



LAND OFF HIGH STREET, SHERBURN

Design & Access Statement

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4th Floor Studio
10 Little Lever Street
Manchester
M1 1 HR

Tel: 0161 235 0600
Fax: 0161 235 0601
email: info@tpmlandscape.co.uk

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00 EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by TPM Landscape on behalf of Gladman Developments Ltd and is submitted in support of the outline planning application to Ryedale District Council for residential development on land off High Street, Sherburn.

The intention of this document is to explain the design rationale behind development and communicate how the scheme has been developed with particular and detailed thought, in relation to meeting all appropriate design and access considerations.

This document will also show that a significant amount of information has been obtained from desk top research, site visits and from public consultation and where appropriate, how these thoughts and ideas of have been incorporated into the illustrative layout.

This document should be read in conjunction with other documents supporting the outline planning application and is also intended to be used to inform and guide discussions regarding the final form of the development, to be applied for through a later reserved matters application.

The overall approach to this document is to present the required information and analysis in an integrated and legible format. It will demonstrate how the proposed development responds to the site's context, existing constraints and maximises its potential opportunities.

01 BACKGROUND



The Vision

The vision for the site is to provide a distinctive and high quality development which adds to the overall character of Sherburn Village.

The development will create up to 73 residential dwellings with associated public open space. The dwellings proposed will provide a choice of housing to meet the needs of the area, whilst enhancing the site's environmental assets. The site is sustainably located along the A64 for bus connections to Leeds, York and Scarborough. Connections to local public footpath routes and bridleways will be created.

Housing will be set within a robust landscape framework which will include retention of existing mature trees and hedgerows along the site boundaries. This will help to integrate development within the existing landscape and create a distinct sense of place at the intersection of High Street (A64) and St. Hilda's Street.

Design Objectives

The vision responds to the current conditions and future needs, with the overall aim of providing a high quality residential development environment.

The key design objectives that are explored within this Design and Access Statement are:

- To deliver a high quality environment that is sustainable, safe and attractive, that is integrated into the surrounding context;
- To deliver a mix of housing up to 73 dwellings, offering 2 - 4 bedroom properties, comprising a range of house types (single and two storey) from linked town houses to detached properties;
- To provide a percentage of affordable housing;
- To provide an integrated network of public open spaces and a new play facility;
- To provide connections through the site, that link to the wider public footpath network. Pedestrian links to the north and south of the site connecting to the village and the long distance trails in the south;
- To establish a legible environment, with a range of interconnecting attractive streets and pedestrian routes which link to the public open space and pedestrian links;

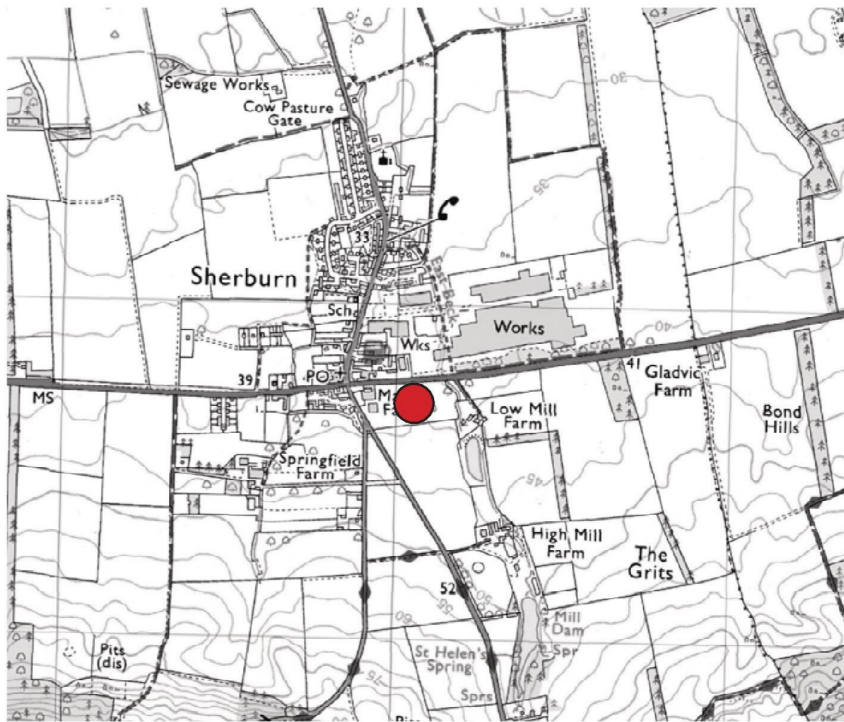
- To adopt inclusive design, by making places accessible to all;
- To promote sustainability; and
- To promote environmental improvements.

Identifying local character and the elements that make the sense of place have been a fundamental starting point for the design and narrative of the site.

Local character comprises a variety of design elements from the way streets interconnect, how buildings relate to the street, the common use of building materials, visual containment and boundary treatments.

The design and layout of the site does not seek to simply recreate or generate what has gone before, but looks to design solutions which integrate the site into the existing fabric of Sherburn by the way of referencing common building materials, layout and street hierarchy.





 The site



Figure 01: Site Location Plan
N.T.S

Introduction and Purpose

This Design and Access Statement (DAS) has been prepared on behalf of Gladman Developments Ltd, and in support of an outline application for development of 3.16 Ha of land to the south of Sherburn off the A64 High Street. The site location plan is provided within Figure 1.

The intention is to create a new residential development that respects the local context, local character, site features and its context within the wider setting.

Analysis will ensure that the development responds to the local character, context and planning policy. The analysis will help inform the opportunities and constraints of the site and shape the design philosophy for the development proposals.

The outline application includes a Development Framework Plan and Illustrative Masterplan. The Development Framework Plan sets out how varying land uses will be located on the site and the amount of development and typical heights of the built form. It describes the elements for which planning permission is sought.

The Illustrative Masterplan included in this document is provided for information only. It is an indicative evolution of the Development Framework Plan setting out how the site might be laid out, applying the design principles set out in this document. The Illustrative Masterplan demonstrates that it is possible to achieve the density, layout principles and character of the development.

The National Planning Practice Guidance (NPPG) was adopted on 6th March 2014. The document provides the following guidance on the DAS content.

“What is a Design and Access Statement?”

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

“What Should be Included in a Design and Access Statement?”

A Design and Access Statement must:

(a) explain the design principles and concepts that have been applied to the proposed development; and

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development’s context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

Building for Life 12

The site has been developed in line with the Building For Life 12 (BfL12) criteria developed by Cabe, Design for Homes and The Home Builders Federation. The documents seeks to ensure developers and the local authority create new housing developments to be attractive, functional and sustainable places.

The BfL12 is comprised of 12 questions split into three chapters Integrating into the Neighbourhood, Creating a Place and Street and Home. The BfL12 criteria are used to evaluate the quality of schemes against the vision.

This Design and Access Statement explores the 12 questions against the proposed development. See Section 05.

Integrating into the Neighbourhood

1. Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

2. Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3. Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4. Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a Place

5. Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and micro climates?

7. Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8. Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street and Home

9. Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10. Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11. Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12. External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?



02 RESPONSE TO CONTEXT

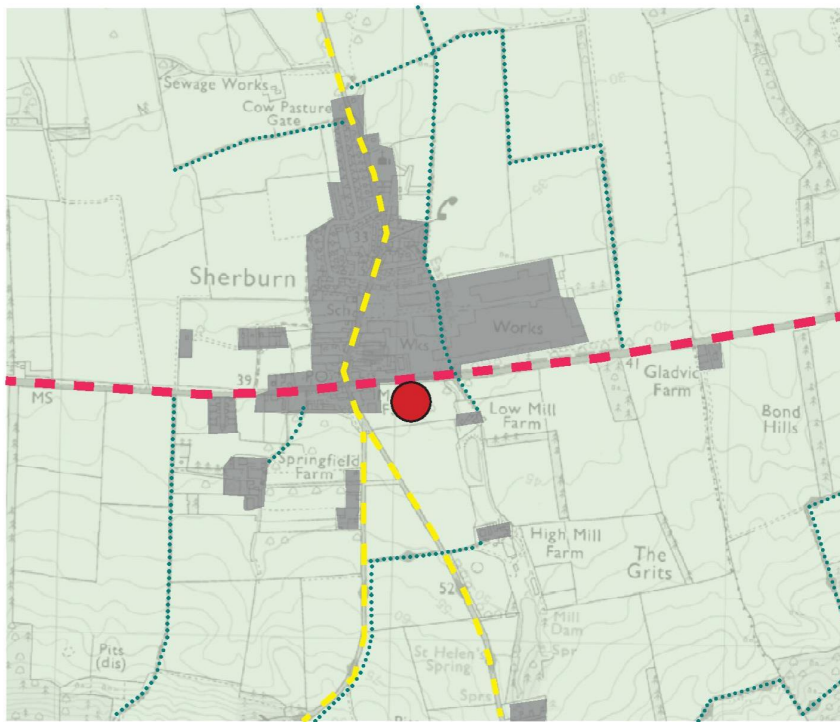


Figure 3: Local Context Plan

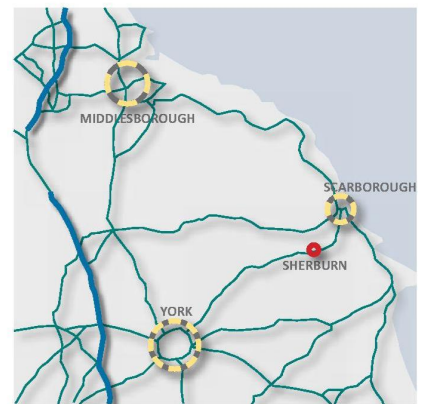


Figure 2: Wider Context Location Plan
N.T.S (no key)

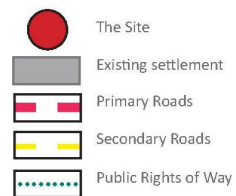


Figure 03: Context Plan
N.T.S

Location

This design approach has included consideration of the site at sub-regional and local level. This has informed the final design proposals in contextual considerations of its location and setting.

