

**DESIGN ACCESS STATEMENT**

**GOODS OUT FACILITY  
WESTFIELD WAY,  
NORTON GROVE INDUSTRIAL ESTATE,  
NORTON,  
MALTON,  
NORTH YORKSHIRE.  
NY17 9HQ**

**DC Architectural Services Ltd**

**Architectural and Planning Services**

Members of The Association of Petroleum and Explosives Administration

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## **DESIGN ACCESS STATEMENT**

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## **Introduction**

"DC Architectural Services Ltd" have been commissioned to prepare a design access statement to accompany a submission to the Planning Authority seeking consent for the construction of an extension to existing factory unit to provide automatic continuous freezer, palletizing and goods out in connection with existing process.

## **Mission statement**

Karro Foods are a leading producer of pork products and a well established employer in the area the project seeks to improve efficiency, product flow and health and safety of staff by separating goods in and goods out. The project is a sign of karro's commitment to continued investment and employment in the area.

## **1.0 Objective**

### **1.1 Objective**

- 1.1.1 The objective is to erect a new extension to the existing premises which will provide automatic continuous freezer, palletizer and loading dock.

## **2.0 Planning Application**

### **2.1 Planning Application**

- 2.1.1 This document is to support a Full Planning Application for the erection of a new extension to industrial building.

## **3.0 The Application Site**

### **3.1 Application Site**

- 3.1.1 The site is currently used as a yard area. The site is bounded by established industrial property and road to the north (refer Appendix a). The site by virtue of previous buildings, yard, road and turning is classified as brownfield.
- 3.1.2 The proposal which separate goods in and goods out which are congested the vehicle movements remain unchanged. The project is to include dedicated one way route for vehicles together with maneuvering space and waiting area.

## **4.0 Proposed Development**

### **4.1 Development**

- 4.1.1 The project is to reorganize the product flow to separate the goods in and goods out. At the present goods in and out is handled through the same loading areas and marshaling yard resulting in an excessively busy inside and traffic movements in the yard, the new layout will provide dedicated one way route for collections with a dedicated exit gate onto Westfield Way. The building will house a new automatic continuous freezer, and palletizer area, the new freezer will replace previous blast freezer system with a more energy

efficient method of lowering product temperature. The requirement for cooling will be provided by existing adjacent plantroom. The site is accessed by the existing access of Hugden Way and exits on to Westfield Way.

## **5.0 Surrounding Area**

### **5.1 Surrounding area**

- 5.1.1 The surrounding area is area dedicated in the local plan as suitable for industrial use the are existing industrial buildings on all sides of the proposal.

## **6.0 Flood Risk**

### **6.1 Assessment of the Risk**

- 6.1.1 The site is in a zone 1 flood risk, a site specific flood risk assessment has been prepared as part of the application.

## **7.0 Existing Drainage**

### **7.1 Existing Drainage**

- 7.1.1 The land is almost entirely covered with existing impermeable/semi permeable surface (the access road and buildings) the present impermeable areas have an uncontrolled discharge onto the ground. The proposal is to provide positive drainage to drain all new roof and yard areas.

## **8.0 Local Policy framework**

### **8.1 Local Policy**

- 8.1.1 The site is identified in the current local plan adopted in 2019 as an employment area (SP6) suitable for additional development. The site comes within the built form of the industrial estate (SP1). The project objective of greater efficiency in energy usage and is a sustainable development (SP19). The project is in accordance with local policy.

## **9.0 Case for development**

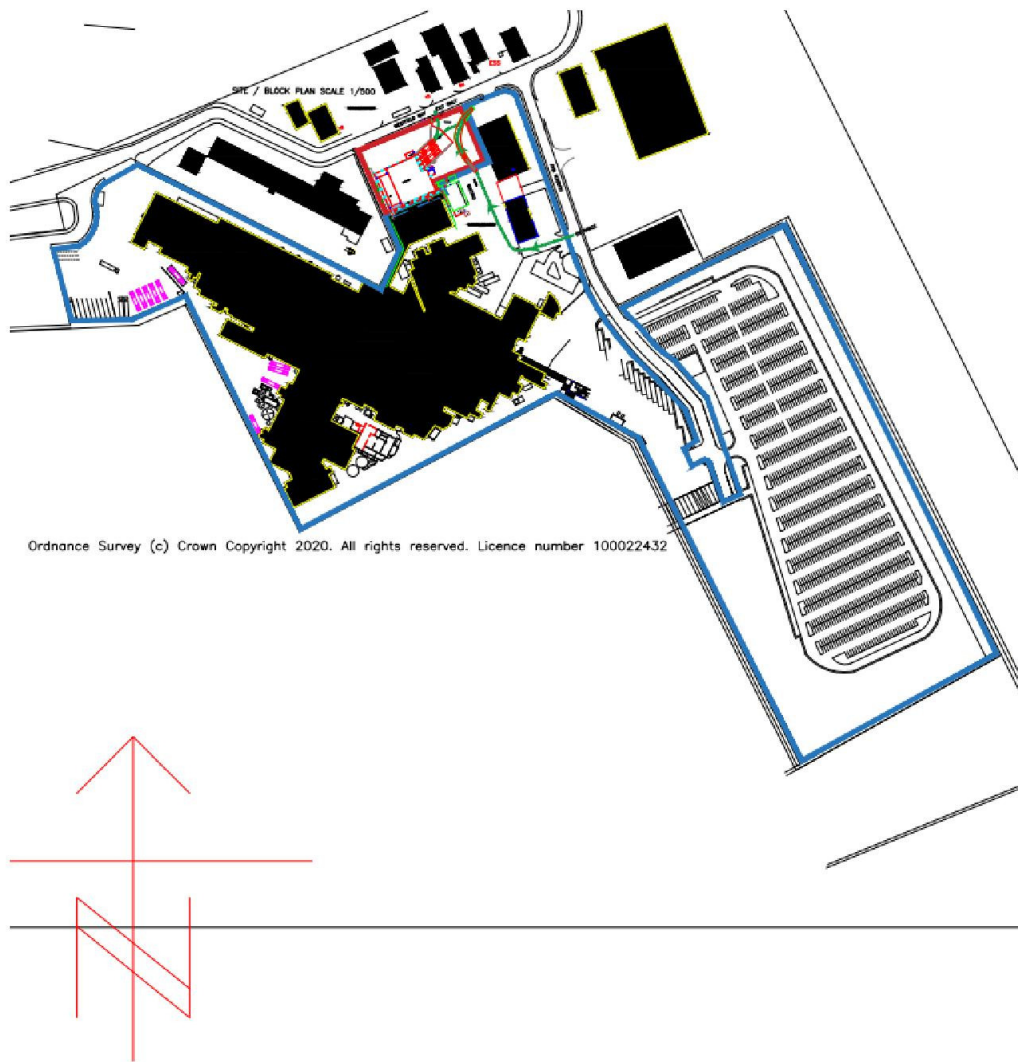
### **9.1 Case**

- 9.1.1 The principles of development in the area it appears that the proposal would be acceptable subject to design and massing. The proposal seeks to replace the existing built footprint of the stores/stable/carport and hay barn with a traditional design, finishes and detailing.

### **10.0 Conclusion**

- 10.1.1 It is our conclusion that the development complies with Local Plan and National Policies.

## Appendix A



Location Plan

## Appendix B



Proposed site plan