

Poc-K, Pocklington Services, Broadhelm Close, Pocklington

Design statement

February 2024

This report is prepared to support the outline planning application to create an additional car park incorporating a EV charging hub on land south of Hodsow Lane.

Site address: Poc-K site, Broadhelm Close, Pocklington



Contents

- 1.0_ Existing site**
- 2.0_ Site photographs**
- 3.0_ Background**
- 4.0_ Proposals**
- 5.0_ Design and materials**
- 6.0_ Lighting**

1.0_Existing site

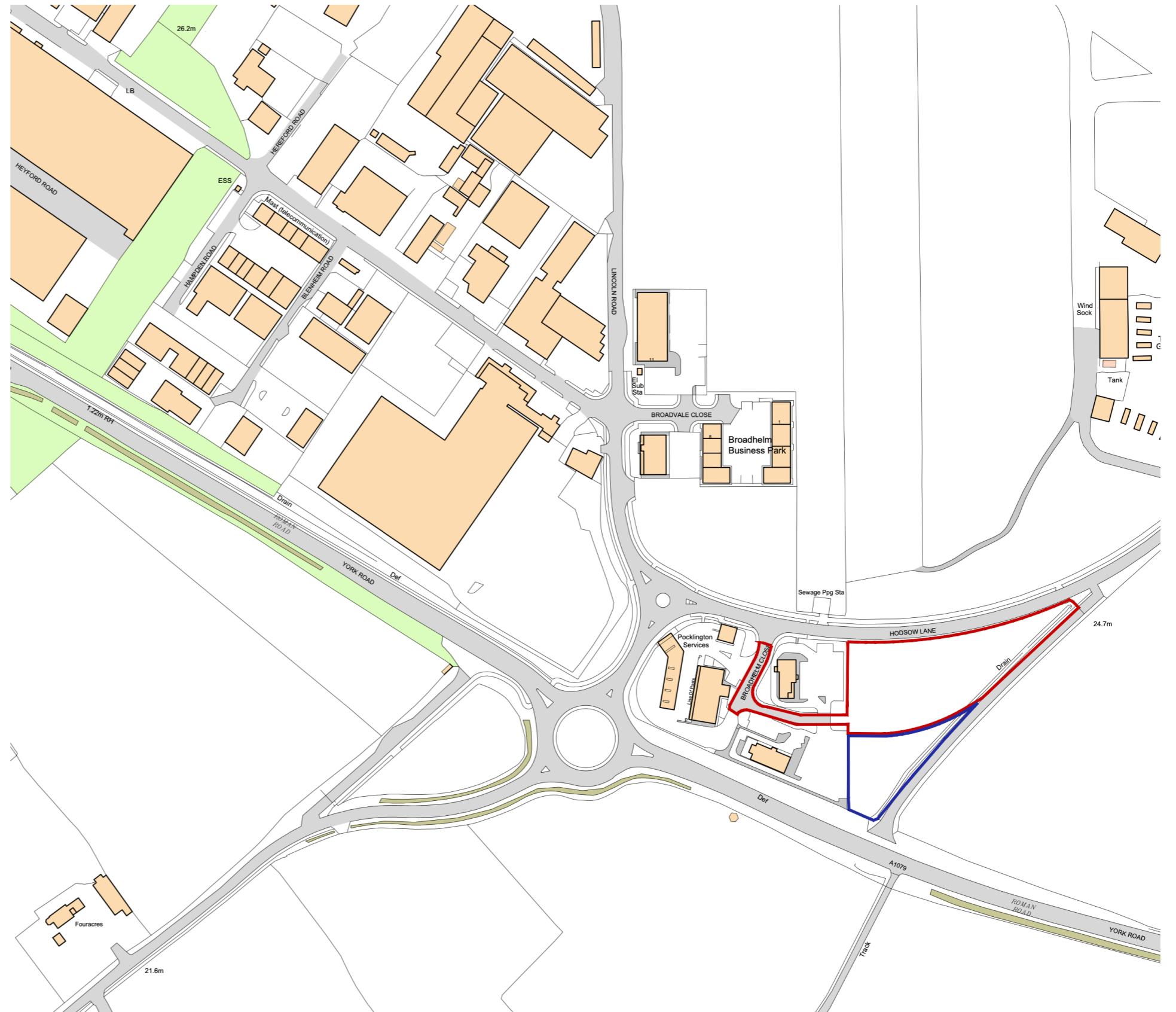
1.1. The site is bounded by Hodson Lane, the existing services and the A1079 York Road, accessed from Broadhelm Close. Located towards the east end of the Pocklington Industrial Estate.

