
DESIGN AND ACCESS STATEMENT

FORMER ALLOTMENT LAND

OUTGANG LANE/BROUGHTON ROAD

MALTON



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1.00 INTRODUCTION

1.01 Statement Context

PRA Architects have been instructed by Taylor Wimpey North Yorkshire Limited to compile this Design and Access Statement in support of a Full Planning Application for the residential development of former allotment land between Outgang Lane and Broughton Road Malton, set within and surrounded by proposed residential development, planning approved reference 11/01182/MREM, 26th October 2012.



Proposed Development identified within existing planning approved residential development

The Design and Access Statement is to accompany the Full Planning Application for residential development comprising of 85 new build dwellings.

Section 42 of the Planning and Compulsory Purchase Act requires a Design and Access Statement to be submitted with all planning applications, however new guidance, May 2013, has advised upon the role and use of Design and Access Statements. The need for a Design and Access Statement has now been excluded from certain planning applications, however, at 85 dwellings, this proposal is not subject to such exclusion.

This statement takes into account the advice set out in DCLG Circular 01/2006, and has been written in accordance with the advice contained in CABE Guidance, 'Design

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and Access Statements – How to write, read and use them' and the Council's Design and Access Statement guidance. It aims to ensure that considered design is integral to the process required in creating new developments, whilst also following guidance as provided within the National Planning Policy Framework (NPPF), which promotes good design as a key aspect of sustainable development. Good design indivisible from good planning should also contribute positively to making places better for people.

1.02 Planning Policy Context

The accompanying Planning Statement prepared by England and Lyle sets out in detail the Development Plan policies and material policy considerations relevant to the determination of the development proposals. The following summarise the keynote Design and Access planning policies which have been taken into consideration, as far as relevant, within the development of the scheme: -

Ryedale Plan: Local Plan Strategy policies:

- SP1 General Location of Development and Settlement Hierarchy;
- SP3 Affordable Housing
- SP4 Type and mix of new housing
- SP10 Physical Infrastructure
- SP11 Community Facilities and Services
- SP14 Biodiversity
- SP15 Green Infrastructure Networks
- SP16 Design
- SP17 Managing Air Quality, Land and Water Resources
- SP19 Generic Development Management Issues
- SP21 Developer Contributions

In addition to the above mentioned policies the Government has produced the National Planning Policy Framework (the Government's Planning Policies for England) Securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings is a core planning principle. The key elements/drivers of the NPPF can be summarised as follows: -

National Planning Policy Framework ('NPPF')

"at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as the golden thread running through both plan making and decision taking" (paragraph 14).

In relation to Achieving Sustainable Development, the NPPF sets out a number of thematic sections of relevance to the urban design of the proposed development: -

Promoting Sustainable Transport

Section 4 of the NPPF states that decisions should ensure developments which generate significant movement are located where the need to travel will be minimized and the use of sustainable transport modes can be maximised.

Delivering a Wide Choice of Quality Homes

The overall aim of section 6, which specifically looks at housing, is to 'boost significantly the supply of housing' and deliver a wide choice of high quality homes that create sustainable inclusive and mixed communities.

Requiring Good Design

Section 7 identifies that good design is a key aspect of sustainable development. It sets out a list of design based criteria against which policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and Safe and accessible developments, containing clear and legible pedestrian routes, and

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- high quality public space, which encourage the active and continual use of public areas.

Meeting the Challenge of Climate Change: Flooding

Section 10 of the NPPF stresses the importance of planning and its role in reducing greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. Local planning authorities should ensure development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

1.03 The Process

This Design and Access Statement will seek to demonstrate how the proposals have been informed by the following steps:

- **Assessment:** The full context including the physical, social and economic characteristics of the site and its surroundings (with reference to national and local planning policies) is taken into account.

A separate detailed planning statement will be submitted as part of the planning application.

- **Involvement:** The communication with, and feedback from groups and people, at both professional and community level, and the direction taken following this communication.
- **Evaluation:** The information within the document has assisted towards identifying all constraints and opportunities that have informed the development of the design proposals

- **Design**

Use: What buildings and spaces will be used for?

Amount: How much will be built on the site

Layout: How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

Scale: How big the buildings and spaces would be (their height, width and length).

Landscaping: How open spaces will be treated to enhance and protect the character of a place.

Appearance: What the buildings and spaces will look like e.g. Building materials and architectural details.

