

**Planning Application for the erection of 12 dwellings  
with access road, parking and landscaping on land at  
Pecketts Yard, Sheriff Hutton.**

PLANNING STATEMENT  
JOHN HOWLETT PLANNING MAY 2016

## **Contents**

1. Site Description
2. Relevant Planning History
3. Constraints
4. The Application Proposal
5. Relevant Planning Policy
6. Analysis
7. Conclusion

## I. Site Description

- I.1 Sheriff Hutton is a small settlement located 14.5km to the south west of Malton and approximately 15km to the north east of the city of York. 6km to the south east of the settlement is the A64, which links York to the south west, with Scarborough to the north east.
- I.2 The settlement sits at the cross roads of Main Street (which runs in an east-west direction) with Finkle Street (which runs southward) and New Lane (which runs northward). To the eastern side of Main Street the road narrows and splits into two, forming East End and Church End. The application site lies at the eastern side of East End.
- I.3 The site extends to 0.7ha and is shown on figure 1 below edged in red.

Figure 1 – The application site.



- I.4 The eastern and northern boundaries of the site are well defined by existing tree planting and adjoin agricultural fields beyond. To the south, the site adjoins the boundary of St Helen and the Holy Cross Church, which is listed Grade 1. To the west, the site adjoins East End. A dwelling known as Hartley to the northern side of East End and its associated curtilage, adjoin the western boundary of the application site. To the south of East End, a group of 3 cottages; Church View Cottage, Howards End and Howard Cottage) adjoin the application site.
- I.5 Within the southern third of the site is a workshop/storage building. It is of part-rendered brickwork and blockwork, 25m long east to west, 10m wide and 4.6m high to the ridge of its double pitched corrugated metal roof. An access of compacted stone extends from East End along the front of the building and then around the east side, rear and west side in the form of a complete loop.

## 2. Relevant Planning History

2.1. This section reviews the planning history of the site through the Local Plan process and then through the planning application history.

2.2. The site has been promoted through the Local Plan process. In 2009 the site was noted in a report by Roger Tym and Partners as a category 1 site. At paragraph 3.32 of this report a category 1 site is defined as:

*Sites in Category 1 have minimal constraints and are considered to be 'deliverable' within the first five years. It is important to emphasise that for a site to achieve a Category 1 rating, it would need to be suitable, and available (or capable of being made available) within 5 years, and achievable.*

2.3. Since that time work has continued by the Council in producing its Local Plan Sites Document. Consultation took place in October 2015 in respect of service villages, which covers the application site (noted as site 51). The Council noted when inviting comments on the proposed allocations in service villages that:

*"Of all of the Service Villages, Sheriff Hutton is a settlement that has had very little residential development in recent years. In addition to the 'sustainability' criteria which are the reason for its designation as a Service Village, the settlement benefits from a significant employment area. Unlike some other service villages which are in closer proximity to each other (for example Hovingham and Slingsby or the A64 Service Villages) Sheriff Hutton is also located at some distance from other settlements which would be capable of providing homes to meet local needs. For this reason, it is considered that the Group 3 site at Sheriff Hutton (Pecketts Yard) should be identified and consulted upon as a preferred development site for the service village 'tier'."*

2.4. As a result of this consultation, the Council aspires to produce a full draft of the Local Plan Sites Document in later in 2016. The plan below shows the other sites in the settlement currently under consideration:



- 2.5 Whilst it is not the intention of this report to dismiss other proposed allocations, it should be noted that this site is previously developed land for the purposes of planning, enjoys a high degree of pedestrian permeability and does not rely on an unsafe means of access and has good access to existing local service provision.
- 2.6 In terms of planning applications, application reference number 15/00736/MFUL proposed the erection of 8 no. four bedroom, 4 no. three bedroom and 7 no. two bedroom dwellings together with associated road layout and landscaping following demolition of existing workshop/storage building. The layout proposed is set out below:



- 2.7 Following a meeting with Historic England, the Highways Authority and the Local Planning Authority this application was withdrawn from further consideration.

### 3. Constraints

- 3.1 A public footpath 25.85/5/1 bisects the site. It provides access from East End to the fields to the Wolds Way which runs parallel to the eastern boundary of the application site.
- 3.2 The site adjoins the Sheriff Hutton Conservation Area, the boundary of which is to the west of the site and to the south.

