



## The Planning & Design Partnership

Planning.. Architecture.. Interiors.. Landscape

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### DESIGN & ACCESS STATEMENT Rev A

23 No. PROPOSED DWELLINGS TO LAND NORTH OF  
LAKESIDE WAY, NORTON, YO17 9PG.



AERIAL VIEW OF SITE

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## **1. INTRODUCTION**

This Design and Access Statement has been prepared to support the re-submission of an outline planning application with some matters reserved. A previous application for 18 No. Dwellings to the same site was refused (14/00096/MOUT 9<sup>th</sup> June 2014) on the grounds of flood risk and failing the sequential test. Mitigating measures have been incorporated into this scheme to overcome the flooding issue and within the same site area, the layout redesigned to suit results in the application being a Residential Development for 23 No. dwellings following the demolition of existing agricultural type buildings. The site lies to the north of the modern housing development bounding Lakeside Way, Norton YO17 9PG.

The Design and Access Statement has been carried out in accordance with the guidance published by CABE regarding the preparation of such statements. The statement has been written to show the efforts that have been made to provide for a development that will be compatible with the site's surroundings, having regard to local character and will be accessible and inclusive.

The National Planning Policy Framework (PPS1) sets out the general planning policies on the delivery of sustainable development through the planning system. Under section heading of 'Design' PPS1 states that:-

"Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning."

PPS3 Housing seeks to promote more sustainable residential environments through requiring developers to make efficient use of land and states that good design is fundamental to this objective. It also includes an emphasis on the need to design in order to create places for people. New, well designed development can enhance the character and quality of an area and intensification need not result in increased building heights or low quality accommodation with inappropriate space.

## **2. ASSESSMENT OF SITE**

The application site lies within the market town of Norton, within the development limits and identified as Site No. 423 - 'Potential Development Sites in Norton' shown on the proposals map of Ryedale District Local Plan which was adopted in September 2013.

The application site is located north of Lakeside Way which forms the principle road within a modern housing development and is currently occupied by Rawlings Agricultural depot which is now redundant. It is bounded on all sides by housing development from various eras and has a public footpath running along the southern boundary.

The site is 0.54 hectares in area and triangular in shape. Buildings and open roofed structures currently occupy the site, with corrugated metal roofing to the main building, metal barrel vaulting to sheds and timber construction to walls. Hardstanding areas surround the buildings with much of the site being grassed, but with some trees and shrubs. An arboricultural survey has been undertaken to provide detailed, independent and arboricultural advice on the trees present in the context of potential housing development on the site.

In planning terms, the site is considered to be 'previously developed'. The National Planning Policy Framework for Housing (PPS3), requires local planning authorities to deliver a "flexible responsive supply of land including the re-use of previously developed land, where appropriate". Therefore, as the site is defined as a 'brownfield' or 'previously developed' and located within the agreed development limits, it is considered that there are no policy constraints which will prevent the site being developed for residential use.

### **3. USE & AMOUNT**

It is proposed to provide 23 new dwellings on the site by demolishing the existing agricultural buildings and these would meet the minimum housing density requirement of 30 dwellings per hectare as set out in PPS3.

The proposals envisage that the development will comprise of several house types in a variety of sizes. Each unit will have the required amount of parking provision situated on the driveways and permeable communal car parking areas on the site.

Overall, the indicative layout for the development proposes a mix of two & three storey residential dwellings, providing for a range of needs and the inclusion of affordable homes. Provision has been made for 1 bedroomed flats with parking/cycle and refuse storage provision; 2/3 bedroomed terrace cottages, and detached dwellings with 3 and 4 bedrooms. Each house unit will have an adequate amount of parking provision provided by permeable hardstandings to the front.