- **Access:**

Vehicular and Transport Links: Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

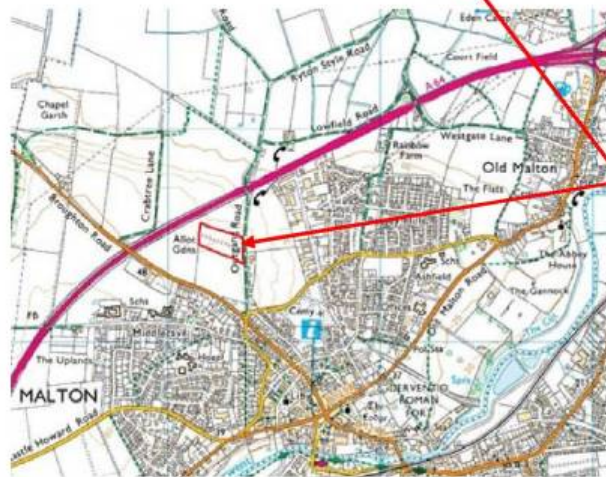
Inclusive Access: How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

2.00 ASSESSMENT

2.01 Malton – The Location



Malton



Malton with the site outlined in red.

2.00 ASSESSMENT

2.02 Site Description

The proposed development site is a rectangular area of allotment gardens. The allotment holders are currently in the process of relocating to the Crabtree Lane allotments and the site will be vacant by the end of the year. The site is gently sloping and covers a gross site area of 2.32 Hectares.

The general topography of the site is a gently sloping starting at 46.50AOD at the centre of the southern boundary, which then falls east, north and west to 41.00AOD to the north-west corner of the site and to 42.50AOD to the north-east corner of the site.

The site is currently contained by existing hedgerows to each boundary with an informal access from Outgang Lane which is part made and extends into an unmade track alongside the site's eastern boundary.

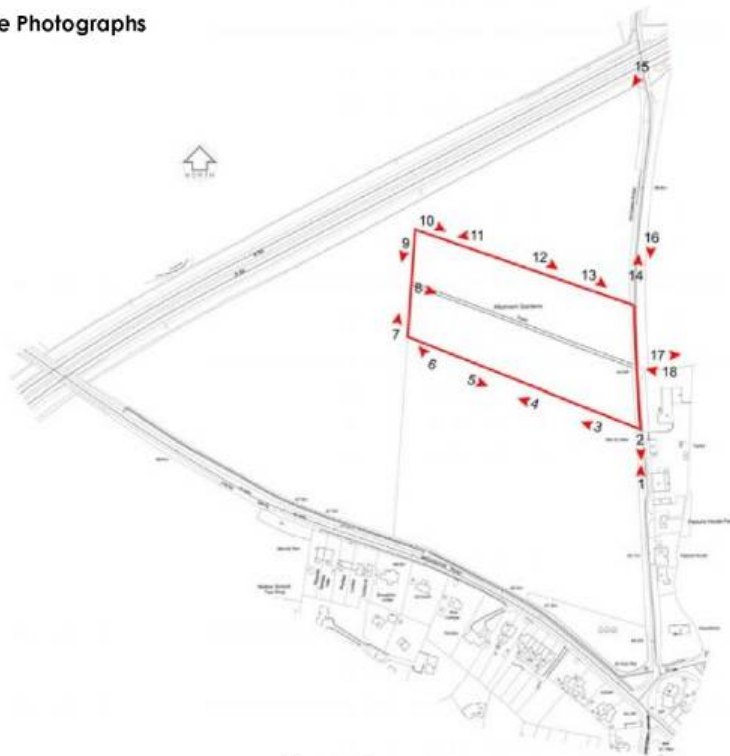
The land that surrounds the northern, eastern and southern boundaries has the benefit of a full planning permission for residential development granted 26th October 2012. The applicant, Taylor Wimpey North Yorkshire have control of both the approved and proposed sites, which enables this proposal to be integrated within the surrounding planning approved future residential development.



