



DESIGN AND ACCESS STATEMENT

(Revision C)

**IN SUPPORT OF RESIDENTIAL DEVELOPMENT ON LAND TO THE NORTH OF RUFFA LANE,
PICKERING**

CO-ORDINATES OF PROPOSED DEVELOPMENT:

X 480935 Y 483791

Our Ref: 74181

December 2017

DESIGN AND ACCESS STATEMENT

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1.0 Introduction

- 1.1 This Design and Access Statement (DAS) has been prepared on behalf of Toft Hill Ltd by AAH Planning Consultants in support of a planning application for residential development including access on land to the north of Ruffa Lane, Pickering (grid reference: X480935; Y483791). The application is made by Toft Hill Ltd. AAH Planning Consultants are members of the Royal Town Planning Institute (RTPI) and the Institute of Environmental Management and Assessment (IEMA).
- 1.2 This Design and Access Statement supersedes that originally lodged with the outline planning application 17/00894/MOUT for the development of up to 30 dwellings with associated access arrangement on land off Ruffa Lane, Pickering. On 25th October 2017, the outline application was refused by Ryedale District Council. The revised scheme now before the LPA is for the development of up to 11 dwellings (including 5 affordable housing) with associated access arrangement on land off Ruffa Lane, Pickering. This scheme has been produced following our extensive discussions with the architect, highway and landscape consultants to address the key issues associated with the previous application.
- 1.3 This successor document, describes the changes and amendments introduced to the design and indicative layout of the scheme, which we believe would overcome the highway and landscape issues arisen from the previous proposal. This statement and the application should be read in conjunction with other support documents attached to this submission.

2.0 Design Principles

Site and Surroundings

- 2.1 The application site is located to the eastern end of Ruffa Lane on the northern side of the highway. Ruffa Lane is a long straight residential road with housing on either side. On the northern side the housing is mostly linear frontage housing – brick built and predominantly two-storey in scale. On the southern side the housing extends from Ruffa Lane to the south to Thornton Road and is a combination of single storey, two storey and dormer bungalows. Immediately to the south of the site is a new residential development known as Shepherd's Hill which includes mostly two storey brick built development.

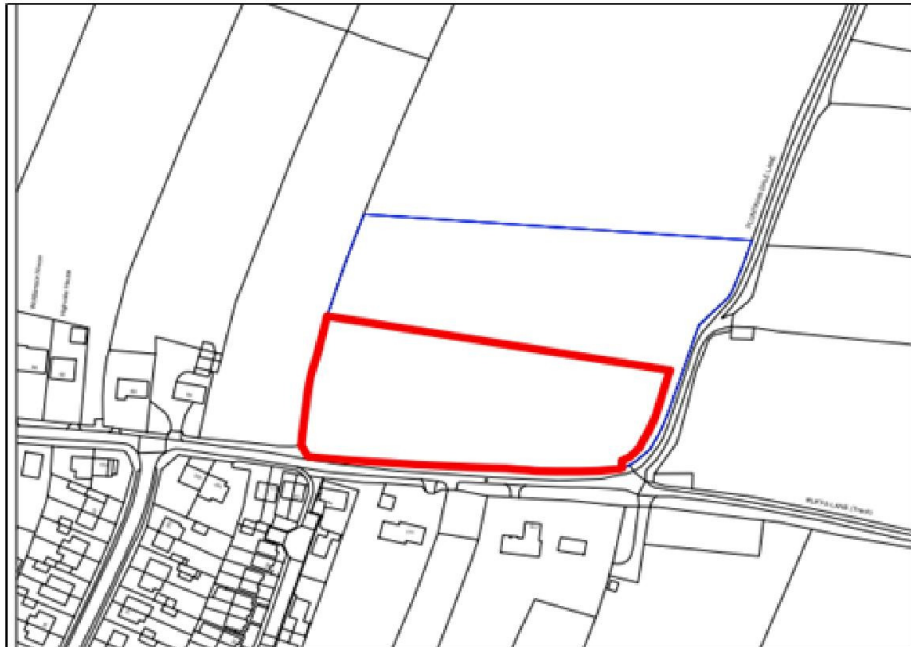


Image 2.1: Application Site (area edged in red) and its Neighbouring Area

- 2.2 The application site is situated at the most easterly end of Ruffa Lane, a long residential carriageway taken from Malton-Whitby Road (A169), with significant number of residential dwellings on either sides. On the northern side the housing is mostly linear frontage housing – brick built and predominantly two storeys in scale. On the southern side the housing extends from Ruffa Lane to the south to Thornton Road and is a combination of single

