



PB Planning

LAND AT EASTHILL HOUSE,  
THORNTON LE DALE

PLANNING STATEMENT

DECEMBER 2016

Strategy > Partnership > Delivery

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## 1.0 INTRODUCTION

- 1.1 This Planning Statement accompanies an application for **full** planning permission for the following development on Land at Easthill House, Thornton le Dale: -
- “Development of 26 residential dwellings and associated infrastructure”**
- 1.2 This statement has been prepared in support of the planning application and it provides details of the proposed development and an assessment of its compliance with relevant planning policy.
- 1.3 The application package is accompanied by the appropriate planning application fee and comprises copies of the following documents: -
- Site Location Plan;
  - Site Layout Plan;
  - House Type Drawings;
  - Garage Drawings;
  - Topographical Survey;
  - Technical Statement on Highway Matters;
  - Design and Access Statement;
  - Arboricultural Pre-Development Report;
  - Ground Investigation Report; &
  - Site Photographs
- 1.4 The statement concludes that the proposed development is in accordance with relevant planning policies at national and local levels. The proposed scheme seeks to provide new high quality housing in a location which is appropriate for the proposed residential use. Full planning permission should therefore be granted in respect of this planning application.

## **2.0 SITE DESCRIPTION AND DEVELOPMENT PROPOSALS**

### **Site Description**

- 2.1 The application site is approximately 0.95 hectares in size. Easthill House and its grounds provide holiday apartments, holiday lodges and ancillary areas including barbeque areas, a tennis court, crazy golf area and a play park. The site is categorised as previously developed land.
- 2.2 The photographs enclosed with this statement identify the current character of the site, it's buildings and ancillary uses.
- 2.3 The site's existing use has been in decline for a number of years, resulting in the use no longer being viable. The site's current appearance on an important approach into the Village has an adverse impact on the character of the settlement; views onto the settlement from the Area of High Landscape Value beyond the site; and views from the National Park from the north.
- 2.4 Whilst the site represents previously developed land, it is currently located adjacent to the defined development limits of Thornton-le-Dale and within the Area of High Landscape Value (AHLV).
- 2.5 The site's current negative visual impact on the character and appearance of the settlement, AHLV and National Park will only worsen should an appropriate alternative development not be supported on account of the site's existing buildings becoming dilapidated as a result of the financial situation of the site's existing use.
- 2.6 The site has a frontage to Wilton Road/A170 and is bounded on its northern and western boundaries by existing residential properties. The site is bound to the east and south by landscaping and open countryside beyond. When viewed aerially, the site represents a logical rounding off to the current settlement form of the Village.
- 2.7 The site is located in a suitable and sustainable location for residential development. Thornton le Dale is identified as a Local Service Village, the tertiary focus of growth behind the District's Principal Town and Market Towns. The planning policy context associated with the development of the site is discussed in further detail below.
- 2.8 With regards to access to services, Manual for Streets published in 2007 highlights that walking offers the greatest potential to replace short car trips, particularly those under 2km. A variety of facilities that could provide for the day to day needs of residents are located approximately 1.75km from the site within the centre of Thornton le Dale. The site is also approximately 1.17km from the All Saints Church of England Primary School.



- 2.9 Local bus stops are located within approximately 100m of the site on the A170. Nearside pedestrian facilities on the A170 are limited and as a consequence the development proposals will seek to improve connectivity between the site and local facilities in the village, either by improvement of the current footway on the opposite flank of the A170, or the provision of a nearside footway by the conversion of the existing verge.
- 2.10 The wider context of the site contains a varied mix of built up areas and open countryside. Beyond the immediate setting of the site lies the main settlement area of Thornton le Dale and the North York Moors National Park.
- 2.11 The provision of residential development at the site would not have an adverse impact on the identified local context and land uses located within proximity to the site. On account of the site's declining use, it is considered that the development proposals will have a positive impact on the character and setting of the area.

#### **Development Proposals**

- 2.12 The development proposals seek to deliver a high quality residential development, including bespoke designs, providing a housing mix for first time buyers through to families.
- 2.13 The development proposals seek the demolition of the existing buildings, the construction of 26 two-storey homes, with a mixture of integral or detached garages and private garden/amenity space to the front and rear.
- 2.14 It is proposed to provide a mix of dwelling types within the development and they will be as follows:
- Two semi-detached two bedroom dwellings (affordable dwellings)
  - One terraced two bedroom dwellings (affordable dwellings)
  - Six terraced three bedroom dwellings (affordable dwellings)
  - Four semi-detached three bedroom dwellings
  - Four semi-detached four bedroom dwellings
  - Three detached three bedroom dwellings
  - Six detached four bedroom dwellings
- 2.15 The development proposals will deliver 9 affordable homes (35%) on site, in accordance with the Council's current planning guidance.

#### **Design & Appearance**

- 2.16 The proposed scheme has been designed to reflect both the site's location within Thornton le Dale, in terms of quality of design and proposed materials, and also to ensure that the development is in keeping with the character and appearance of the immediate vicinity.

