



**North York Moors National Park
Planning Application Form**

Please read the booklet
How to fill in your Planning Application before completing this form.

For office use only

Ref: _____

Admin Ref: 07/321

Date Valid: _____

Grid ref: _____

PH

SECTION 1 YOUR DETAILS

- | | |
|---|--|
| <p>1. Applicant</p> <p>Name <u>SEAVIEW PROPERTY DEVELOPMENT LTD</u></p> <p>Address <u>KATIE'S COTTAGE</u> <u>BALWINTHALE ROAD</u> <u>KILLENY, NEWBY</u></p> <p>Post Code <u>BT35 8LD</u></p> <p>Tel No <u>07753820032</u></p> | <p>2. Agent</p> <p>Name <u>BRIEGE TRAINOR</u></p> <p>Address <u>RPS PLANNING & ENVIRONMENT</u> <u>CITIGATE HOUSE, 157-159</u> <u>HIGH STREET, HOLLYWOOD</u></p> <p>Post Code <u>BT18 9HU</u></p> <p>Tel No <u>[REDACTED]</u></p> |
|---|--|
3. Applicant's interest in the land
OWNER

PA

19 APR 2007

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site
LAND NORTH OF ENTERPRISE WAY, WHITBY
5. Applicant's interest in adjoining land
NONE
6. Brief description of proposed development
12 x 500 sq m and 1 x 400 sq m BUSINESS AND
INDUSTRIAL UNITS TO ACCOMMODATE B1 AND B2 USES.

SECTION 3 YOUR APPLICATION

7. Type of application (please tick ONE box only)
- | | | |
|-------------------------------------|--|-------------------|
| <input checked="" type="checkbox"/> | A. Full application including building works | go to Question 12 |
| <input type="checkbox"/> | B. Application for change of use (no building works) | go to Question 12 |
| <input type="checkbox"/> | C. Outline application | go to Question 8 |
| <input type="checkbox"/> | D. Reserved matters application | go to Question 9 |
| <input type="checkbox"/> | E. Removal or variation of condition | go to Question 10 |
| <input type="checkbox"/> | F. Renewal of temporary permission | go to Question 11 |

8. Outline Application
What is the area of the site? N/A

Please tick those details which you wish the Planning Committee to consider formally at this stage.

- Siting Design External appearance Means of access Landscaping None
go to Question 12

9. **Reserved Matters Application**

Date of outline permission NIA Application No NIA

Please tick those details which you wish the Planning Committee to consider formally at this stage.

- Siting Design External appearance Means of access Landscaping
go to Question 12

10. **Removal or variation of condition**

Date condition imposed NIA Application No NIA

Condition No NIA go to Question 12

11. **Renewal of temporary permission**

Date permission granted NIA Application No NIA

12. **Use**

What is the building/land used for at present? VACANT FIELD

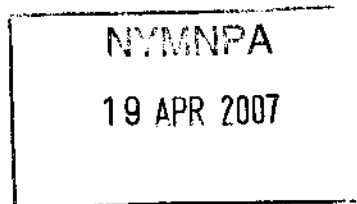
If it is unused at present, what was its last use? AGRICULTURE

and on what date did it stop being used for this? (if known) NOT KNOWN

13. **Access**

Does your proposal require new or altered access? YES (delete as appropriate)
If YES, please tick the relevant boxes:

- New access to a road Vehicular Pedestrian
Altered access to a road Vehicular Pedestrian



14. **Water Supply and Drainage**

Please state (please tick one box in each section) the method of:

- Water Supply Mains Private existing/proposed*
Surface Water Disposal Public Surface Water Sewer River/Stream existing/proposed*
Foul Sewage Public Foul Sewer Septic Tank Cesspit existing/proposed*
 Soakaway Other existing/proposed*
*delete as appropriate

REFER TO STORM DRAINAGE LAYOUT AND Foul DRAINAGE LAYOUT

Note: If foul drainage is not to be via a public foul sewer, a drainage assessment will be required. Please see Question 14 in the accompanying booklet.

