



## STATEMENT OF COMMUNITY INVOLVEMENT

### CROSSCO (1377) AND MULGRAVE DEVELOPMENTS LTD

LAND OFF WEST LUND LANE, KIRKBYMOORSIDE

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An isometric line-art illustration of a cityscape, featuring various buildings, streets, and landmarks like a clock tower and a bridge. The style is detailed and architectural.

## STATEMENT OF COMMUNITY INVOLVEMENT

**On behalf of:** Crossco (1377) and Mulgrave Developments Ltd

**In respect of:** Land off West Lund Lane, Kirkbymoorside

**Date:** February 2020

**Reference:** 3650LE/R002

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## 1.0 Introduction

- 1.1 This Statement of Community Involvement ('the SCI') has been produced on behalf of Crossco (1377) (also known as Sylatech) and Mulgrave Developments Ltd ('the Applicants') to accompany a hybrid application on land off West Lund Lane, Kirkbymoorside ('the Site') which seeks:
  1. Full planning permission for the construction of a commercial building for the immediate expansion of Sylatech (Phase 1) together with the reorganisation of existing car park, new access from West Lund Lane, parking and landscaping works;
  2. Full planning permission for the construction of 67 dwellings and associated works together with new access from West Lund Lane, parking, landscaping and drainage works;
  3. Outline permission for the extension of the first phase building (Phase 2) and further commercial development to the east of West Lund Lane (Phase 3) with all matters reserved except access; and
  4. Full planning permission for works to West Lund Lane and the former railway bridge. ('the Proposed Development').
- 1.2 The Proposed Development is described in full within the accompanying Planning Statement and is shown on the associated drawings.
- 1.3 This SCI specifically refers to the scope of community involvement and consultation which has taken place in relation to the preparation of the Proposed Development.



## 2.0 Planning Policy

- 2.1 This chapter provides an overview of national and local policy in relation to community involvement in the planning system.

### National Planning Policy Framework ('NPPF') (2019)

- 2.2 The NPPF was revised in 2019 and sets out the Government's proposed economic, environmental and social planning policies for England.
- 2.3 The NPPF carries forward the Government's commitment to support sustainable economic growth and states that significant weight should be placed on the need to support economic recovery through the planning system.
- 2.4 The NPPF confirms at Paragraph 2 that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. It confirms that the NPPF must be taken into account as a material consideration in planning decisions.
- 2.5 It highlights, at Paragraph 39, the importance of early engagement in improving the efficiency and effectiveness of the planning application system for all parties.
- 2.6 It also outlines in Paragraph 42 that the participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage.

### Ryedale's Statement of Community Involvement

- 2.7 Ryedale's Statement of Community Involvement sets out that as a Council, they recognise that community involvement should not simply be a box ticking exercise and that through including people effectively, they will better understand the needs and priorities of the community.
- 2.8 Ryedale's Statement of Community Involvement indicates that it is expected that developers will be actively encouraged to undertake effective community involvement as considered appropriate for the size of the development and other factors such as this. Examples of effective developer-led public consultation can include letter/leaflet drops or public exhibitions.

### 3.0 Consultation Programme and Outcomes

#### Introduction

##### Leaflet Drop

- 3.1 A total of 171 consultation letters and leaflets were sent out to residents and businesses within immediate vicinity of the Site, as well as to the relevant Ward and Town Councillors directing them to the website of which further details were provided. The extent of the consultation area can be found at **Appendix 1** and a copy of the consultation leaflet is provided at **Appendix 2**.

##### Website

- 3.2 A public consultation event was due to take place, however, in light of the Government advice regarding COVID-19 local residents were invited to view details of the proposal development online. The website provided further information, including a number of draft plans and computer-generated images of the Proposed Development. The website can be found at <https://dppuktd.com/kirkbymoorside/> or a copy of the website is attached at **Appendix 3**.

