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DEVELOPMENT
MANAGEMENT

OUTLINE PLANNING APPLICATION FOR
THE ERECTION OF 15 DWELLINGS

SUTTON GRANGE PADDOCK, LANGTON
ROAD, NORTON

PLANNING, DESIGN AND
ACCESS STATEMENT

March 2014

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INTRODUCTION

- 1.1 This Statement is provided in support of an outline planning application for the erection of 15 dwellings on 0.7ha of land at Sutton Grange Paddock, which lies to the west of Langton Road at the southern end of Norton. The application seeks approval for access and layout with all other matters reserved for a future reserved matters application. A Residential Design Guide is submitted as part of the application to show the scale and appearance of individual properties. The Design Guide has been prepared to ensure that an appropriate form of development comes forward on the site and it is proposed that adherence with this document be secured through a legal agreement.
- 1.2 The Statement provides an assessment of the site and its surroundings and a description of the development proposals. It outlines the planning policy context for the site and considers how the proposal responds to the key policy issues. This includes a review of the current housing land supply in Ryedale, which influences the policy context against which the proposals will be considered.
- 1.3 A number of supplementary reports and statements are provided as part of the planning application package. These address various aspects of the development such as the approach to design (Appendix 4), transport (Appendix 5) ecology (Appendix 6) archaeology (Appendix 7) and drainage (8).

2.0 SITE AND SURROUNDINGS

- 2.1 The application site comprises 0.7ha of land on the southern edge of Norton. It is roughly hexagonal in shape, with a frontage (east) along Langton Road of 80m, a northern boundary of 90m and the western boundary of 60m. The southern boundary has a slight V-shape with a western arm which is 75m long and an eastern arm that is 80m long.

- 2.2 There is a copse of trees along the northern edge of the site, outside the red-line boundary. The copse is approximately 35m wide on its western edge, adjacent to Langton Road, and tapers down to approximately 20m on its eastern edge (see Photographs 1-7 in Appendix 3). The application site is open paddock land with mature hedgerows on the eastern, western and south western boundaries. The land is fairly flat but has a slight rise of approximately 0.5m north to south and approximately 0.2m east to west.
- 2.3 Immediately to the west is Sutton Farm, which has a collection of buildings including a 2 storey Grade II Listed stone barn. Access to the barn is provided by an existing gravel drive, which connects to Langton Road to the east. Further to the west, beyond Sutton Farm, there is linear residential development along Welham Road with open fields, trees, a watercourse and weir and a riding stables on the intervening land. There is fairly tight-knit housing development on the northern and eastern sides of the site. On the opposite side of Langton Road to the east, housing extends 100m beyond the southern boundary of the application site. Residential development to the north is separated from the application site by an area of trees and an access road which runs parallel to the northern boundary connecting Sutton Farm to Langton Road.
- 2.5 Sutton Grange, a detached 2.5 storey Victorian dwelling house, lies within its own grounds approximately 30m to the south west of the application site. Beyond this are open fields and a watercourse. An access road runs parallel to the southern boundary of the application site connecting Sutton Grange to Langton Road.
- 2.6 The site lies within 1km of a range of local shops and services within Norton town centre. These include a Post Office, a Costcutter supermarket, a Doctor's surgery and leisure facilities at Derwent swimming baths. Additional shops and services are located within Malton town centre, including Malton train station, which lies within 1.5km of the application site. Hourly train services run from here to York, Leeds, Manchester and Scarborough. The nearest bus stop is at the Field View bus lay-by,

100m east of the application site. An hourly bus service runs between here and Norton and Malton.

3.0 PLANNING HISTORY

- 3.1 The land at Sutton Grange Paddock is owned by the Tatham family, the former occupants of Sutton Grange and the previous owners of Sutton Barn. Over the last three years, the paddock has been promoted as a potential housing allocation in the Ryedale Local Plan. However, there have been delays in the production of the Local Plan allocations document and in February 2013 an outline application was submitted to develop the site for 14 dwellings.
- 3.2 The outline application followed a series of recent planning permissions granted for residential development in the surrounding area. In June 2008 planning permission and listed building consent was granted for the change of use and alteration of the Sutton Barn to form 4 dwellings (including the retention of an existing cottage in its west pavilion), the change of use of an adjacent joinery shop to form a dwelling house and the erection of 2 new build dwellings with associated garages and stores. In February 2013, outline planning permission was granted for the erection of 8 bungalows on land to the south of Heron Way, which lies immediately to the north of the application site, beyond the copse of trees outside its northern boundary. The approved layouts for these developments are shown on the Site Plan at Appendix 2.
- 3.3 The proposals at Heron Way were approved at a time when the Council could not demonstrate a five year supply of deliverable housing sites, creating an overriding need to release land for residential development. By the time the proposals at Sutton Grange paddock were due to be considered at Planning Committee in October 2013, the Council indicated a housing land supply in excess of 5 years, effectively removing that requirement. The draft committee report recommended the refusal of the application for the following reasons:

- *The proposed development by reason of its scale and proximity to Sutton Grange Barn would result in substantial harm to the setting and character of the Listed Building*
- *The proposed illustrative design reflects an atypical suburban estate layout that will result in an uncharacteristic form of development which will neither respect the character and context of the immediate locality nor will it be integrated with the immediate surrounding*
- *The Council has a five year land supply.....The application site lies outside the defined development limits of the Ryedale Plan.....It constitutes private market housing in the wider open countryside and is therefore contrary to policy SP2.*

3.4 The Committee Report acknowledged that the site offered a relatively sustainable location for development and that the impact of the proposals on residential amenity, ecology and archaeology could be appropriately mitigated through conditions. However, due to the concerns raised by officers regarding the impact of the development on the setting of the Grade II Listed Sutton Grange Barn, a decision was taken to withdraw the application and to revise the scheme prior to it being considered by Members.

3.2 The Tatham family are keen to ensure that an appropriate form of development comes forward on the site, one which is sympathetic to the setting of Sutton Barn, respects Sutton Grange and is befitting of this important location on the southern approach in to Norton. Therefore, they have commissioned an architect who specialises in rural development to revisit the design and to develop a scheme based on the 'model farm' concept. The revised scheme was submitted to Planning and Conservation Officers at the Council in January and subsequently discussed at a site meeting on 18 February 2014. At the meeting, officers provided helpful comments about the need to create a loose form of development, which allowed views of the listed building from Langton Road. Although they maintained some reservations over the principle of development in this location, they accepted that the degree of harm caused to Sutton Barn would be less than substantial and that this harm should be weighed against the public benefit.

3.3 In response to the comments provided by Council officers, further revisions have been made to the scheme and these are discussed in the following section of this Statement.

4.0 PROPOSALS FOR DEVELOPMENT

4.1 The revised application is directly tailored to overcome officer's reservations to the previous scheme. The proposed development is for the erection of 15 dwellings across the 0.7ha paddock. The site layout is provided at Appendix 2 and shows a loose pattern of development, laid out in the form of a traditional farm stead. The Residential Design Guide at Appendix 4 provides details on the scale and form of development. It deals with each plot individually, prescribing the appropriate architectural style and elevational detailing. Illustrative floorplans are also provided for some of the dwellings to demonstrate that it is possible to provide practical layouts within the building envelopes established in the Design Guide. Based on these layouts, it is envisaged that the development will deliver a mix of 2, 3 and 4 bedroom dwellings with the larger 2 storey properties located in the eastern part of the site and a cluster of single storey dwellings at the western end, closest to the residential properties at Sutton Farm and Sutton Grange. Five of the properties would be affordable units and the provision of these units would be secured through a S106 Agreement between the applicant and the Council.

4.2 Access would remain from Langton Road in a central location along the site's eastern boundary. This was previously in the form of a standard 5.5m carriageway with 2m wide footways on either side but is now a 6.5m wide shared surface accessway with 10m radii at the junction, providing 2.4 x 70m visibility splays in either direction. The shared surface will run in a south-westerly direction, leading in to a rectangular 'farm yard' at the centre of the site. There is a short turning head at the western end of the farm yard and the western branch of this turning head leads in to a further 'stables yard' at the western boundary of the site.

- 4.3 Of the 15 units proposed, 8 will have garages either internally or in the form of ancillary outbuildings. Car parking for the single storey properties at the western end of the site is provided in the stable yard and a further 2 parking spaces are provided at the northern end of the turning head to serve plot 15.
- 4.4 The copse of trees beyond the northern edge of the site will be retained and access to this area for future maintenance will be available both through the site and via a separate entrance off Langton Road. Existing trees and hedgerows along the eastern, southern and western boundaries will also be retained, except where their removal is required to facilitate access or to provide opportunities for views through the development towards Sutton Barn. Detailed landscaping proposals for the site will follow as part of a future reserved matters planning application. However, the Residential Design Guide offers some advice on the treatment of areas of hard surfacing around individual buildings.
- 4.5 It is proposed that foul water drainage will be disposed of via a connection to the combined sewer system serving Langton Road. Surface water will be dealt with via a combination of soakaways and piped systems and will discharge to the existing watercourse to the west of the site. The rate of surface water discharge will be restricted to greenfield run off rates in order to neutralise the impact of development on this watercourse. It is anticipated that a planning condition will be attached to any outline planning permission requiring detailed drainage proposals to be submitted for future consideration prior to the commencement of development. The drainage statement at Appendix 8 sets out the drainage options for the development.
- 5.0 **PLANNING POLICY CONTEXT**
- 5.1 Determination of the application for planning permission is to be made under Section 38(6) of the Planning and Compulsory Purchase Act 2004, having regard to the Development Plan and material considerations.

- 5.2 The Ryedale Plan is the 'Development Plan' for Ryedale. The Plan is to be made up of two main parts: the Local Plan Strategy and the Local Plan Sites document. The Local Plan Strategy was adopted in September 2013. The Council is now preparing the Local Plan Sites Document. Therefore, this application is to be determined in accordance with the Local Plan Strategy, as well as relevant 'saved' policies of the Ryedale Local Plan (2002), including the adopted proposals maps for the district. The National Planning Policy Framework (2012) is a material consideration.