Sherburn is a village and civil parish in the Ryedale district of North Yorkshire, England. Sherburn is located 12 miles south west of Scarborough and 30 miles north east of York.

Sherburn is located along the A64 High Street that connects Scarborough to York. The main settlement runs north of the A64 along St Hilda's Street.

The Yorkshire Wolds Way National Trail and the Centenary Way long-distance public footpaths run just south of the village along the elevated landscape.

Planning Policy

The below text is extracted from the National Planning Policy Framework.

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. There are three dimensions to sustainable development: economic, social and environmental.

Section 7, paragraph 56 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning 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;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*

- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*

- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*

- *are visually attractive as a result of good architecture and appropriate landscaping.*

Section 8, paragraph 70 - To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.*

Local Policies - Ryedale

Ryedale District Council has an adopted Local Plan Strategy which sets out the spatial planning guidance for the District to 2027. The Council is now preparing the Local Plan Sites Document which will sit alongside the Local Plan Strategy and will allocate a range of sites for future development.

The Local Plan Strategy sets out the housing target for the District over the Plan period. Sherburn is identified as a Local Service Centre capable of accommodating additional housing development.

Policy SP16 Design

New development introduces changes to a place and good design helps to ensure that changes build on the existing qualities of an area, enhancing its attractiveness not only in terms of how a place looks also but how it feels to live, work and spend time in. As places change, good design will help them stand the test of time. A well planned structure of streets, buildings, spaces and routes is considered one of the most enduring features of successful places. It is seen as central to the success of assimilating new development into existing areas and helps to ensure that as well as being attractive and interesting, places are easy to navigate and feel safe to be in.

Good urban design, landscaping and high quality architecture needs to reflect the key features and special qualities that give a place its own distinctive character. The traditional historic character of Ryedale's towns and villages and their landscape settings provide a strong context which the design of new development will need to respect. This is not say to say

that new development must be designed to repeat traditional architectural styles – the inclusion of modern architecture can help to illustrate how places change and alter over time to reflect changing lifestyles and technologies, but rather that it does take account of the wider context, securing opportunities to reinforce or create local distinctiveness.

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness;
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated; and
- Protect amenity and promote well-being.

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- Topography and landform that shape the form and structure of settlements in the landscape;
- The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale;

- The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings;
- The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement;
- Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures; and
- The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

The design of new development will also be expected to:

- Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space;
- Contribute to a safe and well connected public realm by respecting and incorporating routes, buildings and views which create local identity and assist orientation and wayfinding, creating public spaces which are safe and easy to use and move through by all members of the community; facilitating access by sustainable modes of travel including public transport, cycling and walking;

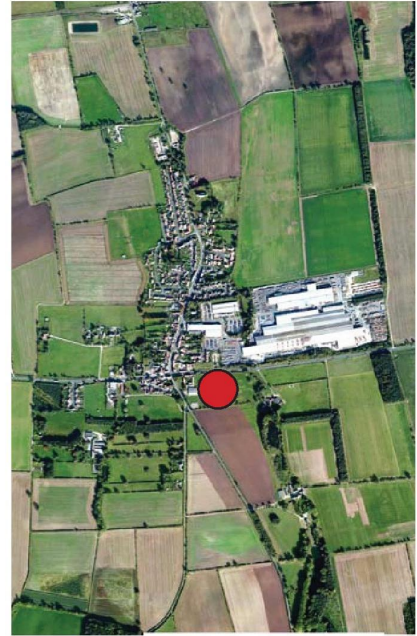
Site Location and Context

- Provide, where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces;
- Make efficient use of land and to be built at a density which is appropriate to its surrounding context. In general new housing development should not be built below an indicative density of 30 dwellings to the hectare unless this can be justified in terms of the surrounding context;
- Proposals for major development will be expected to include a statement identifying the waste implications of the development and measures taken to minimise and manage waste generated;
- Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials and in considering proposals for the alteration, re-use or extension of individual historic buildings the Council will seek to ensure that:
 - A building is capable of conversion to the use proposed without the need for extensions or alterations that would be detrimental to its character;
 - Proposed extensions and alterations, considered acceptable in principle, that are of an architectural style which complements the traditional character of the main building; and
 - Appropriate materials and traditional construction methods and techniques are used.

The site is located to the south of Sherburn and is currently a single agricultural field used for grazing horses.

The site is well contained, with clear defensible boundaries; with the A64 and Manor Farm to the north; Sked Dale Road to the west; East Beck to the east; and a mature field boundary to the south.

The majority of the site comprises a rectangular shaped field. There is one existing built structure within the site which is currently in agricultural use which is located in the north western corner of the site. In addition, there are a number of hedgerows and mature trees along the site boundaries and a few individual trees within the site. Vehicle access to the site is currently taken from Sked Dale Road to the west via a field gate.



1854



Housing is predominantly located along High Street and St Hilda's Street.

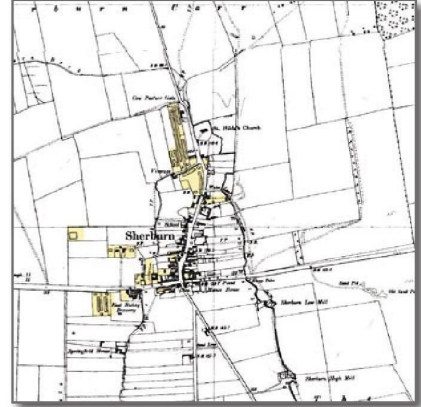
1892



Small scale expansion occurred between the mid and late eighteen hundreds along both St. Hilda's Street and High Street.

Manor Farm was present on 1892 plan, with a Chapel to the north west corner of the proposal site.

1952



Post war expansion occurred to the west of Sherburn along Millfield, Church View and Springfield Terrace. Small scale expansion occurred to the east.

Manor Farm was present on 1952 plan, with a Chapel to the north west corner of the proposal site.

Historical Context

1979



Between 1952 and 1979 further residential expansion occurred to the west of Sherburn along West Garth.

To the east of Sherburn the Industrial units were developed.

Field enclosures become larger and woodland planting belts become evident around the Farmsteads.

Manor Farm was present on the 1979 plan, with a small building to the north west corner of the proposal site, but no reference to Chapel.

Present Day



Development has occurred to the south west of Sherburn at 'The Pastures' within more recent years.

Further expansion to the north of the steel works with the creation of another large warehouse.

Small scale development to the north of Church View.

A study of development and growth of urban centres can lead to a deeper understanding of the underlying vernacular and sense of place. This can be useful in determining appropriate forms of layout and connections to existing networks and identifying patterns in built form.

The historical analysis show the site in the context of Sherburn's growth over the past 160 years. Pre World War II, housing was predominantly located along St. Hilda's Street and High Street, with the concentration of development around the road junction interface. Small scale expansion occurred between the mid and late eighteenth hundreds along both St. Hilda's Street and High Street. Manor Farm was present on the 1854 plan, with a Chapel to the north west corner of the application site.

Post War expansion occurred to the west of Sherburn along Millfield, Church View and Springfield Terrace, with small scale expansion to the east. Between 1952 and 1979 further residential expansion occurred to the west of Sherburn along West Garth. To the east of Sherburn industrial units were developed. Field enclosures become larger and woodland planting belts become evident around the Farmsteads. Manor Farm was present on the 1979 plan, with a small building to the north west corner of the site, but no reference to the Chapel, which was evident on the 1854 plan.

Recent residential development has occurred to the west of the site at 'The Pastures' and a small scale development north of Church View. Further industrial expansion of the Kingspan and Atlas Ward Structures Ltd site to the north of the A64 and north of the existing warehouse units has also occurred. The present day plan shows that new agricultural storage buildings have been erected at Manor Farm.

Topography

The surrounding topography has distinct areas from the lowland farmland in the north with a relatively flat landscape, to rolling hills leading to the elevated topography in the south (Sherburn Brow, Potter Brompton Brow and Sked Dale).

The town is located along the lower landscape which is typical of smaller nucleated settlements.

The site is sloping in nature from 41m AOD in the southwest down to 36m AOD in the northeast as illustrated in Figure 5. The landscape appears relatively flat.

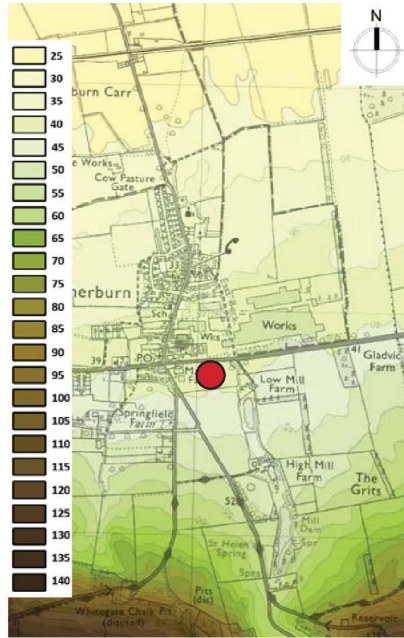


Figure 4. Wider Context Topography Plan



Figure 5. The Site Topography Plan



Photo. Looking south towards Sherburn and hills beyond

Elevated hills / fields to the south of Sherburn

Open flat fields to the north of Sherburn



Photo. Looking north from elevated hills towards Sherburn and the lowland landscape beyond

Landscape and Visual Effects

The proposed development site lies to the south of Sherburn. The northern boundary of the site adjoins the A64 High Street, with the western boundary adjoining Sked Dale Road. Existing residential development called The Pastures is located on the opposite side of Sked Dale Road and to the north of the A64 is Sycamore Grove, both developments being modern cul de sacs. To the north east of the proposal site are the visually prominent steel works which have a dominant impact over the landscape due to the scale of the warehouse buildings. At the interface of the A64 High Street and St Hilda's Street is the village centre with a post office / general store, public house, church and takeaway outlet.