- 3.3 The Church of St Helen and the Holy Cross lies to the south of the site, and is listed Grade I.
- 3.4 There is a Yorkshire Water pumping station on site and development cannot be closer than 15m to it. In addition to this, access should be made available at all times to Yorkshire Water.

#### **4. The Application Proposal**

##### Background to the submission.

- 4.1 This application follows on from meetings held after the previous submission was withdrawn. Advice from the Local Planning Authority and Historic England has been critically assessed and used to inform the layout and form of development now proposed. Important to this submission has been the evolution of a scheme which fundamentally adheres to the advice given, in order to ensure that the development responds positively not only to the Conservation Area, but to the village as a whole.

##### The planning application

- 4.2 The planning application is in full, for the erection of 12 dwellings with associated means of access. The application comprises this statement together with the following documents;
- Planning application forms signed and completed;
  - Drawings from Brian Scott Designs LLP including location plan; site layout plan and house type plans;
  - Topographical survey
  - Heritage Statement by Humble Heritage
  - Extended Phase I Habitat Survey by Wold Ecology
  - Great Crested Newt Survey by Wold Ecology
  - Tree Report by Jo Ryan
  - Landscape Proposals by Jo Ryan
  - Surface Water Drainage Scheme by
  - Desktop and Geo Environmental Report by ARP
  - Traffic Statement by PAH
  - Flood Risk and Drainage Statement by Stevenson Associates

The Layout.

- 4.3 The layout as proposed in this submission presents two distinctive character types. This has been a deliberate attempt to allow integrate the development into the existing village in a sympathetic manner.
- 4.4 The first character type is to follow the existing pattern of development of East End. To achieve this, the road extends eastward and frontage development is proposed. All the houses are directly accessed from the new road continuing East End, face the road and have rear gardens reflecting the orientation of existing properties and village morphology along East End i.e. the traditional linear crofts seen in older parts of the village. This has allowed for provision of in curtilage car parking, to limit the demand for additional on-street parking. The view towards and through the proposed development site along East End makes an important contribution to understanding the essence of the Conservation Area and this development sustains this important view. This reflects the existing pattern of development local to East End. The layout is shown on the plan below:



- 4.5 In respect of plots 1 – 3 the siting of the dwelling represents an extension to the form of development of the dwellings to the west. This results in a more spacious form of development upon entering the site. Plot 4 is sited more forward on the plot, to realign the pattern of development with that which is more typical of East End.
- 4.6 Plots 6, 7 and 8 are sited further back on their plot than the dwellings of 'Hartley' and 'Ingelby' to the west of the site. This is to balance and mirror the form of

development on the south side of the access road and also as a result of the need to provide the stand off distance for Yorkshire Water. Consistent with the development to the south side on plot 4, plot 5 is a large detached two storey dwelling. This is a larger, higher status designed with the general appearance of a farmhouse, relating back to the fold yard in views from within the new development.

- 4.7 Within this part of the site, it is noted that the Yorkshire Water pumping station does not make a positive contribution to the street scene. Given their operational needs to maintain access, the proposal involves the landscaping of the area around it, in order to assist in its integration into the area.
- 4.8 The second character area is to the north of the site, has been comprehensively remodelled to remove the cul-de-sac arrangement perceived as overly suburban in character and replace this with a traditional rural form, designed to display a farmstead character and arrangement based around a fold yard. Many farmsteads are found on the outskirts of villages and this form is therefore considered to complement the village character with plot 5 designed as a gateway to the 'farmstead' having the character of a traditional farmhouse. To reinforce the farmstead character plots 9-12 have been designed around a central courtyard (reminiscent of a foldyard) accessed via a linear north/south road. Design details include garages with the character of cart sheds, boarded rather than panelled doors, a number of arched brick lintels and some openings giving the appearance of former barn door openings to threshing floors or larger openings for machinery etc that have been partially infilled. Domestic elements are minimised at the front elevations facing the central yard with modern domestic features such as French doors restricted to the rear elevations. The general arrangement of dwellings is shown on the plan below;