Ryedale Local Plan (2002)

- 5.3 The proposals map for the 2002 Local Plan shows the site as unallocated land located on the southern edge of Norton, beyond the development limits of the town.

Ryedale Local Plan Strategy (2013)

- 5.4 The Local Plan Strategy for Ryedale sets out the spatial vision for the District and outlines the policy objectives for the delivery and distribution of housing development over the next 15 years. Policy SPI identifies Malton and Norton as the principal town within the District where the majority of new development and growth should be focused. It highlights a number of opportunities for growth, which include greenfield sites on the edges of the towns for low / medium density family housing and accommodation to address the needs of a local ageing population. Paragraph 4.16 (housing) acknowledges that although brownfield land will be prioritised, greenfield sites will be required. It states that there are limited opportunities that exist to provide new development within the current built up areas of the main towns in the District and those opportunities that do exist are constrained for a number of reasons.
- 5.5 Policy SP2 sets out the approach to the deliverability and distribution of new housing. It states that sufficient land will be allocated to provide for 200 homes per

annum and the release of sites will be phased and managed in conjunction with other sources of supply to facilitate a continuous delivery of 200 homes per annum. Housing completions which exceed the planned annual build target by up to 25% (i.e. 50 units) will not be deducted from the overall number of homes to be provided across the plan period. In effect, this introduces a 'zone of tolerance' for house completions. It is designed as a positive, flexible and plan led approach which is responsive to delivery. The policy targets at least 50% of all new housing development to be provided in Malton and Norton with new build housing taking place within development limits and on small, medium and large extension sites around the towns. Due to the constraints associated with brownfield sites within development limits, the supporting text to the policy recognises that the vast majority of land needed to accommodate the planned rate of housing will come from greenfield sites on the edges of the main settlements and this will involve some harm to landscape and biodiversity.

- 5.6 Policy SP3 relates to affordable housing. It states that the Council will seek 35% of new dwellings as affordable housing on site (in settlements outside West and South West Ryedale) as part of developments of 5 dwellings or 0.2ha or more.
- 5.7 Policy SP4 advises on the type and mix of new housing that will be required to retain a balanced housing stock and provide choice in the housing market. Here, specific reference is made to the importance of diversifying the range of open market housing available to older people through the provision of smaller open market dwellings and a greater supply of bungalows.

Open Space, Leisure and Recreational Facilities

- 5.8 Policy SPI1 advises that all new residential development will be expected to contribute to the provision of open space, leisure and recreational facilities and schemes of 15 dwellings or more will be required to include on-site provision of informal amenity space unless it is considered impractical or unfeasible and an off-site contribution is more appropriate.

Heritage Assets and Biodiversity

- 5.9 Policy SPI2 advises that distinctive elements of Ryedale's historic past will be conserved and, where appropriate, enhanced. Policy SPI4 advises that biodiversity in Ryedale will be conserved, restored and enhanced by supporting development proposals that aim to conserve or enhance biodiversity through prevention of loss of a habitat or species and incorporation of beneficial biodiversity features. The policy requires development schemes to provide a net gain in biodiversity.
- 5.10 Policy SPI9 (Presumption in Favour of Sustainable Development) states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

The National Planning Policy Framework

- 5.11 The National Planning Policy Framework (March 2012) is a material consideration in determining planning applications; it sets out the Government's planning policies for England and outlines how they are expected to be applied.
- 5.12 Paragraph 6 advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 advises that in order to be sustainable, development must perform an economic, social and environmental role. The first element includes contributing to a strong economy and ensuring sufficient land of the right type in the right places to support growth. The second includes supporting strong, vibrant and healthy communities and creating a high

quality built environment with access to local services. The third includes protecting and enhancing the natural and historic environment.

- 5.13 Paragraph 14 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development and that local planning authorities should positively seek opportunities to meet the development needs of their area and approve without delay development proposals that accord with the development plan.
- 5.14 Paragraph 17 of the Framework states that that the core land-use planning principles which Councils should adopt to underpin decision-taking include:
- identifying and meeting the housing, business and other development needs of an area, and responding positively to wider opportunities for growth
 - supporting the transition to a low carbon future and encouraging use of renewable resources
 - actively manage patterns of growth that make the fullest possible use of public transport, walking and cycling and focus significant development in sustainable locations
- 5.15 Paragraph 32 advises of the need for safe and suitable access to developments to be secured for all people and for opportunities for sustainable transport modes to be taken up.
- 5.16 To boost housing supply Paragraph 47 advises that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving planned supply. The Ryedale Plan does make provision for a 20% supply buffer but this will be an amount of land which will be identified in the Local Plan Allocations document and is not a buffer which is designed to increase planned annual rates of house

building. For annual house building figures, the Council applies a 10% buffer to account for the non-implementation of live planning permissions and this figure is derived from their Strategic Housing Land Availability Assessment 2013.