The proposed site layout set within the layout for the surrounding Proposed residential development

2.00 ASSESSMENT

2.03 Site Photographs



Site Photograph Key



Photograph 1: View north along Outgang Lane with the site on the left



Photograph 2: View south along Outgang Lane towards Malton

2.00 ASSESSMENT



Photograph 3: View west along the southern boundary with the site to the right



Photograph 4: View west along southern the boundary towards Broughton Road



Photograph 5: View east along the southern boundary towards Outgang Lane



Photograph 6: View over the southwest corner of the site

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Photograph 7: View north along the western boundary towards the A64 Malton Bypass



Photograph 8: View into the site from the western boundary



Photograph 9: View south along the western boundary back towards Broughton Road



Photograph 10: View east along the northern boundary towards Outgang Lane

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Photograph 11: View west along the northern boundary with the site on the left



Photograph 12: View east towards the northeast corner of the site and Outgang Lane



Photograph 13: View east to the north east corner of the site, Outgang Lane and Showfield Lane Industrial Estate beyond



Photograph 14: View north along Outgang lane from adjacent to the site



Photograph 15: View from the Outgang Lane bridge over the A64, back over the adjacent proposed site towards the northern boundary

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Photograph 16: View south along Outgang Lane with the site on the right



Photograph 17: View east from Outgang Lane adjacent to the site, over Showfield Lane Industrial Estate and Malton beyond

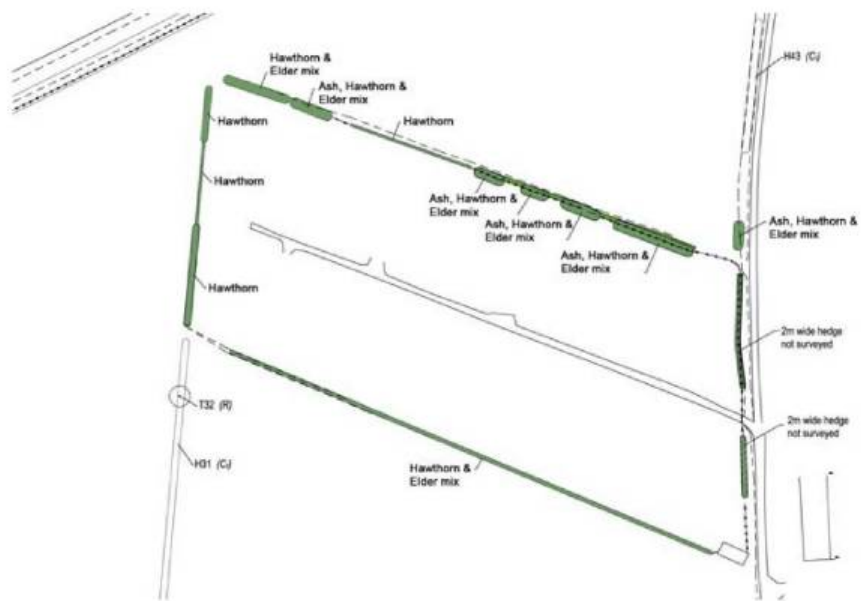


Photograph 18: View into the site from Outgang Lane

2.04 Immediate Site Boundaries

All of the immediate site boundaries comprise of established hedgerows primarily of Hawthorn with some Elder and Ash. These hedgerows are to be retained and thin areas augmented with additional planting. Small sections of hedgerow will be removed to enable access into the site.

2.00 ASSESSMENT



Hedge species surrounding the site

The eastern boundary abuts Outgang Lane which progresses from a rough tarmacadam narrow lane to become a dirty and gravel country track at this point. It is not intended to access the proposed development from the track, and the former allotment access will be closed up by introducing new hedgerow to match the adjacent existing.



Outgang Lane at the entrance to the site



Existing site entrance and track into the site from Outgang lane

The remaining three boundaries currently abut arable fields which are to be developed as part of the recently approved planning permission for residential development.

2.00 ASSESSMENT

2.05 Malton – Local Residential Development and Character Analysis

The residential properties within Malton present a mixture of dwellings of all building styles and vintage. Consistent with the local vernacular are a number of design details that are representative of the more traditional domestic built form. These include: -

A mixture of walling facings:

- Local Oolitic limestone
- Handmade brick, stock bricks and more recent machine cut, facing brickwork
- Cement render, often to reface existing walls and later full elevations
- Painted walls.

A mixture of roofing finishes include traditional clay pantile, roman tile, rosemary plain tile, slate and later concrete interlocking tiles in both flat and pantile profiles.

Chimney stacks are a predominant feature to the older housing stock.

Typical examples of mixed materials including render as a later application to both protect and repair original walls, which would have been subject to 'patch repairs', due to changing size and proportions of window openings.

To older properties, the gutters are supported on rise and fall brackets. Later introductions of rafter fixed timber facings with timber soffits to more recent houses.