##### Newspaper Article

- 3.3 An article was published in the local newspaper. The newspaper article included an outline of the Site and details from the website. This article further informed the wider community of the proposals and ensured that the widest possible audience was made aware of the scheme and had the opportunity to comment.
- 3.4 The article can be found here: <https://www.gazetteherald.co.uk/news/18962625.new-housing-company-expansion-plan-town-site/>.

##### Feedback

- 3.5 A total of 50 responses were received during the consultation period both via the online feedback form provided on the website and via post. Of these responses, there were a total of 3 comments indicating support for the Proposed Development, 11 supported the proposed commercial development but not the residential element and the rest objected to the development as a whole.
- 3.6 All comments have been divided into subject themes in the table below alongside our response. Some direct examples have been derived from the responses and are quoted in italics.
- 3.7 In respect of the comments in support of the Proposed Development we note the following:

Theme	Comment
<b>Support</b>	
Effective Use of Land	<i>"I have no objections at all to the proposed scheme which looks very attractive and makes good use of an enclosed piece of land."</i>
Creation of Jobs	<p><i>"The proposed expansion to the Sylatech site can only be good news for the business and the surrounding area. Additional jobs will be created which in turn will bring additional revenue to the towns small businesses, this can only be positive!"</i></p> <p><i>"This looks great. Sylatech has been part of this town for more than half a century and is part of the community. It is great to have this kind of business in the area and all the jobs it creates."</i></p> <p><i>"The expansion opportunity for Sylatech is a significantly important part of their future plans; the expansion of this company has real and tangible benefits to the local community in terms of employment opportunities as well as benefits to the town itself, with more and more staff needing the support of local businesses and services."</i></p>
Meeting the housing need	<i>"I think this is a great proposal. Sylatech is growing and needs the expansion, it will create more highly skilled jobs in the local area and more housing which is always needed."</i>
Bring increased spending to the area	<i>"I strongly support this application and hope it will bring much needed extra trade for the local shops in Kirkbymoorside and the surrounding area and new job opportunities too."</i>

3.8 In respect of the comments in objection to the Proposed Development we note the following issues and our response:

Theme	Comment	Response
<b>Objection</b>		
<b>Traffic</b>		
West Lund Lane not suitable for factory route access.	<i>"West Lund Lane is not suitable as a factory access."</i>	The proposed factory access onto West Lund Lane will only be used as vehicular access for visitors to the Sylatech factory and potentially to the Proposed Development east of West Lund Lane.

Theme	Comment	Response
		<p>The accompanying Transport Assessment confirms that West Lund Lane within the frontage of the Site is currently insufficient in width to serve the proposals and as such, carriage widening within the vicinity of the development Site is proposed. It is also anticipated that new pedestrian infrastructure will be provided so to connect the Site with existing footways to the north.</p> <p>It is not proposed to take commercial traffic down West Lund Lane.</p>
West Lund Lane is too narrow and not suitable for further traffic.	<p><i>"West Lund Lane is already narrow with a very narrow bridge."</i></p> <p><i>"The access roads are narrow rural roads with housing and bump backed bridges not amenable to heavy traffic."</i></p> <p><i>"West Lund Lane is too narrow and not suitable for further traffic and due to the lack of parking means cars are parked at the side of the road. This exacerbates the issues of narrow road creating major access issues for traffic travelling in both directions."</i></p>	<p>Similar to the above, the accompanying Transport Assessment confirms that West Lund Lane within the frontage of the Site is currently insufficient in width to serve the proposals and as such carriage widening within the vicinity of the development Site is proposed.</p> <p>The works will improve traffic conditions on West Lund Lane to the benefit of the wider community by providing carriageway widening.</p>
Access to the A170 from West Lund Lane	<i>"The A170 is a very busy road and it is difficult at the best of times to get onto it from West Lund Lane. It will lead to a bottle neck for the full length of West Lund Lane."</i>	<p>The accompanying Transport Assessment has assessed the ability of the West Lund Lane/Kirkdale Road priority junction to accommodate the traffic associated with the Proposed Development at the Site through a junction capacity assessment.</p> <p>The capacity assessment results show that the West Lund Lane/Kirkdale Road junction would</p>

