

Design & Access Statement

Land at High Street,

Amotherby





**DESIGN & ACCESS STATEMENT**

**CONTENTS**

1.	INTRODUCTION	Page 2
2.	PLANNING POLICY CONTEXT	Page 3
3.	UNDERSTANDING THE CONTEXT	Page 8
4.	DESIGN & ACCESS CONSIDERATIONS	Page 11
5.	CONCLUSIONS	Page 16

REVISION RECORD					
<i>Rev</i>	<i>Description</i>	<i>Date</i>	<i>Author</i>	<i>Checked</i>	<i>Approved</i>
0	Draft	17/05/17	BM	TF	JG

**1. INTRODUCTION**

1.1 Full planning consent for residential development of 15 dwellings on land off High Street in Amotherby.

1.2 This statement deals with issues of design and access. It clearly defines the parameters of the development proposals and demonstrates how they have evolved following a detailed analysis of the application site and surroundings to establish constraints and opportunities. The statement should be read alongside the suite of reports and Statements prepared for this planning application submission.

***Accompanying Documentation***

1.3 This statement should be read in conjunction with the following information, which has also been submitted as part of the planning submission:

- Planning Statement;
- Phase 1 Contamination Report;
- Ecology Report;
- Noise Survey; and
- Tree Survey

1.4 The structure and content of the statement has been informed by the Development Management Procedure Order 2010 and CABE document '*Design & Access Statements: How to Write, Read & Use Them*' (2006). These documents provide guidance on the content of Design & Access Statements, which can be summarised as follows:

- i. **Assessment** – analysis of the physical, social and economic and planning policy context relating to the site;
- ii. **Evaluation** – analysis of the constraints and opportunities presented by the site to inform the overall design solution;



- iii. **Design** – analysis of the design solution in terms of Use & Amount, Layout, Scale, Landscaping, Appearance and Accessibility

**Structure of the Statement**

- 1.5 This Design and Access Statement is structured as follows:

**Section 2** outlines the relevant planning policy context in respect of design and access considerations.

**Section 3** analyses location and the built and natural context of the site and its surroundings.

**Section 4** Sets out the design and access considerations that have been taken into account and informed the design proposals for the site. This includes an assessment of the site's constraints and opportunities, the evolution of the design, use & amount, layout, scale, appearance, landscaping, accessibility and matters of sustainable construction.

**Section 5** draws conclusions on the overall findings of the statement.

**2. PLANNING POLICY CONTEXT**

2.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that the statutory Development Plan will continue to be the starting point in the consideration of planning applications for the development or use of land, unless material considerations indicate otherwise.

2.2 The Development Plan therefore provides the essential framework for planning decisions. When conflicts between Local Plan policies arise, decisions should be taken in the light of all material considerations, including local priorities and needs, guided by relevant national policy.

2.3 In respect of the application/appeal site, the Development Plan comprises:

- The Ryedale Plan (2012)
- The Local Plan Strategy (2013)

**DEVELOPMENT PLAN**

- 2.4 This statement looks at each of these documents in relation to matters of design and access only. All other matters considered relevant to the determination of the application, including matters relating to the principle of development and housing land issues, are addressed within the supporting Planning Statement and other supporting documents.
- 2.5 The following policies are considered relevant to the determination of the application in respect of issues of design and access:-
- Policy SP16 Design
- 2.6 Policy SP16 states:
- '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'*
- 2.7 The policy continues to state that development should seek to consider *'the location, siting, form scale and detailed design of new development'* with respect to the site surroundings including:
- *'topography',*
  - *'medieval street patterns',*
  - *'the size and scale of buildings',*
  - *'the character and appearance of open space and green spaces',*
  - *'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
  - *'the type, texture and colour of material, quality and type of building techniques and elements of architectural detail'.*
- 2.8 Other relevant parts of the policy state:
- 'The design of new development will also be expected to:*

- *'Incorporate hard and soft landscaping'...*
- *'Contribute to a safe and well-connected public realm'* by ensuring the development is integrated into existing areas of public realm.
- *'Reduce crime'*
- *'Make efficient use of land... 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 surrounding context.'*

2.9 This statement will set out how the development achieves the requirements of policy SP16.

***National Planning Policy***

National Planning Policy Framework (March 2012)

2.10 The National Planning Policy Framework (NPPF) sets out Central Government's planning policies for England & Wales. It makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development.