- 4.9 The amount of two storey development is limited and a consistent application of a simple palette of materials will create and reinforce its identity. This produces a pleasing form of development, which respects and is sensitive to its location. The figures below show typically how these dwellings will appear from various vantage points:

Figure 2 – view from the south east



Figure 3 – view from the south west



Figure 4 – the view from the north west

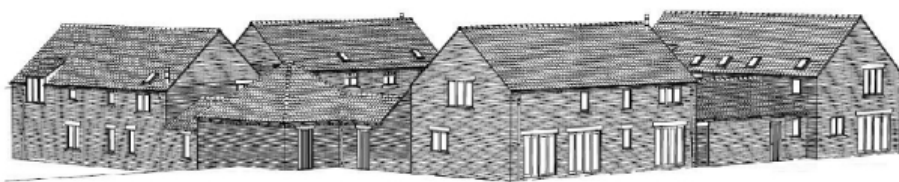
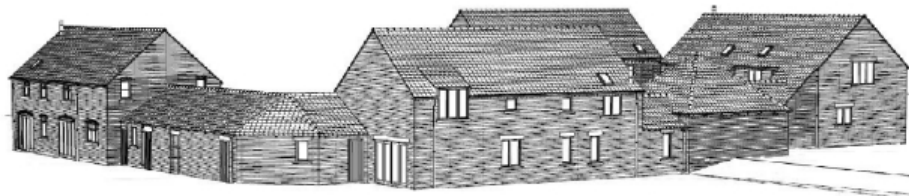


Figure 5 – view from the north east



#### Mix of House Types

- 4.10 The numbers of proposed dwellings has reduced as a response to the pre application discussions with the Council and Historic England, as a direct result of the requirement to produce a scheme which better reflects its location. The consequence of this is that the housing mix has changed as is set out below:

Plot No	No of Bedrooms	Affordable Unit	No of car parking spaces
1	2	Yes	2
2	2	Yes	2
3	3		3
4	4		4
5	5		4
6	4		4
7	2	Yes	2
8	2	Yes	2
9	4		4
10	4		4
11	4		4
12	4		4

#### Materials

- 4.11 The proposal is to utilise a simple palette of materials through the proposed development. These are Terracotta Pantile roof with 'Hoskins' Farmhouse Antique Bricks and Slate roof with a white render. The development displays a limited mix of traditional materials in a restrained palette with, for example, only pantile roofs proposed for the building around the courtyard, timber windows, brick elevations and lintels and paddock type fences dividing plot boundaries. The palette of material has been simplified from earlier designs at the request of Historic England.

#### Landscaping

- 4.12 The site is well screened by existing planting. Jo Ryan has been commissioned not only to provide a report into the status of the existing landscaping but also to provide advice in respect of tree protection and landscaping of the site. The

primary landscaping objective is to conserve and restore hedgerows and hedgerow trees which are defining features of the local landscape. This would enhance environmental buffer zones and biodiversity corridors around the site. As such, boundary planting should largely comprise British native species. This should provide an attractive transition from the built form, to the open countryside beyond the application site.

#### Access and Parking Provision

- 4.13 Vehicular access to the development will be via an improved access from East End, forming a continuation of the road into the site. The proposed road will take the form of an informal road, which will be of sufficient width to allow opposing vehicles to pass simultaneously. The informal road will include sufficient turning areas to allow a large refuse vehicle to enter and exit the site in a forward gear, which will provide a substantial improvement for all users of East End.
- 4.14 Vehicular access for the adjacent Yorkshire Water pumping station will be incorporated into the development, with sufficient turning areas to allow vehicles associated with the pumping station to enter and exit the site in a forward gear. It should be noted the possibility of providing improvements to the width of the carriageway along East End has been explored, and discussions with North Yorkshire County Council's Highways Officer (Stephen Boyne) have taken place. However, given the impact on adjacent trees any widening along the carriageway is not considered to be feasible.
- 4.15 The proposed internal access road will fully comply with the guidance given within North Yorkshire County Council's Highway Design Guide. Parking provision is made on site for the proposed dwellings in accordance with the requirements of the Highways Authority.
- 4.16 PAH Highways consultants have produced a Highway Statement which is included as part of the application submission.