Development is often set back from the road behind walls of varying age and character. There are pockets of open space between the built form. There are elevated hills to the south of the town including Sherburn Brow, Simon Howe and Sked Dale where elevated views are obtained towards the north. There are more distant views across the lower topography towards the rolling hills in the north. The hills to the south are characterised by woodland plantations where the long distance trails run through.

The main settlement of the village is located along St Hilda's Street with historic buildings at the cross roads with the A64 High Street with modern expansion moving northwards. The building vernacular varies with a common theme across the ages of terra-cotta pantile roof slates and red brick walls.

Visual Analysis

The interaction of urban fabric, vegetation and topography determines the potential for views to the site for a variety of receptor types. Key representative viewpoints have been selected to explore the potential visual effects of the proposed development. Receptor types include residential, public recreation routes and vehicle users. The sensitivity is determined by the type of user with views from principle rooms of residential properties and those from footpaths when the site forms a prominent part of the experience being described as having the highest sensitivity. The representative views are shown in a series of photographs to illustrate the varying degrees of which the site is visible and the potential effects in the receptors. Written descriptions of the existing baseline conditions of the view and the considered change are provided alongside each photograph.

The key findings of the visual appraisal are:

- There are a limited number of residential receptors with views towards the site. Housing surrounding the site typically have gable end or rear elevations facing the site, where the change to the view is assessed as Negligible or Low;
- The built mass of Kingspan and Atlas Ward Structures Ltd is prominent within the view from most aspects and for most receptors surrounding Sherburn due to the scale of development in the context of the village setting;
- There are elevated far reaching views from the hills and long distance trails in the south, where Sherburn and the site form a small percentage of the view;
- There would be no detrimental impacts to any schedule ancient monuments, listed buildings or conservation areas;
- The site comprises mainly agricultural land with little landscape or ecological value;
- There is no existing public access to the site;
- Development of the site would not notably effect the wider landscape character, with only a small loss of farmland within the context of the urban fringe and adjacent to the industrial works that dominant the landscape;
- The development of the site offers the opportunity to increase the landscape planting to the south of the site and improve the over mature hedgerow to the site boundary. Opportunities to enhance the wildlife and biodiversity of the site; and
- The positive elements of the site that contribute to the landscape character include trees and hedgerows with enhancement to East Beck. Opportunity to remove the detracting overhead electric cables.

A detailed Landscape and Visual Impact Appraisal is submitted as part of the Outline Application.



Selected View. From long distance trail to the southwest of Sherburn along Whitegates



Selected View. From the A64 High Street adjacent to the site

Access, Movement & Facilities

The site is sustainably located with easy access to the village centre, existing community amenities and the public transport network.

Amenities include a school, surgery, local shops and a public house. The bus route runs along the A64 High Street with bus stops to the north east boundary and outside Pigeon Pie House.

The site is also well located in relation to existing public rights of way and footpaths into and out of Sherburn and connections to the long distance trails.

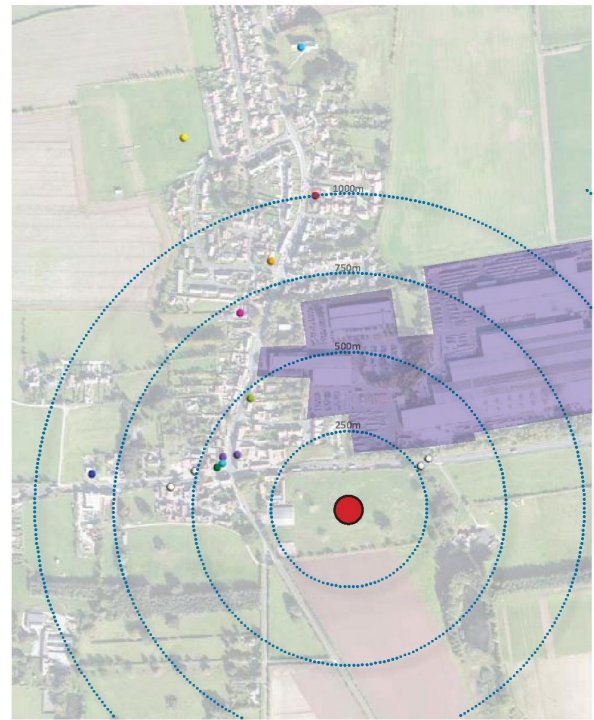
The local retail centre and schools are located within 500m from the proposal site.

Kingspan and Atlas Ward Ltd are a large employment resource for both the village and wider community and are within 250m of the site.

- The Site
- School
- Place of Worship
- Doctors Surgery
- Playing Fields
- Village Hall
- Fire Station
- Convenience Stores
- General Store / Post Office
- Public House / Takeaway
- Bus Stops
- Employment Site



Figure 6: Local Services & Facilities
N.T.S



Sherburn is located along the A64 12 miles southwest of Scarborough and 30 miles northeast of York.

To the south of Sherburn along the elevated landscape the long distance trails of the Yorkshire Wolds Way and Centenary Way run west to east within open fields and woodland copses.

Public footpaths typically run north to south connecting to the A64 High Street.

Bridleways are located to the north of Sherburn along the edge of large field boundaries and to the south of the Industrial Works.

The nearest rail station is 7.5 miles east from Sherburn in Seamer (Scarborough). To the west at approximately 12 miles is Malton train station.

There is existing provision of Public Open Space, Allotments and Playing Fields within Sherburn which include:

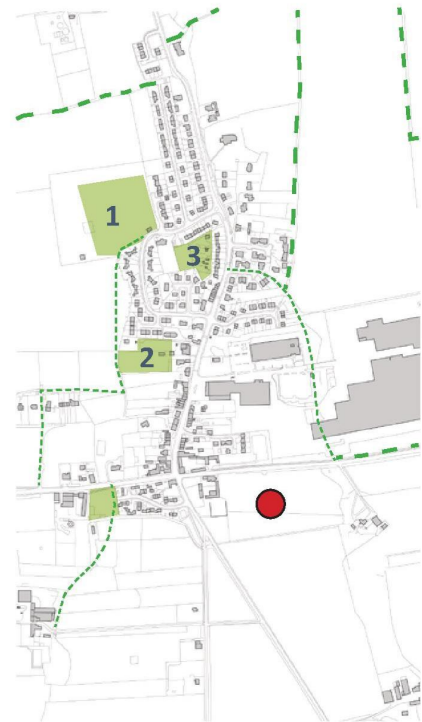
1. Playing fields located to the west of Church View and connected via the public footpath route to the west of Sherburn;
2. Playing fields to the West of Sherburn C of E Primary School; and
3. Public open space and allotment areas located central to West Garth.

The development will contribute to the local open space provision that will be accessible from Sherburn via the public footpath connections and from the village centre.

- Open Space
- Public Footpaths
- Bridleways



Figure 7: Connections and public open space
N.T.S



Townscape Character

An assessment of the built form and architectural styles has been undertaken to help inform the shaping and character of the Illustrative Masterplan and proposed vernacular style.

There is existing built form to the north west of the proposal site in the form of Manor Farm and ancillary farm buildings. To the west side of Sked Dale Road is the modern housing development of The Pastures and The Listed Building of Pasture House.

To the north side of the A64 High Street lies the Cornerhouse Farm and ancillary buildings and natural stone walls with new build housing along Sycamore Grove to the north.

On the north side of the A64 along the north eastern boundary of the proposal site is the industrial premises of Kingspan and Atlas Ward Structures Ltd, that are larger in form with little architectural style. The industrial works visually dominate the village.



Manor Farm and wall along the A64



Industrial Works along the A64



Junction of Vicarage Lane and St. Hilda's Street



Industrial Works along St. Hilda's Street

Townscape Character

The historic core of Sherburn is primarily located at the junction of St. Hilda's Street and the A64 High Street. The historic vernacular is red brick buildings with terra-cotta pantile roofs. The buildings are simple in form and detail.

Some properties are painted/rendered white providing a contrast to the surrounding red brick dwellings.

Properties are typically two storey with varying height between the low level cottages and taller farmhouses (2.5 storey).

Traditional Farm ancillary buildings are built using similar form and materials than that of the residential dwellings.



Traditional dwelling - Pasture House Farm (Listed Building)



Traditional dwelling - Corner House Farm (Listed Building)



Traditional housing along St. Hilda's Street



Single dwelling - Low Mill Farm

Townscape Character

New housing built since the 1970's is predominantly along Sycamore Grove, The Pastures, Eastbeck Close and more recently along Walnut Grove.

Properties are typically detached and semi detached with rear garden boundaries enclosed by timber fencing. The developments are along cul de sacs off St. Hilda's Street and Sked Dale Road. The boundary of the housing directly abuts agricultural fields.

The architectural style and brick colour varies between the developments with a common use of terra-cotta pantile roofs.



Modern housing along The Pastures



Modern housing along Sycamore Grove



Modern housing along Walnut Grove



Modern housing along Eastbeck Close

Urban Structure

The historic built core is located at the junction of St. Hilda's Street and the A64 High Street. Buildings are typically two storey with attic rooms. The buildings directly about the footway creating a tight urban grain along the streetscape and at the road junctions. The Farmsteads enclose the private garden areas with ancillary buildings creating a larger looking residential complex.