- 2.17 Along the site's frontage with Wilton Road/A170, the development proposals have been designed to deliver a built form which mirrors that of the Village centre of Thornton le Dale. With a semi-detached and block of 3 cottage/terraced properties. Parking has been placed to the rear of the site's frontage in order to enhance the design of the proposals and avoid cluttering the site's frontage on an important approach of the Village.
- 2.18 A similar form of development is proposed to be delivered immediately to the south of the site's entrance area, juxtaposed with larger detached properties in order to provide a varied street scene. This built form flows through the remaining areas of the site in order to deliver a development that is sympathetic to the character of the Village.
- 2.19 The plot sizes for each dwelling are commensurate with the existing arrangement of housing in the vicinity of the site and the proposed layout will provide each dwelling with rear private garden areas which are a minimum of 9m in depth.
- 2.20 The proposed development will provide elongated rear gardens (with potential for landscaping) on the site's western boundary adjacent to existing residential properties. Separation distances between the existing residential properties along the site's northern boundary will be substantial on account of the garden sizes of the existing properties.
- 2.21 The external treatment of the proposed houses will include door canopies, porches, chimney stacks and varying traditional window designs with stone/brick lintels and stone cills to provide a large variety of traditional designs around the development, and which seeks to compliment the design and appearance of the local vernacular.
- 2.22 The houses are to be fronted predominantly with natural stonework with a small number of dwellings having new facing brickwork which will be complemented with either stone lintel, arched stone lintels of brick soldier course lintels to the windows and doors and with stone projecting cills together with timber framed porches and door canopies (plain tile covered). The windows will be painted timber double glazed frames and the doors will be composite doors in painted timber frames.
- 2.23 The houses will have either parapets, with stone copings and footstone detailing of flush pointed gable verges, and the eaves of the houses are to be provided with half round black cast iron look guttering fixed to the walls by means of gutter spike brackets. All of the roofs to the development will be covered using natural clay pantiles or slates to local authority approval.
- 2.24 It is the applicant's intention to provide a stone wall to the front of the site along the northern boundary. The wall will be traditional in appearance.

- 2.25 Of particular design importance is the house type which has been designed to imitate a traditional barn (House Type K). This house type has been located at the south-east corner of the site. The area of the site most visible from the open countryside beyond. The house type has been specifically designed to limit the impact of the development proposals on the adjacent AHLV.
- 2.26 When viewed from Wilton Road/A170, the existing site provides an eyesore at an important entrance to the Village. The high quality, bespoke, design of the proposals will deliver an enhanced streetscape and improving views onto the Village from the surrounding landscape to the east.

#### Landscape & Arboriculture

- 2.27 With regards to landscaping, though the site is located in a designated AHLV, the site has no landscape value. Indeed, as identified above, the site has the potential to have an adverse impact on the surrounding landscape character of the site should the existing buildings be left to decline.
- 2.28 Views onto the development site are currently available from: -
- North - Wilton Road/A170
  - North – Outgang Lane
  - North East – A170
  - East – A170
  - South – Hurrell Lane
  - South New Ings Lane
- 2.29 Views onto the site contain a mixture of built form and tree planting, associated with the current uses and nature of the site. The development proposals will seek to retain the site's valued trees and landscape, the majority of which are located on the site's eastern and southern boundary. The aim is to set the proposed dwellings within a green infrastructure framework, replicating the character of existing views onto the site from the east and south. Resulting in a preservation of the site's role within the wider AHLV. It is believed that the development proposals will improve views onto the site from the National Park to the north, which currently consist of direct views of the rear of Easthill House, with a setting of built form and trees beyond.
- 2.30 The existing site contains areas of landscaping around the perimeter including a number of trees and hedges on the eastern boundary. This hedge will be retained and reinforced with additional plants where necessary. Particularly on the site's eastern and southern boundaries with the wider AHLV. Additional planting will provide sympathetic views onto the development proposals, whilst also enabling it to integrate well with the surrounding countryside.
- 2.31 Additional areas of landscaping will be provided to the western boundary between the existing dwellings and the new development and also on the eastern elevation of the site, to enhance the current screening to the site. The detailed nature of the planting scheme is to be decided.

- 2.32 It is the applicant's intention to provide landscaped gardens at the rear of the houses including close boarded timber fences between the individual dwellings. Flagstone paving will be provided within the garden areas with paths to the refuse store area.
- 2.33 An Arboricultural Pre-Development Report has been prepared by Elliott Consultancy Ltd (dated August 2016) to assess the effect of the development upon the existing landscaping at the site. The information contained within the report and Tree Constraints Plan (enclosed in Appendix 2 of the report) have been used to guide the design of the development proposals, with the aim of producing a layout that integrates existing trees of suitable quality where at all possible. Crown spreads and root protection areas will be respected with adequate space afforded for future development as the trees mature. A significant proportion of the trees on the site, notably those located within the site's western half, are not of a quality that requires protection.
- 2.34 It is proposed that an Arboricultural Impact Assessment will be conditioned to any approval of the application, as will an Arboricultural Method Statement.

#### Sustainable Design

- 2.35 If necessary, and in order to achieve the requirements of the building regulations, the development will be adapted to facilitate the use of PV panels. In terms of their orientation, the majority of the dwellings have been located so that either the south or south west-facing roof of every dwelling can be constructed with photovoltaic panels to provide electricity.

#### Flood Risk & Drainage

- 2.36 The Environment Agency indicative flood maps have been consulted and they have confirmed that the site is not subject to a risk of flooding.
- 2.37 The foul drainage from the dwellings will be pumped into the existing sewer located on the A170 to the north of the site.
- 2.38 Due to the levels across the site which generally fall from north to south, the surface water will be collected in oversized concrete pipes under the adopted road. It is proposed that the surface water will feed into the internal drainage board network located on the site's southern boundary.
- 2.39 The surface water discharge from the site will be regulated by the use of oversized drainage pipework to allow for onsite storage to accommodate 1 in 30yr storm conditions and to ensure that a 1 in 100yr event does not surcharge the site drainage system and can be stored on site without risk to people & property.