#### Ecology

- 4.17 Wold Ecology have informed with respect to the proposed development. They have carried out an extended phase 1 habitat survey and great crested newt survey in order to assess the impacts of the development.

#### Flood Risk and Drainage

- 4.18 The site will be developed with separate foul and surface water drainage systems. Foul water from the new dwellings will drain by gravity towards the pumping

station connecting to the public foul water sewer at any existing manhole outside the compound.

- 4.19 Surface water from roofs, road and driveways will drain to soakaways. Based on preliminary tests, granular filled soakaways would appear not to be suitable due to the usable soakaway depth and the necessary storage requirement. It is therefore proposed to use proprietary cell units such as StormCell or AquCell but otherwise they will be designed and constructed in line with BRE Digest 365 sized for 1 in 30-year storms taking into account climate changes (plus 30% increase in rainfall intensities) minimum. Where possible, soakaways will be linked.

## **5. Relevant Planning Policy**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The plans in force at Ryedale consists of three elements: the Ryedale Plan; the saved Policies and Maps of the Ryedale Local Plan 2002; and saved policy of the Regional Spatial Strategy. The site lies outside the development limits of a settlement and within the open countryside. The following policies of the Ryedale Plan are considered to be relevant to the proposals:

### Policy SP1 General Location of Development and Settlement Hierarchy

- 5.3 Policy SP1 provides a settlement hierarchy within the district, setting out broad principles for the distribution of development. It confirms Malton and Norton (including Old Malton) role as the principal town and its location as a primary focus for growth. Local service centres (market towns) are the secondary focus for growth and include the towns of Pickering, Kirkbymoorside and Helmsley.
- 5.4 The tertiary focus comprises service villages, of which Sheriff Hutton is one.

### Policy SP2 Delivery and Distribution of new housing.

- 5.5 This policy seeks the delivery of at least 3000 (net) new homes will be managed over the period 2012-2027. The sources of new housing that will contribute to the supply of new homes across the District are as follows:
- Malton and Norton
  - Pickering, Kirkbymoorside, Helmsley
  - Service Villages

- Other Villages
- Wider Countryside

5.6 New housing land allocations will be distributed in accordance with the table below and will be made having taken account of the outstanding commitments at each location at the point at which the Local Plan Sites Document is prepared.

Location	Level of provision (approx)	Pattern and distribution of site allocations
Malton and Norton	1500 (50%)	Sites within the current Development Limits Small - Medium - Large extension sites around the towns and within the A64 boundary at Malton Avoiding coalescence with Old Malton
Pickering	750 (25%)	Sites within current Development Limits Extension sites around the towns of varying sizes Avoiding coalescence with Middleton
Kirkbymoorside	300 (10%)	Sites within current Development Limits Small-medium sized sites predominantly to the north of the A170 and to the east and west of the town avoiding coalescence with Keldholme
Helmsley	150 (5%)	Small - medium sized extension sites
Service Villages	300 (10%)	Limited small - scale sites in or adjacent to current Development Limits. Sites to be distributed as far as possible, amongst all villages in the category

5.7 A supply of deliverable sites sufficient to provide five years' worth of housing against planned annual housing requirements of 200 homes per annum will be identified and maintained with an additional supply of 20% moved forward from later in the Plan Period. The release of allocated sites will be managed in conjunction with other sources of supply to ensure the continuous delivery of 200 homes per annum. Completions arising from across the Plan area which exceed the planned build target of 200 dwellings per annum by up to 25% will not be deducted from the 3,000 homes to be provided. The managed release of sites will also take account of:

- The extent to which the Housing Trajectory illustrates that housing delivery will exceed planned annual and cumulative rates of housebuilding by up to 25%
- Under delivery against planned annual rates
- The need to ensure co-ordination with necessary infrastructure improvements
- The housing market and the ability of sites to deliver affordable housing in line with Policy SP3

Policy SP3 Affordable Housing

5.8 Policy SP3 relates to the need for a development to provide affordable homes. The policy requires that where local need exists, the Local Planning Authority will seek the provision of new affordable homes of up to 40% of the proposed development, where the development is located in the west or south west of the district (which includes Sheriff Hutton).