storey, two storey and dormer bungalows. Immediately to the south of the site is a new residential development which was recently developed under to the planning permission 13/00065/FUL). The area west of Whitfield Avenue and Ruffa Lane and Thornton road leading back to Pickering town centre is almost exclusive residential. The area is typical of urban expansion undertaken gradually since the Victorian era.

- 2.3 To the north and east of the application site the rural character takes hold with the highway bordered by maturing hedgerows and extending into open countryside. This is classed as Moorland Fringe and is allocated locally as an Area of Great Landscape Value with the North York Moors National Park boundary being positioned only 650m away.
- 2.4 The public highway narrows along Ruffa Lane though it appears to have been widened parallel with the application site to allow for the new housing development to the south. Further east it continues to narrow and a public footpath/bridleway extends toward Howl Dale Wood where the National Park boundary begins. A Further right of way extends to the north along the site's eastern boundary along an informal track known as Pluntrain Dale Lane which extends northwards to Scalla Moor Farm at the A19 junction.
- 2.5 Although the site is situated beyond the settlement boundary of Pickering, it lies within easy cycling distance of the whole range of facilities available in Pickering town centre and within walking distance of local primary school, major employment area within the town, and bus stops providing links to the town centre.

3.0 Planning Policy Context

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the local planning authority to determine planning applications in accordance with the Development Plan, unless there are material considerations which 'indicate otherwise'.

Development Plan

- 3.2 Section 70(2) of the Town and Country planning Act 1990 provides that in determining applications the Local Planning Authority (LPA) "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." In this respect, the development plan for Ryedale District consists of The Ryedale Plan – Local Planning Strategy adopted on 5th September 2013, Ryedale Local Plan (2002) Saved Policies, the adopted proposal maps for the district and towns (2002), and saved policies within the Yorkshire and Humber Regional Spatial Strategy (RSS). The Yorkshire and Humber Regional Spatial Strategy (RSS) has been revoked (2013) except for two policies and key diagram which relate to the extent of York's Green Belt. In this instance, none of the remaining saved policies of the Yorkshire and Humber RSS are considered to be relevant to the assessment of this application.

- 3.3 The Ryedale Plan – Local Plan Strategy (LPS), provides recently adopted development plan policies which are compliant with the NPPF. The current Proposal Map is the 2002 adopted Proposal Map. The LPS contains strategic policies to manage development and growth across Ryedale to 2027. It seeks to integrate the need to address development needs whilst protecting the environment and landscape and securing necessary improvement to services and infrastructure.

- 3.4 The following policies from the Ryedale Local Plan Strategy are considered to be relevant to the determination of this application for residential development at this site:

Policy SP3 – Affordable Housing
Policy SP4 – Type and Mix of New Housing
Policy SP11 – Community Facilities and Services (In respect of public open space)
Policy SP13 – Landscapes
Policy SP14 – Biodiversity
Policy SP15 – Green Infrastructure Networks
Policy SP16 – Design

- Policy SP17 –Managing Air Quality, Land and Water Resources
- Policy SP18 – Renewable and Low Carbon Energy
- Policy SP19 – Presumption in Favour of Sustainable Development
- Policy SP20 – Generic Development Management Issues
- Policy SP22 – Planning Obligations, Developer Contributions and the Community Infrastructure Levy

3.5 The following extract is taken from the Proposals Map, Inset No.4 - Pickering, which was adopted in 2002 with the Ryedale Local Plan.