1.2 The site is mainly flat and level and covered with long grass and natural self seeded shrubbery.

1.3 A balancing pond is located to the south of the site.

1.4 A cluster of services consisting of a BP petrol filling station, KFC fast food and Costa coffee shop sit immediately adjacent to the application site, to the west side.

1.5 To the north of the site, above Hodson Lane, is The Wolds Gliding Club and associated airfield (what remains of the original much larger World War Two airfield).



2.0_Site photographs

2.1 Selected photographs of the site are shown to the right.

(a) Looking towards the west, from the eastern corner of the site. The existing services and associated parking are visible in the background.

(b) Looking towards the north, from the south side of the site. The Gliding Club (see hangers and wind sock) are visible in the background. Vehicles on Hodsow Lane, running along the northern boundary of the site, are just visible.

(c) Looking towards the east, from the north western corner of the site. The site is to the right, Hodsow Lane with associated footpath and cycle path is visible curving to the left.

(d) Looking towards the west, from the north eastern corner of the site. The site is to the left hand side of Hodsow Lane. The airfield is visible to the right hand side, behind the existing grass bund. Pocklington Industrial Estate is visible in the background.



(a)



(b)



(c)



(d)

3.0 Introduction

3.1 The site is currently within the yellow shaded area under allocation Poc-K of East Ridings Local Plan.

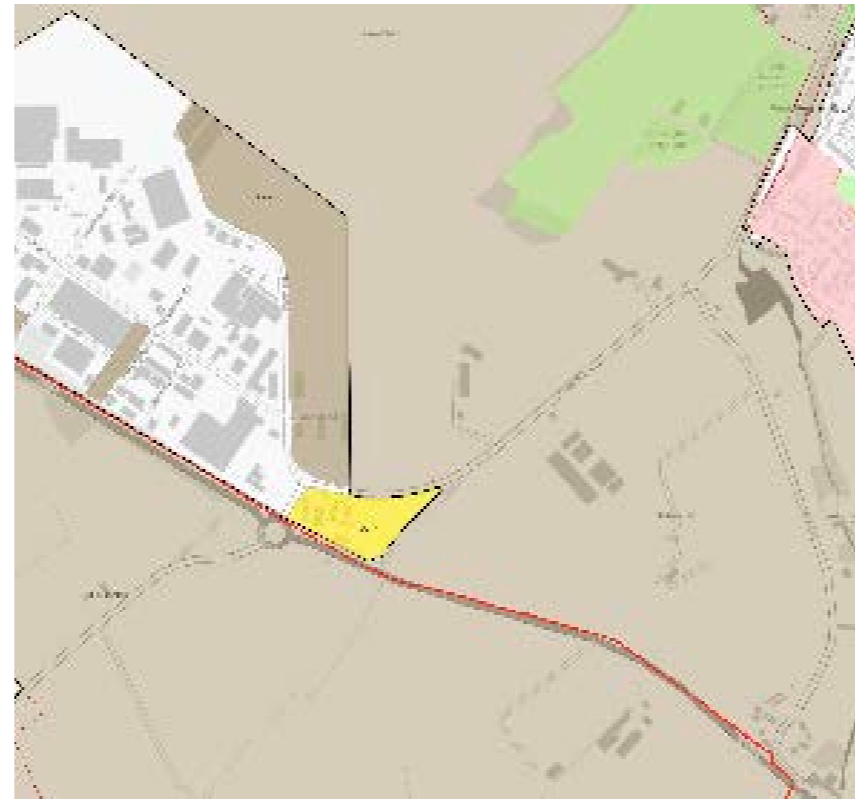
3.2 Unlike the remaining area of Poc-K, the portion of land forming the outline of this planning application is within the flight path of the Wolds Gliding Club.