#### Highways & Accessibility

- 2.40 A Technical Statement on Highways Matters has been prepared by Sanderson Associates (dated October 2016) to assess the impact of the development proposals on the local highway network. The proposed development will be accessed from the site's existing access point from Wilton Road/A170.
- 2.41 The statement concludes that, in terms of the proposed development, it is clear that there is little material change in the traffic volumes generated by the proposed development when compared to the site's current use.
- 2.42 The statement identifies that there are opportunities for the use of sustainable travel to and from the site and measures will be provided (the improved footway provision) to encourage its use.
- 2.43 The statement confirms that a suitable access can be provided to appropriate design standards and there is no requirement for off-site improvements connected with the level of traffic associated with the development. The residual cumulative impact of the development could not therefore be considered to be severe and there should not be any highway reasons why this development should not gain planning permission.

#### Ground Investigation

- 2.44 A Ground Investigation Report has been undertaken by Rawcliffe Associates Ltd (dated November 2016). A trial hole investigation has been carried out at the site to assess the existing subsoil conditions to advise on suitable foundations for the proposed development. Soakaway trial test pits were also carried out to assess the soil infiltration to assist in the design of surface water drainage. It is envisaged that soakaway drainage is not feasible at the site.
- 2.45 The report identifies that the site inspection and trial holes undertaken at the site revealed no significant signs of poor ground conditions. The report states that should any future groundworks of the proposed development expose any potential poor ground conditions or buried structures, Rawcliffe Associates Ltd should be contacted to obtain advice and a course of remedial action. We anticipate that an appropriately worded planning condition could be attached to any potential approval of the development.

#### Community Infrastructure Levy & Section 106 Agreement Obligations

- 2.46 The development proposals will deliver a Community Infrastructure Levy (CIL) payment to Ryedale District Council to enable the safeguarding and enhancement of local infrastructure in the District.

2.47 The CIL charge for new open market residential developments in the Thornton le Dale area is £85 per square metre of gross internal floor space, which includes garages. In respect of the development proposals, the calculated CIL payment associated with the proposed open market dwellings is as follows: -

House Type	Gross Internal Floor Space (Sq.ft)	Gross Internal Floor Space (Sq.m)	Quantity	Total Sq.m	Required CIL Payment at £85sq.m
C	1400	130.06	4	520.26	£44,221.83
D	2000	185.81	4	743.22	£63,174.04
E	2250	209.03	1	209.03	£17,767.70
F	1700	157.94	4	631.74	£53,697.93
H	2100	195.10	2	390.19	£33,166.37
J	2400	222.97	1	222.97	£18,952.21
K	2325	216.00	1	216.00	£18,359.96
Single Garage	190.52	17.7	8	141.60	£12,036.00
Twin Garage	386.42	35.9	5	179.50	£15,257.50
			<b>Total</b>	<b>3254.51</b>	<b>£276,633.54</b>

2.48 However, there is a CIL credit payment that needs to be factored in from the loss of the existing building on site. The existing building has a gross floor space of 557.4sq.m. Of which, approximately half is currently utilised as a private residential home, resulting in a CIL credit of £23,689.5. Which reduces the CIL payment associated with the development proposals to **£252,944.04**. The CIL contribution to be delivered by the development proposals will be finalised over the course of the determination of the planning application.

2.49 In addition to the CIL payments the development will also deliver affordable housing on-site to meet local housing needs. A Section 106 Agreement will be submitted to the Council in due course to provide details of the timing and transfer of the affordable homes to a Registered Provider.

#### Conclusion

2.50 The documentation supporting the planning application establishes that the proposed quantum of development detailed above can be accommodated at the site ensuring that a high quality residential development can be delivered.

2.51 The development proposals will enhance an important approach to the Village through the removal of an existing eyesore and its replacement of a bespoke residential development that reflects the character of the Village and which preserves the value of the site's surrounding landscape.

### **3.0 PLANNING HISTORY & PRE-APPLICATION ADVICE**

3.1 In order to fully understand the development context of the site in the preparation of the planning application, we have undertaken a full planning history search. This search has identified the submission of no planning applications at the site since 1<sup>st</sup> January 2001.

3.2 There is therefore no planning application history of relevance to this planning application on account of the changes to both national and local planning policy guidance since 2001.

3.3 Prior to the submission of the planning application, the applicant has undertaken pre-application discussions with Ryedale District Council (RDC). The pre-application enquiry was submitted on the 12th July 2016. A meeting was held between the applicant and RDC on the 6<sup>th</sup> October 2016. The key points discussed at the meeting in respect of the proposed development of the site were as follows: -

- Place great emphasis on the site's frontage and eastern boundary in order to enhance the edge of the Village and improve on what is currently seen.
- Improve/enhance the landscaping along the site's eastern boundary.
- Provide Car Ports for parking areas for Plots 1 to 5 so that car parking isn't visually prominent on the access into the site.
- Move bungalows from the main access route.
- Amend area of Plot 23 to 27 to try to "back on" to existing residents on the site's western boundary.
- Ensure that sufficient spacing is provided between the plots (including garages) and trees. To ensure risk of future felling is minimised.
- Provide front of plot boundary features to enhance the village street scene feel.
- Change the road hierarchy to the south of the parking for Plots 1 to 5 by removing footpaths and moving to a shared surface. Allowing plots to be brought forward/staggered to create an interesting street scene and also to provide space from the trees located to the rear.
- Consider the provision of a large semi-detached plots to reflect the character of the existing Village.
- Materials can be a mix of stone/brick. Similar to the existing scheme located to the west of the site.

3.4 It is our view that the details provided in this statement, when viewed alongside the submitted planning drawings, demonstrate that the applicant has sought to respond positively to the comments received in respect of the design and layout of the development proposals.

3.5 With regards to community consultation, the applicant has held discussions with each of the existing residential properties which border the site. These discussions resulted in the provision of elongated rear gardens (with potential for landscaping) on the site's western boundary adjacent to existing residential properties. Separation distances between the existing residential properties along the site's northern boundary will be substantial on account of the garden sizes of the existing properties.