2.11 The NPPF advises at Paragraph 7 that there are 3 dimensions to sustainable development: economic, social and environmental. The 'roles' can be summarised as:-

**Economic** – Contributing to building a strong, responsive and competitive economy, by ensuring sufficient land of the right type is available in the right places at the right time to support growth and innovation

**Social** – Providing a supply of housing required to meet the needs of the 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.

**Environmental** – Contributing to protecting and enhancing our natural, built and historic environment.

2.12 Paragraph 9 advises seeking to achieve sustainable design involves seeking positive improvements in the quality of the built,

natural and historic environment and people's quality of life. In practice this means, amongst other things –

- Moving from a net loss of bio-diversity to achieving net gains for nature;
- Replacing poor design with better design,
- Widening the choice of high quality homes

2.13 Paragraph 17 sets out the Government's Core Planning Principles that should underpin 'plan making' and 'decision taking'. In respect of matters of design and accessibility the following are relevant:-

- *'Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land buildings';*
- *'Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;*

- *'Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.'*

2.14 Section 7 (Requiring Good Design) of the NPPF advises that the Government attaches great importance to the design of the built environment and that good design is indivisible from good planning and should make a positive contribution to making places better for people. It advises that planning policies and decisions should aim to ensure that developments:-

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses*

*(including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*

- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- are visually attractive as a result of good architecture and appropriate landscaping.*

### **3. UNDERSTANDING THE CONTEXT**

#### **Site Location & Description**

- 3.1 This site is located just south of High Street in Amotherby.
- 3.2 The site is previously developed land, which has several small light industrial/agricultural buildings and a former car garage on-site (see image below).

**Fig 1. Disused Car Garage**





Fig 2. Boundary Plan



*Appraising the Context*

Fig 3. Site Location Plan (site outlined in red)



- 3.3 The application site is located just off High Street (B1257), which forms the spine of the village, running east-west.
- 3.4 The village of Amotherby is arranged along three main road routes: High Street, Amotherby Lane, and West Street. The site is located off High Street with a small industrial park to the rear.

*Fig 4. Images of the Different Housing Types and Styles In Amotherby*

- 3.5 Buildings along Main Street are separated by clusters of residential/agricultural buildings. These buildings appear to be built in the twentieth century, with infilling along High Street extending the limits of Amotherby eastwards
- 3.6 The village of Amotherby is largely made up of residential properties built between the late nineteenth and the early twenty-first century. The houses are typically detached or semi-detached. Some of the older eighteenth century properties along Amotherby Lane are terraced.



**Constraints & Opportunities**

Opportunities	Constraints
<ul style="list-style-type: none"> <li>• Development can significantly improve the appearance of the site, particularly part of the site facing onto High Street, where there is currently a disused vehicle garage.</li> <li>• Development can be responsive to local character, incorporating design features that reinforce a sense of place.</li> <li>• Provide much needed housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial Development to the south</li> <li>• The development must provide sufficient parking and safe access, while creating an inclusive development.</li> <li>• Grade II listed 'Lime Kiln Farmhouse' located nearby.</li> </ul>

3.7 ELG Planning has made a series of exercises in order to fully understand the opportunities and constraints that exist at the site and surroundings. The following has been done:

- Researched local needs and issues;
- Reviewed the provisions and requirements of the adopted Development Plan and National Planning Guidance;
- Analysed the context within which the site is located, including the potential to impact upon nearby heritage assets; and
- Analysed the constraints and opportunities of the site for residential development.

