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Branch Chair
Mrs Jan Arger

Authority: Richmondshire District Council

Type of consultation: Planning Consultation

Full details of application/consultation: 22/00757/OUT – Outline Planning Permission for the Creation of 8 New Industrial Units with associated outdoor storage space

At land: Chas Long and Son Aggregates, Moor View, Brompton-on-Swale, Richmond, DL10 7JL

Type of response: Comment – further details required

Date of Submission: 11th January 2023

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North and East Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
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Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on this application for outline planning permission for the creation of 8 new industrial units with associated outdoor storage space at Chas Long and Son Aggregates, New Moor, Brompton on Swale. The site consists of 8770m² (0.8Ha) and is currently in agricultural usage adjacent to an existing employment site. The application was submitted to Richmondshire District Council ('the Council') on behalf of Mr Long ('the applicant') by .

Having had the opportunity to consider the information submitted in support of the proposals. CPRENEY recognise the fact that the proposed industrial units are located in close proximity to an additional employment site and adjacent to the A1, as such reducing the need to travel – which is in line with the principles of the NPPF.

However, CPRENEY believe that insufficient information has been presented with the outline application to justify the application at this stage. It is unclear what type of businesses the 'small scale letting units' are intended to house and no information has been presented in terms of operating hours. Furthermore, it is unclear as to whether it is expected that the businesses will be visited by members of the public or just employees of each site. It is noted that the proposal has been drawn with outdoor storage areas, it would be pertinent to know what type of materials are expected to be stored in this location to assess the visual impact on the wider environment and landscape.

It is acknowledged that this is an outline application, however, there is insufficient information in relation to vehicular movements and internal access road capability and whether the site access is safe and suitable in terms of the NPPF requirements, Although it is expected that capacity may not be an issue for the strategic road network. Furthermore, no information has been submitted in terms of a sustainable transport plan encouraging alternatives to the private vehicle.

The applicants design and access statement sets out that the proposal is away from properties therefore unlikely to cause any impact, however, until the type and number of vehicles, hours of operation, noise, dust or external lighting matters are made clear, this statement cannot be accurately determined. The applicant should be asked for more detail prior to the determination of the proposal. A Construction Management Plan should also be provided as part of a future application should the council be so minded as to approve this outline proposal, once additional information has been received.

It is disappointing that the indicative drawings for the units have not taken the opportunity to include roof mounted solar arrays or indeed ground mounted if preferred, which could have been used to assist the provision of power across the site. This is something the Council should require in all such proposals given the essential requirement to address the climate emergency and provide alternatives to fossil fuels.

In a similar way, the Council will need to ensure a minimum of 10% biodiversity net gain is delivered across the site. New builds such as the proposed can provide net gain in themselves when green walls and rooves are incorporated into the design alongside areas of planting. It is noted that a boundary hedge has been proposed on the indicative drawings, this is the minimum CPRENEY would expect to be delivered. The applicant is also proposing the loss of an agricultural field as opposed to utilising brownfield land elsewhere. The information submitted with the proposal does not set out whether alternative brownfield sites have been considered elsewhere to justify the building on a greenfield site.

In conclusion, CPRENEY consider that insufficient information has been submitted alongside this proposal in a number of areas – all of which need consideration prior to determination by the Council.

CPRENEY reserves the right to comment further should any additional information be submitted in support of the proposal.