

REVISED DOCUMENT

DESIGN AND ACCESS STATEMENT

LAND SOUTH OF PASTURE LANE
HOVINGHAM

FOR
HOVINGHAM ESTATE.

Rev A 07/01/2016



BACK GROUND

The Hovingham Estate provides a number of let houses in the village of Hovingham and endeavours to provide good quality properties. It spends a considerable amount in maintaining and improving these properties. By the end of this year the estate will have reroofed fifteen houses and cottages in the last seven years as well as three major sets of associated domestic outbuildings. In addition a number of properties will have been refurbished to a high standard. This is a burden on the limited resources of the estate and proceeds from the sale this land was earmarked to go towards the funding of this work.

Income generated from the sale of Sampson Land will be re-invested in the funding of the repair and maintenance of The Hovingham Estate's residential properties, enabling further opportunities for those seeking rental properties in this area of Ryedale. This

The Hovingham Estate is in a very different scenario to a property developer trying to turn a quick profit and exit. The policy in the Estate is to retain, repair and refurbish the current housing stock and only look to sell in exceptional circumstances where this policy is deemed unviable for economic reasons.

Views through gardens/sites seeing roof on roof is commonplace in Hovingham. Existing back land is heavy punctuated with old agriculture buildings or outbuildings some of which have been converted to residential properties. The Estate has an important on going socio-economic role to play within the community, it contributes hugely to the vitality of the village, providing rental properties & public open space. Any harm that could be attributed to developing this land should be carefully considered against the important reinvestment work the Estate is constantly undertaking.

ASSESSMENT

The site is comprised of a series of land blocks to the rear of buildings and garden fronting Main Street on the eastern side of the village of Hovingham, North Yorkshire. Measuring at its extremities approximately 58m (north to south) by 53m (east to west). The site covers an area of approximately 0.17 hectare and consists of an abandoned orchard and walled garden and an area of redundant grassland.

The plot occupies land that is fairly level, generally 33m above Ordnance datum and is presently laid to grass with some areas of scrub. All land within the potential development block lies within the village conservation area and development limits, as allocated in the Ryedale Local Plan.

To the east & South of the application Site lays the new housing development by Trilandium Homes. Residential accommodation and associated gardens about the site to the north and west.

INVOLVEMENT

The following have been consulted before a formal submission to the Local Authority:-

Ryedale District Council Planning Officer (Rachel Smith)
Ryedale District Council Conservation Officer (Emma Woodland)
Hovingham Estate
Survey Site Services
Arc Environmental
MAB Environmental & Ecology Ltd

EVALUATION

Policy Justification

Section 4 – Local Plan Strategy

The site is suitable for residential development by virtue of its sustainable location as the village offers a range of local services and employment opportunities. There is strong demand for additional homes from both local people and those who wish to move into the District following retirement or working families who choose to be based in the area whilst travelling out of the District to jobs elsewhere.

The lack of affordable housing is undoubtedly the main imbalance in Ryedale's housing market. This has a range of social and economic implications and presents serious consequences if allowed to continue. For example, households may become over crowded if young people are unable establish their own home or local people may be forced out of the District altogether which has the potential to contribute to skills shortages and undermine the economy in general.

We acknowledge that under Policy SP3 Affordable Housing that there will be a developer contribution in the form of a pro-rata financial contribution.

Section 4 & Policy SP2

10% of the local housing need shall be met by new housing in serviced villages such as Hovingham. This is an infill development to the west of a new site still being built on Pasture Lane.

Section 7 – Biodiversity

Biodiversity studies have been undertaken by MAB & the reports submitted as part of this application.

Section 7 – Design & SP16

In addressing the relevant criteria under Section 7.22 & SP16 – Design the scheme has been carefully designed so as to ensure that it reflects the local distinctiveness of the village and enhances its character through its design and layout. The proposed residential units has been carefully considered so as to provide satisfactory levels of amenity to both existing adjacent properties and those, which are proposed.

Section 7 – Environment

We have addressed the issue of renewable energy & will look to incorporate ground or air source heat pumps together with PV cells or solar panels.

Section 8 – Managing & Controlling Development

Developer Contributions are acknowledged to allow infrastructure improvements identified under policies SP10 & SP11.

DESIGN

The site is a continuation of Pasture Lane. This site is accessed from a short private road to serve the three dwellings. The development provides very much a traditional 'garden village' feel with the housing set behind footpaths, which in turn are separated from the highway by large grassed verges.