Fig 5. View westwards from Lime Kiln Farmhouse





3.8 This assessment and consideration of constraints and opportunities established the following design objectives/brief for the site:

- Provide a mixture of semi-detached and terraced properties;
- To improve the amenity, recreation and wildlife value of the site;
- Incorporate a variety of simple design detailing in keeping with other developments in the village;
- Provide safe vehicular and pedestrian access from High Street;
- Retain existing vegetation (except for when it needs to be removed for the creation of access and associated visibility splays);

3.9 The site is located around 150 meters from the Grade 2 Listed Lime Kiln Farmhouse. Policy SP16 of the Ryedale Local Plan Strategy states that the design of development should consider nearby historic assets and the potential impact on their character and setting. There is no interrelationship between the

proposal site and Lime Kiln Farm. The development will not impact upon the character and setting of the historic building.

#### 4. **DESIGN CONSIDERATIONS**

4.1 This section of the statement provides a detailed analysis of the overall design for the development, taking into consideration the site's context, relevant planning policies and design guidance.

4.2 This Design and Access Statement assesses the proposed development in respect of the opportunities and constraints, use, amount, scale, layout, landscaping, appearance and access as set out by guidance contained within the Town and Country Planning (Development Management procedure) (England) order 2015.

##### *Use & Amount*

4.1 The principle of the use of the site for residential development is justified in the accompanying Planning Statement prepared by



ELG Planning. It concludes that the proposal is suitable in this location.

4.2 The proposals are for 15 no. 2-storey houses. The development will be in-keeping with existing house and styles present in the village, while providing a range of types and sizes to respond to identified housing demand.

4.3 The development will comprise 3 different house types. Please refer to the accommodation schedule below for further information.

**Fig 6. Accommodation Schedule**

<b>House Number</b> (as on the Proposed Site Plan (drawing number 2017/AMC/001 B))	<b>Number of Floors</b>	<b>Format</b>	<b>Size (sq. ft.)</b>

1	2	TYPE B – 'York': 3-Bed semi-detached	1000sq ft
2	2	TYPE B – 'York': 3-Bed semi-detached	1000sq ft
3	2	TYPE B – 'York': 3-Bed semi-detached	1000sq ft
4	2	TYPE C – 'Mirage': 3-bed semi-detached	680 sq ft
5	2	TYPE C – 'Mirage': 3-bed semi-detached	680 sq ft
6	2	TYPE C – 'Mirage': 3-bed semi-detached	680 sq ft
7	2	TYPE C – 'Mirage': 3-bed semi-detached	680 sq ft
8	2	TYPE C – 'Mirage': 3-bed semi-detached	680 sq ft
9	2	TYPE C – 'Mirage': 3-bed semi-detached	680 sq ft
10	2	TYPE C – 'Mirage': 3-bed semi-detached	680 sq ft
11	2	TYPE C – 'Mirage': 3-bed semi-detached	680 sq ft
12	2	TYPE A – 'Rio/Paris' – 2-bedroom semi-detached	900 sq ft

13	2	TYPE A – 'Rio/Paris' – 2-bedroom semi-detached	900 sq ft
14	2	TYPE A – 'Rio/Paris' – 2-bedroom semi-detached	900 sq ft
15	2	TYPE A – 'Rio/Paris' – 2-bedroom semi-detached	900 sq ft

4.4 The Site Layout Plan 1723/001B indicates where different housing types will be located within the development.

4.5 The application seeks full planning permission for a development of 15 no. residential dwellings.

*Layout*

4.6 Houses (including rear gardens) and road infrastructure have been positioned to achieve optimum levels of residential amenity and minimise the noise impact from High Street and Malton Foods.

4.7 The proposals include private driveways/shared driveways and visitor parking to create a decluttered street scene, and a safe environment for pedestrians.