15. **Trees**

Does the application involve: Felling or lopping trees/hedgerows YES/NO (delete as appropriate)
Planting trees YES/NO (delete as appropriate)

16. **Materials**

Walls FIRE FACED BRICK COLOUR: CREAM, KINGSPAN KS 1000 HR

Roof COMPOSITE PROFILE STEEL ROOF SHEETS COLOUR: SLATE GREY

17. **Is your application for business, retail or other commercial use?**

YES/NO (delete as appropriate) If NO go to Section 5
If YES please complete Questions 18-23 of Section 4 on page 4 of this form

SECTION 5 WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION

24. **Plans**

Please list below the plans which will accompany this application.

- SITE LOCATION PLAN (0898.1.01)
PROPOSED SITE PLAN (06041 D/L (2-) 01 REV J)
PROPOSED ELEVATIONS AND SECTIONS (06041 D/L (2-) 02 REV B)
PROPOSED SITE SECTIONS (06041 D/L (1-) 02 REV A)
PLANTING PLAN (0898.5.01)
Foul DRAINAGE LAYOUT (1BWO159/PL002)
STORM DRAINAGE LAYOUT (1BWO159/PL003)
TOPOGRAPHICAL SURVEY (1BWO159/PL004)

SECTION 4 BUSINESS, RETAIL OR OTHER COMMERCIAL USE

18. Proposed Use

Which of the following is involved in the development?

Business Retail

Other (please specify)

BUSINESS AND GENERAL INDUSTRIAL

If industrial, please describe the process

EXACT PROCESSES UNKNOWN - DEVELOPMENT OF 13 UNITS TO ACCOMMODATE BUSINESS (B1) AND GENERAL INDUSTRIAL (B2) USES

Is the proposal part of a larger scheme? NO (delete as appropriate).

19. Floor Space

Please provide the measurements of the following:

Total floor space of all buildings to which this application relates

Existing m² Proposed m²

N/A 6928

Industrial floor space

" 6928

Office floor space

" N/A

Retail trading floor space

" "

Storage floor space

" "

Warehouse floor space

" "

Other

" "

20. Employment

a) How many staff in total will be employed on the site as a result of the proposed development?

| | |
|-------------------|------------|
| Industrial | Other |
| <u>APPROX 250</u> | <u>N/A</u> |

b) How many of the employees will be new staff?

" "

c) If staff are to be transferred from other premises, how many will be affected?

N/A "

21. Car Parking

How many car parking spaces are to be provided?

107

22. Traffic

How many vehicles will be visiting the site each day?

APPROX 250

23. Hazardous Materials

Please read Note 23 in the accompanying booklet. Does the proposal involve use or storage of hazardous materials? NO (delete as appropriate). If YES, please state which materials.

Please go back to Section 5 on page 2

Please send or deliver to:
North York Moors National Park Authority
The Old Vicarage, Bondage
Helmsley
York, YO62 5BP

25.

Certificate of Ownership and Agricultural Holdings Certificate

You are required by law to complete either Certificate A or Certificate B (Ownership) and the Agricultural Holdings Certificate. It is an offence knowingly to make a false declaration.

CERTIFICATE OF OWNERSHIP: A

Complete if you are the owner of the building/land, along with Agricultural Holdings Certificate below.

I certify that: On the 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which this application relates.

Signed _____ (Applicant/Agent)
 * On behalf of SEAVIEW PROPERTY DEVELOPMENTS LTD (Applicant)
 Date 16/04/2007

CERTIFICATE OF OWNERSHIP: B

Complete if you do not own any or all of the building/land, along with Agricultural Holdings Certificate below.

I certify that: I have/the applicant has given the requisite notice to everyone else who, on the 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name _____
 Address at which notice served _____
 Date on which notice was served 19 APR 2007
 Signed _____ (Applicant/Agent)
 *On behalf of _____ (Applicant)
 Date _____

AGRICULTURAL HOLDINGS CERTIFICATE

This section MUST be completed. Delete either A or B and complete C.