## 4.0 PLANNING POLICY CONTEXT

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: -

***“If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”***

4.2 This section of the Planning Statement outlines the relevant planning policy context for the proposed development considering National policy guidance and the policies of the Development Plan. It focuses on policies associated with the principal of development. Policies and guidance associated with detailed, technical matters are discussed in detail in Sections 5 & 6 below. For reference, the following documents have been reviewed: -

### **National Planning Guidance**

- National Planning Policy Framework

### **Development Plan Policy**

- Saved Policies of the Ryedale District Local Plan; &
- Ryedale Local Plan Strategy

### National Planning Guidance

4.3 At the national planning policy level, the National Planning Policy Framework (NPPF) identifies in Paragraph 6 that the purpose of the planning system is to contribute to the achievement of sustainable development. In Paragraph 7 it identifies three dimensions to sustainable development, which are as follows: -

- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect *the community's needs and support its health, social and cultural well-being*; and
- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

4.4 The NPPF identifies that these three roles should not be considered in isolation because they are mutually dependent. The document makes it clear that economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the



lives of people and communities. The NPPF states in Paragraph 8 that to achieve sustainable development: -

*“economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.”*

- 4.5 Paragraph 9 of the NPPF further identifies that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, which includes but is not limited to the following:
- Making it easier for jobs to be created in cities, towns and villages;
  - Moving from a net loss of bio-diversity to achieving net gains for nature;
  - Replacing poor design with better design;
  - Improving the conditions in which people live, work, travel and take leisure; and
  - Widening the choice of high quality homes.
- 4.6 The NPPF identifies a number of core planning principles within Paragraph 12. Of particular relevance to the development site the guidance identifies that in both plan making and decision taking, planning should: -
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.
  - Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and
  - encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 4.7 Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. The guidance identifies that development that accords with the development plan should be approved without delay. Or, where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless 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.
- 4.8 Paragraph 214 of the NPPF provides guidance to inform decision makers as to when a plan is classed as out of date. It identifies that for 12 months from the day of publication (of the NPPF), decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with NPPF.
- 4.9 The NPPF sets the Government's broad economic objectives for the planning system with sustainable development as a core principle. Paragraph 19 advises that planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.

- 4.10 With regards to the rural economy, paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.
- 4.11 The delivery of sustainable development should be considered in association with the NPPF's commitment to significantly boosting the supply of housing as prescribed in Paragraph 47 and also in Paragraph 49 which identifies that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 4.12 With regard to meeting identified housing needs, Paragraph 50 of the NPPF identifies the need for development which delivers a wide choice of high quality homes, widen opportunities for home ownership and creates sustainable, inclusive and mixed communities. With regards to affordable housing, the guidance identifies the need to meet this need on-site.
- 4.13 Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas. It identifies that housing should be located where it will enhance or maintain the vitality of rural communities.
- 4.14 With regards to the site's location outside of the defined settlement limits of Thornton le Dale and within the AHLV, Paragraph 109 of the NPPF identifies that developments should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- 4.15 In relation to conserving and enhancing the natural environment, Paragraph 111 of the NPPF identifies that planning decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

#### Local Planning Guidance

- 4.16 The Ryedale District Local Plan was adopted in 2002 and can be considered time expired. Its plan date was to 2006 and consequently the policies should be given very limited weight, particularly those policies that set needs or requirements over a period of time. The guidance provided in the NPPF confirms this conclusion. However, the Council identify that the proposals maps of the plan are to be saved until they are superseded by the Ryedale Local Plan Sites Document. The next version of the Ryedale Local Plan Sites Document is expected to be published for public consultation early next year.
- 4.17 The key policies of the Ryedale Local Plan associated with the development of the site have been superseded by the adoption of the Ryedale Local Plan Strategy (January 2015).

- 4.18 Policy SP1 of the Ryedale Local Plan Strategy identifies Thornton le Dale as a Local Service Centre (Service Village). The policy states that in allocating and releasing development sites in such locations, the use of deliverable brownfield land will be prioritised and development will be guided to areas with lowest flood risk, taking a count of the vulnerability of types of development and the need to achieve sustainable development. In addition, the policy also identifies that the Council will also take into account the delivery of the objectives of the plan; Community Infrastructure Levy requirements; accessibility to local services and facilities by foot; neighbouring land uses; impact on interests of importance; the character of the settlement and its setting; and satisfactory highway capacity and safety.
- 4.19 Policy SP2 of the plan provides guidance on the distribution of new homes within the Ryedale district. Thornton le Dale is identified as a Service Village, where approximately 10% of all new homes within the District will be located, equating to 300 new homes. The policy identifies that residential developments within Service Villages should be located in or adjacent to development limits.
- 4.20 Policy SP3 highlights the need for affordable housing in the Ryedale District whilst providing minimum requirements for all new housing developments. The policy states that 35% of new dwellings should be delivered as affordable housing on-site within Thornton le Dale.
- 4.21 Policy SP4 highlights the need for a choice of housing mix and type whilst drawing attention to the need for high quality developments within the Ryedale District. The policy supports developments that will provide increased housing choice and which contribute to the provision of a balanced housing stock.
- 4.22 Policy SP13 outlines the protection required for identified landscape areas within Ryedale. The policy states that the quality, character and value of Ryedale's diverse landscape will be protected and enhanced by encouraging new developments which contribute to the protection and enhancement of district elements of landscape character. The policy identifies that outside of those landscapes of the District which are protected by national landscape designations, the Council will carefully consider the impact of development proposals.
- 4.23 It is our view that the development proposals are consistent with national and local planning policy guidance. For completeness, and to ensure that the full benefits of the development proposals are explained, the next two sections of the statement provide an assessment of the site against the NPPF's planning policy objectives in respect of achieving the economic, social and environmental roles of sustainable development.