Older windows are traditional Victorian proportions (based upon Georgian scale) and these tend to predominate, albeit later 'home improvements' have introduced replacement windows of varied proportions.

Most residential properties are two storeys and there are examples of raised eaves over the first floor windows to enable habitable roof space, served by rooflights.

The changes to eaves and ridge heights introduces variation to the streetscapes.

The existing houses that front onto the Broughton Road opposite the site present a direct 'built context' relationship with the site. These properties are post 1900s semi and

2.00 ASSESSMENT

detached, with a single block of terraces, with later circa 1930s semi-detached houses moving north-westwards along Broughton Road.

Examples of built form and materials to Broughton Road properties include:

- An imposing pair of semi-detached houses, faced in local stone with slate roof, timber sliding sash windows and timber barge boards.
- A fine terrace of six Edwardian houses with an adjacent pair of semi detached facing in a buff brick stock, timber sash windows, quarter lights to top sash, and stone heads and cills. Ground floor bay windows topped with Rosemary plain tiles. Lead flat roof dormers with plain tile cheeks and full plain tiling to the roof. Timber barge board to gables with extended rafter eaves and cast iron gutters fixed to the rafter ends. Large chimney stacks.
- Circa 1930's semi-detached houses as individual plots of mixed materials, red facing brick, part render, traditional casement windows, plain tiles, clay pantiles and replacement concrete interlocking tiles. Timber fascias and soffits and also painted verges, exposed rafters and clay pantiles.



Examples of properties fronting Broughton Road

In summary, the existing Broughton Road houses are 'larger scale suburban homes' which utilise a full range of facing and roofing materials: Stone brick, slate plain clay tiles clay pantiles and concrete interlocking roof tiles, in keeping with post war private main road housing.

2.00 ASSESSMENT

The proposed residential development which surrounds the proposed site is to be a mix of 2, 3 and 4 bedroom houses of 2, 2½ and 3 storey height, arranged as a mix of terraces, semi-detached and detached dwellings and the proposed site will follow the same design principles, as designed within the surrounding planning approved new residential development.

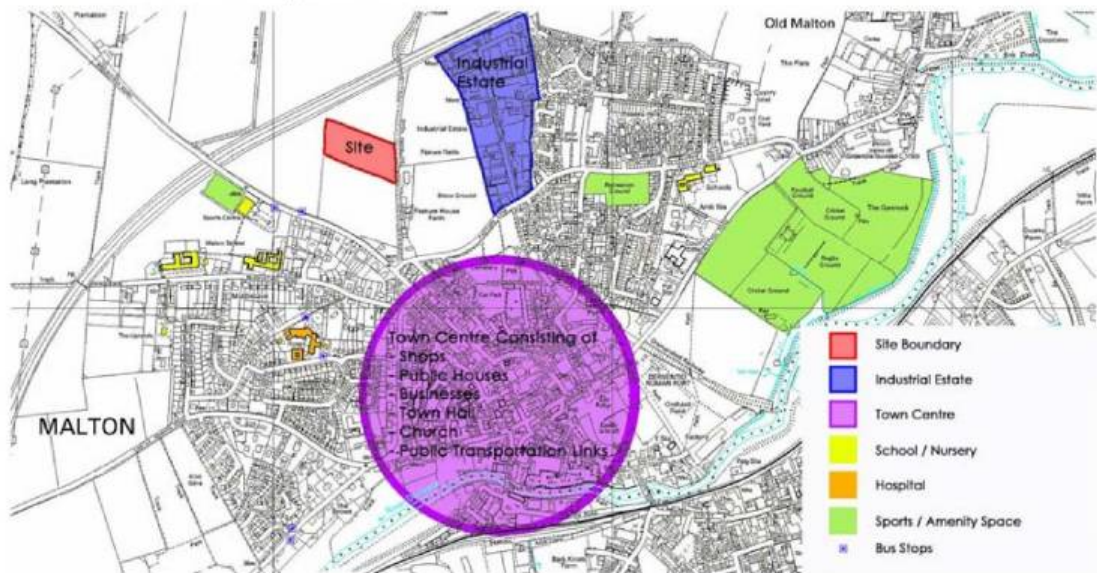
2.06 Linkages and Facilities

Malton town centre lies within a few hundred metres south of the site. It has an abundance of assorted independent retail units: clothes and shoe shops, butchers, bakers, DIY, furniture, pharmacy etc. There are also two large supermarkets within the centre: Sainsburys and Morrisons.