#### Policy SP4 Type and Mix of New Housing

5.9 This policy seeks to increase the range of choice and high quality housing in the District. It envisages this will be achieved through new development and reuse of empty properties, amongst other strategies. To ensure housing is well designed and supports safe and inclusive communities-

- Adequate private, individual amenity space will be required to be provided as part of the development of new houses or retained as existing homes are extended
- Communal amenity space will be required as part of flatted development, where this is feasible and practicable
- An appropriate level of safe play space will be provided for children and young people within larger development sites providing family housing in line with Policy SP11
- Outdoor environments will be designed to be safe and inclusive and to take account of the requirements of people of all ages and abilities

#### Policy SP12 Heritage

5.10 This policy seeks recognises the Distinctive elements of Ryedale's historic environment and confirms it will be conserved and where appropriate, enhanced. The potential of heritage assets to contribute towards the economy, tourism, education and community identity will be exploited including:

- The individual and distinctive character and appearance of Ryedale's Market Towns and villages
- Medieval features including relatively large numbers of deserted medieval villages, moated manorial sites and granges, such as Kirkham Priory and notable castle sites, including Sheriff Hutton and Bossall Hall, Pickering and Helmsley
- The network of historic field systems across the District and in particular, the historic field patterns around Pickering and other settlements on the northern side of the Vale of Pickering

5.11 To assist in protecting the District's historic assets and features, the policy advises the Council will:

- Seek to ensure the sensitive expansion, growth and land use change in and around the Market Towns and villages, safeguarding elements of the historic character and value within their built up areas, including Visually Important Undeveloped Areas, as well as surrounding historic landscape character and setting of individual settlements
- Consider ways in which planning obligations can be used in conjunction with the allocation of sites at the Service Villages in the Vale of Pickering to secure increased protection, management and/or understanding of archaeological assets

- Work with North Yorkshire County Highways, Town and Parish Councils to provide highway improvements and street furniture that are appropriate to the historic context of individual towns and villages
- 5.12 In considering and negotiating development proposals, the Council will seek to protect other features of local historic value and interest throughout Ryedale having regard to the scale of any harm or loss and the significance of the heritage asset

:

Policy SP16 Design

- 5.13 In respect of design, Policy SP16 confirms 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
- Protect amenity and promote well-being

- 5.14 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
- The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail

- 5.15 This policy continues to confirm that 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
  - Reduce crime and the fear of crime through the careful design of buildings and spaces
  - 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

Policy SP19 Presumption in Favour of Sustainable Development

- 5.16 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.
- 5.17 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or



- Specific policies in that Framework indicate that development should be restricted.

Policy SP20 Generic Development Management Issues

- 5.18 Policy SP 20 deals with issues relating to character, design, amenity and safety and access, parking and turning. In respect of character it advises development should respect the character and context of the immediate locality and wider landscape and town scape. It goes on to consider design, advising development should follow the principles established in Policy SP16.
- 5.19 In respect of amenity and safety this policy confirms new development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses.. Developers will be expected to address the risks/potential risks posed by contamination and/or unstable land in accordance with recognised national and international standards and guidance. From the perspective of highway safety, access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads Access into and within buildings will be expected to be of a standard that allows all to access the building unimpeded

**6. Analysis**

- 6.1 Whilst the site falls outside of the existing development limit, in the open countryside it is being considered as a proposed allocation. The issue of prematurity needs to be addressed. The matter of prematurity is addressed in paragraph 14 of Practical Planning Guidance. The guidance notes as follows:

*However in the context of the Framework and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:*