Theme	Comment	Response
		be expected to operate within capacity across all scenarios. The Proposed Development is therefore not expected to have a significant impact on the operation of this junction.
Increase in Traffic	<i>"The extra traffic is a big concern to me"</i>	The accompanying Transport Assessment sets out the predicted traffic generation from the Proposed Development. The traffic projections indicate that when fully built, the Proposed Development is expected to generate 90 two-way vehicle trips during the AM peak hour and 86 during the PM peak hour. Based on the assessments undertaken of the existing key junctions the report indicates that the Proposed Development would not be expected to have a significant impact on the operation of the local highway network.
Danger to pedestrians on West Lund Lane	<i>"Danger to pedestrians/cyclists on these roads. What highways/developers doing to reduce the impact?"</i>  <i>"We have young children and at the moment on West Lund Lane cars frequently exceed the speed limit of 30mph and vehicles parked on the lane often cause problems."</i>	The accompanying Transport Assessment confirms that West Lund Lane within the frontage of the Site is currently insufficient in width to serve the proposals and as such carriage widening within the vicinity of the Site is proposed. It is also anticipated that new pedestrian infrastructure will be provided so to connect the Site with existing footways to the north. These highway works should ensure pedestrian safety along West Lund Lane to the benefit of the wider community.
Loss of Greenspace/Ecological Value		
Loss of popular walking areas	<i>"The lanes are quiet and currently used for exercising safely."</i>	It is proposed that the development will provide a footpath along West Lund Lane to connect the Site with exiting footways to the north which

Theme	Comment	Response
		will maintain the walking route and an additional connection from Ings Lane through the residential development will benefit existing residents of Kirkbymoorside and can be used for dog walking or exercising safely. West Lund Lane south of the access into the residential element of the scheme will remain rural in nature.
Loss of ecological value – trees, habitats for newts and bird nesting.	<i>"A waste of good agricultural land."</i>	<p>The accompanying Ecological Impact Assessment prepared by RDF Ecology provides a desktop study, extended phase 1 habitat and protected species walkover survey supported by additional surveys for roosting bats and great crested newts.</p> <p>The report confirms that the proposed development will have no significant impacts on roosting bats, commuting or feeding bats, otters, reptiles, water vole or breeding birds. There are breeding Great Crested Newt (GCN) populations within 500m of the boundary, however adequate and licensed mitigation and compensation measures are accommodated within the proposals and therefore no significant impacts upon amphibians, and in particular GCN, are predicted.</p> <p>We also note that approximately two thirds of the land is already identified for the future expansion of Sylatech or in use by Sylatech. The loss of agricultural land will be minimal.</p>
Drainage		
Potential flooding on Site	<i>"Ings lane is already a wet field and waterlogged ground and potential flooding have been highlighted before as a</i>	The accompanying Flood Risk Assessment has looked at the implications of the Proposed Development in relation to flood risk. The Site is located within Flood Zone

Theme	Comment	Response
	<p>concern.”</p> <p><i>“Poor drainage of the proposed site, which is wet is likely to cause flooding problems already being experienced on the Manor Wood Development.”</i></p>	<p>1, which is defined as a low-risk area, and the NPPF technical guidance confirms that all of the proposed land uses are appropriate within Flood Zone 1. Other sources of flooding have also been assessed and the risk of flooding from these sources is considered low.</p> <p>In terms of drainage, the accompanying Drainage Strategy confirms that surface water will be discharged into the existing ditch at the southwest corner of the Site at a restricted rate. Surface water attenuation will also be provided to attenuate flows. The report therefore concludes that surface water from the Proposed Development can be appropriately drained.</p>
Impact on existing foul sewer	<p><i>“Such an increase in houses needs to be accompanied by infrastructure including an upgrade to the existing outdated sewerage system.”</i></p> <p><i>“The last few properties on Ings Lane are on septic tanks as the mains drains could not cope with the extra houses.”</i></p>	<p>The accompanying Drainage Strategy confirms that foul water from the proposed residential development is proposed to be discharged to an existing public 150mm diameter combined water sewer within Ings Lane. Foul water will be pumped to the existing outfall from a new adoptable pumping station. This approach has already been confirmed with Yorkshire Water as part of the pre-development enquiry discussions between Yorkshire Water and the drainage engineer.</p> <p>The foul water from the proposed commercial development will discharge into the existing Sylatech foul drainage system before discharging into the public sewer.</p>
Need for New Housing		
Need for new housing in Kirkbymoorside	<i>“The land is allocated as land for existing employment so therefore there is no need to use</i>	The residential element of the Proposed Development is supporting the expansion of the adjacent