Post 1950's development is typically located to the north of St. Hilda's Street and to the east and west of the road. The properties vary in character and form. Garden boundaries and garden spaces separate the built form from the highway creating a greener character than the historic core.

Housing located off St Hilda's Street and The Pastures are cul de sacs where the properties are arranged informally at varying angles and positions to the streetscape.

The use of red brick and terra-cotta pantile roof tiles is characteristic of most of the built form.

To the east of the St. Hilda's Street and north of the A64 (and the proposal site) is Kingspan and Atlas Ward Structures Ltd Works. The works have little relationship with the streetscene and the typology of residential properties within Sherburn. The buildings and service areas occupy approximately 18.5 Hectares and are a dominant feature in the landscape.



Historic Core - Pre 1950, St Hilda's Street and High Street



Industrial Warehouses (Kingspan and Atlas Ward Structures)



Post 1950's development - West Garth





-  Existing Buildings pre 1950
-  Post 1950's development
-  Industrial Buildings
-  The Site



Figure 8: Urban Grain
N.T.S



Conservation and Heritage

Sherburn occupies part of an archaeologically rich landscape which comprises large-scale occupation of the area from the Prehistoric period, with a 'ribbon' of settlements following the 30 metre contour along the southern edge of the Vale of Pickering. This 'ladder settlement' stretches from Sherburn, westwards to Heslerton and beyond towards Malton. However, the 30 meter contour is a short distance north of the A64 and therefore the proposal site is away from the main focus of prehistoric settlement. As a result there should be no over-riding archaeological constraint.

There are no immediate archaeological features which need to be factored into the masterplan.

Manor Farm was built in 1850 on the site of Sherburn Manor House. A plaque bears that name and the initials of Marmaduke Langley, whose family owned most of Sherburn from c. 1750 – 1857.

Manor Farm is not listed; it is not recorded on the North Yorkshire Historic Environment Record (HER).

There are a number of Listed Buildings around the crossroads of St. Hilda's Street and the A64 High Street including the Corner Farmhouse and farm buildings, The Pasture House Farm and The Pigeon Pie.

New residential development is located adjacent to the Corner Farmhouse and The Pasture House Farm.

Listed Buildings In Sherburn

1. Church of St. Hilda, Listing Grade II*
2. Lychgate and attached Churchyard wall, Listing, Grade II
3. Village Cross, Listing, Grade II
4. 13 St. Hilda's Street, Listing, Grade II
5. 9 St. Hilda's Street, Listing, Grade II
6. The Pigeon Pie, Listing, Grade II
7. Pasture House Farm, Listing Grade II
8. Corner Farmhouse, Listing Grade II
9. Range of farm buildings at rear of Corner Farmhouse, Listing, Grade II
10. Brewery House, Listing, Grade II

 The Site



 Figure 9: Heritage
N.T.S

Nature Conservation & Ecology

FPCR Environment and Design Ltd were commissioned by Gladman Developments Ltd to conduct an Ecological Appraisal of land off High Street, Sherburn.

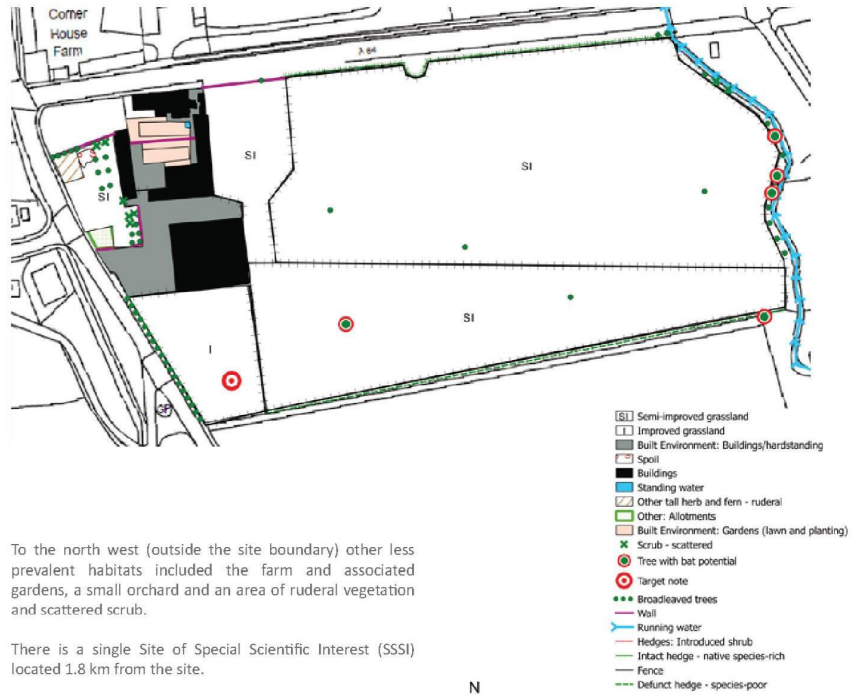
The site comprises four field compartments containing improved and poor semi improved grassland.

Hedgerow H1 was not considered to be important under the wildlife and landscape criteria of the Hedgerow Regulations. Hedgerow H2 was located along the southern site boundary. This hedgerow primarily comprised outgrown hawthorn, with large gaps and was therefore considered to be defunct. Five trees were identified as containing bat roosting potential. The results of the bat activity survey indicate that the usage of the study area by bats is generally low. Trees and hedgerow habitats provided nesting habitat for a range of common farmland and urban edge birds.

East Beck forms the eastern site boundary flowing south to north. The stream is between 2 and 3 metres wide and between 10 and 20 centimetres deep. No evidence of badgers was observed during the surveys

Development of the site proposes to retain the periphery vegetation that has been identified as local resource for wildlife. The detail of the site should be accompanied by details of habitat creation. Locally native species should be selected.

The development proposals have sought to create public open space around East Beck allowing sufficient offset to the development.



To the north west (outside the site boundary) other less prevalent habitats included the farm and associated gardens, a small orchard and an area of ruderal vegetation and scattered scrub.

There is a single Site of Special Scientific Interest (SSSI) located 1.8 km from the site.

NB - Refer to FPCR Survey and Report for further narrative.



Figure 10: Phase 1 Habitat Survey
N.T.S



Semi Improve Grassland Habitat of the Site



T9 Ash tree at the edge of East Beck



T4 and T3 dead trees within the proposal site



T13 Sycamore along the A64



TG1 along Sked Dale Road



TG7 along the A64



T8 Sycamore internal to the site (U Grade)

03 EVALUATION & EVOLUTION

Constraints and Opportunities

The evaluation of the site through site visits and desk top research and its context has identified key on and off-site features which have helped to inform the design process of the development proposals. Some features are noted to be both a constraint and an opportunity.

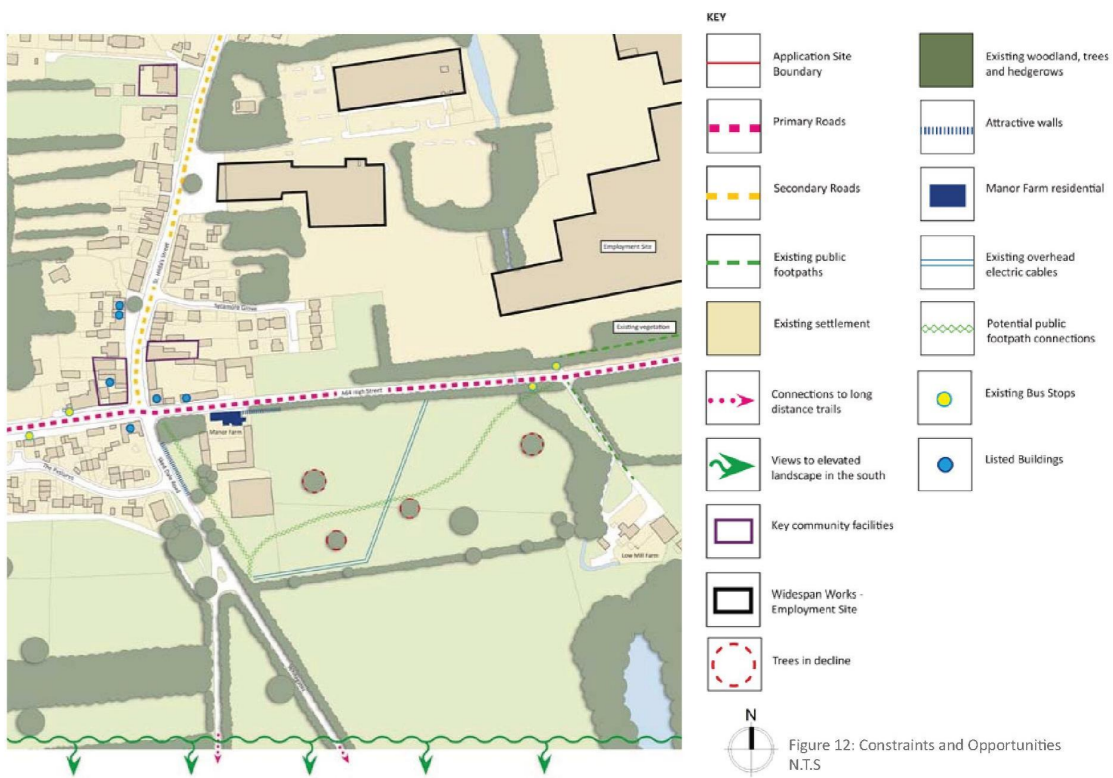
In summary the site has very few physical constraints to development of the type proposed. Those considerations that do exert an influence are as follows:

Constraints...