3.3 As a result of the areas position within the flight path, it is acknowledged that there should be no buildings or development causing hazard or restriction to the operation of the Gliding Club. For these reasons, a usage as an electric vehicle charging car park is felt to be an appropriate and productive use of the site.

3.4 Lighting is to be carefully designed to ensure light levels are kept to a minimum and all sources of light kept close to the ground.

3.5 A raised linear landscape bund of earth along the northern boundary of the site mirrors an existing bund on the opposite side of Hodsow Lane and provides further visual screening from the Gliding Club.

3.6 In summary, the proposed use benefits the existing adjacent Pocklington Services and the wider community whilst retaining the integrity of the neighbouring Gliding Club.



4.0 Proposals

4.1 The concept of the proposal is to create an additional parking area with the focus on Electric Vehicle charging provision. The site forms a natural extension of the existing services off Broadhelm Close and will compliment and support the existing provision.

4.2 Parking has been arranged in a radiating array following the curve of Hodso Lane, sat behind a raised grass bund that mirrors the existing bund on the north side of the road.

4.3 The access road is to extend from Broadhelm Close and naturally divide the site into two parts. A parking area to the north with a balancing pond and associated exceedance area to the south.

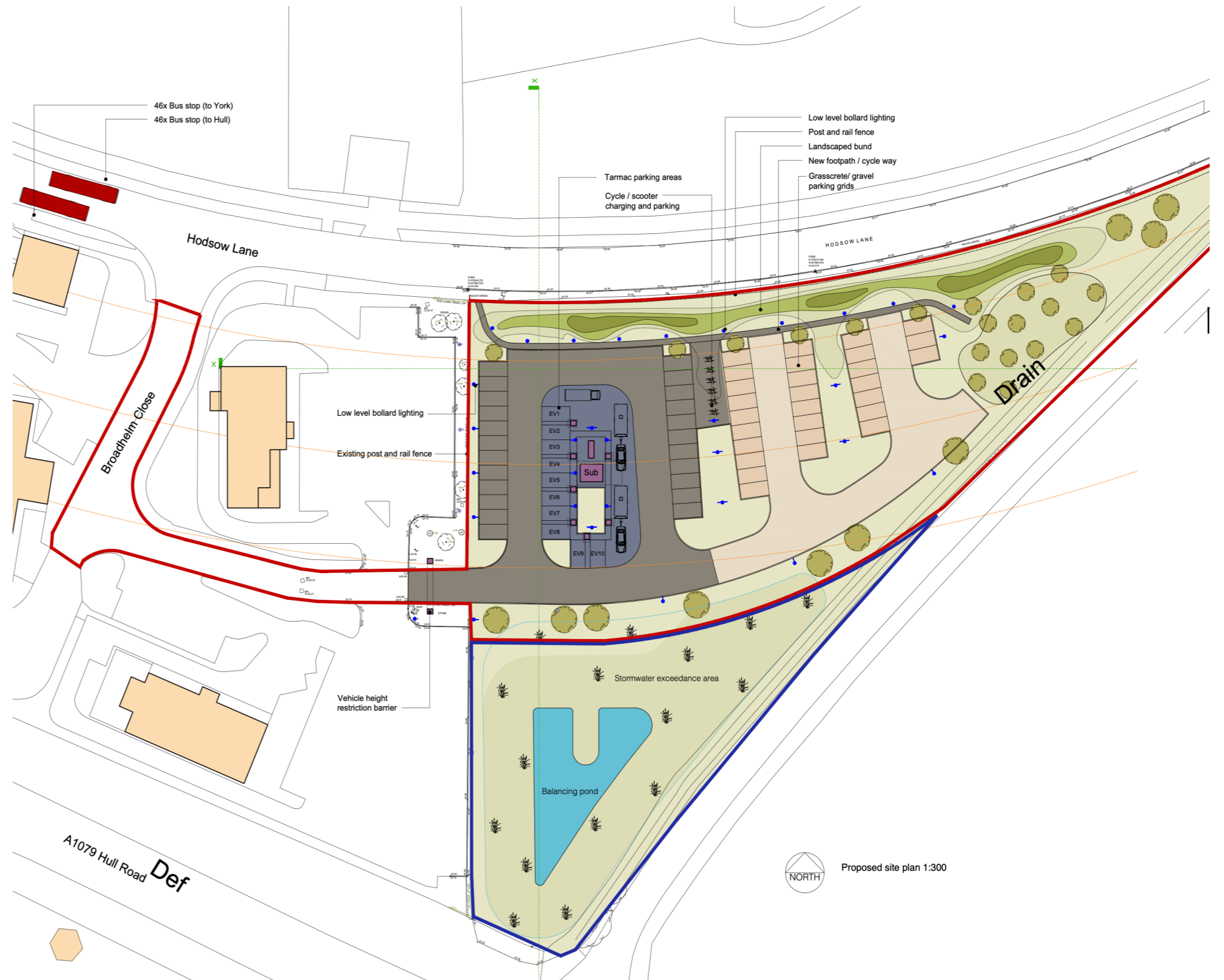
4.4 A suitable layout for a range of EV vehicles has been developed with a specialist provider to ensure maximum realism at this outline stage. Provision for longer vehicles, tow vehicles, small vans as well as conventional cars has all been considered within the EV layout.