Theme	Comment	Response
	<p><i>if for further residential allocation. There are already three allocations in the structure plan in Kirkbymoorside for housing for circa 200 houses."</i></p> <p><i>"The housing development is not needed for Kirkbymoorside as we have a new large estate of houses being built a short distance away which along with other housing plans passed, more than exceeds the needs of the Local Plan."</i></p> <p><i>"No residential development is shown and the strip of land west of Ings lane and north of Gawtersike lane is outside the development limits – if the residential proposal is considered and passed in begs the question of what is the point of a policy plan?"</i></p>	<p>Sylatech business which is a long-standing employer in Kirkbymoorside and is in need of further space to expand its operations.</p> <p>Only about a third of the land is not earmarked for development.</p> <p>Whilst it is noted that there are developments currently under construction within the locality, the Ryedale Local Plan Strategy confirms at Policy SP2 that the delivery of at least 3,000 (net) new homes will be required over the plan period. The policy confirms that 10% of new housing development should be directed to Kirkbymoorside over the plan period.</p> <p>There is a national housing crisis and Kirkbymoorside is an appropriate location to direct additional development.</p>
Existing Services within Kirkbymoorside		
Strain on existing services	<p><i>"Kirkbymoorside has several residential development proposals recently which will lead to the increase in population and thus strain on local amenities i.e GP surgeries, the one primary school and one mini supermarket all of which are already stretched."</i></p> <p><i>"How does this impact the current resources (healthcare, schools and shops), will the development offer such resources within the site?"</i></p> <p><i>"This development will further increase the population of Kirkbymoorside by approximately 200 people."</i></p>	<p>Kirkbymoorside is defined as a Local Service Centre (Market Town) within the Ryedale Local Plan Strategy and Policy SP1 indicates that these settlements will be the secondary focus for growth within the District. Policy SP2 directs a total of 10% of residential development towards Kirkbymoorside. By distributing this amount of development to Kirkbymoorside, the LPA have already confirmed that the existing services are sufficient to support further development.</p> <p>There is no indication that existing services cannot cope with a limited amount of additional development. If there is a problem with existing services developer contributions</p>



Theme	Comment	Response
	<i>Manor Wood development will already increase the population of the town by 25% and critical services such as doctors' surgeries, the primary school and dentists are all full."</i>	may be required as part of an agreement between the LPA and the developers.
Developer Contributions	<i>"Developers should provide funding for the community to support the school and existing amenities."</i>	Contributions may be required from the developers as part of the S106 agreement to contribute towards appropriate facilities if the delivery of such facilities is deemed to be necessary and reasonable.
Amenity Concerns		
Air Quality	<i>"There is already an odour coming in at times from the industry undertaken by Sylatech which hangs in the air often on a warm Summer evening. Any increase in the proposed business development may only add to the reduction of air quality."</i>	The works that Sylatech undertake does not produce any emissions and will therefore will not have an impact on air quality. Notwithstanding the above the application is supported by an Air Quality Assessment. The construction and operational phase air quality impacts have been assessed in the Air Quality Assessment. The predicted impact is considered to be not significant. The operation impacts of the Proposed Development was assessed as negligible. The overall significance of the potential impacts was determined in the Air Quality Assessment to be not significant.
Light Pollution		The application is supported by an Artificial Lighting Impact Assessment. The report concludes that light spill from the development will be minimal and will not occur at sensitive locations.  A condition will likely be added as to the decision notice which will require details of the external lighting scheme to be submitted to and approved by the LPA prior to installation. This will ensure that