- Existing boundaries to the site and associated impacts from visibility splays, requires the removal of existing trees and part of the existing wall;
- Overhead electric cables running across the site;
- Noise impacts from the A64; and
- Elevated views from higher ground in the south, buffer planting and strengthening of vegetation could soften this.

Opportunities...

- Retention of trees and hedgerows (in line with recommendations in arboricultural report);
- Enhance connections to existing public footpaths, bus stops and village centre;
- Creation of public footpaths and circular loop through the site, linking to the small public open space (offsite) to the northwest of the site;
- Divert the overhead electric cables below ground, therefore removing a detracting feature from the landscape;
- Development heights that allow for views to be maintained to higher ground in the south;
- Increase and enhance existing wildlife and biodiversity along hedgerow lines and along East Beck;
- Create a positive rural / suburban edge adjoining the countryside;
- Retain Manor Farm and wall along the A64 which contributes to the setting of the village centre around St. Hilda's Street and A64 High Street;
- Relatively flat topography of the site; and
- Development could soften the views of the steel works from elevated vantage areas



Evaluation

The site provides an opportunity for a development which integrates well with the existing settlement of Sherburn. There are no known environmental or physical constraints and the proposals provide the opportunity to establish a sustainable development which is physically contained.

The following objectives are established from the evaluation of the baseline data, the sites context, constraints and opportunities and as a result of consultation responses:

- To promote the site as a sustainable development, that has a sense of place that relates to Sherburn and its surroundings, at a transition between the settlement edge and countryside;
- To create an attractive, safe environment which enhances the quality of life, health and social well being, supporting the 'building for life' criteria;
- To provide a range of housing types, size and tenure in order to create a mixed community with inclusion of affordable housing and single storey properties distributed appropriately through the development;
- To create a landscape framework that protects and enhances the environmental assets through green infrastructure objectives which respects the landscape and promotes bio-diversity. Conserving and enhancing the natural resources will minimise the impact of the development within the site and also within the wider local setting; and

Consultation

Gladman Developments have followed a process of community engagement in advance of submitting this application. Full details of this are set out in the Statement of Community Involvement submitted with this application.

Through the '*Gladman Your Views*' website a series of information boards were displayed providing background information to the proposals and identifying the factors which have potential to impact on the surrounding area. Visitors to the website were encouraged to leave comments or email responses.

01 Land at High Street, Sherburn
INTRODUCTION

THE SITE

INTRODUCTION

The site is located on the east side of High Street, Sherburn, North Yorkshire. It is bounded to the north by the A64, to the south by the railway line, to the east by the railway line, and to the west by the railway line. The site is currently used for agricultural purposes and is surrounded by residential development.

THE APPLICATION

The application is for the development of a residential development consisting of 10 dwellings. The development is proposed to be built on the site of the former agricultural buildings and is intended to be a mix of housing types, including detached, semi-detached, and terraced houses.

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02 Land at High Street, Sherburn
HISTORIC CONTEXT

HISTORIC MAPS

The site has a rich history and is shown on several historic maps, including the Ordnance Survey maps of 1861, 1888, and 1900. The maps show the site as a large open area, possibly used for agriculture or as a common. The site is shown to be bounded by the railway line to the south and the A64 to the north.

9 GLADMAN

03 Land at High Street, Sherburn
EXISTING LOCAL CHARACTER

SITE AND LANDSCAPE

The site is located in a rural setting and is surrounded by agricultural land. The site is bounded to the north by the A64, to the south by the railway line, to the east by the railway line, and to the west by the railway line. The site is currently used for agricultural purposes and is surrounded by residential development.

LOCAL BUILDING STYLES

The local building styles are a mix of traditional and modern styles. The traditional styles include stone and brick buildings with pitched roofs. The modern styles include brick and stone buildings with flat roofs and large windows.

9 GLADMAN

04 Land at High Street, Sherburn
VISUAL CONTEXT

VISUAL ANALYSIS OF SITE

The site is located in a rural setting and is surrounded by agricultural land. The site is bounded to the north by the A64, to the south by the railway line, to the east by the railway line, and to the west by the railway line. The site is currently used for agricultural purposes and is surrounded by residential development.

9 GLADMAN

05 Land at High Street, Sherburn
LOCAL FACILITIES

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9 GLADMAN

06 Land at High Street, Sherburn
OPPORTUNITIES AND CONSTRAINTS

KEY CONSIDERATIONS

The site is located in a rural setting and is surrounded by agricultural land. The site is bounded to the north by the A64, to the south by the railway line, to the east by the railway line, and to the west by the railway line. The site is currently used for agricultural purposes and is surrounded by residential development.

9 GLADMAN

07 Land at High Street, Sherburn
FRAMEWORK

FRAMEWORK

The site is located in a rural setting and is surrounded by agricultural land. The site is bounded to the north by the A64, to the south by the railway line, to the east by the railway line, and to the west by the railway line. The site is currently used for agricultural purposes and is surrounded by residential development.

9 GLADMAN

08 Land at High Street, Sherburn
HAVE YOUR SAY

HAVE YOUR SAY

The site is located in a rural setting and is surrounded by agricultural land. The site is bounded to the north by the A64, to the south by the railway line, to the east by the railway line, and to the west by the railway line. The site is currently used for agricultural purposes and is surrounded by residential development.

9 GLADMAN

04 DESIGN PRINCIPLES

Design Evolution

Having gained a detailed understanding of the existing site and place through the various environmental and technical studies, and the consultation feedback it allows the potential of the site to be explored and for an appropriate masterplan response to be derived.

Section 4 sets out the rationale which has shaped the masterplan response. The masterplan evolution has sought to understand underlying characteristics of the site and how these should inform the shape and structure of the development.

Key considerations are the site's location, extent of built development and green infrastructure.

Design Principles

The site analysis and feedback has been translated into a number of specific design principles. These will help to structure the layout and design of the site. The site analysis has also influenced the more specific aspects of the residential development.

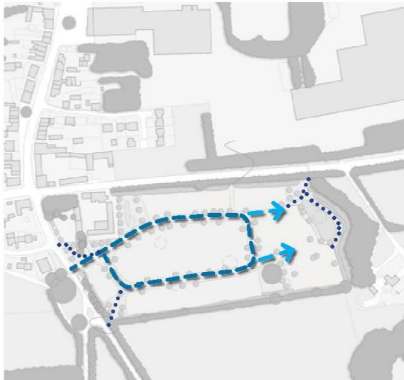
The creation of an integrated network of green corridors, a network of streets and a fully accessible pedestrian environment provides a structure to the development that will influence the character and appearance of the development.

The design layout has sought to create attractive and safe streets and spaces within a simple and navigable layout. The layout seeks to be accessible and inclusive for both the new residents and the existing community.



Landscape Infrastructure

A network of green spaces and green links are proposed. The green areas create links to the wider context and surrounding area. Areas of amenity space are located through the development with focus to the east and west of the site. Structural landscape in the form of existing and proposed vegetation provide a strong structural landscape buffer around the perimeter of the site to create areas for public recreation and wildlife.



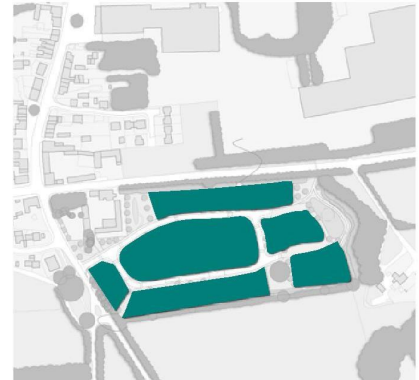
Hierarchy of Streets

Access is proposed from Sked Dale Road leading to the Main Street that creates a circular route around the development. To the east of the site are more informal roads 'Green Lanes' that provide a transition from the core of the development towards the public open space and the wider landscape in the east. The pedestrian footpaths also form an important part accessibility and movement.



Focal Points

The green infrastructure within the site consists of a series of linked spaces that provide stopping points for play and informal recreation. The retention of Manor form also forms a focal area at the backdrop to the public open space with housing facing this area to create a positive relationship and natural surveillance.



Development Parcels

The development parcels are located within the green infrastructure network allowing development to front onto green space. All development parcels are designed to create easy access to the public open space and connected by pedestrian footways and cycle links. The development parcels are designed to create appropriate scale parcels of development.



-  Site boundary 3.16Ha
-  Proposed residential development area = 2.34Ha (up to 73 dwellings @ 31 Density Per Hectare)
-  Retention of Manor Farm
-  Proposed public open space (0.42Ha) Includes play provision, excludes water bodies
-  Existing trees and hedges
-  Existing trees to be removed due to poor health or highway visibility splays
-  Proposed footpath links
-  Proposed planting to strengthen existing hedgerow and provide visual screening (0.33Ha)
-  Proposed specimen tree planting
-  Proposed Primary Roads
-  Proposed Secondary Roads
-  Flood Attenuation (0.07Ha)



Figure 13: Development Framework Plan
N.T.S

Quantum of development & mix of uses

The outline planning application covers an area of 3.16 hectares. The below sets the proposals for development area, public open space, play, flood attenuation and buffer planting:

Residential Development (2.34Ha)

The development provides a total of 2.34Ha for residential development, providing up to 73 dwellings based on a density of 31 dwellings per hectare. The development will provide a mix of dwellings and housing types, ranging from 2-4 bedroom, offering a mix of market and affordable housing, including single storey bungalow dwellings.

Public Open Space / Green Infrastructure (0.75 Ha)

The public open space will include areas of amenity and children's play area. A LAP (Local Area of Play) is proposed to the north west of the site within the public open space with connections to the junction of High Street and Sked Dale Road. The LAP is approximately 0.01 Ha. The public open space equates to 0.42Ha (including the LAP).