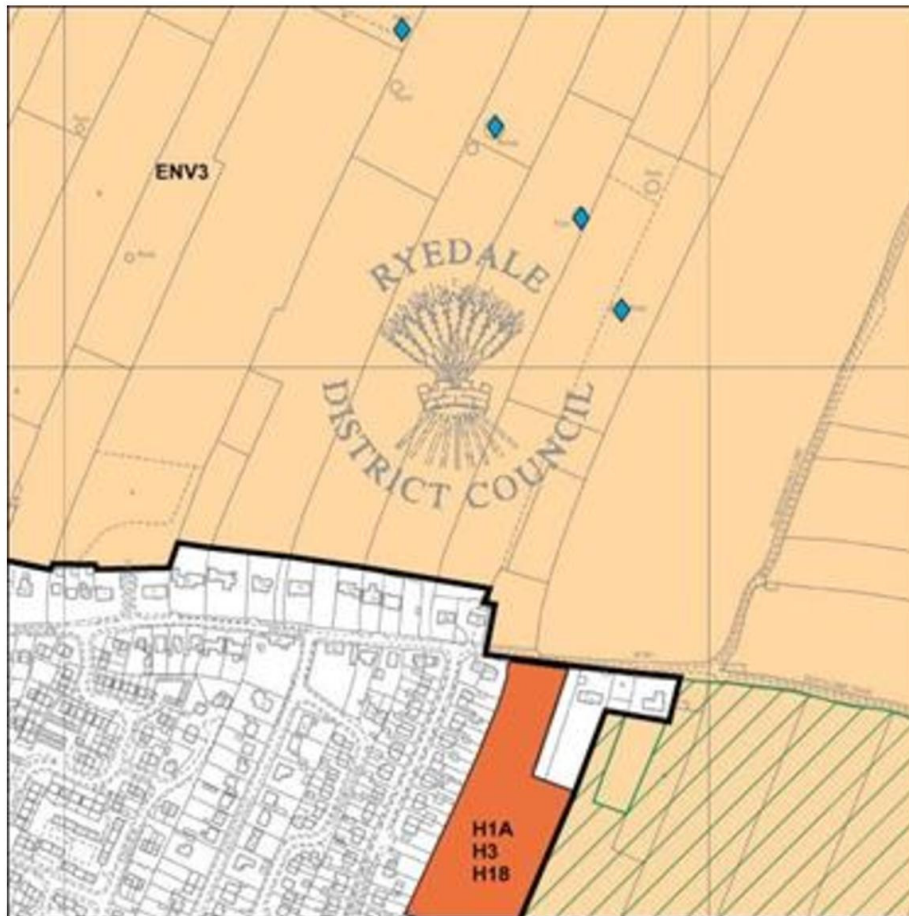


Image 3.1: Proposals Map Extract: Inset 4 Pickering

3.6 Image 3.1 illustrates that the site is situated adjacent to the development limits of Pickering, lies directly opposite new housing estate to the south of Ruffa Lane.

3.7 The site lies outside the defined development limits of the town and is therefore located within the open countryside, which in normal circumstances in accordance with policies of

the local plan the development of the site for residential purposes would be contrary to the policies of the Development Plan.

National Planning Policy framework (NPPF)

3.8 Notwithstanding the above, in order to help with boosting the supply of housing, the NPPF requires Local Planning Authorities (LPAs) to identify and keep up-to-date a deliverable five year housing land supply. This is particularly important given that the NPPF states that where relevant policies are out-of-date, permission should be granted unless any adverse impacts outweigh the benefits, or other policies indicate otherwise, when assessed against the NPPF (Paragraph 10).

3.9 The NPPF makes it clear in Paragraph 14 that in cases where the:

“Development Plan is absent, silent or relevant policies are out-of-date, granting permission 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; or Specific policies in this Framework indicate development should be restricted.*

3.10 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 7 of the NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental. *“These dimensions give rise to the need for the planning system to perform a number of roles:*

- ***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.”

3.11 In terms of housing delivery, paragraph 49 of the NPPF provides that housing applications should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

It is worth noting that paragraph 49 comes within a group of paragraphs dealing with delivery of housing. The context is given by paragraph 47 which sets an objective of boosting the supply of housing, which states:

To boost significantly the supply of housing Local Planning Authorities should:

- *Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- *Set out their own approach to housing density to reflect local circumstances.*

3.12 One of the twelve Core Planning Principles outlined within the NPPF is that planning should *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*. Section 7 of the NPPF refers to the requirement for good design. Paragraph 56 states that: *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

3.13 Paragraphs 63 and 64 are considered to be particularly pertinent with regards to this proposed scheme and its design:

“In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.”

