North End Industrial Estate
Bury Mead Road
Hitchin

This Statement has been prepared in support of the Full Planning Application for 4No. proposed light industrial units with associated parking and access, on land adjacent to the existing light industrial units numbers 4, 5 and 6 Bury Mead Road Hitchin.



The application site is located to the north of Bury Mead Road and the existing industrial units and north east of the parking area and drying areas associated with the apartments at Shepherds Mead and south of the existing scaffolding yard.





The application site is rectangular in shape and extends to approximately 0.11 hectares. The site is currently used to store building materials etc and slopes down towards the apartments at Shepherds Mead.







The existing access road from Bury Mead Road gives access to Greenway Travel offices and workshops, 9No. light industrial units and a scaffold yard. The access road is of concrete/tarmac and is 5000/6000mm in width.







Bury Mead Road gives access to the many industrial and commercial buildings and storage areas and is approximately 7300mm wide adjacent to the site and has footway and verge on the opposite side of the carriageway and street lights both sides of the carriageway and is subject to a speed limit of 30mph. Just past the access road there is a barrier across the road to stop commercial vehicles accessing the adjacent residential area.




The site has clearly denoted boundaries, as shown on the Proposed Site Plan drawing and in the wider sense, the application site forms part of the industrial area, known as North End Industrial Estate.

The application seeks permission for the erection of 4No. light industrial units each unit has a floor area of approximately 66sqm/710sqft. The units will be set back from the existing access road 7500mm and have full height roller shutter doors and a pedestrian door at the front of each unit. They will be similar in height as the adjacent units and constructed in facing brickwork and grey profiled metal cladding all to match the existing units.








In terms of car parking for the development, this will be provided in accordance with North Hertfordshire District Council's parking standards which require a minimum of two space per unit. The minimum dimensions of the parking spaces will be 2500mm wide x 5000mm in length.

It is proposed to provide a six bay covered cycle parking facilities as shown on the drawings, which will assist in the promotion of sustainable means of travel to and from the site.

The landscaping on the site is fairly minimal. The existing trees to the western boundary are to be retained. The small saplings adjacent to the existing hard standing to be removed.

It is proposed to provide 6No. euro rubbish bins which will be emptied by a private contractor.