4.5 The remainder of the car parking is for standard cars but provides future expansion of EV provision.

4.6 A new cycle path and footpath runs through the site, to link parking provision with the existing cycle / footpath network.

4.7 Pocklington has excellent connections with York. A popular bus service (number 46x) runs between the two destinations and bus stops are in close proximity to the proposed new parking area. It is envisaged that the site could provide useful parking for commuters to relieve pressure on Pocklington town centre parking areas.

4.8 The parking provides an established demand for overflow parking for the existing services and additional parking for the industrial estate.



5.0_Design and materials

5.1 Proposed materials include the following:

- (a) Coloured permeable tarmac for EV charging areas
- (b) Natural meadow grass to raised bunds and landscape areas
- (c) Grasscrete type surfacing to standard parking areas
- (d) Coloured permeable tarmac to cycle and footpaths
- (e) Stabilised gravel surfacing to standard parking access roads
- (f) Stainless steel cycle hoops for scooter and cycle parking



(a)



(b)



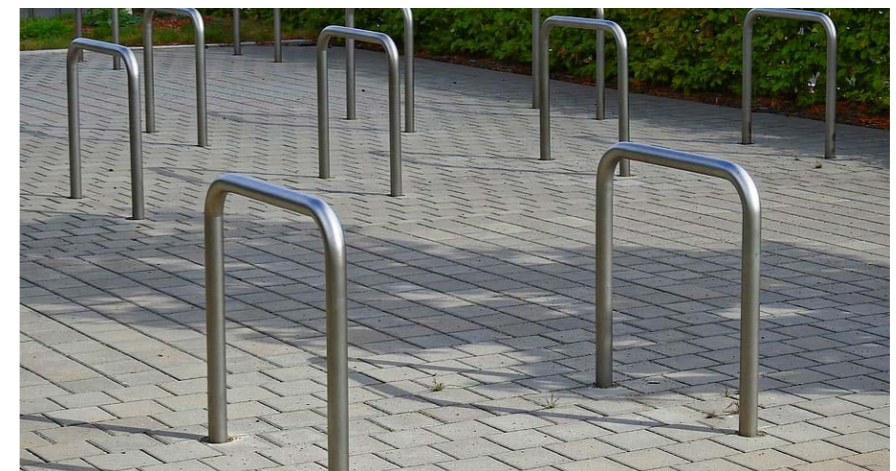
(c)



(d)



(e)



(f)

6.0_Lighting

6.1 Low level bollard lighting is to be positioned at key points to provide focused minimum light levels.

6.2 Examples of similar installations are shown in the images to the right.