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it function.”

4.0 Evaluation: Constraints and Opportunities

The Design Process

- 4.1 As previously identified, the main purpose of this Design and Access Statement is to identify the design parameters and principles of future developments. It is therefore important to consider the constraints and opportunities, arising from the prospective development of the site, and how the proposed development would satisfy these criteria.

Constraints

- 4.2 The evaluation of the site and its context has identified key on site features which have informed the decision making process and the development proposals. In summary, the site has very few physical constraints which would preclude the development of the site for residential development. Those that do exert influence are as follows:

- Ruffa Lane is characterised by ribbon development, which is not a development form which is considered the appropriate in terms of efficient use of land and inclusive layout.
- The sloping nature of the site would potentially affect the key characteristic features of this part of Pickering, which include:
 - Panoramic views from the escarpment ridge out across the Vale of Pickering to the South
 - Attractive rural quality with a medium to large scale field mosaic containing prominent hedgerows and woodland blocks
 - Settlements concentrated along the foot of the slope
 - Dynamic, rhythmic quality to the undulating relief
 - North south oriented dry valleys and road; and
 - Strong medieval field pattern around Pickering
- Whilst the field the application site lies within is not identified as being part of the historic strip field system, it has a strong linear form and contributes significantly to the landscape character of this part of Pickering through the presence of mature hedgerows, and its sloping form, which also has some undulating relief.

- Safeguarding of residential amenity, in particular, distance standards between the proposed development and the existing properties to the south and southwest;
- Consideration of views from the neighbouring dwellings opposite the application site;
- Consideration of the potential visual and aesthetic impacts on the adjoining North York Moors National Plan and the designated High Value Landscape Area; and
- Consideration of other issues such as flood risk/drainage, ecology of the site and how to minimise any potential impacts.

Opportunities

4.3 The site provides an excellent opportunity to provide good quality housing and affordable housing which integrates well within this existing residential area. The following are considered to be opportunities arising from the development of the site:

- Contribution to the expansion of the existing settlement through the introduction of much-needed residential properties and affordable housing in a sustainable location;
- Respond to, complement and enhance the local built character;
- Improve the ecological value of the site;
- Other social, economic and environmental benefits to Pickering.

Design Objectives

4.4 After taking into account national guidance and, where relevant, the local planning policy framework, the proposals will seek to achieve a high standard of residential development. The overall approach will be to apply design proposals which can be sensitively assimilated into the area, taking into account, where necessary, adjacent land uses and developments, which are generally residential and agricultural in this case. The key aim is to provide a high quality development which will deliver a mixture of housing that is sustainable, safe, attractive and accessible by all users.

4.5 The key design objectives which have been taken account of within the illustrative master plan are as follows:

Character and Context

- Respond to the existing character of local land uses and developments, whilst still creating architectural and urban design that will have a sense of place in its own right;
- Incorporate the topographic character of the site into the proposed design and layout, to minimise the impact of the proposed development on the setting of the neighbouring area and wider landscape.

Ease of Movement

- Ensure the proposed site access and the section of Ruffa Lane adjacent to the application site in accordance with relevant highway design standards
- Ensure easy access for pedestrians and cyclists to both public transport links and the wider surrounding areas;
- Achieve access for all age groups and abilities as an integral part of the design.
- Utilise and re-enforce existing connections, whilst providing choice of movement.

Legibility and Diversity

- Establish a site arrangement where design character defines the space;
- Establish a site arrangement that respects and reflects the key local landmarks;

Variety and Richness

- Promote quality detailed design with durable materials that enliven the locality;
- Ensure variety of detail and materials, whilst still maintaining a coherent overall sense of place within the community.
- Offer a variety of dwelling types to reflect local character and offer choice;

Compactness

- Ensure the development uses land efficiently;
- Provide appropriate flexible parking without overly encouraging greater vehicle numbers.

Climate Change

- To promote sustainable development and reduce energy consumption whilst respecting and balancing the needs of local character and heritage.