A. I certify that none of the land to which this application relates is, or forms part of, an agricultural holding.

~~B. I have/the applicant has given requisite notice to every person other than myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which this application relates.~~

Name of tenant _____
 Address _____
 Date notice was served _____
 C. Signed _____ (Applicant/Agent)
 On behalf of SEAVIEW PROPERTY DEVELOPMENTS LTD (Applicant)
 Date 16/04/2007

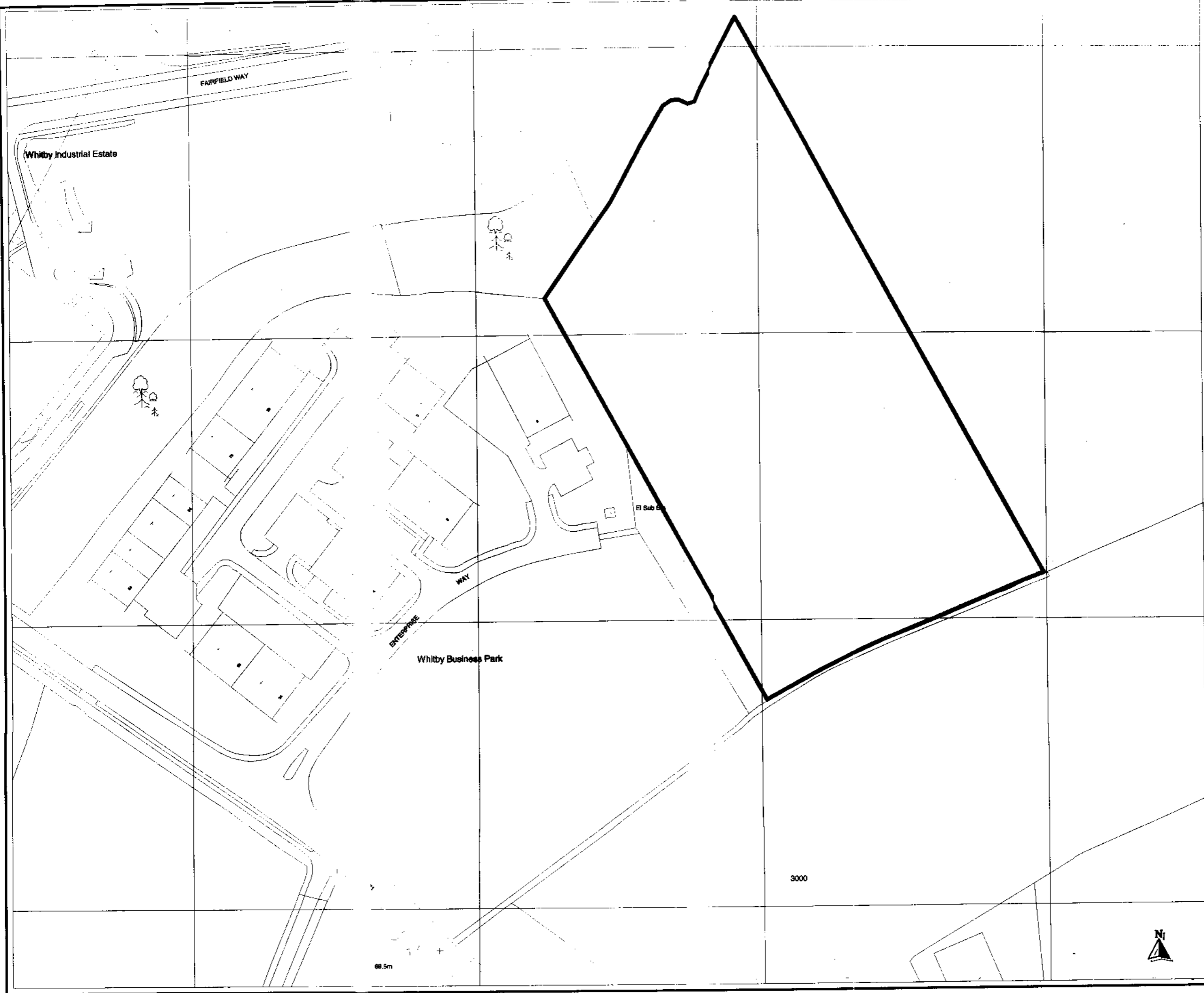
26.

I/We hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans. I/We attach:

- the necessary plans, numbered 06041 DIL (1-3) 02 REV A;
- completed, dated and signed Certificate of Ownership (A or B above). 06041 DIL (2-3) 02 REV B;
- completed, dated and signed Agricultural Holdings Certificate. 06041 DIL (2-3) 01 REV C;
- the fee of £ _____ by cheque/postal order no _____

1 BWO139/A/002;
1 BWO139/A/003; and
1 BWO139/A/004.

Signed _____ (Applicant/Agent)
 On behalf of SEAVIEW PROPERTY DEVELOPMENTS LTD (Applicant)
 Date 16/04/2007 * delete as appropriate



Notes
 1. This drawing is the property of RPS Planning & Environment. It is a confidential document and must not be copied, used, or its contents divulged without prior written consent.