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and*

*b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.*

*Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.*

- 6.2 In dealing with criterion (a) the scale of development amounts to 12 units and therefore cannot be considered to be so substantial, or its cumulative effect so significant, that it would undermine the plan making process by pre determining any decision about scale, location or phasing of new development. The site has been promoted through the Local Plan process and it is both deliverable and developable. The development of this site for housing purposes will deliver market and affordable dwellings. It is of a scale consistent with the size of the village.
- 6.3 A search of public access for planning permissions for new residential development in the last 3 years reveals the following permission has been granted for residential development in Sheriff Hutton:
- 15/01151/FUL – Change of use and alteration of domestic garage to one bedroom dwelling with parking and amenity area on land at Castle Farm, Main Street, Sheriff Hutton.
- 6.4 It is noted that a current application 16/00435/FUL for the erection of two detached dwelling on land rear of Park View on Finkle Street is under consideration at the time of compiling this report.
- 6.5 Indeed given the planning constraints and tightly defined development limits which enclose villages in the proximity and development of existing allocations, there is an absence of any significant residential development taking place in the settlement or locality. The development of the village in the manner proposed will bring with it additional vitality, growth and socio-economic benefits which will go a long way to secure existing local service provision.
- 6.6 In dealing with criterion (b) it is noted the Allocations Local Plan is out to consultation and in accordance with the Local Development Scheme, will not be put before an Inspector later in 2016. Although some consultation has been undertaken, it cannot be said it is at an advanced stage.
- 6.7 It could be held that, in the absence of an approved Allocations Plan there is no Development Plan in place. Therefore under paragraph 14 of the NPPF, planning permission should be granted unless it can be demonstrated that any adverse impacts of doing so would significantly and demonstrably outweigh the benefits,

when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

- 6.8 In conclusion therefore, the application cannot be said to be premature. It is in a sustainable location adjoining existing development limits and represents sustainable development.

Impact on Heritage Assets.

- 6.9 The Heritage Report by Humble Heritage identifies the following heritage assets within 500m radius of the application site.

- Sheriff Hutton Conservation Area
- Sheriff Hutton Ringwork
- Sheriff Hutton Castle
- Church of St Helen and the Holy Cross
- Sheriff Hutton Park and Hall

- 6.10 Residential dwellings are considered to be appropriate in this village location and the form, density, grain, scale and materials of the development have responded to pre-application advice from Historic England, the local planning authority and heritage advice in this report. The grain, scale, design and materials of the proposed dwellings reference the existing residential built context which has already been established as part of the essential village setting of the church and therefore the new dwellings will simply reinforce the historic context of the church as a village asset and reinforce local distinctiveness and residential character. Historic character is safeguarded as the proposed development has been carefully considered and responds positively to the distinctive qualities of the village and sense of place. The development will integrate with the established village and maintains an important view to open countryside from East End while enhancing the termination of the village at Pecket's Yard.

- 6.11 At present the site is overgrown and neglected and detracts from the character and appearance of the conservation area and setting of the church. The proposed development responds to the village morphology and character and has a traditional form with interest and variety given by the introduction of traditional cottage type houses and a larger farmhouse type dwelling to the new road frontage and the development to the north with a farmstead type form and character. The setting of the conservation area and church will be conserved and indeed enhanced through the regeneration of the site, screening of the pumping station, improved boundary treatment and removal of rubbish and other debris while those attributes considered significant in terms of setting will be preserved.

- 6.12 No known heritage assets are directly impacted upon by the proposed development and the application site is not considered to fall within the setting, or impact upon the significance of Sheriff Hutton ringwork, castle and registered park and garden or its associated listed building as these are sufficiently distant to be unaffected, particularly given the existing topography.
- 6.13 Humble Heritage conclude that no direct or indirect impacts to the significance of nearby heritage assets through a change to their setting have been identified. Hence, to conclude, the proposed development is considered to accord with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the guidance provided in Policy SP12, which seeks to ensure the sensitive expansion, growth and land use change in and around villages, whilst, safeguarding elements of the historic character and value within their built up areas as well as surrounding historic landscape character and setting of individual settlements.