## 5.0 ECONOMIC & SOCIAL ROLE OF SUSTAINABLE DEVELOPMENT

- 5.1 One of the NPPF's Core Planning Principles identified in Paragraph 17 is to proactively drive and support sustainable economic development to deliver the homes that the country needs. It states that every effort should be made to objectively identify and meet the housing needs of an area. Paragraph 19 of the NPPF furthers the Government's commitment to securing economic growth and states that significant weight should be placed on the need to support economic growth through the planning system.
- 5.2 The development proposals can deliver the following economic and social benefits to Thornton le Dale and the wider District: -
- Creating sustainable communities through meeting market and affordable housing needs (on-site), offering existing and potential residents of the District the opportunity to live in the type of house and location they desire.
  - Delivering financial contributions towards the improvement of the District's infrastructure through the provision of a Community Infrastructure Levy payment of **£252,944.04**
  - New capital expenditure in the region of £3m creating direct and indirect employment opportunities of approximately 78 new jobs, of which 70% are usually retained in the local area.
  - Sustaining and improving the District's labour market through delivering the right homes in the right locations.
  - Increasing retail and leisure expenditure in the local area by between £600k per annum, creating a potential 4 jobs in these sectors.
  - Provision of funding towards public services from an estimated figure of £235k from the Government's new homes bonus and annual council tax payments of £40k per annum.
- 5.3 The development of 26 homes at the site can deliver economic and social benefits to the local area and wider District. The NPPF seeks to encourage sustainable growth and identifies in Paragraph 8 that economic growth, such as that which this site can deliver, can secure higher social and environmental standards.
- 5.4 The development of the site will deliver a £3m construction investment to Thornton le Dale and the wider Ryedale area. This level of investment will deliver a wide range of direct and indirect economic benefits to the area, stimulating employment growth during and post construction.
- 5.5 A large proportion of the workforce for each of W & W Estates' sites are drawn locally. It is therefore highly likely that the majority of the proposed construction jobs will be taken up by a local workforce. Furthermore, local business will also benefit from trade linkages established through the construction of the development, meaning that a large proportion of the indirect jobs would be supported locally from suppliers of construction materials and equipment.

- 5.6 Following the construction of the development new employment opportunities will be created and existing facilities/services sustained as a result of the spending patterns of new residents within Thornton le Dale and the local area. It is estimated that the development will generate over £600k pounds each year of spending power to the local retail and leisure economy. Contributing to the long term vitality and sustainability of the local services and facilities of the Village.
- 5.7 The development will deliver significant economic gains through the Government's New Homes Bonus incentive and annual Council Tax payments. At a time when local authority's budgets are being reduced these areas of financial gain can provide beneficial ways in which Councils can continue to support their communities.
- 5.8 Indeed, as calculated above, the development proposals will also deliver a substantial Community Infrastructure Payment to the Council, to be used to improve local infrastructure, including local educational facilities.
- 5.9 Overall, the development will deliver a number of economic benefits to Thornton le Dale (a designated Service Village) and the wider Ryedale area, and in doing so will meet the Government's economic objectives of sustainable development. In doing so the proposals will also comply with Ryedale Local Plan Strategy Policies SP1 & SP2.
- 5.10 Turning specifically to the social role that the development can deliver, the development proposals will contribute to supporting a strong, vibrant and healthy community by providing a supply of housing that is required to meet the needs of the present and future generations.
- 5.11 Paragraph 47 of the NPPF identifies that in order to boost significantly the supply of housing Local Planning Authorities are required to ensure that they meet in full their objectively assessed needs for housing and in doing so demonstrate annually a 5-year supply of deliverable housing sites.
- 5.12 The development proposals can deliver an important contribution to the District's housing land supply requirements. It can support the ongoing maintenance of a 5-year rolling supply of deliverable housing sites through the release of a previously developed site. Reducing the need to release less sustainable greenfield sites located elsewhere in the District.
- 5.13 The development proposals can also deliver a vital contribution to the District's affordable housing needs through the delivery of 35% of the proposed homes as affordable properties on-site. RDC's 2015 Strategic Housing Market Assessment (SHMA) indicates that Ryedale will be required to provide for a net annual affordable housing need of approximately 98 dwellings per annum over the period 2014 to 2035 (based on a 30% affordability threshold) in order to both

clear the existing waiting list backlog and meet future arising household need. The development proposals can therefore deliver a very important contribution to these identified housing needs.

- 5.14 Recent discussions with RDC's Housing Officers have also identified that in 2015 an Open Day was held in the Village in connection with the applicant's recent housing scheme at Hurrell Lane and which included 4 x Discount for Sale properties. At the Open Day, 21 people registered an interest in the properties. As this level of interest could not be fully met by the Hurrell Lane development, the delivery of 9 affordable properties within the development proposals could make a significant contribution to meeting the outstanding affordable housing needs of the Village itself.
- 5.15 The development will deliver high quality homes for local families on a previously developed site located within a designated Service Village. The development is within walking and cycling distance of a range of leisure and community services. The development will help to sustain local services and facilities by providing new retail and leisure expenditure.
- 5.16 In respect of the provision of a good housing mix within the development, in order to meet the identified needs of the community the proposals offer the potential to provide dwellings of a mix of 2, 3 and 4 bedroom homes to ensure that the housing needs of all members of the community can be met including first time buyers, couples of all ages and families.
- 5.17 The proposed scheme has been designed to reflect both the site's location within Thornton le Dale, in terms of quality of design and proposed materials, and also to ensure that the development is in keeping with the character and appearance of the immediate vicinity. The application seeks to deliver 26 dwellings at a density of 27 dwellings per hectare.
- 5.18 The external treatment of the proposed houses will include door canopies, porches, chimney stacks and varying traditional window designs with stone/brick lintels and stone sills to provide a large variety of traditional designs around the development and which seeks to compliment the design and appearance of the local vernacular.
- 5.19 The design of the proposals will result in a high quality local environment for residents, with appropriate levels of private amenity space for new residents of the development and existing residents who neighbour the site.
- 5.20 We consider the quantum of development proposed will deliver a high quality residential development whilst ensuring an efficient use of previously developed land. Full details in respect of the design of the development proposals are set out within the Design & Access Statement that is submitted as part of the planning application.

