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Outline Planning Application

Land to rear of  
66 Welham Road

Norton

YO17 9EF

**Design & Access Statement**

Incorporating

Flood Risk Statement

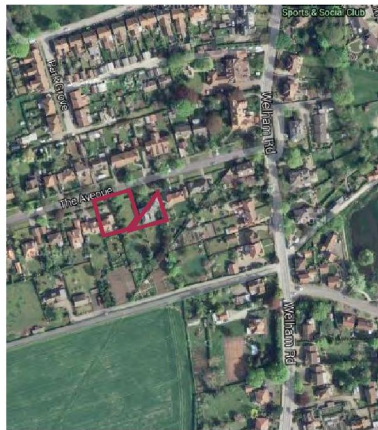
Rev A 23 12 2015

# Introduction

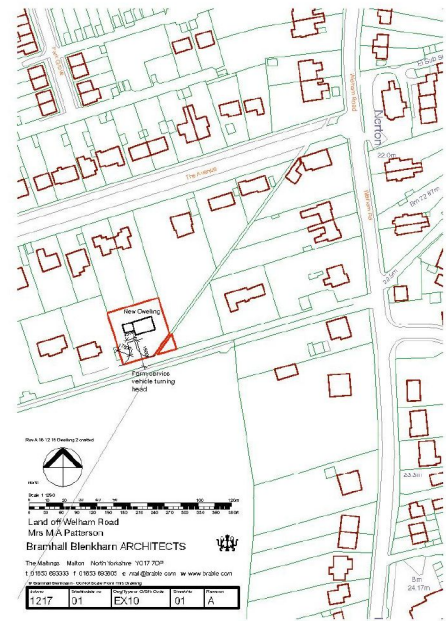
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1.1 This document accompanies the outline planning application for construction of a single dwelling to the rear of 66 Welham Road Norton YO17 9FF Grid Ref SE 47887 470937 on behalf of Mrs M A Patterson.

The location of the site is shown on the adjoining plan and aerial view below.



Aerial view noting site



Location of site

# Site Existing

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Access to site from Welham Road



Access to site from Welham Road



View of site from access



View of site from access with new dwelling to right (east of site)

# Site Existing

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View of site from access



View of site from access



View of access looking back to Welham Road



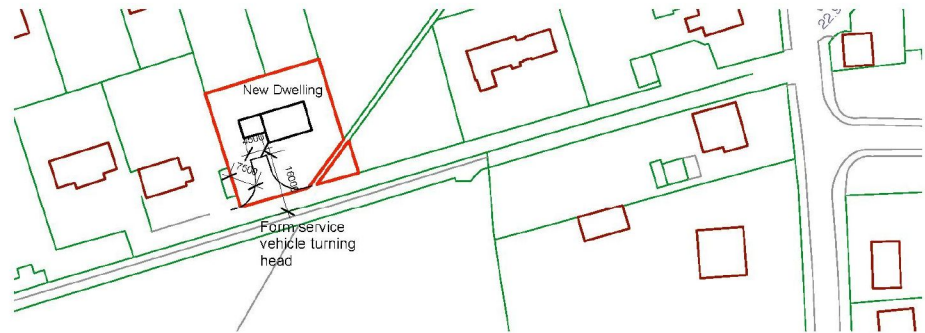
Fenced public footpath crossing site

## Site Proposed

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3.1 The site, highlighted below, is split by a public footpath running diagonally from north east to south west. The proposal is for one dwelling and is to incorporate a service vehicle turning head, 16m in depth, 4.5m wide and with radii of 7.5m.

3.2 The size of the plot reflects those of adjoining width plots. There is good separation from adjoining buildings to north, west and east.



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4.1 Prior to making an application, informal discussions were held with NYCC Highways, regarding the suitability of the access to serve 2 No dwellings. The response from Mr S Boyne dated 22.05.2015, noted:

'My informal views would be similar to that already given for planning approval 10/01383/FUL (& 12/00717/COND), to which Mark Bramhall was involved with at the time, based upon 1 new dwelling in each plot. The larger (western) plot should incorporate a service vehicle turning head rather than a passing place, for the benefit of all properties gaining access along the private street.

That would then encompass the recommended maximum 5 dwellings off the private drive, given that No. 66 fronts onto Welham Road.

NB Please note that pre-application planning highways advice is given in good faith and represents an informal officer view. A formal determination can only be made on submission of a planning application to the local planning authority to which the local highway authority would be a statutory consultee.'

The proposed site layout notes the provision of a service vehicle turning area within the site, sized in accordance with NYCC requirements, being 16m in depth and with turning radii of 7.5m.

4.2 The principle of housing in this location is supported by SP1 [General Location of Development and Settlement Hierarchy] set within the Principal Town of Malton and Norton and being within the development limits of SP2.

4.3 Policy SP 16 notes that any scheme should be well connected and reflect the size of surrounding dwelling plots, which the site does. It has vehicular access and a public footpath conveniently bisects the development land.

## Access and Accessibility

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### 6.0 Access & Accessibility

6.1 The dwelling would be designed to meet the requirements of Part M of the Building Regulations (Access to and Use of Buildings) as a minimum standard. Level access from car parking to properties and external areas.

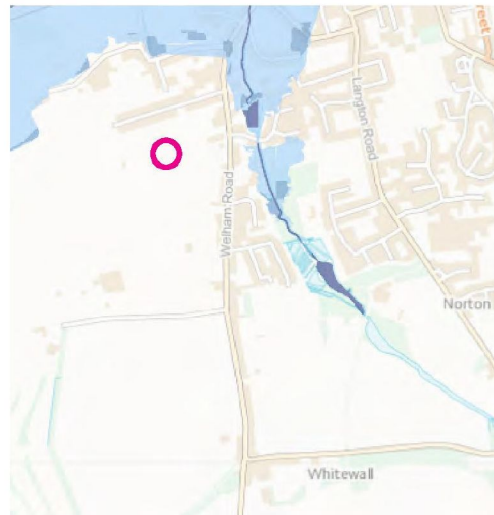
# Flood Risk Assessment

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## 7.0 Flood Risk Assessment

7.1 The extract below from the Environment Agency Map notes that the existing property is outside of any flood zone.

7.2 The plan shown blue highlights the additional extent of an extreme flood from rivers or the sea. These outlying areas (indicated by light blue) are possibly affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year. The dark blue areas indicate a risk from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.



Flood risk map for site from Environment Agency website