



Planning Statement Update

FAO: Hannah Andrew

Proposed Residential Development to replace existing Haulage and Plant Yard

137 High Street, Great Houghton - Ref:2019/0366

The following update is provided to further justify the proposed development in terms Very Special Circumstances and the impacts upon the open character of the Green Belt Location. This update should be read in conjunction with all other relevant documents submitted as part of the Planning Application.

As already stated within the original submission the existing use of the site is considered highly inappropriate and has significant impacts upon the character and appearance of the immediate area in addition to detrimental impacts upon the openness of the Green Belt location.

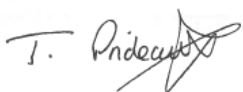
The current use of the site sees the significant level of parking and storage of HGV's and Heavy Plant Machinery all of which have in our opinion significant impacts upon the openness of the Green Belt. The site holds a HGV Operator Licence for 6 HGV's, the HGV's used in connection with the business include articulated tractor units each with tipper trailers and low loader trailers and 8 Wheel tipper HGVs, these are parked within the site on evening and weekends and on frequent occasion during the day when not needed at site.

In addition to the HGV's the site is home to a number of heavy plant machinery including 360 Excavators, Front Loaders, JCB Diggers, Dumper Trucks. In varying degrees the site can be full of the equipment and in other instances when in use is on construction site for the period of contract maybe returning for service, maintenance or repair all of which is undertaken within the workshop slightly adjacent to the application site but backing on to adjacent residential properties.

In addition the site is also subject to a number of storage containers and Office building which is necessary to operate the business, in addition other paraphernalia such as large tyres, materials and hardstanding is also present on site. The removal of such development and paraphernalia and replacement with greenspace and landscaped gardens would improve the openness of the site.

A number of photographs attached show the level of equipment that comes and goes from the site and an attached plan illustrates the level of impact the storage of such machinery and equipment has upon the opens of the site. In addition to Goole Map images.

It is considered that the proposed residential development would remove a highly inappropriate and unrestricted use of the site and considerably reduce impacts upon the openness of the location. The residential development would provide an improved boundary definition to the village and would have less of an impact upon the openness than presently exists.

A handwritten signature in black ink, appearing to read 'T. Prideaux', with a stylized flourish at the end.

Terry Prideaux
Principal Planner

Date: 7th June 2019