- 5.17 Paragraph 49 of the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered to be up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 5.18 Paragraph 50 advises local planning authorities to:
- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community
 - identify the size, type, tenure and range of housing required
 - set policies for meeting affordable housing need
- 5.19 Paragraph 66 states that applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Paragraph 109 advises that the planning system should contribute to and enhance the natural and local environment.
- 5.20 Paragraph 132 relates to the impact of proposed development on the significance of designated and non-designated heritage assets. It states that great weight should be given to the assets conservation and the more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 5.21 Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

6.0 PUBLIC CONSULTATION

- 6.1 Prior to the submission of the previous application, discussions were held with the owners of Sutton Grange and Sutton Farm whose properties are closest to the application site. As a result of these discussions, it was proposed to limit the height of development along the western boundary of the site to single storey and this principle has been retained in the revised scheme.
- 6.2 During the Council's consultation on the previous application, some local residents raised concerns over the potential to increase the density or scale of the proposed development, which was shown indicatively at the time. The layout of the revised scheme is now fixed and the scale of individual properties is tied to the layout by the Residential Design Guide, removing any uncertainty regarding the form of development proposed. The impact of the proposals on views of Sutton Farm and Sutton Grange from Langton Road was also raised but this has been addressed through a revised layout, which now seeks to accommodate these views. The remaining concerns related to the principle of development in this location, traffic, boundary treatments and the loss of trees, hedgerows and wildlife habitat. No further consultation was carried out in relation to these issues. Although they may be repeated by some residents in consultation on the revised proposals, the draft committee report acknowledges that an objection cannot be sustained regarding the impact of development on protected species or habitats. Landscaping, including boundary treatments, is a matter reserved for future determination.

7.0 APPRAISAL

Principle of Development

- 7.1 The proposed development site lies outside the settlement limits of Norton as defined by the Proposals Map and saved Policy H7 of the Ryedale Local Plan. Over the last couple of years, the Planning Committee has granted planning

permission for a number of housing developments outside of settlement limits, including Norton and Malton. These decisions were partly made on the basis that the Council could not demonstrate an up-to-date five year supply of deliverable housing sites, creating an overriding need to release land for residential development in line with Paragraph 49 of the NPPF.

- 7.2 Paragraph 49 advises that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered to be up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 7.3 The Council's housing land position was most recently updated in November 2013. There is a requirement to plan for 200 homes per year and given this target, the required five year deliverable housing land supply is 1000 dwellings, with a further 10% allowance for non-implementation (as set out in the Strategic Housing Land Availability Assessment). At November 2013, the Council demonstrated a deliverable supply of 1156 dwellings and a further 141 plots had been given consent in principle subject to the signing of planning agreements. This provides a total of 1297 dwellings, which equates to a housing land supply of 6.49 years. With a non-implementation rate of 10% the supply is reduced to 5.84 years.
- 7.4 However, the total number of dwellings as at November 2013 included 210 units from an outline planning permission granted for the development of land at West Field, Kirbymoorside. This decision was taken at Planning Committee in August 2013 but is currently subject to a judicial review. Whilst the review is ongoing, the applicants have submitted a revised application for the provision of 225 units, which was refused by Planning Committee at their meeting of 4 February 2014. It is understood that the committee decision is now being appealed and that the judicial review into the initial decision is on hold, pending the outcome of the appeal. In these circumstances, the provision of 210 dwellings at Kirbymoorside

cannot be included in the five year supply of deliverable housing sites and this position has been confirmed by officers at the Council. Excluding these units, and applying the non-implementation rate of 10%, the supply position stands at 978 dwellings or 4.89 years supply.

- 7.5 There is also the issue of the extent of this supply which can be attributed to the recent outline planning permission to develop 168 assisted living units at Cross Gates Lane in Pickering. It is understood that the C3 residential elements of the scheme amount to 100 dwellings (0.5 years supply), although this is an approximate figure provided by the Council and the tenure of these units is unclear. The documents submitted as part of the application consider the proposed development to be a C2 use but this is dependent on the level of care provided, which will be tailored to need of individual occupants. The legal agreement attached to the consent imposes strict qualifying criteria on potential residents to ensure that they are from the local area, over the age of 60 and in need of personal care and assistance.
- 7.6 This, combined with the fact that reserved matters are yet to be submitted creates some uncertainty as to whether the whole 100 dwellings identified in the Council's 5 year supply of housing sites could be delivered within that time period. If a detailed design were to be approved within a year, it would be unlikely that the first phase of development would come forward before 2016. Delivery rates will be constrained by the process of qualifying for residency, meaning the prospect of the entire C3 residential elements of the scheme coming forward prior to 2018 would be unlikely. A more detailed assessment of this scheme is required in terms of the tenure of individual units and the phasing and delivery of development before it can be included in the 5 year land supply for the District.
- 7.7 Notwithstanding the above, the previous analysis shows that at best, the Council is able to demonstrate a deliverable housing land supply of 4.89 years and therefore, the presumption in favour of sustainable development set out in Paragraph 49 of the NPPF should be applied. In reality, the supply position is likely to fluctuate

during the course of the planning process, although it is understood that there are no major housing applications in the system which could dramatically alter the position. Furthermore, the approach of the Local Plan Strategy is designed to be positive and flexible. The figure of 3000 new homes to be provided over the plan period is expressed as a minimum and Policy SP2 advises that completions which exceed the planned annual build targets of 200 units by up to 25% will not be deducted from the total number of homes. In this context, the Council is in a position to consider and approve small scale housing developments that comply with policies in the Local Plan Strategy and would not prejudice the overall aims of the plan.