Buffer planting is proposed around the perimeter of the site to enhance the existing vegetation boundaries to provide visual screening to the development. Existing and proposed buffer planting equates to 0.33Ha.





Site boundary 3.16Ha



Figure 14: Illustrative Masterplan
N.T.S

Development Framework Plan

The Development Framework indicates the key aspects of the design and forms the basis on which the indicative masterplan layout is based.

The Framework considers how the development parcels should be arranged to address the features of the existing site or any identified constraints. The development parcels can then be developed further to consider the more specific parts of the design layout.

The Illustrative Masterplan is developed and tested against the design principles to ensure the layout meets the needs, density and expectations of the local area and planning authority.

Illustrative Masterplan

The Development Framework Plan seeks approval for the quantum of uses. However it is for illustration purposes only, and indicates the opportunities of how the site can be arranged and the range of character areas that could be taken forward.

The Illustrative Masterplan along with the descriptive text and supporting imagery indicates the principles of the urban structure and urban grain.

The representation of the development is not presented as fixed features of the application but are used for illustration purposes only to ensure that the general design of the Framework is deliverable and feasible. The details submitted as part of this outline application and Design and Access Statement provide the general principles to help guide development through the Reserved Matters application and should be viewed as one iteration of how the site could be developed.





Access & Routes


-  Vehicle Access Point
-  Existing Road
-  Proposed Primary Route (Main Street)
-  Proposed Secondary Route (Green Lanes)
-  Proposed Tertiary Route (Green Lanes)
-  Proposed Pedestrian connections



Figure 15: Illustrative Access and Circulation
N.T.S

Layout

To ensure legibility of the site, appropriate to the scale of the proposed development a simple street hierarchy is to be adopted. A single access point will be located off Sked Dale Road where the existing farm access is located. A circular route will provide the main circulation with secondary streets and green lanes/shared driveways forming the second tier.

The main circulation route is proposed at 5.5m wide and will be designed to accommodate the main traffic to the site and be a safe environment for both pedestrians and cyclists. The roadway will have footways on both sides of the carriageway.

The hierarchy of streets and the size and arrangement of development blocks and open spaces is a connected design discipline addressing the need to meet the following standards:

- Maximise connectivity to the existing settlement and wider area, including to the local public transport network;
- Design a street pattern which reflects the local context and place making character, relating to plot arrangement, street hierarchy and the relationship to the street;
- Promote an accessible environment that is accessible to all; and
- Integration of public open space to create focal areas within the site linking to the anticipated movement of the public and residents alike, whilst being overlooked for natural surveillance.

Scale of Development

Within Sherburn the majority of the of neighbouring dwellings are 2 and 2.5 storey with the exception of out buildings that are single storey, and as such the development will broadly seek to reflect this range.

Within the development proposals the greater part of the site will be 2 storey in height, between 7.5 to 8.5m, but in areas there will be 2.5 storey dwellings, reaching a maximum of 10.5m in height to act as landmark buildings and indicate key areas. In addition there will be a number of single storey properties located throughout the development.

Attention will be given to the impact of height and massing of the development where there are existing neighbouring properties. High buildings will be typically located along the main access route and at the corner plots to create localised features and focus.

A variety of building heights will provide an interesting roofscape with varying ridge and eaves height from ground level. This will enable a variable roof pitch line across the development. The use of red pantile tiles to the dwellings roofs will compliment the surrounding character of the village.

Wide frontage buildings allow for greater opportunity of facade variation along the street, whilst narrow frontage approach will establish a run of linked dwellings and continuous frontage. The design uses both forms to create a varied streetscene.





Arrival Points & Focal Spaces

Upon entering the site an area of public open space linking to the existing open space at High Street and St Hilda's Junction is proposed creating an attractive arrival point. The primary circulation route connects around the development and leads back to the public open space at the entrance creating a focus back towards the village.

Pockets of public open space are located along this circular route creating areas of interest and focus. More informal public open space is located to the east of the site where pedestrian connections link the development to the existing public transport network and public footpaths.

-  Focal Building
-  Enhanced View / Vista
-  Arrival Spaces
-  Focal Spaces
-  Structural Planting
-  Attractive building vernacular (existing)



Figure 16: Illustrative Focal Spaces
N.T.S

Character

Within the development there are three specific character areas that help to define and differentiate between the spaces:

- **The Main Street**
- **Urban Lanes**
- **Green Lanes**

Each of these areas have subtle differences in road width, pavement, planting, built form development proximity to road and density. These variances assist with the character making for the development and variation within the streetscape.

The Main Street provides the main access into the development. The through route forms a circular loop linking the whole site together.

The next level of access is along the Urban Lanes where the streetscape tightens and becomes narrower than the Main Street. Shared surface raised tables are proposed to slow traffic and create pedestrian priority areas.

The Green Lanes are connected off the Main Street and are shared surfaces and small lanes that lead to smaller numbers of properties. The Green Lanes create a transition between the more typical highway environment towards the green edges of the development and public open space. The Green Lanes do not have designated footways and are designed to give pedestrians priority and to slow vehicle movement.





Character Areas

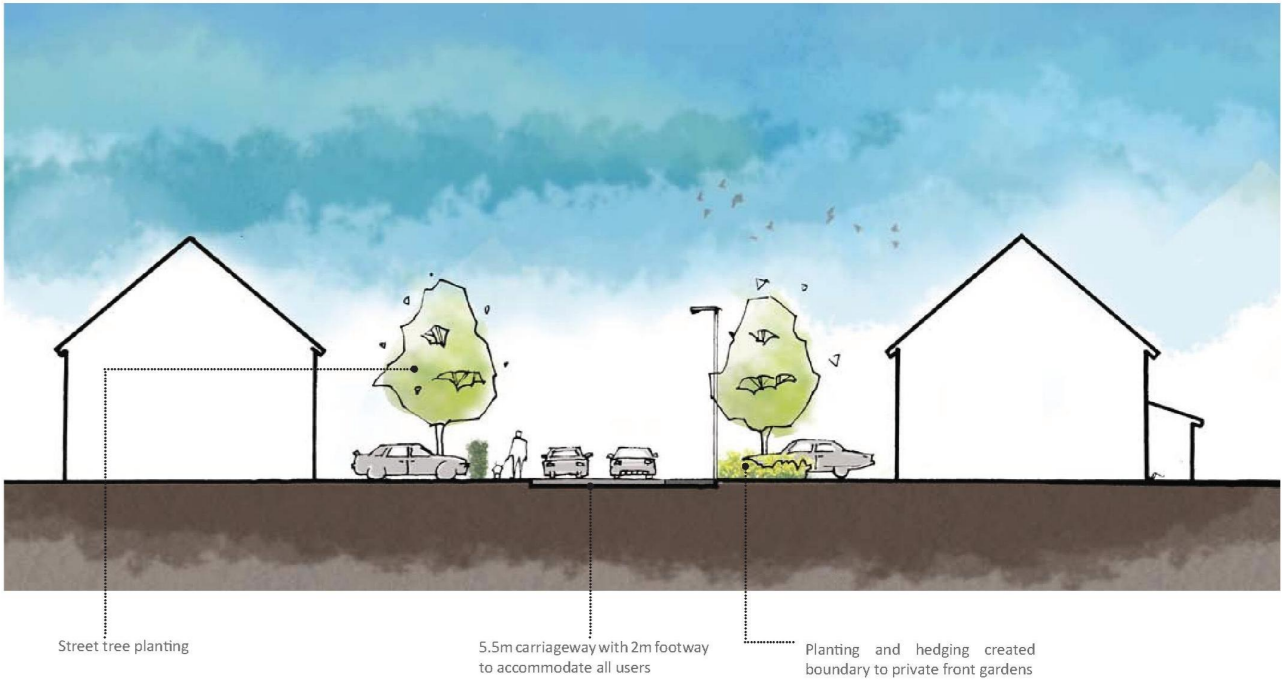
-  The Main Street
-  Urban Lanes
-  Green Lanes



Figure 17: Character Areas
N.T.S



Character Areas - The Main Street



Character Areas - The Main Street

Dwellings set back from the road to allow green frontage, semi continuous building line. Localised feature areas including properties with brick walls, railings and hedges

Localised shared surface / raised tables to slow down traffic speed and ensure a pedestrian friendly environment.

Tree lined streets to be included to allow character to clearly differentiate different streets.

Buildings along the Main Street to have a percentage of taller dwellings to the rest of the development to vary the appearance and convey a hierarchy.



