

DESIGN AND ACCESS STATEMENT

**FULL PLANNING APPLICATION FOR PROPOSED AGRIBUSINESS
USE COMPRISING SHOWROOM/OFFICE/WORKSHOP BUILDING,
ASSOCIATED CAR PARKING, SERVICE YARD, EXTERNAL
LIGHTING, ELECTRICITY SUBSTATION AND LANDSCAPING**

EDEN PARK WEST, EDENHOUSE AVENUE, MALTON

June 2021

1.0 Introduction

- 1.1 This Design and Access Statement is prepared in respect of a full planning application for an agribusiness use comprising a showroom, office and workshop building with associated car parking, service yard, external lighting, electricity substation and landscaping.
- 1.2 The unit will be occupied by Ripon Farm Services who deal with the sale and repair of agricultural machinery.
- 1.3 The site is currently an undeveloped area of land measuring 1.024 hectares (2.53 acres) located to the north of Edenhouse Avenue which is part of Eden Park. Opposite to the south are existing business units which were completed recently by the same applicant.
- 1.4 This Statement should be read in conjunction with the suite of drawings and documents which comprises the submission as follows:
- Site Layout Plan ref. 3162-100 B prepared by Building Management Services;
 - Site Location Plan ref. 3162-101 A prepared by Building Management Services;
 - Proposed Floor Plan ref. 3162-01 A prepared by Building Management Services;
 - Proposed Elevations ref. 3612-02 A prepared by Building Management Services;
 - Proposed Roof Plan ref. 3162-03 A prepared by Building Management Services;
 - Substation Details 3162-105 prepared by Building Management Services;
 - External Lighting Plan ref. 6301 P02 prepared by AF Connell;
 - Landscape Proposals ref. SF3179 LL01 A prepared by Smeeden Foreman;
 - Site Wide Drainage Layout Plan ref. 4656-JPG-XX-XX-DR-D-1410 P02 prepared by JPG;
 - Unit 7 External Finishes Plan ref. 4656-JPG-U7-XX-DR-C-1300-S4-P03 prepared by JPG;
 - Unit 7 External Levels Plan ref. 4656-JPG-U7-XX-DR-C-1500-S4-P04 prepared by JPG;

- Unit 7 Proposed Drainage Layout Plan ref. 4656-JPG-U7-XX-DR-C-1400-S4-P04 prepared by JPG;
- Unit 7 Drainage Area Plan ref. 4656-JPG-U7-XX-DR-C-1450-S4-P02 prepared by JPG;
- Drainage and Flood Risk Assessment ref. 4656-JPG-XX-XX-RP-D-0622-S2-P04 prepared by JPG; and
- Geo-environmental Ground Investigation ref. 4656-JPG-SW-RP-G-0601-S2-P02 prepared by JPG. and
- Planning Supporting Statement prepared by CDP.

1.5 The purpose of this statement is:

- To describe the site and surroundings;
- Review relevant design policy and guidance, and
- Set out the concepts and principles behind the proposed development of the site.

1.6 The proposal is based on a thorough assessment of the immediate and wider context of the site. This has been undertaken through:

- Desk-based research;
- Site observations; and
- The information contained within the various technical documents accompanying the planning application.

1.7 This statement then draws conclusions in respect of the design process and sets out an assessment of the design and access arrangements.

1.8 This Design and Access Statement, which has been prepared in accordance with CABE guidance 'Design and Access Statements: How to write, read and use them', should be read in conjunction with the various other documents supporting the planning application.

2.0 Site Description and History

2.1 This section describes the site's location, its surroundings and sets out the relevant planning history for the site which is located in Eden Park.

Site Location and Surroundings

2.2 The application site, which is broadly rectangular in shape and measures 1.024 hectares (2.53 acres), is located close to the A64 trunk road from York to Scarborough.

2.3 It is in open countryside on the eastern side of Eden House Road and to the north of Edenhuse Avenue which is the relatively new link road that connects Eden House Road to the new roundabout on the A169.