5.21 Overall, the development will deliver much needed new homes in a sustainable location and will meet the Government's social objectives of sustainable development as set out in Paragraphs 47, 50, 55, 58 & 111 of the NPPF. In doing so the proposals will also comply with Ryedale Local Plan Strategy Policies SP1, SP2, SP3, SP4 & SP16.



## **6.0 ENVIRONMENTAL ROLE\_OF SUSTAINABLE DEVELOPMENT**

- 6.1 The NPPF identifies the environmental role of sustainable development as contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. The key environmental considerations associated with the development proposals are considered below.
- 6.2 The key planning arguments in support of the environmental role of the development proposals were outlined in Section 2 of this statement. These arguments are summarised again here, whilst specifically identifying how the proposals comply with relevant national and local planning guidance.

### Settlement Form & Design Context

- 6.3 Paragraph 56 of the NPPF identifies that good design is a key aspect of sustainable development and that it can be used to contribute positively to making places better for people. Paragraph 57 further states that high quality and inclusive design, including individual buildings and private spaces, should be achieved. Paragraph 61 identifies that design goes beyond aesthetic considerations and should address connections between people and places and the integration of new development into the natural, built and historic environment. Finally, Paragraph 65 identifies that planning permission should not be refused for buildings which promote high levels of sustainability because of concerns about the incompatibility with an existing townscape, if those concerns have been mitigated by good design.
- 6.4 At the local level, Policy SP16 of the Ryedale Local Plan Strategy document identifies that development proposals will be expected to create high quality places that are accessible, well integrated and which reinforce local distinctiveness; respect the landscape; the structure and grain of settlements; views and vistas; materials and architectural detail; landscape features; and which make efficient use of land.
- 6.5 The development of the application site in the manner proposed will improve the design character of this location of Thornton le Dale for the following reasons: -
- The site's existing use has been in decline for a number of years. When viewed from Wilton Road/A170, the existing site provides an eyesore at an important entrance to the Village.
  - The site's current appearance on an important approach into the Village has an adverse impact on the character of the settlement; views onto the settlement from the Area of High Landscape Value beyond the site; and views from the National Park from the north.



- The site's current negative visual impact on the character and appearance of the settlement, the AHLV and National Park will only worsen should an appropriate alternative development not be supported.
- When viewed aerially, the site represents a logical rounding off to the current settlement form of the Village.
- The proposed scheme has been designed to reflect both the site's location within Thornton le Dale, in terms of quality of design and proposed materials, and also to ensure that the development is in keeping with the character and appearance of the immediate vicinity.
- The external treatment of the proposed houses has been designed to provide a large variety of traditional designs around the development and which seeks to compliment the design and appearance of the local vernacular.
- Additional planting on the site's boundaries will provide sympathetic views onto the development proposal, whilst also enabling it to integrate well with the surrounding countryside.
- Of particular design importance is the house type which has been designed to imitate a traditional barn (House Type K). This house type has been located at the south-east corner of the site. The area of the site most visible from the open countryside beyond. The house type has been specifically designed to limit the impact of the development proposals on the adjacent AHLV.
- The design of the proposals will result in a high quality local environment for residents, with appropriate levels of private amenity space for new residents of the development and existing residents who neighbour the site.
- We consider the quantum of development proposed will deliver a high quality residential development whilst ensuring an efficient use of previously developed land.
- The high quality, bespoke, design of the proposals will deliver an enhanced streetscape and improving views onto the Village from the surrounding landscape to the east.

6.6 In conclusion, it is our clear view that the development proposals will contribute positively to the area; are of a high quality and inclusive design and have been designed to integrate with the existing natural and built environment. The bespoke design will respect the character of the site and its surroundings with regard to scale, layout, building styles and materials. The development will contribute towards creating an attractive and sustainable neighbourhood which complies with national and local planning policy guidance in respect of design.

6.7 The development proposals can therefore be considered to comply with the planning guidance presented in Paragraphs 56, 57, 61 & 65 of the NPPF and Policy SP16 of the Ryedale Local Plan Strategy.

#### Landscape Impact

6.8 With regards to the site's location outside of the defined settlement limits of Thornton le Dale and within the AHLV, Paragraph 109 of the NPPF identifies that development should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Policy SP13 of the Ryedale Local Plan encourages new developments which

contribute to the protection and enhancement of the District's landscape character. The policy identifies that outside of those landscapes of the District which are protected by national landscape designations, the Council will carefully consider the impact of development proposals.

