

# Erection of Warehouse Building

at

**Coverdale Scaffolding Ltd**  
**Fairfield Way**  
**Whitby**  
**YO22 4PU**

## Design & Access Statement



**Doug Jennings** BSc (Hons) DipTP DMS MRTPI  
**Chartered Town Planner**

## 1 Introduction & Proposed Development

1.1 The application site is a triangular shaped parcel of land at the western end of Fairfield Way, Whitby Business Park, Whitby. It lies within the North York Moors National Park administrative area with the boundary with Scarborough Borough running along its south-western boundary.

1.2 The applicant is a scaffolding business operating from the site at present. Currently all equipment and vehicles are stored outdoors. The intention is to construct a warehouse building where this could be stored. It will measure 15m by 15m with a height of 6.1m to eaves and 8.11m to ridge.

1.3 The access is from Fairfield Way through the service yard of the adjacent business – a coach hire operator.

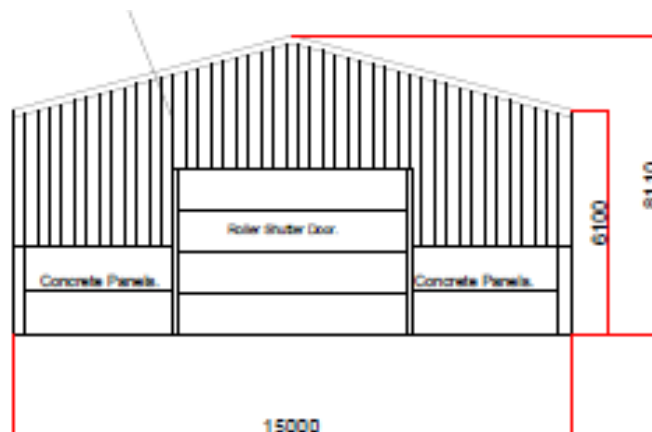


Figure 1: North Elevation

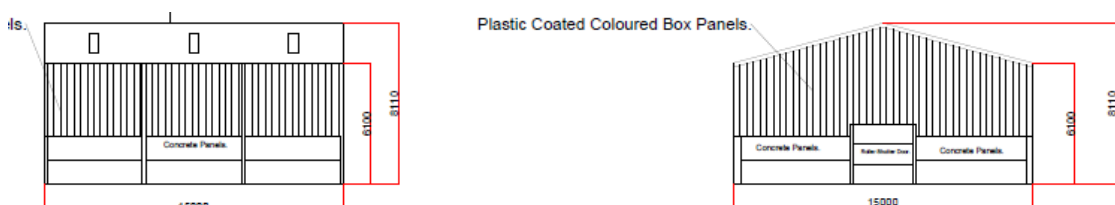


Figure 2: East/West Elevation & South Elevation

## **2 PLANNING POLICY**

2.1 The Development Plan comprises the North York Moors Core Strategy and Development Policies (2008). The National Planning Policy Framework (The Framework) 2012 is a material consideration as is the Whitby Business Park Area Action Plan (2014) and the Whitby Business Park Design Brief (2016) – both jointly prepared by the Parks Authority and Scarborough Borough Council.

2.2 The Framework explains that at its heart is a presumption in favour of sustainable development. It specifically supports a strong and competitive economy and expects local planning authorities to support sustainable growth and expects local planning authorities to meet the development needs of business.

2.1 Relevant Core Strategy policies are A, B(5), G and H and Development Policies 1, 3 and 10. These policies prioritise development that, inter alia, is of a scale and level of activity that will not impact on the landscape and enjoyment of the Park, has the scale, height, massing, proportion, form, size, materials and design features compatible with surrounding buildings and strengthen the rural economy.

2.2 The Whitby Business Park Area Action Plan explains how the Business Park is to be expanded and developed. The Design Brief takes the Action Plan further and expands on the design requirements – materials, landscaping, parking access and cycle/footpath links, signage and lighting.

## **3 MERITS OF THE PROPOSALS**

### ***DESIGN & ACCESS***

3.1 **Form, Massing & Scale:** The character of the existing buildings in the immediate vicinity of the site is one of large portal framed industrial type buildings. The proposed building will have the same form massing and scale of these existing buildings. As such the proposed building will not result in an over-dominant presence or detract from the appearance of the site or area.



**3.2 Materials:** It is intended to use plastic coated coloured box panels cladding in the upper part of the walls with concrete panels below. The roof will be cement fibre sheets.

3.3 **Access:** The access currently is taken from Fairfield Way across the adjoining coach business site. This will not alter. Similarly, traffic generation to/from the site will not change by the construction of the new building and the activities therein. The proposal is merely to improve storage and working conditions for the business. Sufficient outside servicing and parking space will be retained.



3.4 **Landscaping:** The northern and western boundaries are marked by existing hedgerows and trees. These are to remain. They provide good screening of the site and activities therein and have a biodiversity function. It is not intended to harm either attributes of this vegetation.



3.5 **Economy:** It is not anticipated that the building will result in new jobs being created. However, the contribution the business makes to the local economy will be consolidated.

## **4 CONCLUSION**

4.1 The business is located within a Local Plan business park and therefore the construction of a new building resulting in a better operation of an existing business is supported by Development Plan policy and the Action Plan policy. The proposed building will have a design sympathetic to and complement buildings in the immediate vicinity and not result in harm to the local landscape character. It will therefore satisfy the provisions of the Design Brief for the area..