Malton Primary School is located within walking distance of the site, just over 1 km to the east. The main senior school lies just across the Broughton Road, where new sports facilities, to serve the town have been recently constructed.

The town is served by churches of several denominations.

Malton as a market town and administrative centre for local government also has facilities such as the local council headquarters, Malton Community Hospital, Malton Livestock Centre and police station.



Linkages and Facilities Map

2.00 ASSESSMENT

2.09 Flood Risk Assessment

The proposed development site does not lie within a flood zone. However, as the site is in excess of 1 hectare area, the Environment Agency, have advised of the need for a comprehensive Flood Risk Assessment. This has been prepared by I D Civils Design Limited and accompanies this planning application.



Malton Flood Map

3.00 INVOLVEMENT

3.01 Meeting with Local Planning Authority and Public Consultation

Taylor Wimpey have previously met with the planning officers to discuss the proposals for the site.

A Public Consultation event was held at the Milton Rooms, Market Place, Malton on Wednesday 14th August 2013 with representative of Taylor Wimpey and England and Lyle Planning Consultants in attendance.

20 members of the public attended the event and from this there were 4 No. written responses, 2 No. in support and 2 No. against the proposals.

CONSULTATION EVENT

A Public Consultation Event will be held at The Milton Rooms, 4 The Market Place, Malton, YO17 7LX between 3pm and 7pm on **Wednesday 14th August 2013**. Representatives of Taylor Wimpey and England & Lyle will be in attendance to discuss the proposals.

A copy of this information leaflet, site location plan and site layout plan are already available online at www.england-lyle.co.uk/consultation. All additional information displayed at the Consultation Event, including house types, will be uploaded onto it by 14th August 2013.

MAKING YOUR VIEWS KNOWN

We would welcome your comments on the proposed development by **Wednesday 21st August 2013**.

There are four ways in which you can make your views known.

1. Complete and submit the electronic form available at:
www.england-lyle.co.uk
2. Write to our Planning Consultants: England & Lyle, 55 Coniscliffe Road, Darlington, DL3 7EH
3. Send an email to: consultation@england-lyle.co.uk leaving your name and address along with your comments
4. Attend the Public Consultation Event and fill in one of our Comments Forms

Please Note

This community involvement exercise has been commissioned by Taylor Wimpey to involve the public in the planning application process prior to any planning application being submitted.

It will not replace the normal consultation exercise undertaken by Ryedale District Council when dealing with any formal planning application.

Land at Outgang Lane, Malton

**Taylor
Wimpey**

COMMUNITY CONSULTATION



PROPOSED RESIDENTIAL DEVELOPMENT, BROUGHTON MANOR PHASE 2

AUGUST 2013

England
& Lyle

Page 1 of the Public Consultation Leaflet, advertising the event

PROPOSED RESIDENTIAL DEVELOPMENT

Taylor Wimpey (North Yorkshire) Ltd are considering submitting a detailed planning application to Ryedale District Council for residential development (around 85 dwellings) on land at Outgang Lane, Malton. The allotments which currently occupy the site are in the process of being relocated to a new site on Crabtree Lane releasing the land for development. The proposals are to act as an extension (Phase 2) to the recently approved development of 263 dwellings on the surrounding land and access will be taken through the recently approved development.

This Community Consultation will give you the local community the opportunity to influence the final design and layout of the scheme.

Details of how to comment on the proposals and details of the Public Consultation Event to be held on Wednesday 14th August 2013 at The Milton Rooms, Malton can be found overleaf. Electronic copies of this leaflet along with a copy of the proposed Site Layout Plan and other information can be found at www.england-tye.co.uk.



ILLUSTRATIVE PHASE 2 SITE LAYOUT PLAN & HOUSE TYPES CGI'S



Page 2 of the Public Consultation Leaflet, advertising the event

5.00 DESIGN

During the appraisal and evaluation of the site, a number of principles have been taken into consideration which have influenced the eventual design proposals put forward within the proposed site layout. These are: -

4.01 Site Opportunities

There are no designated features on the site and it does not lie within any designated landscape area. Key landscape characteristics of the site, in this instance the existing boundary hedgerows are to be retained and enhanced where possible, in recognition of promoting habitat diversity and to provide interest.