Theme	Comment	Response
		lighting levels are appropriate for the Site and will not intrude on any nearby properties or land.
Overshadowing from new buildings		The layout, design and massing of the new buildings has considered the existing buildings adjacent to the Site and have been orientated to ensure no overshadowing on nearby properties.
Maintenance of land	<i>"Sylatech do not maintain the area surrounding their factory now – will we have guaranteed yearly maintenance for the proposed landscaping buffer and existing boundary hedges and trees?"</i>	The Proposed Development will provide Sylatech with the land it needs to re-organise the business, remove unsightly containers and set out proper parking areas. This will result in the land as a whole being tidied up.
Loss of Privacy	<i>"Residential properties will result in the loss of privacy on west of the Ings Lane."</i>  <i>"Vehicular access to Ings Lane is not proposed as this would be unacceptable, a footpath will still cause loss of privacy and security for bordering gardens."</i>	The layout and design of the residential element of the Proposed Development has taken into account the neighbouring properties and the new dwellings have been orientated to ensure no overlooking. Where proposed gardens will back onto existing properties, trees will be planted at the boundary to help screen the development and avoid the loss of privacy.  In terms of the latter comment it is proposed to create a pedestrian/cycle to Ings Lane. This increases legibility and is considered to be good planning.
Other Comments		
Affordable Housing	<i>"If they will be affordable housing then this housing would be welcomed."</i>  <i>"Any development must include affordable housing and have provision to prevent sale as</i>	There will be a total of 7 affordable dwellings proposed as part of the scheme. The affordable units will be provided to a registered social landlord to manage.

Theme	Comment	Response
	<i>second homes or holiday lets."</i>	
Loss of Historic feel	<i>"Kirkbymoorside is disappearing under concrete. Everything that makes the historic rural town special is disappearing."</i>	The Site lies outside of the Kirkbymoorside Conservation Area. The development of the Site will not impact upon the setting of the Conservation Area or any listed buildings or buildings of importance and therefore the Proposed Development will not result in the loss of the Towns historic feel.
Existing property values	<i>"The new development may put existing property values in jeopardy."</i>	This is not a planning issue and therefore we will not be providing a response on this matter.
Future of the industrial units	<i>"How can anyone be sure that businesses would take up one of the sites? It is a huge commitment for any business to take on in these uncertain times which so many firms are laying off."</i>	This element of the Proposed Development would not be coming forward unless the clients were confident that there is a demand for this type of unit.

## 4.0 Summary

- 4.1 Consultation has been undertaken by DPP on behalf of the Applicants prior to the formal submission of the planning application in line with the NPPF and Ryedale's Statement of Community Involvement.
- 4.2 Issues have been raised by stakeholders and the Applicants have sought to address them where practically possible and necessary. These details are contained in the accompanying application documents and plans, and are summarised in this SCI.
- 4.3 We therefore conclude that this SCI demonstrates that the Applicants has had regard to the various views of the local residents and other stakeholders in the preparation of the Proposed Development.

## Appendix 1

Map Showing the Extent of the Consultation Area





## Appendix 2

A Copy of the Public Consultation Leaflet

## 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.







## 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.

## 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.dppuktd.com/kirkbymoorside](http://www.dppuktd.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.





## Proposal for 67 High-Quality Dwellings and a 1,858sqm Commercial Building at land east of West Lund Lane, Kirkbymoorside

### Introduction

Welcome to our public consultation page for the proposed hybrid application seeking 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.

A planning application is due to be submitted to Ryedale District Council shortly, and we are providing you with the opportunity to view and comment in advance of the submission. The proposed development is being submitted by DPP on behalf of Mulgrave Properties and Sylatech.



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 currently comprises greenfield land which was last used for agricultural purposes. The site is owned by a single landowner. The wider surrounding area comprises of a mixture of residential and employment uses.

