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Design and Access Statement

Dalby Forest Courtyard
Low Dalby

On behalf of The Forestry Commission

June 2012





1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared to accompany and support a planning application submitted to North York Moors National Park by the Forestry Commission for the variation of Condition 03 attached to the Crown Notification (NYM/2003/0709/CI) of 22 December 2003 to allow ancillary retail sales of other than craft goods from all of the units (1 -6) at Dalby Forest Visitor Centre therefore allowing the continuing occupation of units 1, 2 and 5 by Pace Cycles for B1 purposes in the manner established.
- 1.2 The Design and Access Statement has been prepared in conformity with the Circular 01/2006 (Guidance on Changes to the Development Control System), and Good Practice Guide produced by CABE. A planning statement has been prepared to accompany the planning application, which deals with the relevant planning policy context.

2.0 ASSESSMENT

- 2.1 The assessment of the site explains how the site was initially appraised, identifying the opportunities and constraints of the site and how this has informed the proposed development. As a starting point it considers the local context which examines the physical, social and economic characteristics of the site and the relevant local and national planning policies.

Physical Considerations

- 2.2 Dalby Forest Courtyard is located in the forest village of Low Dalby and comprises a community hall, craft workshops and offices, biking centre and associated facilities within a courtyard environment. The planning application relates to units 1 – 6 of the workshops. Units 1, 2 and 5 are currently occupied by Pace Cycles. Units 1 and 2 comprise the demo centre where customers visit Dalby Forest to trial the product prior to purchasing via a registered dealer who will complete the sale. This is a free of charge service and there is no hire of the bike. In terms of sales 90% is done through dealer network and online e-tailers. Marketing of the product, brochures, website, show is carried out from the Courtyard.
- 2.3 Unit 5 comprises the suspension service centre where Pace cycles carry out servicing of bicycle suspension for their own bicycles and also two Swiss companies.

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Economic Considerations

- 2.4 The proposed variation of Condition 3 will enable Pace Cycles to sell ancillary goods such as Pace Cycle products including spares and accessories, consumables such as specialist bike oil and clothing from their existing units. Ultimately the proposed variation of Condition 3 will contribute towards the economy of Dalby Forest and the surrounding area.

Social Considerations

- 2.5 The proposed variation of Condition 03 will maintain a positive and harmonious relationship with the surrounding area and there would be no fundamental limitations or potential adverse impact likely to be generated from the changes.

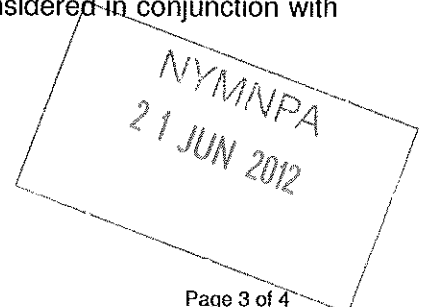
Historical Context

- 2.6 The site is located within the existing and established courtyard development and forms part of the Dalby Forest Visitor Centre. The historical context of the site is examined fully in the accompanying Planning and Heritage Statement.

Planning Policies

- 2.7 We have had regard to national, regional and local policy guidance in considering the development proposals. We have set out below a summary of policy and guidance we believe is relevant to this proposal by nature of its location and form.
- 2.9 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that applications should be determined in accordance with the relevant development plan unless material considerations indicate otherwise.
- 2.10 The statutory development plan for the site comprises the The North York Moors National Park Core Strategy and Development Policies.
- 2.11 In depth consideration and description of the planning policy context relevant to the proposal is detailed within the Planning Commentary which should be considered in conjunction with the content of this Design and Access Statement.

3.0 EVALUATION





- 3.1 The proposed variation of Condition 3 is acceptable in terms of national and local planning policies. This is demonstrated in the Planning Commentary which is submitted as part of the planning application package.

Use and Amount

- 3.2 The application seeks consent for ancillary retail sales from all of the units (1 – 6) at Dalby Courtyard. The retail element would only represent a small element within the area they occupy. Such ancillary retail sales are normally part of B1 use but were restricted to 'Craft Goods' originally.

Layout and Landscape

- 3.3 There would be no change in the external or internal layout of the units. There would be no change to the external landscaping of the Courtyard which is well established.

Appearance and Scale

- 3.4 There would be no alteration or change to the exterior of the buildings.

Access

- 3.5 The total number of car parking spaces would remain unchanged. The access would also remain unaltered. In this regard the proposed variation in the type of goods sold will not materially alter the level of trips to and from the units.

4.0 CONCLUSIONS

- 4.1 The solution and rationale for the use of the site has evolved and been informed by the pre-application enquiry.
- 4.2 On the basis that the principle of this proposal is acceptable and the particular matters of detail fully explained in this submission, as a consequence, it is considered that the proposal is an acceptable form of development.
- 4.3 The proposal is therefore considered to be wholly appropriate for the site. The report details the justification and design evolution of the scheme, the design principles and the basis on which the proposals were developed.

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