4.02 Views on to and off the site

The proposed development will be bounded by the forthcoming residential development to the northern, western and southern boundaries. There are limited eastern views from the site over land that is falling away with Showfield Lane Industrial Estate and Malton beyond.

Please refer back to Section 2.03 Site Photographs for additional information.



View from Outgang Lane towards Showfield Lane Industrial Estate and Malton beyond

4.03 Heritage and Character

The site and the immediate surroundings are not within a designated conservation area, however, Malton is an historic Market Town with a number of valuable assets, and it is considered that these proposals will not adversely affect the character and setting of the town.

5.00 DESIGN

5.01 Use and Amount

The proposals are to develop the land for new building residential development comprising of 85 dwellings of which 30% are to be considered as local needs affordable homes for rent and shared equity sale, subject to negotiations with the Local Authority.

The mix of dwellings is to range between: -

- 2 Bedroom, 2 storey houses (local needs)
- 3 Bedroom, 2 storey houses (local needs and for open market sale)
- 3 Bedroom, 2½ storey houses: (for open market sale)
- 4 Bedroom, 2 storey houses: (for open market sale)
- 4 Bedroom, 3 storey houses: (for open market sale)

5.02 Grain of Development

The amount of proposed development, within the red line, follows the general grain of surrounding development, as can be seen within the illustration below.



Illustration showing the grain of the proposed site layout within the adjacent approved layout

5.00 DESIGN

The layout is informed by the following:

- The limits of the physical site boundaries.
- The fixed vehicular access points that enter and pass through the development
- The on-site roads are to be graduated in hierarchy to ensure pedestrian conveniences, via legible footways and shared surfaces.
- The siting of the proposed dwellings pays due regard to the privacy and amenity of both on-site and off-site neighbouring dwellings.
-

5.03 Scale

At a development gross site area of 2.32 hectares/5.68 acres, the density per hectare (dph) equates to 36.64 units (the actual dph will reduce slightly once the area of public open space is taken into account). This is commensurate with the mix of dwellings, which include a number of smaller dwellings and represents best use of available land.

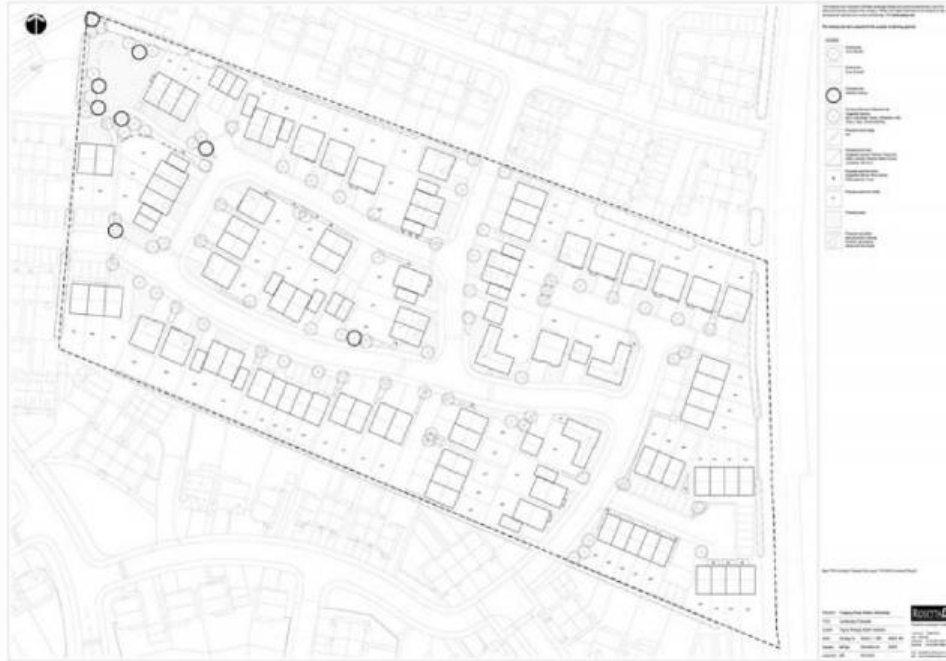
The dwellings are predominantly 2 storey with a lesser number of 2.5 and 3 storey houses to induce variation in eaves and ridge heights in the interests of diversity of scale.



Sample Streetscapes

Refer to Streetscapes which accompany the planning application

5.04 Landscape Proposals



Proposed Landscaping

Refer to Landscape Proposals drawing which accompanies the planning application

The landscape proposals include new planting, the retention of existing hedgerows and the augmentation of the existing planting to fill in any areas of 'gappy' hedgerow.