- 7.8 The proposal is for a small scale residential development on the edge of Norton, which is identified as by Local Plan policy SP1 as a Principal town and the primary focus for growth. The opportunities for growth are outlined in the supporting text to the policy and include greenfield sites on the edges of the town for low / medium density family housing and accommodation to address the needs of a local ageing population. The proposed development is consistent with these aims. It is a low density scheme of 15 houses, which would equate to 21 dwellings per hectares and includes a mix of family housing and some smaller bungalows for older persons, for which there is a shortfall across the district.
- 7.9 In terms of being sustainable, the proposal responds to the need to perform the economic, social and environmental roles outlined in the NPPF in the following manner. In economic terms, the development will contribute to a strengthening of the economy by helping focus development in the right place to support growth; ie. on the edge of the Principal Town. In terms of a social role, the proposals will help meet the housing needs of present and future generations. It will provide a diverse mix of 2, 3 and 4 bedroom houses including 5 much needed affordable units and 6 bungalows in a location which has very good access to local services and has the potential to create a high quality built environment; it will therefore support a strong, vibrant and healthy community. In terms of an

environmental role, it will not have an adverse impact on the natural and historic environment and has the potential to enhance the former.

Heritage and Design Issues

- 7.10 The impact of development on the historic environment, in particular, the setting of the Grade II Listed Sutton Barn, was the main issue raised by Council officers in their consideration of the previous scheme for the site. Their view was that the design reflected an atypical suburban estate layout that would result in an uncharacteristic form of development which would not respect the character or context of the immediate locality. It was considered that the development would result in substantial harm to the setting of the listed barn and would lead to a degraded island of historic character within a suburban landscape. At the time, the Council claimed a housing land supply was in excess of 5 years and therefore, officers considered that there was no overriding requirement to bring the site forward given the adverse impact on the registered historic asset.
- 7.11 In order to address these concerns, the revised scheme has moved away from the 'suburban' form of the previous proposals to a more organic rural pattern of development, with individual properties and outbuildings located around a central 'farm yard' and western 'stables yard'. The 'model farm' concept is articulated by the Residential Design Guide at Appendix 4. The Design Guide deals with each property individually, prescribing the appropriate architectural style and elevational detailing by drawings on examples in the local vernacular. The result is a development which will reinforce local distinctiveness and respect the context provided by its surroundings in line with Local Plan Policy SP16.
- 7.12 Amongst the criteria of policy SP16 is the need to respect views that are provided by historic buildings and structures and this point was also raised by officers at the recent pre-application meeting. At present, views of Sutton Barn from Langton Road are screened by a 2m hedgerow which extends the length of the eastern boundary. However, it is proposed to remove a section of this hedgerow at the

south east corner of the site in order to allow for views towards the listed building and the layout of development has been designed to accommodate these views. Views of Sutton Grange will also be available from this position on Langton Road down the linear shared accessway pointing towards the house, meaning that the visual link between the two properties will be restored.

7.13 Historic maps of the area show that the existing drive to Sutton Grange was not an original feature of the farmstead. The report produced by Jennifer Deadmen in 2007 refers to the whole site as being encompassed by a design landscape of mature trees which not only accommodated a shared access drive to Langton Road but, as occasion demanded, a circuitous route to Sutton Grange, which swept around the perimeter of the parkland avoiding the working farm. It is thought that the concept of this design was to channel the approach to the house and barn from the western side. The boundaries to this route are shown on the historic maps to be heavily planted, which would obscure views of the building group until the point of arrival to the west. The loss of trees overtime has enabled views of the building from the east and these are preserved by the proposed layout. As the majority of the application site lies outside of the previous 'parkland' environment, there is no loss of historic planting. The positions of dwellings along the southern boundary of the site are set at a suitable distance from mature trees which line the driveway to Sutton Grange. These trees fall outside the application site but appropriate measures will be taken during the construction period to ensure their protection.

7.14 The stone barn lies within 10m of the western boundary of the application site. From this point the barn angles away towards the north west and there is a mature hedgerow on the boundary between the barn and the application site (see Photograph 8). This combination of distance, orientation and hedgerow will help mitigate the effect of the development on the setting of the barn. It should also be noted that the applicant has entered an Option Agreement with the owner of Sutton Barn which provides the latter with a 2 year option to purchase a 6m wide

strip of land on the western edge of Sutton Grange Paddock. This Agreement includes a clause that no building higher than single storey shall be erected within 15m of the new boundary. Implementation of this Agreement would mean that there would be no building higher than single storey within 21m of the listed barn.