Character Areas - Urban Lanes



Single width carriageway point to
create tighter streetscape

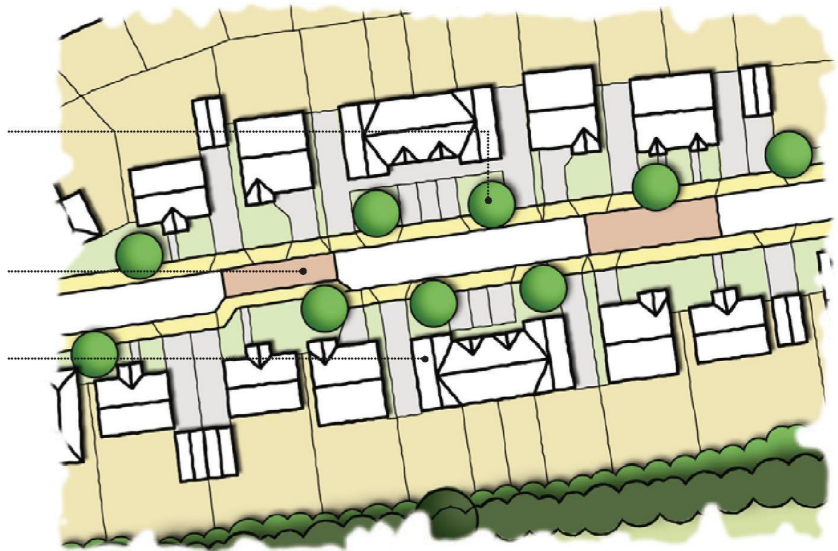
Footways at grade with roadway

Character Areas - Urban Lanes

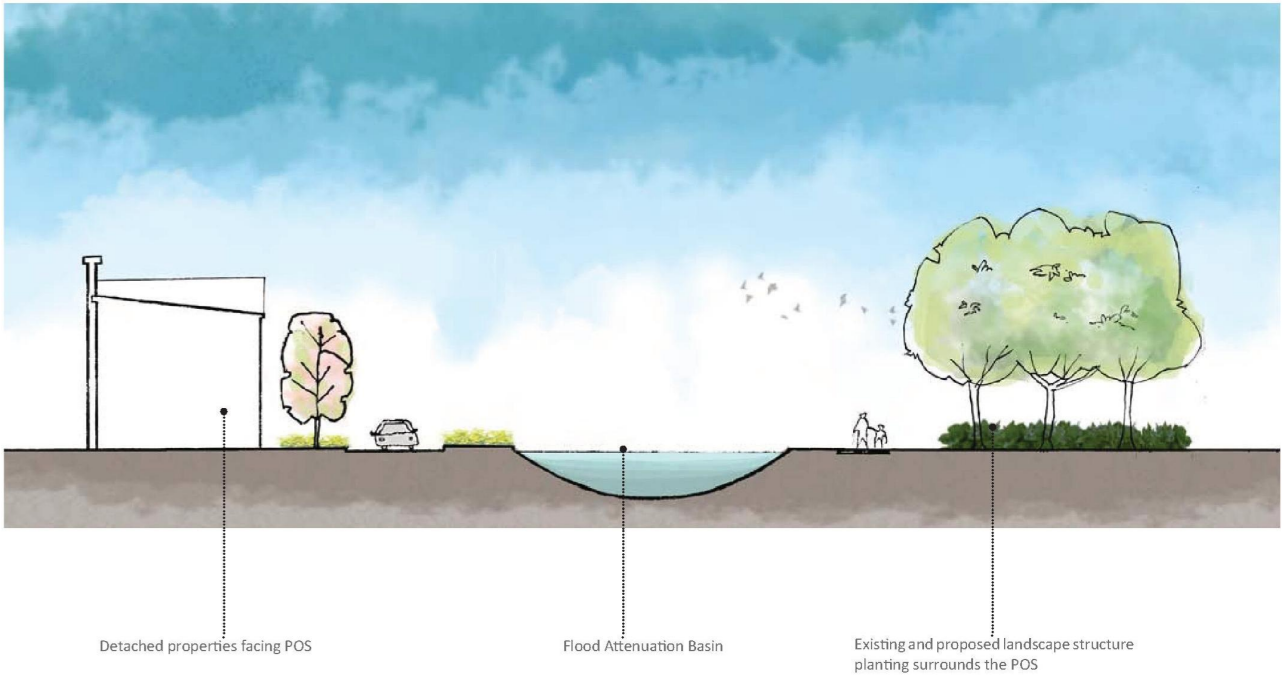
Tree lined streets to be included to allow character to clearly differentiate different streets.

Narrowing of carriageway to slow traffic speed and create pedestrian priority area. Single carriageway width. Generally more informal in style and layout and medium density.

Variation in property type and forecourt to properties creates variety and an attractive street scene.



Character Areas - Green Lanes



Character Areas - Green Lanes

Larger detached properties at lower density along the Green Lanes and facing the Public Open Space.

Public open space along the Green Lanes provides attractive outlook for properties who in turn provide natural surveillance over the space.

Existing vegetation provides green backdrop to the public open space and contains the development.

Informal lanes and shared surface environment provides pedestrian friendly environment and reduces traffic speeds. Shared surface spaces connect to footpaths through public open space.

Trees arranged more informally than along the Main Street and Urban Lanes.

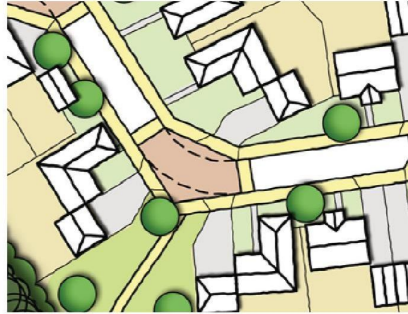


Housing Plot Arrangement

The street network is broadly based around an irregular pattern of development blocks, that is formed from a variety of block sizes being organic in character.

In localised areas a terraced/linked block is depicted that allows for narrow frontage properties facing the street with grouped parking areas.

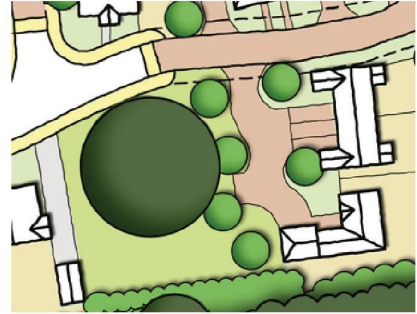
To form a legible streetscape a considered plot arrangement has been formed with more formal arrangements located at key junctions and nodes, that form landmarks that lead the user through the site and create navigable streets.



Corner Plot Arrangement

At key junctions and corners the layout of the plots have been designed accordingly to ensure a sense of place is achieved and that a relationship is formed with adjoining arrival spaces and public connections.

Views will be framed and the sense of openness / enclosure explored.



Focal Buildings

Key buildings will be located to:

- Face public open space;
- Project into the streetscape to break up the linear aspect; and
- Provide well designed elevations (e.g. gables) to create interest.

Character changes will be formed through change in building height and mass. Taller 2.5 storey buildings will be located at key junctions and will emulate the taller properties in Sherburn village. Subtle use and change of materials will create character areas with the use of local character materials including red pantile roof tiles.

Density

The housing density creates the character of the streets and overall character of the development. Providing up to 73 dwellings at an average net density equates to 31 dph.

The layout will be designed with a variety of individual block densities. Higher densities will be along the Main Street and Urban Lanes with a reduction in density as the development moves to the east along the Green Lanes where development looks over the public open space.

Housing types will be mixed with varying densities. Dwellings will predominantly be detached, semi-detached with occasional linked properties.



Denser core with linked houses

- Aid in demarcating the space
- Define the main route around the site
- Indicate hierarchy
- Aid legibility and understanding of the space
- Provide enclosure to the space



Less dense outer areas with detached houses

- Allow for a transition between denser areas and the surrounding POS and countryside
- Indicate the change in character
- Provide a more organic edge to settlement
- Allow for surveillance of the public open space

Street Frontage

To create a clear separation between private and public space all dwellings will have some form of private frontage. Dependant on location and the character area the depth and width of private space will vary. In higher density areas the private space will be smaller creating a tighter streetscape. In lower density areas the private space will be larger creating a more open streetscape with create opportunity for street tree planting.

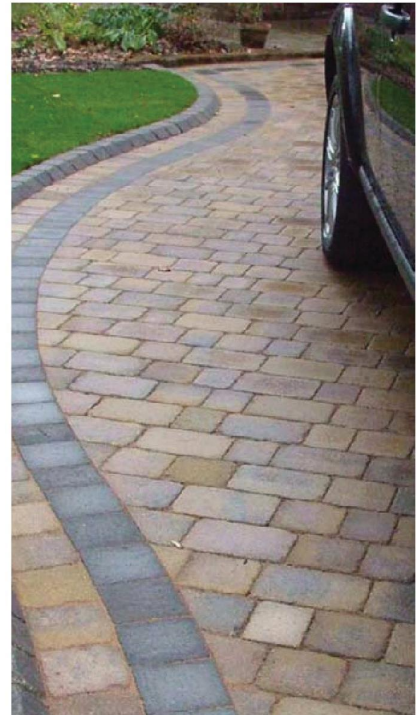
It should be encouraged that the private forecourt area to the property should not be excessive with greater weight given to larger back gardens.

The character areas should be reinforced by a consistent boundary treatment which reflects the local vernacular. Boundary treatments could include, low brick wall and railings, hedge planting and informal shrub beds.

Parking

Parking will be provided close to the properties. This will:

- Avoid car dominated streets;
- Consider highway safety within residential areas;
- Maximise natural surveillance and security; and
- Allow access to parking spaces and mobility for all users.



Pedestrian & Cycle Linkage

The illustrative Masterplan seeks to create walking and cycling routes through a connected pattern of streets, footpaths and connections to the existing public rights of way that surround the site and Sherburn. The overall strategy and links through the public open space encourage the community to walk and cycle with easy connections to the centre of the village and the open countryside in the north and south.

The street layout is designed to create pedestrian priority with areas of shared surface and raised tables. These will help create clear areas for pedestrian and cycle movement whilst slowing down vehicular traffic.

Design & Safety

Consideration has been given to defining, enclosing and activating the public realm. To ensure that the development of the site is desirable it is fundamental to create an attractive and safe place to live and play. This will be achieved by the way the development is laid out and by the design of the streets, blocks and public open space.

Buildings will be located to actively face streets and public areas in order to provide 24hour surveillance, and create inviting places.