5.0 Design Proposals

- 5.1 Following the decision of the previous outline application for the development up to 30 dwellings with associated access arrangements within the application site, AAH Planning Consultants have been working closely with the architect, landscape consultant and highway engineer to discuss and address the reasons for refusal, particularly in relation to access arrangement and highway impact, design, landscape impact issues. The revised scheme has subsequently developed in accordance with findings from those discussions, and aims to overcome the first and second reasons for refusal of the previous outline application. The details of this revised proposal will be discussed in the following section of this statement.
- 5.2 Having identified the design objectives and, importantly, considered the key issues associated with the previously refused outline application 17/00894/MOUT, plans were produced which explored an appropriate form of development that addressed the previous reasons for refusal, respected the scale and form of the surrounding built environment and the neighbouring residential buildings. The proposed indicative layout is shown in the following image:



Image 5.1: Proposed Indicative Site Layout

- 5.3 The justification for these design proposals are highlighted in this section with regard to use and amount, scale and layout, appearance and landscaping, access, parking, neighbour amenity, climate change mitigation, and designing out crime. Such an approach is

considered to ensure that the principles of Ryedale Local Plan Strategy *Policy SP16 Design* and *SP20 Generic development Management Issues* underpin the proposals.

Use and Amount

- 5.4 This outline application seeks permission for residential development on land off Ruffa Lane with associated access arrangement with all other matters reserved. Whilst the accompanying indicative site layout plan is for illustrative purpose only, it has nevertheless been drawn up to address the reasons for refusal of the previous outline application, and to reflect the scale and form of the surrounding built environment and the neighbouring residential buildings.
- 5.5 As illustrated in the indicative site layout plan, the proposed scheme provides the erection of 11 dwellings in the form of three pairs of semi-detached dwellings and five detached dwellings fronting onto Ruffa Lane. The proposed new dwellings would be two storey and sympathetic to the scale and form of existing dwellings in the vicinity of the application site. The proposed road access is taken from Ruffa Lane via the existing field access at the southwestern corner of the application site, and runs between the proposed single row of dwellings and the site boundary to the south. As part of the proposal we would tentatively suggest that of those, up to 5 proposed dwellings would be designated as affordable which equates to 45% of affordable housing.
- 5.6 The layout also provides for a 0.12 hectare open space along the northern, southern and eastern boundaries of the application site. The proposed open spaces would not only provide an accessible on-site recreation space for the residents, but also function as a buffer between the proposed development and wider landscape to the north and east of the application site.
- 5.7 In the applicant's view, the housing layout would be served by the logical extension to the settlement of Pickering, resulting in a form of development which reflects the ribbon development pattern on the north side of Ruffa Lane.

Design and Layout

- 5.8 The scale of the proposed scheme will be considered at the reserved matters stage however, it is envisaged that the proposed dwellings will be conventional two-storey dwellings. The

proposed development will provide for a mixture of housing ranging from 2 bedrooms to 4 bedrooms properties and five of the proposed dwellings will be affordable housing.

- 5.9 An indicative site master plan has been prepared to accompany this outline application, which illustrates how the proposed development could be accommodated on the site. The proposed design responds to the physical characteristics of the area as well as various opportunities and constraints presented by the site as detailed previously. This application is submitted in outline with all matters reserved except for site access. The proposed site layout, the number of dwellings and the design details will be submitted at reserved matters application stage. That said, it is considered that the proposed indicative layout (see Image 5.1 previously) provides for a scale and layout that achieves a balance that takes account of the sites topography, neighbouring properties and land uses, relationship to the existing building line and development patterns of the neighbouring area, and the character of the wider High Quality Landscape Area and National Park.

Topographical Constraints

- 5.10 The following image shows the proposed site boundaries on a topographical map, with the green indicating lower topography, through yellow to red indicating the higher topography.