Whilst most of the landscape will fall within private ownership within the dwelling curtilages, measures are to be put in place to ensure the retention of the existing hedgerows.

5.05 Appearance

At 85 dwellings the proposal remains as enclosed by the original hedgerow boundaries yet linked into the surrounding development. The changes in the road hierarchy introduce and add to changes in character.

5.00 DESIGN

- Southern Link Road

The southern link road gives both pedestrian and vehicular access to the site from an off-site square which is a nodal point to enable progress into the site or around the proposed off-site development.



- North-South Through Link

This link road enables north south movement across the site and is traffic calmed by a raised plateau and deflection within the layout of the highways.



5.00 DESIGN

- Shared Surface and Footpath Link/Play Area

In the interests of permeability between the proposed development and the surrounding dwellings, a footpath link connects both sites and the off-site play area is to be combined to form a larger community for mixed play.



5.07 Active Frontages and Designing Out Crime

One of the government's key objectives for the planning of new housing is to secure high quality sustainable places where people will choose to live. As such, the proposed layout ensures that all roads, footpaths and open spaces are overlooked by dwelling frontages to maximise the natural surveillance of the public realm in the interests of creating safe places. The dwelling frontages facing onto the streets encourage social interaction between neighbours, thus encouraging a sense of community.

The former Planning Policy Statement 3 confirms the priority in planning given to designing safe and secure environments. The companion guide to PPG3 (forerunner to PPS3), 'Better Places to Live By Design' sets out the objectives of urban design as: -

Character – A place with its own identity.

Continuity and Enclosure – A place where public and private spaces are clearly distinguished.

Quality of the Public Realm – A place with attractive and successful outdoor areas.

Adaptability – A place that can change easily.

Ease of movement – A place that is easy to get to and move through.

Legibility – A place that has a clear image and is easy to understand.

Diversity – A place with variety and choice.

5.00 DESIGN

Crime Prevention Through Environmental Design Principles (CPTED) acknowledges that paths and cycle routes are important to be incorporated into all development proposals in order to encourage movement and permeability in a neighbourhood. However, they should be:

- Provided where they can be well used, providing fewer opportunities for crime and generally increase safety.
- Overlooked and illuminated either directly or indirectly.
- Short, direct, wide and attractive to use and avoid passing along rear boundaries.
- Where appropriate, combined with roads to achieve surveillance from passing cars as well as pedestrians.

Layout and Design:

The vehicle and pedestrian routes are legible, direct and well surveilled by dwelling frontages.

In the interests of pedestrian permeability and inclusivity, there are footpath links from the development into the town and public amenity open space. These are well defined to provide separation of public and private space to ensure direct overlooking over these routes. This minimises the opportunity for crime and disorder.

The passive surveillance of the footpaths, footways and roads deter loitering due to the openness and views over.

The lighting of the roads, footways and footpaths will be subject to detail design, for both Local Authority adopted areas and private areas. Lighting is to be designed to meet BS5489.

In the interests of safety and security, the footpaths will be available for public use once the surrounding development is completed.

The communal areas: The Green and public open space will benefit from the natural surveillance afforded by frontage overlooking. These areas will either be adopted by the Council, or maintained under a private landscape management agreement. The management will include maintenance access whilst deterring any unauthorised vehicle access.

5.00 DESIGN

There are clear divisions between private and public open space and the dwellings front gardens which will include a mixture of boundary definition: Planting, kickboards and railings – subject to detail design.

Private rear garden amenity spaces are to be subdivided by 1.8m high close boarded fences between plot to plot rear gardens. Any rear gardens side boundaries abutting public areas will comprise of a mixture of 1.8m high close boarded fences and brick piers/walls.

Gable ends to dwellings generally will be adjacent to neighbouring gables within private gardens. Any exposed gabled ends are overlooked by other dwelling frontages. Key gables that face onto public areas will have additional side windows, in the interests of passive surveillance.

A minimal number of terraced houses will share a rear access path, for practical purposes of providing access to bicycle storage and removal of garden waste. These will be protected by the introduction of lockable gates and boundary fencing to maintain security and privacy.

