

# Northern Energy – Pre-planning Development Statement

## Brief for development

Northern Energy are currently based to the south of the village Hampsthwaite (Harrogate BC), and have outgrown their site owing to the success of the business.

Northern Energy dates back over 85 years to the original founders' business which has now culminated in the realisation of a business with 15,000 customers and supplying over 50 million litres of fuel per year across North Yorkshire with an expanding business reach into the midlands, north east and into southern Scotland. This is to both domestic and commercial customers.

The provision of a new and state of the art facility is needed which cannot be provided at Hampsthwaite as there is no fixed storage on site for LPG.

They have a site development requirement for a relatively flat piece of land circa 6 acres in Harrogate Borough, free from constraints by nearby sensitive uses such as residential or high density employment, with close proximity to the strategic and regional road networks. They also have on-site requirements which are detailed below:

- 200T of fixed LPG storage
- Storage of 200+ mix of mini bulk LPG tanks
- 300,000L of Oil Storage
- Office block for 50 staff
- Truck/Paint Workshop & Storage buildings
- Car Park for Office and Depot
- Fleet of Oil & LPG trucks

The nature of the operation involves the on site storage and distribution of heating oil and LPG (as above) with vehicles distributing from site to customers. This will entail HGV movements (circa 15 two way trips) per day with the majority of such activity between 6am to 6pm weekdays. The site will also accommodate a workshop to maintain fleet vehicles and office base. The site will employ circa 30 office staff and 20 site operations staff.

## Site location and context

The site search has yielded a preferred location approximately 1 mile west of Marton cum Grafton. The site is currently in agricultural use as arable land and has a western boundary with the A168. The post code for the location is YO51 9QQ and an extract plan (below) shows the extent of the land interest.



There are limited sensitive neighbouring uses in the immediate context of the site. A former roadside facility is located immediately north of the site, with the host farm buildings and dwellings further to the north. The site is relatively flat with a gentle slope to the drainage ditch along the southern boundary.

### **Layout**

The layout as shown would see the four principle areas of the site separated. The offices and workshop would front the highway in a linear arrangement to give scale and prominence to the development. The LPG Depot and Oil Depot would be in the eastern half of the site, away from the A168 and A1(M) and using the natural topography for health and safety. Finally the LPG Farm would be to the north of the estate road, and a run-off attenuation pond alongside the southern boundary.

### **Access**

The land is currently accessed from the Limebar Lane to the north, which also affords access to the host farm buildings. The development proposal is to form two new access points from the A168 so that the site can operate in a self-sufficient manner and ensure the health and safety of operators and existing uses. We are in the process of exploring the technical detail of the access arrangements onto the A168 which will form part of the planning application.

### **Other developments on the A168 corridor**

Although the site is within open countryside the lack of notable development nearby is a key requirement for Northern Energy. The nature, type and quantity of substances stored and distributed

dictates that a typical employment site within Harrogate District would not be supported by the HSE from an operational perspective.

Within two miles of the site are other developments in the form of Allerton Waste Recovery and Rabbit Hill Business Park as well as the more immediate uses at Rougham Farm and Grafton Grange.

### **HSE advice**

Prior to producing a full planning application submission Northern Energy would welcome advice from the HSE through Harrogate Council Planning Department to ensure a robust set of proposals are developed having regard to COMAH requirements and the guidance set out in the relevant Codes of Practice. This statement alongside the initial site layout plan can be shared with the HSE for comment and advice.

In the event clarification is required we are happy to meet to discuss further and we will endeavour to ensure other relevant members of the design and planning team are available.