LEGEND

— Proposed Site



19 APR 2007

| | | |
|----------------------|---|------------------|
| Issue Details | | |
| Drawn: BT | Proposed Industrial Units Enterprise Way, Whitby | |
| Chief: GB | | |
| Appd: RH | | |
| Date: April 2007 | Drawing No. 01 | Rev. Revision 02 |
| Scale: 1:1,250 | | |

RPS Planning & Environment

Client: BEAVER PROPERTIES LTD NEWBY

Project: **Proposed Industrial Units Enterprise Way, Whitby**

Title: **Site Location**

Figure Number: **NI 0898/01**

**Non Technical Summary for Proposed
Industrial Units**

Enterprise Way, Whitby

Prepared by:



April 2007

RPS Planning & Environment
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157-159 High Street
HOLYWOOD
Co. Down
BT18 9HU

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NON TECHNICAL SUMMARY

Introduction

This is a non-technical summary of the Environmental Statement prepared for the development of 13 industrial units at Enterprise Way, Whitby. It summarises the most important environmental issues raised and provides additional information on other significant topics. Further comprehensive analysis is provided in each Section of the Environmental Statement.

The Environmental Statement has been prepared in accordance with the Town and Country Planning Environmental Impact Assessment (England and Wales) Regulations 1999.

Project Description

The proposed site is a 2.63 hectare greenfield site located to the south east of Whitby and east of Whitby Business Park. The proposed site is within the North York Moors National Park and adjacent to Scarborough Borough Council Area. The proposal involves development of the site for 12 x 544m² industrial units and 1 x 400m² industrial unit to accommodate Business and General Industrial uses.

Scoping Study

A scoping study was undertaken as part of the Environmental Impact Assessment (EIA) process. The aim of the scoping study was to consider all key issues as early as possible in order to design the features of the project to take full account of environmental effects and all relevant regulatory requirements. The basic approach of the consultation process was to be as thorough as possible including statutory organisations with responsibility for the locality or which may have an interest in the proposal.

Planning Policy

This section provides a review of planning policy as contained in the relevant regional and development plan policy in relation to the proposed development. The following documents were reviewed:

- The Yorkshire and Humber Plan – Draft Regional Spatial Strategy (2005);
- North York Moors National Park Management Plan (1998);
- North York Moors National Park Management Plan Review (2004);
- North York Moors Local Plan (2003);
- Scarborough Borough Local Plan (1999);
- The Local Development Framework for the North York Moors (currently being prepared);
- Core Strategy and Development Policies Preferred Options North York Moors Local Development Framework (2006);
- Planning Policy Guidance Note 4: Industrial, Commercial Development and Small Firms (1992);
- Planning Policy Statement 7: Sustainable Development in Rural Areas (2004); and
- North Yorkshire County Council: Local Transport Plan (2006-2011).

The proposed development is in line with Policy E8 of the North York Moors Local Plan which specifically relates to the proposed development site and indicates that development of land for industrial purposes falling within Use Class B1 and B2 will be permitted adjacent to the Whitby Business Park.

The proposed development has been designed in order to conform to the policy requirements of the local plan in terms of siting, scale, detailing, materials, landscaping and accessibility. In addition to complying with local plan policies the proposal also complies with policies contained within the North York Moors National Park Management Plan, and the Draft Regional Spatial Strategy which aim to encourage the provision of employment opportunities, safeguard the level of business activity and encouraging the establishment of new businesses.

During the construction phase there will be a requirement to ensure that construction methods do not impact on other development plan policies, such as the requirement to conserve and enhance wildlife resources and the natural environment.

Socio-Economic and Human Environment

The proposed development has been assessed in terms of its likely impact in relation to the socio-economic and human-environment factors. The proposed development will have a positive impact upon the local community by creating employment opportunities both during construction of the units and also from their operation. The proposed development is likely to lead to an increase in vehicular traffic as a result of employees, visitors to the proposed development and deliveries. A Traffic Impact Assessment has been undertaken and this has concluded that the proposed development will not have a detrimental impact upon the surrounding highway network.