The proposed car parking provision comprises of a number of different alternative arrangements, including:-

- Garages with forecourt parking set within the curtilage of the host dwelling
- On plot rear curtilage car parking
- Frontage curtilage parking
- Rear courtyard parking to small terrace groupings. The rear gardens are to be enclosed by 1.8m high close boarded fence with increased 40mm gaps to enable a visual link from the properties over the parking court. The communal parking areas are to be lit to meet BS5489, during the detail design.

The landscaping design enables clear definition between the private and public space whilst not impeding natural surveillance.

This Design and Access Statement (DAS) further embodies the design principles of the National Planning Policy Framework (NPPF) including 'Requiring Good Design' to promote sustainable development of which Crime Prevention/Secured by Design (SBS) is a relevant consideration.

6.00 ACCESS

6.01 Access to the Development - Pedestrian Access

The new site access links introduce new footways and footpaths into the site which will enable good quality pedestrian access for all and will give ready access to the rest of the development and Malton beyond. Within the site, estate roads, shared road surfaces and the nature of the residential layout will encourage traffic calming, by design, and safe movement for all including pedestrians, cycles and motor vehicles.

The sites relatively level topography, both adjacent to and within the site, will facilitate acceptable gradients for all pedestrian and the essence of the design of the pedestrian realm is to comply with North Yorkshire County Councils highway authority requirements to enable safe movement for all pedestrians, cyclists and vehicle users.

6.02 Access to the Development - Vehicle Access

The site is accessed by the road which continues from the future surrounding development at two points, north and south and a footpath link to the western end of the site, adjacent to the play and are public open space. as a continuation of the approved access road through the adjacent proposed new build residential development.

6.03 Disabled Access

The relatively level topography enables the entire development to be accessed easily by both pedestrians and others with limited mobility without the need for excessive changes in level. Access to each dwelling and movement around and within will be in accordance with Approved Document Part M of the Building Regulations.

6.04 Access to Public Transport

The site is located close to public transport services: -

Bus Routes: The 194 service, every 60 mins, stops on the Broughton Road, and links Malton town centre (less than 1Km to the south) to Hovingham via villages such as Amotherby, Swinton, and Broughton

Malton is a 'hub' for the Coastliner service which links Leeds with the resorts of Whitby, Scarborough and Filey. The service passes through

6.00 ACCESS

Malton town centre at 30 min intervals and offers direct links to Pickering, York, and Tadcaster.

Buses from Malton town centre travel to Bridlington, Hull, Kirbymoorside, and villages in between.

Trains: Malton train station, 1. 10 km to the south of the site lies on the Scarborough to York line, which itself connects into the main East Coast line and other major cross country and east-west rail networks.

6.05 Emergency Services Access

The sites roads have been designed to accommodate emergency services vehicles including fire appliances.

7.00 Sustainability and Sustainable Design

7.01 Sustainability and Sustainable Design

Our approach to sustainability is to address the key drivers as embedded within the Code for Sustainable Homes, which are summarised as follows: -

Energy CO2: Air tightness of building envelopes

High levels of insulation

Low energy electrics and appliances

Cycle storage

Working from home

Water: Reduce consumption of portable water: Water butts

Materials: Responsible resourcing of materials

Certified timber sources

Reuse and recycle

Surface water run off: flood risk measures/management

Waste: Management of household waste

Recycling of household waste

Pollution: Public transport/reduced car use

Walking/cycling Access to local shops and services

Health and Wellbeing: Good quality daylight

Private external amenity

Lifetime home standards

Management: Secured by design

Construction management

Home user information packs

Ecology: Protection of existing ecology

Ecology enhancement


Validation of eco changes to site.

Size of building footprints.

8.01 Summary and Conclusion

This application seeks a full permission for residential development at 85 dwellings, of which: -

- The resulting key elements includes a mix of dwellings.
- A mix of housing for sale and rental comprising of 2, 3 and 4 bedroom homes, in the interests of inclusivity for all.
- A legible development, where there is a clear impression of the site layout and clear movement options for pedestrians, cyclists and motorists within the site.
- The design and siting of the proposed dwellings is reflective of the grain, scale and character of the surrounding residential area, in the interest of visual amenity and creating an appropriate sustainable 'sense of place'.
- The proposals fully integrate into the surrounding proposed residential development, Planning approval reference 11/01182/MREM, 26th October 2012, and retain the existing hedgerows that contained the previous allotment land in the interests of character setting, ecology and biodiversity.



This Design and Access Statement was prepared on behalf of
Taylor Wimpey North Yorkshire Limited by

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