### The Developers

**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 developing unique, high-quality residential properties. The business started life as the development arm of the historic Mulgrave Estate based in Lythe near Whitby. The early development was either on parts of the Estates picturesque 15,000 acres or in close proximity. As the company has grown, it has expanded its area of operation and now operates across the north of England and is a significant provider of homes throughout Yorkshire.

## The Proposal

The proposed hybrid application 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.

This represents an important opportunity for the Town to future proof both employment land and high-quality residential provision in the area.

A number of plans have been included below to show further detail of the proposed development; however, a summary of each part of the development is provided below.

### 1. FULL PLANNING PERMISSION FOR A 1,858SQM EXTENSION TO A COMMERCIAL BUILDING OCCUPIED BY SYLATECH

The proposed development seeks full planning permission for the development of a new commercial unit with associated access to be occupied by Sylatech as part of their future expansion plans. 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.

### 2. FULL PLANNING PERMISSION FOR A PROPOSED RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, LANDSCAPING AND ASSOCIATED WORKS.

The attached layout shows a residential development with a total of 67 new dwellings to be built by Mulgrave Properties. The residential element of the scheme will include a range of different types and tenure; however, they will all be 2-stories 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 layout of the scheme has been designed with the opportunities and constraints of the Site in mind, with particular focus on the proposed Sylatech building to the north and the associated level changes. The layout of the proposed development is centred around the main estate road with a number of shared surfaces and private driveways. The northernmost plots side onto the new factory building with sufficient space for a planted buffer and retaining structures. A 7m landscaping buffer will separate and, in time, screen the proposed residential development from the new employment unit to the north. The topography and undulating levels of the site will allow for the separation of uses.

### 3. OUTLINE PLANNING PERMISSION 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.

Existing perimeter trees are to be retained and incorporated into areas of open space filtering long distant views. Areas of open space have been incorporated into the design of the Site; located centrally and to the eastern corner wherein a proposed pedestrian connection to Ings Lane is proposed. An additional area of open space will also run along the western and southern boundaries of the Site which will increase residential amenity as well as separating the new development from the highway and the open countryside.

The residential development will be served from the new access onto West Lund Lane.

### Providing your Feedback

We would welcome any feedback you may have on the proposed development. Please provide your comments using the Feedback Form below, entering your name, email address and comments (please note, all feedback will be anonymous once submitted).

Alternatively, if you prefer not to use a computer, please feel free to post your comments to:

[DPP, One Park Row, Leeds, LS1 5HN](#)

Please submit your comments on or before **2nd January 2021**.

Once the planning application has been submitted, full details will be available on the Ryedale District Council website and there will be a further opportunity to comment.

We look forward to receiving your comments on the proposed development.

## FEEDBACK FORM

YOUR NAME	YOUR EMAIL
YOUR MESSAGE	
SUBMIT	

*Please be aware that comments left on any public consultation exercise, either by email or any other means, are subject to the terms of our [Privacy Policy](#). Please read this policy carefully as by submitting the information you are consenting to our use of your personal data in accordance with the [Privacy Policy](#).*

*Your personal data will be retained on our secure database and will not be passed to our clients.*

*We may also like to contact you to keep you informed about future developments relating to this consultation. You will be able to opt-out of these communications at any time.*

[Proposed Wider Site Plan](#)

[Proposed Site Plan – Mulgrave](#)

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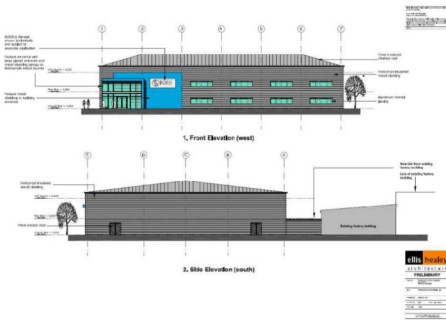
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### Proposed Sylatech Elevations 1 and 2

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### Proposed Ashby House Type

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### Proposed Henley House Type

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