- 7.15 To reflect this position, the site layout and the Residential Design Guide show that only single storey dwellings would be provided around the stables yard on the western edge of the site. The applicants are aware that the opportunity to take up the Option Agreement may not be pursued. However, they are content for housing units within 15m of the western boundary of the application site to be restricted to single storey to ensure that there is no adverse impact on the setting of this listed barn.
- 7.16 In this context, the proposed development is not considered to pose any threat to the significance of the Grade II Listed Sutton Barn. In accordance with paragraph 134 of the NPPF, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The economic, social and environmental benefits of the proposal are set out in paragraph 7.8. Not only will the development deliver much needed homes for the District with a housing mix and tenure split that meets identified housing need, it is also an opportunity to create a high quality built environment, which respects local character and is sensitive to its surroundings.
- 7.17 An Archaeological Desk Based Assessment was undertaken to support and inform the proposals (Appendix 7). This assessment of the Designated and Non-Designated Heritage assets, archaeological finds, historical references and cartographic information suggested that the development site may have features, structures or burials dating to the Roman and the Medieval Periods. Following the preparation of this Assessment an Archaeological Evaluation was undertaken in line with advice from NYCC Archaeological Unit. This consisted of three evaluation trenches which uncovered natural sands and gravels but produced no

archaeological finds, deposits or features. As a result the Evaluation concludes that no further archaeological work is required on this site.

Ecological Issues

- 7.18 An Ecology Survey of the application site and the adjacent woodland copse to the north has been undertaken to support the proposals and a Report is attached as Appendix 6. It concludes that the flora of the paddock is very impoverished due to regular grazing by horses and there are no plants other than common weed species; although there are a few common hedgerow plants around the edges. The Report identifies a small colony of Drooping Star-of-Bethlehem but advises that it is non-native and undoubtedly a garden escape.
- 7.19 There is no evidence of nesting birds within the paddock except for Woodpigeons using a hedgerow on the site. It advises that other common species of birds are likely to nest in hedgerows around the site and within the woodland to the north. Sutton Barn to the west of the site contains well-established maternity roosts of Natterer's and Soprano Pipistrelle bats, and the Report advises that it will be important to ensure that no external lighting from the development illuminates the barn or the grounds around it.
- 7.20 Overall, the Report advises that the proposed development will not have a significant adverse impact on ecology provided that:
- The woodland to the north is not impacted upon by the proposals
 - The perimeter hedgerows are retained except where access is created and that removal is carried out between October and February inclusive to avoid an impact on nesting birds
 - Spillage from external lighting towards Sutton Barn is avoided – *(ONA note: it is suggested that this could be covered by the use of a condition to control the installation of external lighting within dwelling plots on the western boundary of the site)*

- 7.21 It also advises that the biodiversity of the site can be enhanced by the incorporation of nesting sites for Swifts and House Sparrows and roosting sites for bats into the new houses.
- 7.22 The proposals will not have an adverse impact on the limited ecological value that the application site has, indeed with the provision of nesting and roosting boxes for birds and bats in the development, the proposals would make a positive contribution to the biodiversity of the site. In this respect the proposals would satisfy Paragraph 109 of the NPPF and LPS Policy SP14.

Affordable Housing

- 7.23 Both the NPPF and the LPS outline a requirement for meeting the affordable housing needs of the local community. As it is proposed that the site is developed for 15 houses this would place a requirement for up to 35% of the new dwellings to be affordable under LPS Policy SP3, subject to 5 or more units being built on the site. It is considered that the provision of the affordable units required by this Policy should be secured through a S106 Agreement between the applicant and the Council. The intention is that 5 of the bungalows located in the western part of the site will be earmarked for older persons affordable housing.

Open Space

- 7.24 LPS Policy SP11 advises that all new residential development will be expected to contribute to the provision of open space, leisure and recreational facilities. For residential schemes of 15 properties, there is a requirement to include on-site provision of informal amenity space, unless it is considered impractical and an off-site contribution is more appropriate. The 'farm yard' at the centre of the development and the 'stables yard' to the west provide some informal amenity space. In addition to this, it is proposed that discussions take place with officers during the course of the planning process to ascertain if there is any requirement for contributions to be made towards the provision of leisure and recreational facilities in the local area as a result of the proposed development.

Sustainable use of resources

- 7.25 The accessibility credentials of the site are set out in paragraph 2.5 of this statement. It lies in close proximity to the shops and services located within Norton and Malton and public transport is available within 200m. There is a policy requirement to secure at least 10% of the energy requirements of the development from renewable or low-carbon energy sources. However, the layout of the development, with south facing rear elevations, provides the opportunity to use solar panels and to maximise passive solar heating, which will be investigated. Sustainable construction techniques and technologies will be utilised in the design and construction of the proposed dwellings in order to comply with the current building regulations.