Water Quality and Drainage

The proposed development has been assessed in terms of how it may impact surrounding surface and sub-surface water activity. The potential to cause adverse impacts on the chemical and biological quality of individual systems exists. Concerns for the preservation of the quality of the surface water and groundwater will revolve around the construction phase and the operational phase. During construction, care must be taken to ensure that contamination is minimised.

Maintenance of industrial units can involve use of oils and other harmful substances and these should be stored in a site compound with one location for chemical storage. These can directly affect water quality and indirectly affect both human and ecological uses of water.

The proposed surface water drainage system will deal with the additional run-off arising from the creation of impermeable surfaces within the development in accordance with the performance criteria as advised by Environment Agency.

The surface water discharge outlet from the development will be provided with an Oil Interceptor in accordance with the requirements documented in PPG3 as issued by the Environment Agency.

The design, construction and maintenance of the site drainage systems will follow the best practice guidelines described in SEPA Pollution Prevention Guidelines (PPG) as follows:

| | |
|--------|--|
| PPG 1 | General guide to the prevention of pollution of controlled waters. |
| PPG 2 | Above ground oil storage tanks. |
| PPG 4 | Disposal of sewage where no mains drainage is available. |
| PPG 5 | In, near or liable to affect watercourses. |
| PPG 6 | Working at demolition and construction sites. |
| PPG 21 | Pollution incident response planning. |

PPG 21 relates to contingency planning which should be adopted in case of an incident of accidental spillage.

Ecology and Nature Conservation

This section examines the ecological and nature conservation aspects in the vicinity of the proposed scheme; the environmental protection that exists in the area; and the potential impact of the proposal on ecology and nature conservation interests. The principal objective of the ecological assessment is to undertake sufficient assessment to identify any significant nature conservation impacts likely to arise from construction of the scheme, and to identify the location, type and importance of all areas of significant nature conservation interest that may be affected.

The site does not directly affect any ecological features of the Natura sites or any Non-designated Areas of Nature Conservation Interest in the surrounding area.

An extended Phase 1 Habitat Survey was undertaken to identify notable and protected habitats, and plant species. The entire site and adjacent habitats were walked in November 2006 by an experienced ecologist noting plant communities, habitats, landscape features of ecological value, potential habitats for different ecological groups. No protected flora or fauna was recorded on the site during the field surveys.

The nature of the proposed development involves disruption of the local ecology directly during the operational and construction phases. The proposed new building will result in the direct loss of improved agricultural land. The broadleaved woodland habitat situated to the west of the development will not be physically impacted upon by the development. The fauna found within the woodland may suffer a slight noise disturbance due to construction however this is likely to be short lived and slight.

The proposed development will not impact on the scattered tree habitat on the northern boundary of the site. Some disruption to the faunal species which reside there may occur during the construction and to a lesser extent the operational phase due to noise.

Geology and Soils

The geology of the site has been determined from the published *Environment Agency – Esk and Coastal Streams CFMP – Understanding the Catchment* for drift and solid geology.

The proposed development site is contained in close proximity to a layer of poorly sorted sediment. Bedrock beneath the proposed development site is comprised of dark grey shales (sedimentary rocks which are clay or mud based) known as Lias. These rocks are from the Jurassic era and are found along a significant portion of the sea front, forming the characteristic coastal cliffs in the region.

There are no designated sites within or close to the proposed development or in the vicinity and therefore there will be no direct impact on such sites during construction. In addition, there are no mineral extraction activities being undertaken within or close to the site and therefore construction activities are unlikely to impede any such operations. Furthermore, there are no areas of significant mineral resources that have been identified that will be affected by construction works. The development will entail the loss of soils from the site.

Landscape and Visual Impact

A landscape and visual impact assessment has been completed to establish the impact of the proposed scheme on the landscape and visual resources of the environs of the site at Stainsacre Road. No significant landscape or visual impacts have been predicted. When viewed from the surrounding landscape (where views are available) the proposal will read as part of adjacent industrial estate developments and low levels of visual resource change will result. In terms of landscape and visual assessments the proposals are acceptable as this urban fringe landscape has the capacity to absorb a development of this type without detrimental impact on the North Moors National Park landscape.