#### Highway Implications of the Proposal.

- 6.14 PAH have been instructed to assess the highway implications of the development. They have engaged with the Highways Authority to determine at pre application stage, whether or not it was possible to offer as part of this submission, off site highway improvements by way of a limited degree of road widening in proximity to the application site. However, these works would have the potential to adversely affect 2 trees in an adjacent neighbours garden and therefore were not proceeded with.
- 6.15 The report by PAH recognises the lawful use of the site and assesses the traffic generation the lawful use could generate as well as the nature of that traffic. They conclude the existing use of the site currently generates around 7 vehicle movements during the peak hours, with around 9 to 16 traffic movements during the day. However, due to the size of the site it does have the potential to generate significantly more traffic if operating at maximum capacity when compared to the existing use, with up to 15 traffic movements during the network peak hours and around 48 traffic movements per day.
- 6.16 East End does not currently contain any turning facilities for vehicles such as delivery vehicles, emergency vehicles, or large refuse vehicles. Therefore, when these vehicles have to access properties along East End, these vehicles then have to reverse along relatively lengthy distances increasing the likelihood of a large reversing vehicle colliding with a vulnerable road user or motorised vehicle.
- 6.17 The development proposes the erection of 12 dwellings. Traffic generation can be predicted by reference to TRICS data, which can be used to inform of likely traffic

generation at peak times (typically defined as between 0800-0900 and 1700-1800). The results of PAH's research show at peak times the development could generate 7 vehicle movements per hour.

- 6.18 When compared to the existing use of the site the development trip rates during the network peak hours are comparable to the existing use, with a slight net increase in daily traffic movements when compared to the potential traffic generations at the site. However, this slight daily increase can be easily offset by the removal of HGV traffic associated with the joiner's workshop and storage operations at the site, given that the local highway network does not contain suitable road widths or appropriate junction radii to accommodate frequent trips by large HGVs. The daily increase in traffic can also be offset by the substantial improvements proposed for all users of East End with the inclusion of turning facilities within the site as part of the development, which will negate the requirement for any large HGVs (including refuse collection vehicles) to reverse over relatively long distances.

#### Amenity of Adjacent Occupiers

- 6.19 The layout of the proposed dwellings has evolved so as to protect the amenities of the adjacent occupiers. The extract of the proposed layout plan below shows the relationship between the proposed dwellings on plots 1-3 and the group of 3 dwellings to the west.



- 6.16 The design of plots 1-3 is such that no windows are proposed in the side elevation of these dwellings which would lead to overlooking, amounting to a loss of privacy to the occupiers of the dwellings to the west. The separation distance, landscaping, size and orientation of the group of 3 dwellings on plots 1-3 is such that the amenities of adjacent occupiers are safeguarded.

- 6.17 The car parking area to the front of these dwellings is proposed to accommodate 6 cars. However it is considered that with the retention of the existing boundary screening the vehicle movements associated with the occupation of these dwellings, will not adversely affect the reasonable amenities of the adjacent dwellings.
- 6.18 To the north of the proposed access road, plots 1 and 2 present a side elevation to the dwelling known as Hartley. To the rear of plots 1 and 2, are plots 9 and 10, which present a rear elevation to this dwelling. This relationship is shown on the plan below:



- 6.19 The dwelling on plot 8 is sited parallel to the neighbouring property, Hartley, but is set back further from the edge of the highway. The relationship is considered appropriate in terms of impact on amenity, given the proposed separation distance, landscaping and the fact no windows are proposed in the side elevation of plot 8.
- 6.20 Plots 9 and 10 remain some distance away from the “Hartley”, but will face the side boundary. Here a combination of existing landscaping and proposed planting will soften the visual impact of the proposed development. However, given the greater distance between the respective dwellings, it is unlikely the erection of the dwellings in the manner proposed will lead to overlooking amounting to a loss of privacy.

Parking and Servicing

- 6.21 Parking for the proposed dwelling is at a rate of 2 spaces per dwelling as a minimum, which is considered sufficient to serve the needs of dwellings in this

location, without giving rise to on street parking problems which could result in conditions prejudicial to highway safety.

- 6.22 The plans also include provision for a turning head, which is considered to be a benefit to highway users in the locality, as no such provision currently exists.
- 6.23 The footpath across the site is to be incorporated into the highway. There is no way of avoiding this, given the means of access is fixed via East End; to re-route the footpath around the perimeter of the site would disadvantage users of the footpath and make the route more tortuous. To deny development of the site because of the footpath would deny the village the ability to extend in a planned and coordinated manner and also the contribution the development makes to the village and housing land supply in this part of the District.