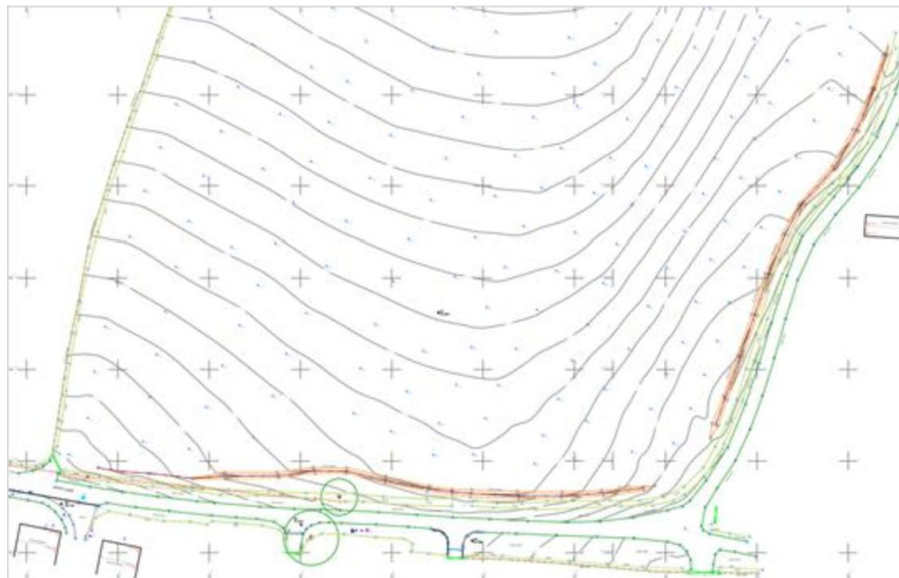


Image 5.2: Topographical Site Location Plan

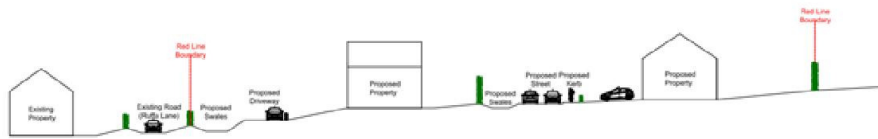


Image 5.3 Site Section Plan for the previous outline application 17/00894/MOUT

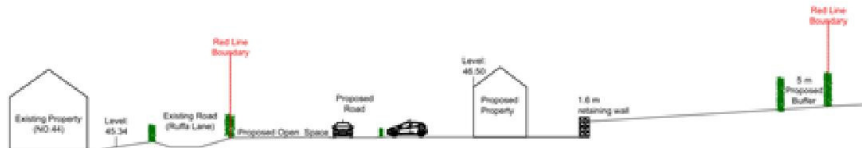


Image 5.4 Site Section Plan for the Revised Proposal

5.11 As illustrated above, by providing for a ribbon style layout that fronts Ruffa Lane, the proposed development would utilise the lower topography to the south of the site. Further, as shown in the proposed site section plan (CAL040517 REV K), the proposed dwellings will be excavated in the site and has a ground level of 46.50m AOD, which is about one metre higher than that of the neighbouring property to the south (No.44 Ruffa Lane). Compared with the previously refused application, this revised scheme would show the proposed dwellings sitting at a lower level, which would have much reduced impact on the streetscene and the wider landscape. The removed topsoil as result of the site excavation would be used for restoration / agricultural improvements. In our view, the revised proposal, by virtue of its design, levels and layout, would not overly dominate the neighbouring properties, detract from the local character and maintains key views and vistas as indicated below:

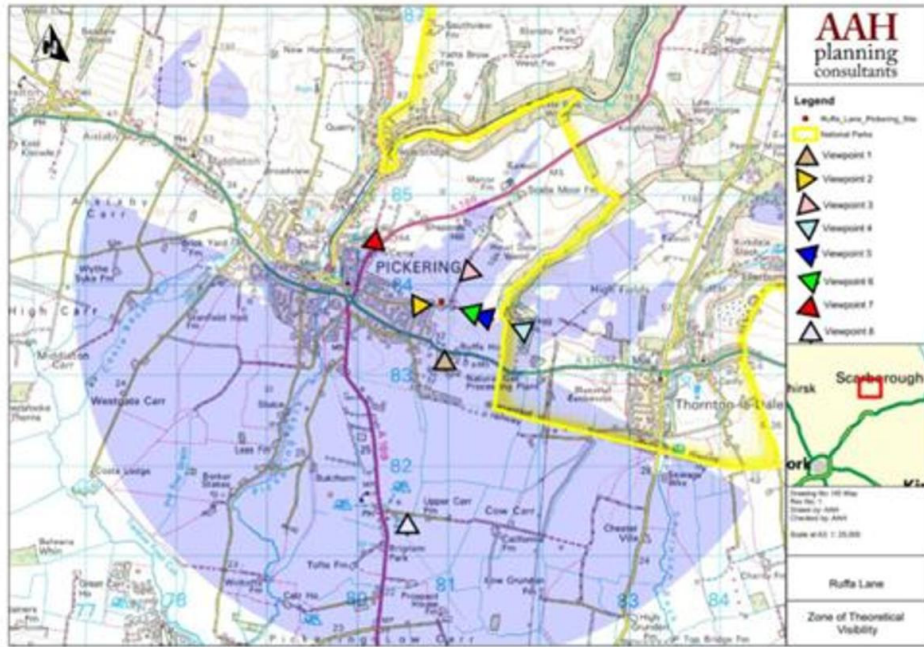


Image 5.5: Consideration of Key Views



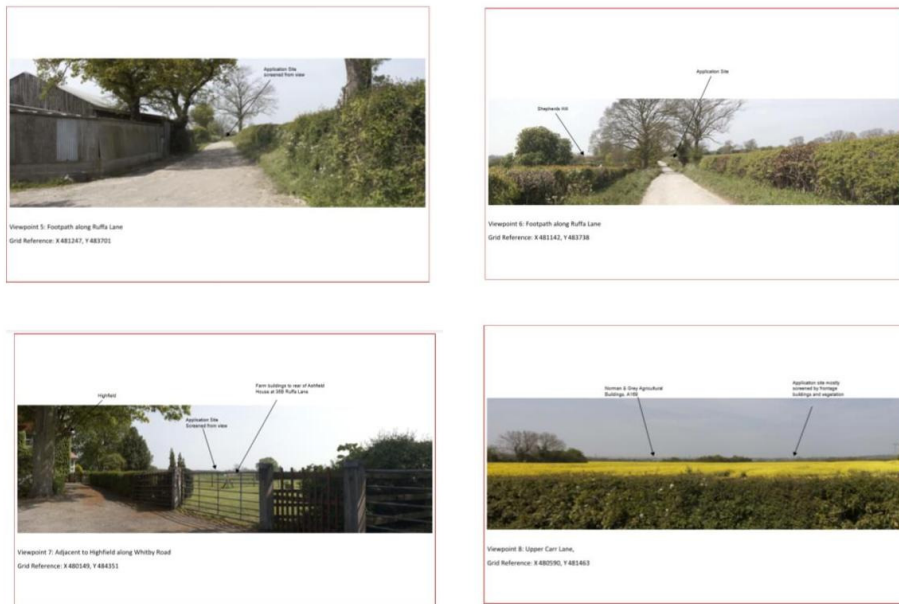


Image 5.6: Images of key views towards the application site

5.12 As can be seen the Landscape Visual Impact Assessment concluded that only utilising the southern portion of the field, the proposal site would maintain the key views and vistas that contribute to the character of the local area and a wider landscape on the eastern side of Pickering.

Heritage Constraints

5.13 Within Pickering, Pickering Castle is the most important heritage asset (Scheduled Ancient Monument) and is also a tourist attraction within the town. Pickering Castle is an important example of a major early motte and bailey castle which developed into an equally important shell keep castle whose administrative and economic significance lasted throughout the Middle Ages and its judicial role lasted into the post-medieval period. It is well-documented and its standing remains are particularly well-preserved owing to its being one of only a few castles unaffected by the Wars of the Roses and the Civil War of the 17th century. The findings of the LVIA indicate that the castle itself lies entirely outside of the ZTV coverage and subsequently there would be no magnitude of effect from this heritage receptor.

5.14 In terms of listed buildings, there are over 200 in Pickering however these are mostly concentrated in the town centre and along the A170. The majority are grade II, with the exception of the Beck Isle Museum (grade II*) and the Parish Church of St Peter and St Paul (grade I) – these would all remain unaffected by the proposed development due to the

intervening buildings. The closest listed building is Town End Cottage which is a grade II listed building located along Eastfields over 400m to the south west of the application site. This is an 18th century farmhouse which is now subdivided into 2 occupancies. It is 2-storey in painted brick, rendered to right and finished with a Pantile roof with 3 brick stacks. Due to the location of the modern suburban housing along Eastfields and Whitfields Avenue the proposals would result in no magnitude of impact from the proposed development.