2.4 Within the vicinity of the site to the south-west is the Eden Camp museum and Russell's farm equipment sales and repairs business. Immediately opposite to the south of the site are existing business units which were completed recently by the same applicant. The site immediately to the west is subject to a current planning application also made by the same applicant for a Highways Depot which is pending determination.

2.5 The site is presently open and undeveloped following the construction of the link road and surface water balancing ponds.

Site History

2.6 There are five relevant planning applications as follows:

- 14/00426/MOUTE - Outline planning permission for new livestock market, agricultural business centre, Business Park and associated development - approved 24.03. 2015
- 16/00251/MREM - Construction of. Retention pond, associated landscaping and pumping station - approved 24.05.2016
- 16/00412/FUL - Formation of roundabout access and internal access road to serve development at Eden House Rd - approved 08.07.2016

- 18/00243/MREM - Erection of Unit A - Industrial unit subdivided into 4no.units and Unit B - Industrial unit subdivided into 2no. units: Phase 1 of reserved matters (outline approval 14/00426/MOUTE dated 24.03.2015 refers as amended) - approved 25.05.2018
- 21/00442/MFUL – Use of land as a highways depot to include the erection of an office/workshop building, erection of a salt barn and associated car parking, service yard and landscaping – pending determination

3.0 Design Policies and Guidance

- 3.1 This section sets out the relevant national and local planning policy framework upon which to assess the design and access arrangements of the proposed development.

National Planning Policy Framework (2019)

- 3.2 National planning policy is provided in the National Planning Policy Framework (NPPF), which was published in February 2019. This sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.
- 3.3 The NPPF sets out the Government's planning policies for England, with the presumption in favour of sustainable development (paragraph 10). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. At the heart of the NPPF is a presumption in favour of sustainable development.
- 3.4 The Government also attaches "great importance" to the design of the built environment and that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF sets out a number of considerations for plan-making and decision-taking to ensure that developments:
- Will function well and add to the overall quality of the area;
 - Are visually attractive as a result of good architecture, layout and appropriate landscaping;
 - Are sympathetic to local character and history, including the built environment and landscaping setting, while not preventing or discouraging appropriate innovation;
 - Establish a strong sense of place.

- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space) and support local facilities and transport networks.
- Create safe and accessible environments

National Planning Practice Guidance on Design (2014)

- 3.5 In March 2014 the Government published guidance on the implementation of national planning policy. The design section of the guidance establishes the importance of high quality design as part of wider sustainable development and considerations alongside NPPF policies. This guidance supersedes previous planning guidance such as 'By Design'.
- 3.6 The guidance states that proposals should be responsive to the local context. However, it is established that highly sustainable, well-designed developments should not be refused where there are concerns about compatibility with existing townscape, unless proposals cause significant impact or material harm to heritage assets. In addition, great weight is given to outstanding design quality which raises the local design standard.
- 3.7 It also goes on to indicate that good design can help schemes achieve social, environmental and economic gain and that the following issues should be considered:
- Local character (including landscape setting)
 - Safe, connected and efficient streets
 - A network of green spaces (including parks) and public places
 - Crime prevention
 - Security measures
 - Access and inclusion
 - Efficient use of natural resources
 - Cohesive and vibrant neighbourhoods.
- 3.8 Acknowledgment is given to the value which is attributed to well-designed places. The criteria establishing what a "well designed place" should seek to achieve are as follows:

- Be functional
- Support mixed uses and tenures
- Include successful public spaces
- Be adaptable and resilient
- Have a distinctive character
- Be attractive
- Encourage ease of movement.

3.9 Guidance is given on how buildings and the spaces between buildings should be considered. In terms of layout, developments should promote connections with the existing routes and buildings, whilst providing a clear distinction of public and private space. Care should be taken to design the right form for the right place, but the extent to which this is achieved can depend on architectural and design quality. In terms of scale of buildings, consideration should be given to size and massing and how they can impact upon surrounding spaces. Individual elements of detailing should be developed with specific consideration to how they act independently and how they come together. Materials should be practical, durable, affordable and attractive whilst having a clear function.