6.9 The development proposals will protect and enhance the landscape character of Thornton le Dale and its surrounding areas on account of the following: -

- Though the site is located in a designated AHLV, the site itself has no current landscape value.
- The site's current appearance on an important approach into the Village has an adverse impact on the character of the settlement; views onto the settlement from the Area of High Landscape Value beyond the site; and views from the National Park from the north.
- The site's current negative visual impact on the character and appearance of the settlement, AHLV and National Park will only worsen should an appropriate alternative development not be supported.
- The development proposals will seek to retain the site's valued trees and landscape, the majority of which are located on the site's eastern and southern boundaries.
- The proposed dwellings will be set within a green infrastructure framework, replicating the character of existing views onto the site from the east and south. Resulting in a preservation of the site's role within the wider AHLV.
- It is believed that the development proposals will improve views onto the site from the north, which currently consist of direct views of the rear of Easthill House.
- The existing site contains areas of landscaping around the perimeter including a number of trees and hedges on the eastern boundary. This hedge will be retained and reinforced with additional plants where necessary.
- Additional planting will provide sympathetic views onto the development proposal, whilst also enabling it to integrate well with the surrounding countryside.
- The high quality, bespoke, design of the proposals will deliver an enhanced streetscape and improving views onto the Village from the surrounding landscape to the east.
- Of particular design importance is the house type which has been designed to imitate a traditional barn (House Type K). This house type has been located at the south-east corner of the site. The area of the site most visible from the open countryside beyond. The house type has been specifically designed to limit the impact of the development proposals on the adjacent AHLV.
- The submitted Arboricultural Pre-Development Report has assessed the effect of the development upon the existing landscaping at the site. The conclusions of the assessment have been used to guide the design of the development proposals, with the aim of producing a layout that integrates existing trees of suitable quality where at all possible.

6.10 It can therefore be concluded that the development proposals have the potential to enhance the landscape character of the area and thus can be considered in accordance with the guidance presented in Paragraph 109 of the NPPF and Policy SP13 of the Ryedale Local Plan Strategy.

### Sustainable Design

- 6.11 Paragraph 95 of the NPPF identifies that new developments should support energy efficiency through adopting nationally described sustainable design standards. In addition, Policy SP18 of the Ryedale Local Plan Strategy expects developers to demonstrate how any new developments play a key role in reducing carbon emissions and improving building sustainability.
- 6.12 If necessary, and in order to achieve the requirements of the building regulations, the development will be adapted to facilitate the use of PV panels. In terms of their orientation, the majority of the dwellings have been located so that either the south or south west-facing roof of every dwelling can be constructed with photovoltaic panels to provide electricity.
- 6.13 The development proposals can therefore be considered to comply with the policy context set out within Paragraph 95 of the NPPF, alongside Policy SP18 of the Ryedale Local Plan Strategy.

### Highways, Access and Connectivity

- 6.14 Paragraph 30 of the NPPF identifies that support should be given to patterns of development which reduce congestion and facilitate the use of sustainable modes of transport. Paragraph 32 identifies that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 95 further identifies that new developments should be located in ways to reduce greenhouse gas emissions. At the local level, Policy SP16 of the Ryedale Local Plan Strategy states that developments should facilitate access by sustainable modes of travel, including public transport, cycling and walking. Policy SP20 further identifies that access and movement within development sites should not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists.
- 6.15 We believe that the application site is situated in a sustainable and accessible location for the following reasons: -
- A variety of facilities that could provide for the day to day needs of residents are located approximately 1.75km from the site within the centre of Thornton le Dale. The site is also approximately 1.17km from the All Saints Church of England Primary School.
  - Local bus stops are located within approximately 100m of the site on the A170.
  - The development proposals will seek to improve connectivity between the site and local facilities in the village, either by improvement of the current footway on the opposite flank of the A170, or the provision of a nearside footway by the conversion of the existing verge.
  - A Technical Statement on Highways Matters prepared by Sanderson Associates (dated October 2016) concludes that, in terms of the proposed development, it is clear that there is little material change in the traffic volumes generated by the proposed development when compared to the site's current use.

- The statement confirms that a suitable access can be provided to appropriate design standards and that there is no requirement for off-site improvements connected with the level of traffic associated with the development.
  - The residual cumulative impact of the development could not be considered to be severe and there should not be any highway reasons why this development should not gain planning permission.
- 6.16 Overall, it is our view that the application site is situated in a sustainable location. The proposals represent an opportunity to create a well-connected residential development. Services and facilities are all accessible by walking, cycling and public transport.
- 6.17 The development proposals can therefore be considered to comply with the guidance presented in Paragraphs 30, 32 and 95 of the NPPF and Policies SP16 & SP20 of the Ryedale Local Plan Strategy.

#### Biodiversity/Arboriculture

- 6.18 Paragraph 118 of the NPPF states that local planning authorities should aim to conserve and enhance biodiversity through encouraging opportunities to incorporate biodiversity in and around developments. Policy SP14 of the Ryedale Local Plan Strategy identifies that the loss or harm to nature conservation features should be avoided or mitigated.
- 6.19 The site's areas of biodiversity value relate to its existing arboricultural features. The submitted Arboricultural Pre-Development Report has assessed the effect of the development upon the existing landscaping features at the site. The results of the assessment have been used to guide the design of the development proposals, with the aim of producing a layout that integrates existing trees of suitable quality where at all possible. Crown spreads and root protection areas will be respected with adequate space afforded for future development as the trees mature. A significant proportion of the trees on the site, notably those located within the site's western half, are not of a quality that requires protection. It is proposed that an Arboricultural Impact Assessment will be conditioned to any approval of the site, as will an Arboricultural Method Statement.
- 6.20 Accordingly, it can therefore be concluded that there are no ecology/biodiversity matters that would render the development proposals unsustainable in the context of Paragraph 118 of the NPPF and Policy SP14 of the Ryedale Local Plan Strategy.

#### Flood Risk & Drainage

- 6.21 Paragraph 100 of the NPPF identifies that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Policy SP17 of the Ryedale Local Plan Strategy identifies that flood risk will be managed by requiring the use

of sustainable drainage systems and techniques and through undertaking a risk based sequential approach to the location of new development by guiding it to areas with lower probability of flooding.

