

Introduction

Sylatech and Mulgrave Properties are preparing to submit a hybrid planning application which seeks full planning permission for the construction of 67 new, high-quality dwellings, and the erection of an 1858 sq.m commercial building for the immediate extension of Sylatech and outline permission for the future expansion of the company together with associated access, parking and landscaping on land to the east of West Lund Lane, Kirkbymoorside.

Undertaking public consultation with local residents in advance of submitting a planning application is an important part of the process for the applicants and allows members of the public and the local community to engage with the vision for the site and to provide valuable feedback on the proposals.

The Site

The site is located to the east of West Lund Lane and lies to the south of the settlement of Kirkbymoorside. The site is outlined on the aerial image below and measures approximately 4.1 hectares in size. The site is owned by a single landowner and is currently in agricultural use. The wider surrounding area comprises of a mixture of residential and employment uses..



Sylatech

Sylatech is a design and engineering business based in Kirkbymoorside with a significant heritage of 56 years in delivering precision custom engineering solutions for its customers.

Prior to the COVID-19 Pandemic, Sylatech had been experiencing a high rate of growth and whilst this has been significantly impacted by the current challenging business environment, its long-term ambitions, to achieve similar levels of growth, remains. For some time now, Sylatech has been outgrowing its existing facilities and has insufficient space to expand. To ensure that Sylatech is fully prepared and in a strong position for growth after the Covid-19 pandemic has passed, it is important that Sylatech puts plans in place now, to expand and modernise its current premises. When it returns to growth, Sylatech expects multiple customers to require increased capacity, and therefore it is vital that this anticipated customer demand, is ready to be capitalised upon.

The land adjacent to Sylatech's current facility is identified in the local plan as expansion land for the business and Sylatech has agreed terms with the landowners to acquire it. The proposed development by Sylatech will ensure the long-term future growth of Sylatech and will result in future job opportunities in Ryedale and Kirkbymoorside. As pressure to expand their facilities grows, without the ability to expand their existing premises, Sylatech may be forced to look at sites or facilities outside Kirkbymoorside and potentially the district.

The proposed residential development is needed in tandem, in order to help secure the proposed expansion of Sylatech.

Mulgrave Properties

Mulgrave Properties is an award-winning house builder specialising in the development of unique, high-quality residential properties. The business started life as the development arm of the Mulgrave Estate based in Lythe near Whitby. As the company has grown, it has expanded its area of operation and is now a significant provider of quality homes throughout Yorkshire.



Have your say

We would like to hear your views on the proposed development before a planning application is submitted.

Further information is provided on the website: www.dppukltd.com/kirkbymoorside. Please leave your comments on the feedback form on the website or post your comments to DPP, One Park Row, Leeds, LS1 5HN. Please send your comments to us by the 2nd January 2021.

The Proposed Development

The application represents an important opportunity for the town to future proof both its employment base and to provide high-quality housing.

Full planning application for commercial and residential development with associated access, landscaping and associated works.

The drawing opposite shows the construction of a total of 67 new dwellings to be built by Mulgrave Properties. The residential element of the scheme will include a range of different house types and tenures; however, they will all be 2-storeys high and will range from 2-bedroom to 4-bedroom properties. Each dwelling will have its own private rear garden and at least one allocated car parking space. The residential development will be served from the new access onto West Lund Lane. The layout of the proposed residential development is centred around the main estate road with a number of shared surfaces and private driveways taken off it. The northernmost plots side onto the new factory building with sufficient space for a landscaping buffer which will separate and, in time, screen the proposed residential development from the new employment unit to the north. Existing perimeter trees are also to be retained and areas of open space have been incorporated into the design.

A commercial building of approximately 1,858sqm is proposed to the north of the proposed residential development and will act as an extension to the existing commercial building to the east in which radar and communication products are produced. The building will be approximately 7m high to its eaves and will be clad in profiled metal cladding. Access for customers and visitors will be taken from West Lund Lane whilst staff and deliveries will continue to use the existing access onto the A170.

Outline planning application for future commercial development.

The second part of the application seeks outline planning permission for the development of further commercial floorspace. At this stage the size and location of the floorspace to be created is indicative, however it is envisaged that there will be a further extension to the main commercial building proposed in this submission together with two units to the east of West Lund Lane. It is envisaged that the two buildings close to West Lund Lane will be occupied by subsidiary companies to Sylatech thereby allowing the company to break into new markets.



SYLATECH