By Design (DETR/CABE)

3.10 'By Design' highlights that good design is important everywhere and the creation of successful places depends on the skill of designers and commitment from those who employ them, as well as input from the planning system. It focuses upon the design of buildings and spaces, landscapes, roads and movement systems. It seeks to enhance the quality of urban development through a move from reliance on prescriptive development standards towards a more design led approach with a positive emphasis on place making.

3.11 'By Design' states that successful streets, spaces, villages, towns and cities tend to have characteristics in common. These factors have been analysed to produce principles or objectives of good urban design. They help to remind us what should be sought to create a successful place. 'By Design' lists the objectives of urban design as follows:

- Character – a place with its own identity
- Continuity and enclosure – a place where public and private spaces are clearly distinguished
- Quality of the public realm – a place with attractive and successful outdoor areas.

Local Planning Policy

Ryedale Plan - Local Plan Strategy

3.12 The Ryedale Plan - Local Plan covers the period from 2012 to 2027. The following detailed development plan policies are of relevance to the consideration of this application.

- Policy SP13 Landscapes
- Policy SP14 Biodiversity
- Policy SP15 Green Infrastructure Networks
- Policy SP16 Design
- Policy SP17 Managing Land, Air Quality and Natural Water Resources
- Policy SP20 Generic Development Management Issues

4.0 Opportunities and Constraints

4.1 The site, context and policy appraisal undertaken above has provided a thorough understanding on the issues surrounding the site. These can be identified as opportunities and constraints that can be applied to the site which, in turn will influence the nature of the development proposed. These are summarised below:

Opportunities

4.2 The key opportunities presented by the site are as follows:

- Relocation of a well-established local business to enable the creation of new jobs and investment, which will have both direct and indirect positive effects on the local economy;
- An opportunity to bring forward a development that will enhance the wider industrial surroundings in terms of design, materials and detailing;
- The site's accessibility to the rural community the business serves; and
- The ability of the site to accommodate development with improved landscaping.

Constraints

4.3 There are no particular constraints that will influence the form of development identified as this is a development site within a business park with new infrastructure already in place.

Design Principles

4.4 The opportunities and constraints provide a context for a series of principles that have been adopted in arriving at the design solution now proposed. In summary, these are:

- Modern building design which meet the occupiers requirements;
- Using a consistent materials palette to ensure the development fits into the wider industrial estate whilst also being uniform with the occupiers' own branding;

- Maintaining legibility and security of the site; and
- Introducing landscaping to soften the appearance of the building and to improve the site's biodiversity value

5.0 The Proposed Development

- 5.1 The proposal is a full planning application for an agribusiness use comprising a showroom, office and workshop building with associated car parking, service yard, external lighting, electricity substation and landscaping.

Use

- 5.2 The site is to be occupied by Ripon Farm Service who deal with the sale and repair of agricultural machinery. This proposal is regarded by Ryedale District Council, as the Local Planning Authority, as a *sui-generis* use, hence, whilst the site benefits from an extant outline planning permission for business uses, a full planning application is being made.

Amount

- 5.3 The proposed development comprises a building with a showroom and offices facing Edenhouse Avenue and a workshop at the rear. The gross external area comprises a ground floor of 2117 sq m plus a first floor of 557 sq m meaning a total of 2674 sq m. The gross internal area comprises a ground floor of 2059 sq m plus a first floor of 505 sq m meaning a total of 2564 sq m.

Layout

- 5.4 The proposed development comprises a building with a showroom with first floor office facing Edenhouse Avenue and a workshop at the rear. The general layout of the proposed development is shown on the Site Layout Plan 3162-100 B. The layout has been designed in close collaboration with Ripon Farm Services in order to meet their operational requirements.

