

Planning Statement

To Accompany Change of Use Application At Land North Of 32A Exchange Street Driffield

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Introduction and Background

This application is to rectify a change of use.

The Land North of 32A Exchange Street Driffield has been used as a Car Park since October 2022 the intention being to find a short term use for land which has been vacant since 1972.

The Car park use has gained support from local businesses who have private agreements to park staff and visitors cars on this site, the Medical Centre has multiple spaces reserved having only 26 spaces in their own parking area adjacent to the site, - they have 70 members of staff excluding visiting NHS consultants, a further 6,500 patients are also registered to this practice.

Other businesses surrounding the site also have low cost private agreements including Driffield Affordable cars, the Funeral director GM Sharp, and Marmaris takeaway.

The Car park also supports the Driffield - Hotel 41 which does not have a car park and works as an event overflow for The Bell Hotel .

Other local people and businesses have taken a keen interest in the progression towards a land use with previous articles appearing in the press with opinions suggesting 'Any use is better than no use'.

Prior to this parking use the site was vacant, untidy and attracted fly tipping and general anti-social behavior.

The site is also in keeping with the surroundings having other car parking areas to 3 x sides, the final West side being the 4m high back doors of the garage / warehouse used for GM Sharps company vehicles.

The site presentation has been improved through removal of rubbish and re-dressing of the existing surface were needed. The surface had previously been prepared for open storage use, the surface consists of embedded granite chippings over the chalk sub base.

An industrial 16m high Tripod communication Mast which is shown on local mapping 1m inside the conservation boundary was used to mount a small 163mm x 163mm ANPR camera a MAViq 5 however this Mast has now been taken down and replaced with a 3m post as per the attached Elevation drawing.

The mounting post is positioned centrally within the site as per the site plan and is masked from the conservation area due to the existing boundary wall, fencing, and tree screen.

The parking meter a commonly used cashless Flowbird Strada Evolution is also masked by the wall, it is 1714mm High and 475mm Wide at its widest point.

Flood Risk and Surface Water Assessment

A flood report commissioned for the site confirms that it is at low risk of residual and fluvial flooding. The site is stated to be a less vulnerable site that it is significantly less likely to flood than the surrounding areas and road network. Lidar survey information supports this confirming the Car Park is at a height of between 16.6m AOD and 18.0m AOD this partially being due to historical remediation works carried out with planning approval that incorporated re-levelling and height grading work. These works used additional chalk mainly 6F2 grading down to Type 1 as the sub base with granite chippings that have embedded to make up the solid surface.

No impact to current or future flood risk as no change to surface water drainage or the surface have taken place and no changes are proposed. The Car Park use has no adverse impact on flood risk.

Heritage Statement

The North West site boundary wall can be seen from the conservation area, this 2m high retained wall together with further existing fencing and the tree screen cloak the car park site.

There are no other visible heritage features beyond the boundary wall.

The Car Park use has enhanced the outlook from the conservation area as it has rendered a 16m high communication / camera mast sited on the conservation boundary redundant. This mast has currently been replaced by a 3m high post, 15m away from the conservation boundary this being used to mount the ANPR camera a MAV Iq250, a common light weight low profile solution measuring only 163 x 163 x 145mm. The camera is now out of view from the public roadway and footpath that are within the conservation area. No advertising signage has been used and information signage is within the site viewable from within the site only, therefore no impact can be made on the view of the wall the main Heritage features.

The ticket machine is a single solar powered Flowbird Strada Evolution which measures 1741mm in Height x 475mm at Widest point. The Strada Evolution is commonly referred to as a street parking meter and has been approved for use in a multitude of National locations, but in this case is additionally cloaked by the boundary wall, as such it has no impact on any Heritage features.

The ANPR pole is in keeping with multiple other larger surrounding lampposts including those used to light Cranwell Road. This site being majority cloaked from view by the wall which represents the only heritage feature in itself, the car park use fundamentally hasn't changed any outlook from the conservation area.

No listed buildings are within 150m of the site.

Land Contamination Note

The National Grid gained permission for further remediation works in 2007 to prepare the site for residential or open storage use (07/03531/STPLF) after works had been carried out a discharge of conditions was issued in 2008 (08/31189/CONDET) Further to this in 2020 a further report was commissioned which re-confirmed 'There are no sources of contamination at this site' and further stated 'No remedial works are required'. The historical use of this part of the site had been a storage tank only.

The Car Park use is a less sensitive use, it therefore has no connected relatedness to the current land condition.

Transport Note

The car park has 50 spaces, vehicle movement are recorded by the ANPR camera the movements link into the payment system, the site currently has an average of 30 vehicle movements per day, (the lowest recently recorded being on 21st January with only 5 two way movements). As we are considerably under the 100 two way movements required, the Transport Assessment is not necessary.

Tree Survey

The trees noted in the tree survey plan dated 4.8.22 are all located behind the existing chain link fence adjacent to the Car Parking area. No works have taken place or are proposed to take place regarding the Car Park use that will have an effect on the trees.

Additional comment - The report recommends 3 of the trees which are suffering from Ash die back should be felled this work is currently outstanding.