Drainage

- 7.26 A Drainage Assessment has been prepared to accompany the proposals (Appendix 8). The Assessment confirms that Yorkshire Water (YW) will accept foul water from the development to drain to the combined sewer in Langton Road. However, with regard to surface water, YW has advised that connection to the combined sewer is unacceptable and requires other methods of discharge to be investigated including soakaway, infiltration system and watercourse in that order of priority.
- 7.27 Permeability tests undertaken as part the site investigations indicate that water drains away quickly and the assessment concludes that soakaways could be provided for each individual dwelling unit on the site. As the site layout includes a length of unadopted road, the assessment suggests two options to deal with surface water run-off from the road;
- i. Discharge to be collected in a soakaway beneath an area of open space;

- ii. Discharge to be achieved by using permeable paving in the road / yard construction to allow percolation to the ground beneath the carriageaway

7.28 North Yorkshire County Council (NYCC) would not consider a soakaway to be an appropriate drainage system for the section of adopted road within the site; ie. the section it would have responsibility to maintain. The Authority's preference would be for a conventional hard piped system that outfalls to a watercourse.

7.29 The assessment advises that it would be technically feasible to provide a positive drainage system to meet the requirements of NYCC and discharge to the existing watercourse to the west of the site. The rate at which water is discharged can be controlled to match the run-off from the existing site by introducing a flow restriction control at the boundary of the site and providing storage on site for excess storm water. NYCC frequently specifies the use of oversize pipes beneath the adopted carriageaway to address the storage issue and the Assessment advises that such a system could be designed for this site.

7.30 It is proposed that the pipe be taken under the new section of adopted road to the site access and then along the public footpath on Langton Road to the adjacent field to the south of the application site. It would then run across this field, which is owned by the applicant, to connect to the watercourse to the west. Consent to undertake work near to the watercourse will be required from the Environment Agency (EA); the EA will also need to agree the details of the outfall and the rate of surface water discharge to the watercourse. The discharge pipe would be adopted by NYCC who would require an easement along the line of the discharge pipe route, generally 6m wide, for future maintenance purposes.

8.0 CONCLUSION

- 8.1 The development of this small paddock for a low density housing scheme based on the 'model farm' concept is considered to achieve an attractive form of development, which responds to the key features of the site and its surroundings.
- 8.2 The site lies on the edge of the town and the rural character of the development would provide an appropriate transition between the built up area and the open countryside to the south of Sutton Grange. A detailed Residential Design Guide has been prepared, which articulates the 'model farm' concept. It is envisaged that the Design Guide will be tied to any consent via a Section 106 Agreement to ensure that a high quality architectural design comes forward.
- 8.3 The layout of the scheme is fixed and the orientation and scale of individual properties has been designed to preserve views of the Grade II Listed Sutton Barn from Langton Road. The revised proposals have been specifically tailored to overcome officer's reservations regarding the previous scheme and in response to their comments made at the recent pre-application meeting.
- 8.4 A total of 15 houses are proposed, comprising a mix of 2, 3 and 4 bed properties, including 6 bungalows, 5 of which will be affordable. The development has the potential to provide housing for families and the aged in a sustainable location on the edge of the Principal town. It therefore focuses the right type of development in the right location and will help retain a balanced housing stock and provide choice in the housing market. These public benefits are considered to outweigh any harm to the significance of the Grade II Listed Sutton Barn.
- 8.5 An analysis of the current housing land supply in the District has shown that at present, the Council cannot demonstrate a 5 year supply of deliverable housing sites. Therefore, the presumption in favour of sustainable development set out in Paragraph 49 of the NPPF should be applied.

Outline planning application for the erection of 15 dwellings
Sutton Grange Paddock, Langton Road, Norton

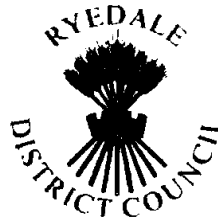
- 8.6 Overall the proposal satisfies local and national planning policy requirements and it is hoped that officers and Members will feel able to support the scheme and grant planning permission.

Appendix I

Planning Application Form

Neill

Development Control
 Ryedale House
 Malton
 YO17 7HH
 Tel: 01653 600666
 Fax: 01653 690834
 E-mail dc@ryedale.gov.uk



For office use only	
App No:	
Fee:	
Date Received:	

**Application for Outline Planning Permission With Some Matters Reserved.
 Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension Number

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension Number

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

Access Appearance Landscaping Layout Scale

Please describe the proposal:

Has the building or works already been carried out? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Some reservations over the principle of development in this location. Satisfied that the proposal will result in less than substantial harm to the Grade II Listed Sutton Barn. Revised scheme should promote a loose pattern of development and seek to restore views of the barn from Langton Road

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Refer to Planning Design and Access Statement (Appendix 2)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Roof - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Windows - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Doors - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Boundary treatments - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Lighting - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Refer to Planning Design and Access Statement and Residential Design Guide (Appendix 4)

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	24	24
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Refer to Planning Design and Access Statement (Appendix 8)

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Open paddock land

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					15
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

15

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	15
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No Unknown

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.70 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:
Person role: Declaration date: Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date