Scale

- 5.5 The building measures approximately 7.5 m to the underside of haunch, approximately 8.8 m to the eaves and approximately 10.3 m to the ridge, the dimensions being subject

to the final steel design. The height of the building is dictated by the height of the agricultural machinery, parts and equipment it has to cater for.

Landscaping

- 5.6 Ryedale Plan – Local Plan Strategy Policy SP13 regarding Landscapes is relevant to the application which includes a Detailed Soft Landscaping Plan reference SF 3159 LL01. Large margins of soft landscaping have been provided around the entrance to the site and indeed around the perimeter, helping to soften the transition of external space.
- 5.7 Hard paved areas are proposed adjacent to the front and side elevations of the building in order to provide access around the building. This material is proposed to match that already approved on the other reserved matters plots.
- 5.8 Where indicated on the site layout drawing to the perimeter of the site 2.4m high V-guard weldmesh fencing will be provided. The V-guard fence will either be galvanized or polyester powder coated (colour to be black). Three single electrically operated sliding gates will be provided. One at the entrance to the car park, one at the entrance to the service yard and one between the car park and service yard as detailed on the plan. Gates will be fob operated with an intercom linked to the main office. The gates and fencing will be in-keeping with that established across the business park.

Appearance

- 5.9 In terms of the external appearance of the industrial buildings, this has, by necessity, been driven by function and operational requirements. Materials and colour will be consistent with those used for this type of development and to blend in with the modern business park units already constructed opposite.
- 5.10 The main body of the showroom/office/workshop elevation is proposed to be constructed in flat metal composite horizontal cladding in light grey with darker grey doors and surroundings to the front elevation. Windows on the front elevation will add interest at the site entrance/ exit and the window frames together with the main

entrance door screen which will be in polyester powder coated aluminium in anthracite grey. All of the colours and materials will match in with the existing units opposite within the business park.

- 5.11 The remaining side and rear elevations of the building are proposed to be in a mix of the horizontal light grey cladding mixed with a vertical profiled metal cladding in darker grey.
- 5.12 The roof is proposed to be in profiled metal cladding in a colour to match the existing units.
- 5.13 The proposals include an electricity substation for which the external walls will be buff facing brickwork to match the main building and the roof will be glass reinforced plastic in Merlin Grey.

6.0 Access

- 6.1 Vehicular access to the development site will be from a new access from the new link road (Edenhouse Avenue). Separate service yard and car parking accesses are proposed to serve the development which negates the potential for cars and agricultural/HGV's clashing.

- 6.2 The topography of the site does not present any issues with regards to mobility impaired users and disabled parking has been positioned in close proximity to the proposed entrance.

- 6.3 The development has been designed to comply with the current Building Regulations - 'Access to and use of buildings – Approved Document M' and will be fully compliant with the Equality Act. The proposed development is considered to comply with Ryedale Plan – Local Plan Strategy SP20 Generic Development Management Issues where it relates to Access, Parking and Servicing.

7.0 Summary and Conclusions

- 7.1 “Good design” is embedded within National, Regional and Local Planning Policy. This is reflected in the provisions of the NPPF in particular and local development plan policies.
- 7.2 It should be noted that there are circumstances where building design, scale and massing are largely dictated by operational needs. In this instance, good design can still be achieved through appropriate layout and landscaping, thereby ensuring accessibility to, and the legibility of, the development for users of the site.
- 7.3 The proposed building has been sited to take account of wider site conditions. Landscaping is also proposed to enhance both the development and biodiversity opportunities on site.
- 7.4 In terms of accessibility, the location of the proposal is ideal for the local rural economy that the business serves and complements the new livestock market and agricultural centre. There is a good standard of parking provided to meet the initial and proposed future growth requirements of the development.
- 7.5 Overall, it is considered that the design approach represents a positive balance between supporting the operational requirements of future occupier and mitigating any adverse impacts on its surroundings. The development can therefore be considered to comply with local and national planning policy in design terms.