Air Quality

The proposed extension to the industrial estate on Enterprise Way will generate increased local traffic on the A171. The air pollution from the increased road traffic associated with the development has the potential to affect existing sensitive receptors in the area. The air pollution from the road traffic has been predicted using the methods set out in the Highways Agency Design Manual for Roads and Bridges and DEFRA Technical Guidance for the Review and Assessment of local air quality. Baseline air pollution is based on national published estimates.

Four scenarios - 2010 and 2023, baseline and with the development - have been considered. Changes in air quality have been assessed.

Based on this assessment, existing air quality within the study area is well within all relevant UK and European Air Quality Standards.

The proposed scheme is predicted to slightly increase local pollution as a consequence of the predicted increase in traffic. The predicted increase is of marginal significance in terms of UK and European Air Quality Standards.

Noise and Vibration

A noise and vibration assessment was conducted to determine the likely impacts from the proposed development on noise sensitive receptors in the vicinity of the proposed development. This assessment covered various potential impacts including the impact from the construction of the proposed development, the impact from the operation of the proposed development and the impact from increased traffic in the vicinity of the proposed development as a result of the proposed development.

Noise measurements were taken during daytime and night-time periods at the site and at the nearest noise sensitive receptor to the proposed development.

During the construction phase of the development, noise levels will be temporarily increased in the near vicinity of the site. However, there will be no increase in noise levels at the nearest noise sensitive receptor (Russell Hall Farm) as a result of construction noise from the proposed development.

During the operational phase of the proposed development, noise levels from car parking, plant/equipment and deliveries/service yard noise will be within criterion levels from the recommended guidance documents at the nearest noise sensitive receptor. The noise impact of the development is not deemed to be significant.

The impact of additional traffic in the vicinity of the proposed development as a result of the development will not be significant on nearby noise sensitive receptors.

Cultural Heritage

The proposed development has been assessed with regards to its impact on known and potential cultural heritage constraints on or adjacent to the site.

A desktop survey of archaeological and cultural heritage sites within the area of the proposed development site was carried out in order to assess heritage constraints including archaeological sites, listed buildings and artefact finds on or adjacent to the proposed site. Consultation with the Heritage Section of the Planning and Countryside Unit of North Yorkshire County Council and the North York Moors National Park Authority was undertaken in order to identify constraints. Furthermore, a walkover survey of the proposed development site was undertaken in December 2006.

The management and protection of cultural heritage in the United Kingdom is achieved through a framework of international conventions and national laws and policies.

Cultural heritage can be divided loosely into the archaeological resource covering sites and monuments from the prehistoric period until the post-medieval period and the built heritage resource, encompassing standing structures and sites of cultural importance dating from the post-medieval and modern period.

Whilst there are a number of recorded archaeological sites within the wider study area, none of these constraints will be affected by the proposed development. Assessment concluded that there are no sensitive archaeological features located on or immediately adjacent to the proposed development site at Whitby Industrial Estate. The field survey of the site, undertaken by a suitably qualified archaeologist found no features of archaeological or built heritage interest.

The recorded archaeological evidence from the study area suggests that the proposed site may potentially contain Iron Age/Romano-British settlement activity, similar to that which have been identified in the wider Whitby area. Possible earthworks observed during field survey located in an area southwest of the proposed development site may indicate sub-surface archaeological remains.

There may potentially be an impact on sub-surface archaeological remains or the possibility of uncovering stray finds within the proposed development site.

All archaeological activities regarding the proposed development site will be subject to discussion with, and approval from, the relevant Planning Authorities and English Heritage. The primary aim of mitigation strategies is to ensure that, where the proposed development directly affects or encroaches on a heritage site, the correct procedures will be established to protect the site or to minimise the direct impact on that site.

The proposed development does not impact any sites or buildings under statutory protection. However there is potential to reveal unrecorded archaeological remains within the proposed site due to the high volume of recorded archaeological activity within the study area. As such, it is recommended that the site is monitored by a suitably qualified archaeologist during topsoil stripping and associated ground preparation works of the site, prior to construction.

Interactions

There are several interactions between the various aspects of the environmental impact assessment for the proposal. The most likely interactions to occur are those between the human environment and other potential impacts on environmental media.