#### Landscaping

- 6.22 The primary landscaping objective is to conserve and restore hedgerows and hedgerow trees which are defining features of the local landscape. This would enhance environmental buffer zones and biodiversity corridors around the site. As such, boundary planting should largely comprise British native species. Working with advice from the Council it is noted that the conifer line along the eastern boundary the line of trees is intrusive and provides limited visual amenity. In addition, the use of coniferous species in a rural site detracts from the local character of the village and does little to encourage biodiversity. It has been recommended to the applicant that G1 along the eastern boundary is removed and replaced with a diverse mix of largely native species, to form hedges inter-planted with trees.
- 6.23 The coniferous line of planting along the south and south western boundary are taller than those along the eastern boundary. The recommendation is to remove the groups G2 and along with 3 fir trees in G3 along these boundaries and replant with a more varied palette of species suited to the area. There is a small group of Lawson Cypress along part of the western boundary (G4), in front of 'Howards End' and 'Howards Cottage'. The proposal is to remove these trees as many have multiple stems or have been lopped or are beginning to collapse. The recommendation is to remove these and undertake planting along this boundary.
- 6.24 The proposed landscaping scheme introduces native hedge mixes along site boundaries together with more appropriate tree species such as silver birch, field maple, wild cherry, apple and rowan. The rationalised approach to the landscaping of boundaries strikes an appropriate balance and is an proportionate response to the demands of the site. The scheme will provide a soft edge and appropriate setting to the development, whilst respecting and opening up views of the church.

- 6.25 The Yorkshire Water pumping station cannot be moved. It contributes little to the street scene and due to its location will be at the entrance to the site. Space has been set aside around it to allow for planting comprising winter jasmine, ivy and honeysuckle in order to provide some screening and soften its impact.

#### Drainage

- 6.26 The site has been assessed by Stephenson Associates and the proposed method of surface water disposal shown on their drawing. Provision is made for the use of StormCell or AquCell units designed for 1 in 30 year storms, taking into account climate change (plus 30% increase in rainfall intensities). Storms with a frequency of 1 in 100-years (1% chance of annual occurrence) with additional allowances for climate change will also be assessed to ensure there is no flooding of properties on site or water passed off site affecting others and if necessary soakaways will be increased in size accordingly.

#### Wildlife Habitats

- 6.27 Wold Ecology have been commissioned to examine, by way of an Extended Phase I habitat survey. The survey examined the surrounding habitat is potentially important and the proposed development may impact upon mobile species. Consequently, the extended phase I assessment also targeted the following species relevant to the Application Site and proposed development:

- Bats
- Great crested newts
- Badger
- Birds
- Reptiles
- Hedgehogs

- 6.28 The survey did not recommend any further specific bird surveys with the exception of the need to undertake a Great Crested Newt survey as a result of the sites proximity to 2 points within 250m of the application site.

- 6.29 The survey involved visiting the site from February to March 2016, during the optimum great crested newt breeding season, to determine whether the ponds within 500 metres of the proposed development area boundary are occupied by great crested newts.

- 6.28 The report found a small population of Great Crested Newts in ponds 1 and 2 (the location of these ponds in relation to the site is shown on the diagram below).





6.29 Wold Ecology examined the short and long term impacts from the proposed development and consider it will have low/negligible impacts on great crested newts and viable habitats – providing the mitigation illustrated within its report are implemented. Wold Ecology considers that the proposed development and mitigation will ensure that any great crested newt populations at the site are maintained at a favourable conservation status.

## 6 Conclusion

- 6.1 The proposal is for the erection of 12 houses together with their associated means of access, parking and landscaping.
- 6.2 It is submitted for consideration following meetings with both the Council and Historic England and marks a fundamentally divergence away from the more suburban form of development the previous application proposed.
- 6.3 The mix of house types proposed is considered balanced. The form of development sensitive to its edge of settlement location and whilst outside of the Conservation Area, the proposal firmly acknowledges its proximity to Heritage Assets and it not considered to harm them.
- 6.4 The development of the site in the manner represents a development which will bring much needed residential development to the village, including affordable

housing, which secures the vitality of the settlement in a sustainable location, which meets the needs of present and future generations.

- 6.5 In consideration of the planning balance, the redevelopment of this brownfield site does not result in any adverse impacts which would significantly or demonstrably outweigh the benefits when assessed against policies in the NPPF.