4.8 Properties have been positioned to promote natural surveillance, with front and side views covering all parts of the site.

4.9 Plots 1 to 3 face onto High Street. These properties will enhance the street scene, and add to the existing building line along High Street. Given the sites location at the eastern part of Amotherby, the development facing onto High Street will strengthen the sense of arrival at the eastern approach to the village.

*Scale*

4.10 The development will comprise of 15 no., 2-storey dwellings, with a mix of 2 and 3 bedroom semi-detached & terraced dwellings.

4.11 The development is modest in scale. The development will comprise a mixture of housing styles and sizes (please refer to Figure 6). The density and layout are considered appropriate to the scale of the development in relation to the immediate surroundings and settlement.

4.12 The scale of the dwellings will respect and reflect the local character and design of the surrounding area, whilst providing a good level of private amenity space for each dwelling.

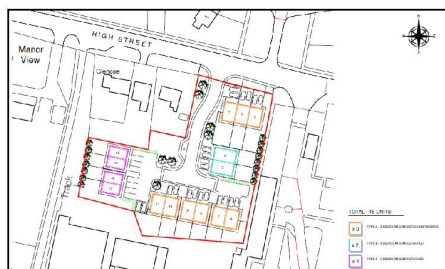
*Landscaping*

4.13 Trees will be planted to the rear of properties to provide privacy and ensure residential amenity. The central parts of the site have been kept open, with minimal planning to maximise natural surveillance of the public parts of the site.

4.14 A road hierarchy has been established, with private shared drives acting to minimise the impact of vehicle movements around the site.

4.15 The landscaping shown on the submitted Site Plan is only indicative and a detailed landscaping scheme can be controlled by condition if planning consent is granted.

*Fig 7. Proposed Site Layout Plan*



*Appearance*

4.16 The proposed houses have been designed to a simple form. Properties have simple architectural styling, in-keeping with the local vernacular.



4.17 Details of materials and finishes can be found on elevation drawings submitted with this application. For further information on materials and finishes, see drawings: 1723/004, 1723/007, 1723/001B, 1723/005, 1723/002, 1723/006, 1723/003.

#### *Access*

4.18 A clear road hierarchy will be established, and use of shared private driveways will ensure that cars can move easily through the site with limited impact on residential amenity and pedestrian safety.

4.19 The development has tried to balance the land used by road, homes and open space.

4.20 The site and properties will be accessible by all groups.

#### Local Accessibility

4.21 The site is located just off High Street (B1257), which provides the main east-west link between the east (including key routes such as the A19, A1 (M) and A170) and west to Malton. Malton is located around 1.5km east of the site, with a full range of services.

4.22 York is around 20 miles south of Amotherby via the A64 (approximately 30 minutes by car).

4.23 The nearest bus stand is located within the maximum recommended 400m walking distance from the site. Bus services 194, 175 and 195R serve this bus stand, which offer direct services into Malton. These services operate daily, every 1 – 2 hours.

#### *Pedestrian and Vehicular Access to the Site*

4.24 A simple priority T junction is off High Street.





4.25 As previously outlined, pedestrian access to the site will be taken from High Street.

**5. CONCLUSIONS**

5.1 Full planning permission is sought for 15 no. dwellings at land off High Street in Amotherby.

5.2 This statement deals with matters of design and access only. It should be read in conjunction with the entire suite of supporting reports that accompany the planning application and demonstrate that there is no planning policy, environmental or technical reasons why the proposed development should not be granted planning consent.

5.3 The proposals will amount to an efficient and effective use of previously develop land in a sustainable location. The development will sit comfortably within its built and natural context in terms of design, landscape and ecological impact.

5.4 The proposed amount of development and the vehicular and pedestrian access arrangements will ensure that that the safety and capacity of the Local Highway Network is not unduly affected.

5.5 It is for the reasons set out within this and the accompanying reports that this proposal is acceptable in all respects and should be granted planning permission at the earliest opportunity.