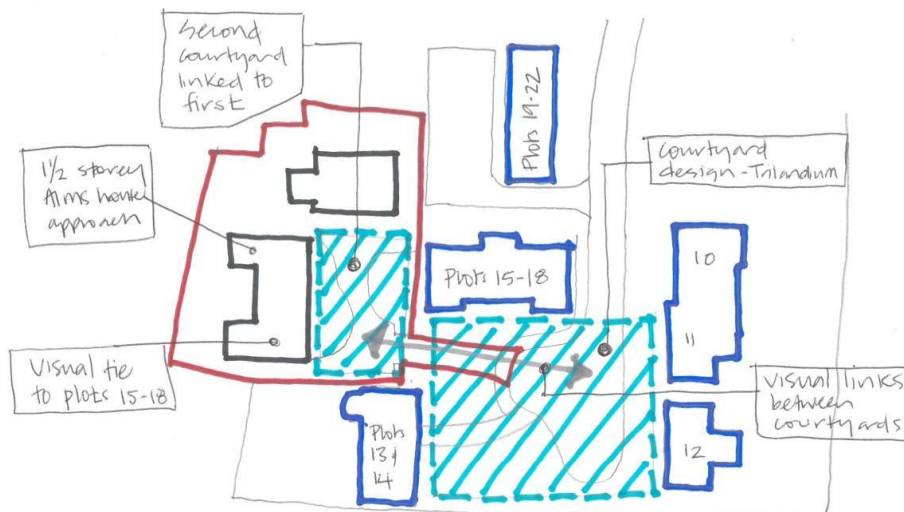
The design of the dwellings is influenced by the nature of the site & the existing building. The site is backlands between the established properties fronting Main Street & the new properties recently completed on Pasture Lane. All the new dwellings have stone walls, natural clay tiled roof coverings, painted timber windows & doors and mainly brick chimney stacks.

The three proposed dwellings punctuate the landscape in the same way tradition farm buildings or barns may have done. The existing building is to be refurbished, altered & extended to form one detached dwelling. The other two properties are new builds but again designed to look & feel like traditional Yorkshire farm buildings which have been converted.

The storey heights are single or one and a half storey to help the transition between old & new as mentioned above. The dwellings are all modest in scale & detached which helps to maintain the views through the site from Main Street however obscure these might be.

Many internal layouts adopt an 'open plan living' approach and some elevations introduce larger and deeper windows and glazed doors to encourage use of the outside spaces and allow views across the fields.

A previous sketch layout below was withdrawn.



Planning application 15/00850/FUL was submitted and registered on 24th July 2015. Following discussions with Ryedale District Council Planning Officer and Conservation Officer, the application was withdrawn in August 2015.

The proposals have been modified in order to make the houses more linear and to be a better fit with the grain of the surrounding farm buildings and outhouses.

The current application includes a sectional drawing showing the distance between Plot 3 and nos. 6-12 Pasture Lane, and also shows the height in relation to both The Old Granary and nos. 6-12 Pasture Lane.

Landscape Justification

The design process has been influenced by the following considerations:

- the existing landscape into which the development is to be integrated;
- how the landscape proposals will be developed to enhance and protect the character of the place;
- the relationship of the proposals to any relevant planning guidance;
- the creation of a sustainable landscape structure for the scheme.

Internal Site Landscape

Structurally, the landscape design process addresses the need to reinforce the established landscape character of the area across the site.

Building tight onto the pavement/courtyard with wide grass verges preserves the 'village' character of the area and gardenesque planting into the small frontages will soften the street scene and develop a cottage garden character within the site.

A mix of native and semi-native tree species along the site boundaries will form a natural transition to the countryside beyond and serve to break up the building form when viewed from outside the site.

The landscape proposals for the development will support and enhance the local character and define private and public areas.

Sustainability

We, together with Hovingham Estate, are investigating the use of sustainable materials and energy. We hope to use stone sourced from a local quarry and construct the houses using the highest quality materials. This will allow current regulations to be easily achieved or bettered. We hope to install some ground or air source heat pumps to provide a sustainable source of electricity for years to come.

Flood Risk

It has been confirmed with the Environment Agency that the application site falls within Zone 1, consequently there is no requirement to undertake a Flood Risk Assessment.

- **ACCESS STATEMENT**

Vehicular Entrance

The development site providing three dwellings is accessed via an extension to Pasture Lane via a new private road.

Vehicular approach is via Pasture Lane, which was designed for a maximum of fifty dwellings.

Services

All dwellings are provided with off street parking. The houses will also have sufficient space to accommodate and store their own refuse.

Pedestrian Approach

There are two access points to the site. The first is via the footpath extension to Pasture Lane and the second is via the 'snicket' at the end of Hall Farm Cottages.

The site is relatively level and offers good access for disabled or ambulant disabled people on foot.

Public Transport

There are two main bus services in Hovingham, which connect to Helmsley and Malton. There is a seasonal service, which runs on a Sunday and Bank Holidays.

There are connections to Scarborough and York by rail from Malton station.