated with and relative to the employment use on the adjacent Severfield site, within the officers report in 2011 refusal, the statement was made that the applicant was a significant local employer and policy EMP8 seeks to protect the future occupiers of these sites, due to their high importance for providing jobs.

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It was considered that the proposed development could threaten the current and future operations at the allocated employment site and the NPPF is supportive of economic development and provides protection similar to policy EMP8 of Ryedale Local Plan.

Severfield are a existing local employer and the additional stockyard will help maintain its present position to facilitate its current and prospective clients.

The Severfield site has been examined to provide this additional capacity within its own existing boundary but the function of providing a larger capacity of finished goods output and laydown space requires larger areas of the raw material areas to suit this capacity and all areas within the existing boundaries are at capacity.

The site will be used for a finished goods stockyard and the site will not have any new buildings or impact below its existing ground level therefore we confirm they should be no impact in respect of –

Archaelology
Ecology
Highway Safety
Landscaping
Flood Risk and drainage

In summary-

We therefore seek to achieve approval within our application for the Change of Use on this land to facilitate the needs for the Applicants current and future requirements.