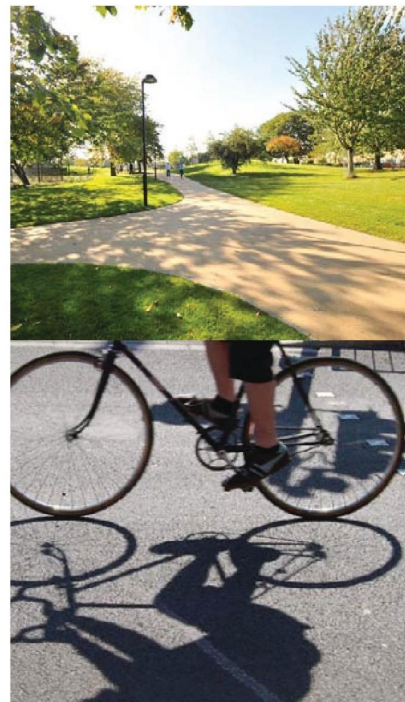
Public areas, streets and play areas will be designed so that they are safe, easily accessible and attractive. All users and demographics will be considered as part of an inclusive design approach.

The existing level of enclosure along the A64 High Street and Sked Dale Road will be retained and enhanced with new vegetation.

To the west of the proposal site, public open space will be located adjacent to the existing green space. The public area will be overlooked by internal and external roads and properties

Considered orientation of properties and their enclosure will prevent blank walls and dead ends which could lead to anti social behaviour.

Dwelling design will consider position of doors, windows and driveways to create active streets and spaces, whilst creating clear delineation between public and private spaces.



Appearance

The historic core is located along St. Hilda's Street and High Street, with more modern residential development located off these key routes.

It is not the intention to provide pastiche copies of heritage buildings, rather identify key characteristics that could be utilised within a detail design approach.

The overall concept for the visual appearance of the proposed residential development is as a natural extension of the townscape of the town, with the development being organic in layout and typical of modern housing arrangements.

It is important to reflect the rich vernacular and proportions of the surrounding built form. There are strong features and characters that run through the historic village and more recent housing developments and include:

- Brick colour and texture / render colour;
- Window scale and proportion;
- Boundary treatments; and
- Building line offset to kerb line / roadway.



Trees

To enhance the existing landscape structure and to create a landscape buffer, tree and native shrub planting is proposed around the periphery of the site. Trees will help to soften the built form, provide shade and create/enhance ecological habitats.

Specimen trees are proposed within the public open space to enhance the existing vegetation planting and create attractive setting to the development and create a character to the public open spaces that is identifiable with the development.

Tree planting along the streetscape will emphasise the road connections and the links to the green spaces / POS. It is essential that the correct tree species are selected to create the varying characters with appropriate size and form. Tree species within the public open space should be native or locally native.

Water & Drainage

East Beck along the eastern edge of the site will be retained and enhanced.

It is proposed as part of the drainage strategy for a flood attenuation basin. Refer to engineers report for further detail.

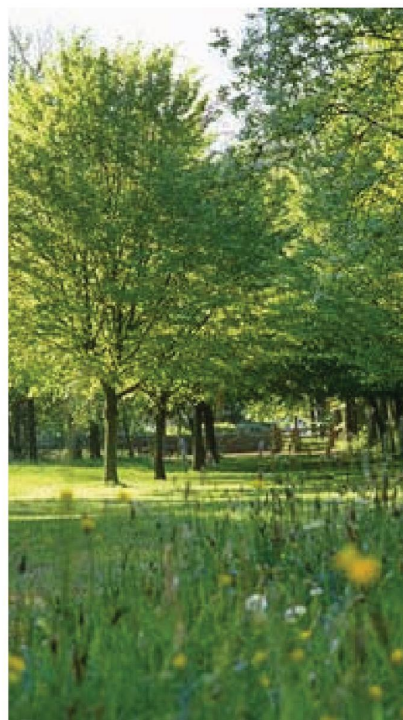


Sustainability

The landscape features of merit within the site include hedgerows and trees, of which the majority can be retained and enhanced. Several trees that are declining are proposed to be removed.

The key following landscape features are proposed:

- Creation of a landscape buffer to the north, west and southern boundary to provide green edges to the site and filtered edge to the wider landscape;
- Creation of a landscape buffer and ecology area along East Beck in the east;
- A green edge to the site that will filter views from receptors to the south and along the A64;
- Creation of informal green spaces through the development;
- Creation of green routes through the site with street trees;
- Creation of public open space at Sked Dale Road and the A64 High Street junction that will enhance the setting of the existing group of trees and lawned area at this junction; and
- Planting along key routes to highlight main spaces and hierarchy.



Green Infrastructure

The Green Infrastructure has evolved as a result of analysis of the site and its setting, and by responding to the best practice guidance.

The following key landscape features are proposed:

- Green infrastructure proposals including a framework of structure planting around the site's perimeter and internal to the public open space;
- Creation of a Local Area of Play (LAP) for both the proposed housing development and the wider community at the public open space to the west of the site close to the village centre;
- Vegetated boundaries with native planting to reinforce the existing landscape structure and create a soft development edge;
- Trees and ornamental planting through the development to create a visually appealing environment for each building plot, to soften parking areas, drives and other overall built form; and
- Informal areas of public open space that connect to the proposed footpath network and the wider public rights of way beyond the site.



Public open space connecting to the to junction of Sked Dale Road and A64. Play area within centre of the space

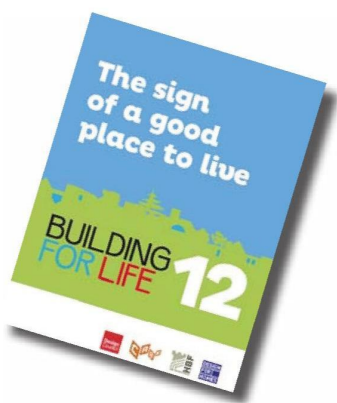


Public open space to the east of the site along East Beck

05 CONCLUSIONS

Conclusions - Building for Life 12

The following section provides a summary of the evaluation against the 12 Building For Life questions, and links to the evidence that supports this assessment. If the standard is met a green light score will apply.



1. Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

Evaluation: There are pedestrian / cycle links within the site that connect to existing public footpaths in the southwest, northeast and to the village centre along the A64. The existing building of Manor Farm is respected and set within public open space.
Score: Green Light

2. Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

Evaluation: The development is close to the village centre where the main facilities are located along St. Hilda's Street and A64 High Street. Kingspan and Atlas Ward Structures Ltd employment site is also within close proximity.
Score: Green Light

3. Does the scheme have good access to public transport to help reduce car dependency?

Evaluation: Bus stops are located along the A64 with connections to Leeds, York and Scarborough. Footpath connections are proposed through the public open space to link to these facilities.
Score: Green Light

4. Does the development have a mix of housing types and tenures that suit local requirements?

Evaluation: The accommodation mix would reflect the needs and aspirations of the local community. The design would include a range of dwelling sizes across the site to provide a mixed community, with a proportion of affordable and single story properties.
Score: Green Light

5. Does the scheme create a place with a locally inspired or otherwise distinctive character?

Evaluation: The layout, density and green infrastructure for the scheme respond to the context and provide a distinctive character. At a detailed level, features would be included to reflect the local vernacular and architectural details. This could include a selection of traditional and modern materials.

Score: Green Light

6. Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Evaluation: The scheme looks to retain the existing landscape features of merit by retaining the periphery vegetation and the trees within the field that are of good form and quality. The retained trees and hedgerows form part of the green infrastructure within the site. Development is set back from East Beck. Manor Farm and ancillary buildings (out of the site boundary) are retained.

Score: Green Light

7. Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Evaluation: The scheme is designed based on a series of development parcels that interlock with the landscape. A clear definition of public and private space would be provided and properties would overlook the POS.

Score: Green Light

8. Is the scheme designed to make it easy to find your way around?

Evaluation: The layout of the site is simple with a hierarchy of streets and spaces to allow residents and visitors to navigate through. The streets lead to areas of open space that create a green network.

Score: Green Light



9. Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Evaluation: Along the main street there are a series of localised raised tables that would limit vehicle speeds. These also offer areas for pedestrians to cross the street. Within the Urban Lanes localised narrowing are proposed to limit vehicles to single way traffic. Shared surface areas are proposed within the Green Lanes to create a pedestrian priority. Within the secondary hierarchy streets footways are limited to single sided or within the shared surface areas.

Score: Green Light

10. Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Evaluation: Car parking would be integrated into the overall layout and design. Car parking typically is within the curtilage of the dwelling (either to the front or side)

Score: Green Light

11. Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Evaluation: The streets and POS areas would be overlooked by adjacent dwellings, allowing informal surveillance and safe routes. Footpaths typically run through public open space.

Score: Green Light

12. Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Evaluation: The building layout will allow for bins to be stored out of site, limiting the impact to the streetscene. All roads designed to accommodate the appropriate vehicle sizes for servicing the site.

Score: Green Light



Conclusions - Summary

The proposals seek to create an extension to the existing settlement to the south of the village with good pedestrian and vehicle connections. The site is well positioned for connections to Scarborough and York as well as in relation to local facilities.

The Illustrative Masterplan has taken account of a broad range of different factors and physical characteristics and has developed an approach based on the identified opportunities and constraints particular to the site location and its relationship with Sherburn and the surrounding landscape. An illustrative layout provides an example of how the design principles and parameters could be applied to the site, creating a high quality development.

The retention of existing trees and hedgerows ensures the impact on the overall landscape and visual amenity is reduced and any impacts are localised. This is further reduced by careful consideration and substantial landscape planting to strengthen boundaries.

This application seeks residential development on land to the south of Sherburn, to the South of the A64 High Street. The residential development proposal is for a maximum 73 dwellings with a range in property types.

Housing will be set within a robust green infrastructure network extending to 0.75ha including POS and buffer planting, which equates to approximately 24% of the overall site area.

As part of the proposals a series of public access links and public open space will be of benefit to existing and new residents alike. The Illustrative Masterplan also includes the provision of a play and open space.

The proposals are a measured and proportionate response to the site, providing high quality housing and amenities with the minimum of impact on their surroundings.