#### **Accommodation Schedule**

Building No.	No. of Beds	No. of Floors	House Type	Parking Provision	Cycle/Refuse Storage
1	2/3	2	Detached	Integral garage and drive	Garage
2	4	2	Detached	Attached garage and drive	Garage
3	4	2	Detached	Integral garage and drive	Garage
4	1	3	Flat	Carpark Space	Cycle & Refuse St
5	1	3	Flat	Carpark Space	Cycle & Refuse St
6	1	3	Flat	Carpark Space	Cycle & Refuse St
7	1	3	Flat	Carpark Space	Cycle & Refuse St
8	1	3	Flat	Carpark Space	Cycle & Refuse St
9	1	3	Flat	Carpark Space	Cycle & Refuse St
10	1	3	Flat	Carpark Space	Cycle & Refuse St
11	1	3	Flat	Carpark Space	Cycle & Refuse St
12	2	2	End terrace	2 Carpark Spaces	External Storage

13	2	2	Mid terrace	2 Carpark Spaces	External Storage
14	2	2	End terrace	2 Carpark Spaces	External Storage
15	2	2	End terrace	2 Carpark Spaces	External Storage
16	2	2	Mid terrace	2 Carpark Spaces	External Storage
17	2	2	End terrace	2 Carpark Spaces	External Storage
18	3	2	End terrace	Attached garage and drive	Garage, External St
19	3	2	Mid terrace	Detached Garage	Garage, External St
20	3	2	End terrace	Detached Garage	Garage, External St
21	3	2	End terrace	Detached Garage	Garage, External St
22	3	2	Mid terrace	Detached Garage	Garage, External St
23	3	2	End terrace	2 Carpark Spaces	External Storage

## **4. PLANNING POLICY CONTEXT**

Please See Planning Supporting Statement by Yew Tree Associates.

## **5. LAYOUT & SCALE**

In line with national and local government policy, considerable importance has been placed on arriving at a layout which has been well thought out, to provide for a development which is compatible with the site's surroundings, having regard to local character and which is accessible and inclusive.

The site has space to provide enclosed private amenity space for each house comfortably and with adequate space for waste/bin storage either externally to the rear of each property or within the curtilage of the garage. The one bedroomed flats have an external single storey storage building for refuse/recycling waste also a cycle store in the building with an accessible and communal gardens to the rear.

The majority of the housing surrounding the site is two with some three storey and this theme has been continued and includes the affordable flats situated at the western end of the site. It is proposed that the flats be reached via Lakeside Way as this provides good visibility and sufficient space for turning heads and good overall access. The Flats have been orientated in such a way as to limit the overlooking issues from first floor to both existing and proposed neighbours. Landscaping this area to provide shrub and tree screening will be provided to delineate the communal areas and provide privacy for the residents.

## **6. LANDSCAPE**

Please See Arboricultural Assessment by Barnes & Associates.

It is intended that the site will be fully landscaped, with emphasis on retaining the existing trees to the western end of the site and around the flats.

Existing trees and hedgerows will be retained and supplemented with new planting to form the enclosure of the proposed gardens. New tree planting and screening is also proposed to the eastern side of the site where there is a dearth of soft landscaping to the garden boundaries of Springfield Garth.

The access road will be a continuation of Lakeside Way with tarmac finish and road gulleys, however the new private drive area will be finished with permeable block paving to allow for natural drainage and retain rainwater for the new gardens. It is proposed that all drives, pedestrian access and the communal car parking area to the flats will also be finished with permeable paving.

## **7. APPEARANCE**

Careful consideration has been given to the proposals to ensure that the design maximises the use of the site without impacting on the existing built up suburban environment. The units have been positioned on the site in a way which minimises the overlooking issues and attempts to allow existing adjacent householders a degree of openness to their rear gardens. Separation distances of properties are at or beyond the normally accepted 21m from Springfield Garth and Welham Road. Materials will be of brick and roof tile to match samples submitted at reserved matters stage.

## **8. ACCESS**

The main vehicular access to the site is proposed off Lakeside Way as this allows for good visibility in both directions along the two access branches to the turning and parking areas, in line with the Manual for Streets recommendations.

## **9. FLOODING**

Please See Flood Compensation Statement and engineered solution and Flood Risk Assessment.

## **10. CONCLUSIONS**

As stated in the accompanying Supporting Planning Statement, under PPF3, the reuse of previously developed land is an effective way to supply housing development.

The proposed 23 residential units of differing type and size will help to meet the local housing need.

Through this report and accompanying documents for the planning application an appraisal of the site in relation to its surroundings has been undertaken to inform of the initial design process. Every effort has been made to take account of any relevant planning issues that may emerge through the consideration of the application. Notwithstanding this, we remain willing to discuss any aspect of the proposal with the Local Planning Authority.