



Planning Potential, on behalf of a local landowner, secured outline planning permission for a strategic extension of the Flaxby industrial area, with new Class B2/B8 and ancillary office floorspace.

We guided the client through pre-application discussions with Harrogate Borough Council (now North Yorkshire Council) and co-ordinated the outline submission to establish the principle of commercial floorspace with access details, enabling future marketing.

The site is outside development limits, and successfully argued compliance with Policy EC3 by framing the scheme as an extension of the adjacent industrial estate, subject to landscaping and tree protection conditions.

Negotiations addressed residential amenity through restricted hours (07:30–22:00), acoustic screening and lighting design. We also secured agreement on sustainable drainage, biodiversity net gain, and other technical matters.

The scheme represents a strategic expansion of Flaxby's industrial zone, providing rural employment space while balancing environmental and community concerns. Our planning statement demonstrated compliance with countryside and employment policies, supply-demand analysis, and a quasi-sequential assessment.

Through constructive engagement with officers and consultees, we achieved a delegated approval with minimal pre-commencement conditions, ensuring the landowner could progress with marketing to future tenants expediently.

Summary of achievements

- Initiating pre-application discussions with LPA.
- Preparation of Planning Statement and coordination of planning submission.
- Liaising with client, project team and Officers and responding to concerns raised.
- Securing delegated planning approval.

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