- 6.22 There are no known constraints in terms of flooding or drainage. The site is not considered to be at risk from flooding as highlighted by its location in Flood Risk Zone 1 on the Environment Agency's National flood risk maps.
- 6.23 The foul drainage from the dwellings will be pumped to the existing sewer connection located on Wilton Road/A170 to the north of the site.
- 6.24 Due to the levels across the site which generally fall from north to south, the surface water will be collected in oversized concrete pipes under the adopted road. It is proposed that the surface water will feed into the internal drainage board network located to the south of the site. The surface water discharge from the site will be regulated by the use of oversized drainage pipework to allow for onsite storage to accommodate 1 in 30yr storm conditions and to ensure that a 1 in 100yr event does not surcharge the site drainage system and can be stored on site without risk to people & property.
- 6.25 We can confirm that the applicant would accept appropriately worded conditions in respect of the provision of detailed drainage designs prior to the commencement of development. Accordingly, it can therefore be concluded that there are no drainage or flood risk matters that would render the development unsustainable in the context of Paragraph 100 of the NPPF and Policy SP17 of the Ryedale Local Plan Strategy.

#### Geology & Ground Conditions

- 6.26 Paragraph 109 of the NPPF identifies that the planning system should prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil pollution or land instability and by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Policy SP17 of the Ryedale Local Plan Strategy states that land resources will be protected and improved by remediating and restoring contaminated land where identified and through prioritising the use of previously developed land and protecting the best and most versatile agricultural land.
- 6.27 The development site is characterized as previously developed land.
- 2.52 The submitted Ground Investigation Report identifies that the site inspection and trial holes undertaken at the site revealed no significant signs of poor ground conditions. The report states that should any future groundworks of the proposed development expose any potential poor

ground conditions or buried structures, Rawcliffe Associates Ltd should be contacted to obtain advice and a course of remedial action. We anticipate that an appropriately worded planning condition could be attached to any potential approval of the development.

- 6.28 Accordingly, it can therefore be concluded that there are no geology or ground contamination matters that would render the development proposals unsustainable in the context of Paragraph 109 the NPPF and Policy SP17 of the Ryedale Local Plan Strategy.

#### **Environment Role Summary**

- 6.29 The evidence provided above clearly identifies that development of the application site would comply with the environmental role of sustainable development as prescribed by the NPPF.
- 6.30 The development proposals will ensure the protection of the area's natural and built environment through the delivery of a high quality and sympathetically designed scheme situated in a sustainable location. The proposed development will therefore not have an adverse impact on the local environment.



## 7.0 NPPF SUSTAINABLE DEVELOPMENT & DELIVERABILITY ASSESSMENT CONCLUSION

7.1 The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. The evidence provided in the sections above establish the contribution that the development proposals can make towards achieving the three mutually dependent dimensions of sustainable development. It has identified the following: -

- **An economic role** – the development proposals will deliver economic investment through the delivery of twenty-six bespoke high quality homes in the District, creating new direct and indirect employment opportunities and providing substantial community infrastructure levy payments.
- **A social role** – the development proposals will support strong, vibrant and healthy communities, by contributing to the identified housing needs of the area through the delivery of market homes and affordable homes on site.
- **An environmental role** – the development proposals will contribute to protecting and enhancing the natural, built and historic environment of the area through the delivery of a sympathetically designed scheme which has the potential to preserve and enhance the landscape character of the area.

7.2 The development of the application site in the manner proposed will fully accord with the economic, social and environmental dimensions of sustainable development, as prescribed by the NPPF. It also complies with each of the relevant local planning policies.

7.3 In accordance with Footnote 11 of Paragraph 47 of the National Planning Policy Framework, we believe that the site can be considered a **Deliverable** residential development site on account of the facts that: -

- The site is located in a **suitable** location for residential development now. The development proposals are situated in a suitable and sustainable location in respect of connectivity to existing services and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.
- The site is **available** for development now. The site is available for residential development as there are no legal or ownership constraints and as the landowner has made the land available for development.
- The site can also be considered **achievable** as the applicant is committed to delivering new homes on the site within the next 5 years.

7.4 The site can be considered a deliverable residential development site and its release would provide several benefits to the local area as identified above.

7.5 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that the policies contained within it constitute the Government's view of what sustainable development in England means in practice for the planning system. The evidence provided in this statement has demonstrated that when assessed against national

and local planning policies, on either an individual basis or in combination, the development proposals fully comply with planning guidance in respect of sustainable development.

- 7.6 Therefore, on account of the guidance presented within Paragraph 14 of the NPPF, and the presumption in favour of sustainable development, it is our view that the development proposals should be approved without delay.



## **8.0 SUMMARY & CONCLUSIONS**

- 8.1 The development proposals seek to deliver 26 new, bespoke, homes on previously developed land and in keeping with the existing settlement form of the Village envelope. The development would make an important contribution to the housing needs of the District.
- 8.2 The development proposals will deliver a number of economic and social benefits associated with the delivery of new market and affordable homes.
- 8.3 The high quality, bespoke, design of the proposals will deliver an enhanced streetscape and improve views onto the Village from the surrounding landscape to the east.
- 8.4 The proposed development has been designed to reflect both the site's location within Thornton le Dale, in terms of quality of design and proposed materials, and also to ensure that the development is in keeping with the character and appearance of the immediate vicinity.
- 8.5 The site's current appearance on an important approach into the Village has an adverse impact on the character of the settlement; views onto the settlement from the Area of High Landscape Value beyond the site; and views from the National Park from the north.
- 8.6 The site's current negative visual impact on the character and appearance of the settlement and AHLV will only worsen should an appropriate alternative development not be supported.
- 8.7 The evidence provided in this statement has demonstrated that when assessed against national and local planning policies, on either an individual basis or in combination, the development proposals fully comply with planning guidance in respect of sustainable development.
- 8.8 Therefore, on account of the guidance presented within Paragraph 14 of the Framework, the presumption in favour of sustainable development, it is our view that the development proposals should be approved without delay.