Appendix 2

Planning Application Drawings

Schedule of Application Drawings



Chartered Town Planning Consultants

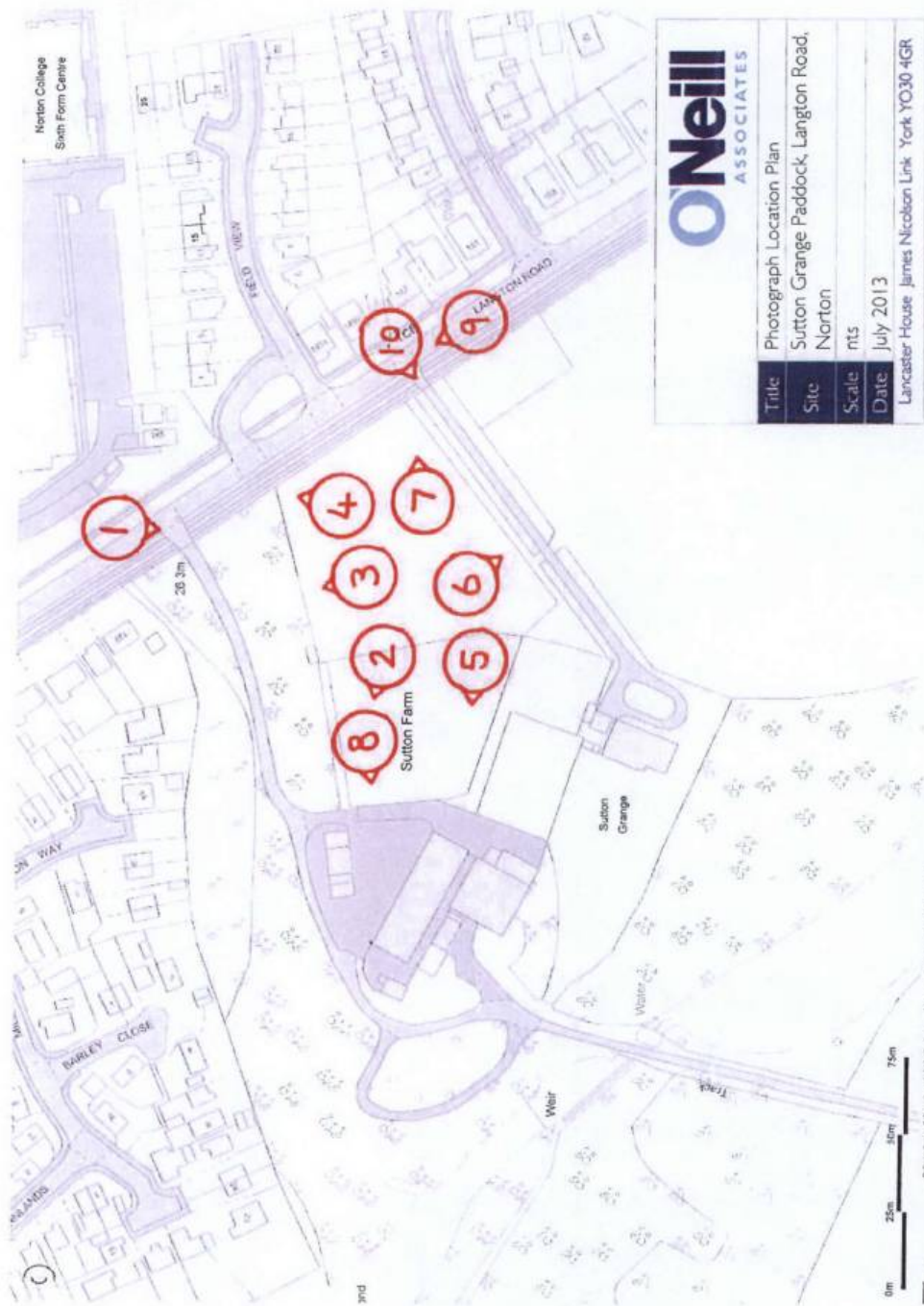
Outline planning application for the erection of 15 dwellings
Sutton Grange Paddock, Langton Road, Norton

Description	Scale	Drawing No.	Date
Location Plan	1:1250 @ A3	ONA1403.LP	March 2014
Site Layout	1:500 at A3	5 0003/1	March 2014
Site Access Plan	1:500 at A3	3050/SK001/002	March 2014

Nsg1403a.sch.gh

Appendix 3

Site Photographs



O'Neill
ASSOCIATES

Title	Photograph Location Plan
Site	Sutton Grange Paddock, Langton Road, Norton
Scale	1:1000
Date	July 2013
Lancaster House James Nicolson Link York YO30 4GR	

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Photograph 1 – view of woodland copse from the north east along Langton Road



Photograph 2 – view of north west corner of application site



Photograph 3 – view of northern boundary of application site



Photograph 4 – view of north eastern corner



Photograph 5 – view of south western boundary



Photograph 6 – view of part of south eastern boundary



Photograph 7 – view of south eastern corner



Photograph 8 – view of Grade II Listed Building at Sutton Farm from the east



Photograph 9 – housing development on east side of Langton Road opposite application site



Photograph 10 – access drive to Sutton Grange

Appendix 4

Residential Design Guide

Appendix 5

Transport Statement

Appendix 6

Ecological Survey

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Appendix 7

Archaeological Survey

Appendix 8

Drainage Statement

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