- 5.15 Overall it is clear that the proposed development would result in no material impact on any heritage receptor within the study area. More distant views may be possible from isolated heritage receptors beyond a 2km study area such as from the grade II California Farm property which falls within the ZTV coverage and from where distant expansive views to Pickering can be achieved. Yet at such distance any view would represent a very minor change in the view and would equate to a negligible magnitude of effect at worse.

Ecological Constraints

- 5.16 Policy SP14: Biodiversity requires that the biodiversity in Ryedale is conserved, restored and enhanced, listing a number of considerations which need to be taken as part of any proposal. The following map which is appended in full at Appendix A identifies the location of the development in relation to nearby ecological constraints:

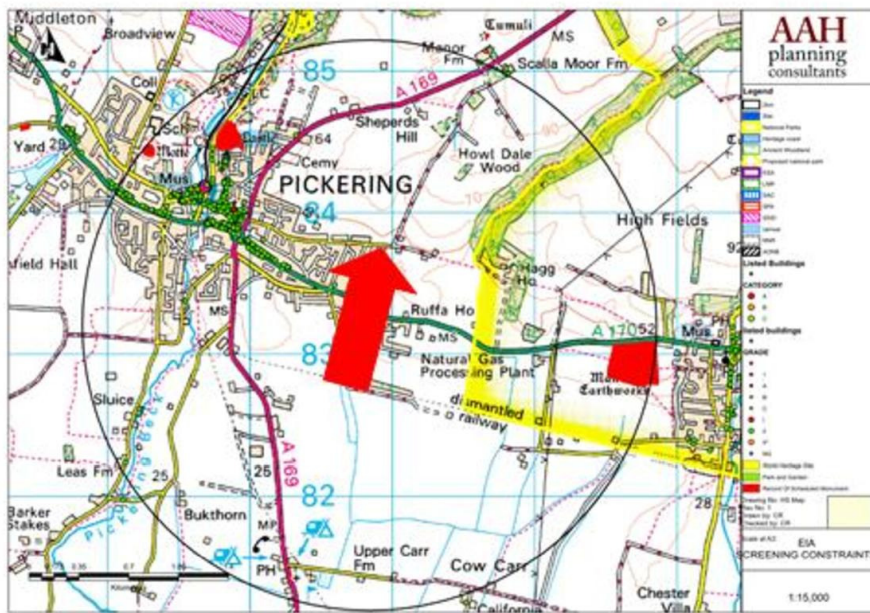


Image 5.7: Ecological Constraints Map

5.17 This map demonstrates that there are no nationally - or internationally-designated sites within 2km of the application. There are four locally-designated wildlife sites within 2km, also known as SINCs:

- Howl Dale Wood SINC
- Outgang Road pond and grassland SINC,
- Little Park Wood SINC,
- The Motte at Pickering Castle SINC

The nearest of these is the Howl Dale Wood SINC 600m to the east of the site. The site itself is an arable field bordered by hedgerows and maturing trees. The conservation and enhancement of the natural environment is a core principle of the NPPF, which seeks a level of protection for wildlife sites commensurate with their status and with appropriate weight to their importance and the contribution they make to wider ecological networks. Planning policies should promote the preservation, restoration and re-creation of priority habitats and ecological networks. In determining planning applications, permission should be refused if significant harm resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated for. The impact on ecological features within the wider area and the actual site will be a consideration.

5.18 In order to establish the ecological value of the site and the potential impact of the proposed housing development on the protected species and their habitats, an ecological appraisal for the site was undertaken by QUANTS Environmental Ltd. The findings of the site survey and desktop research indicate that the site is of low ecological value, and the key ecological considerations are the hedgerows, Great Crested Newts, bats and nesting birds. The Ecological Appraisal report concludes all the identified features can be sufficiently mitigated through the approval measures recommended in the report and no further site based assessments would be required.

Scale

5.19 As this application is submitted in outline with only access reserved, the precise details of the scheme would come forward through an application for reserved matters. This would ensure that the council have full control over the finer details of the scheme including layout, scale, form and appearance of the resulting dwellings. Nevertheless, indicative drawings have been provided as a means of illustrating what could be achieved, not what will be achieved.

5.20 Any proposed scheme would be able to draw from the scale and architectural vernacular of buildings within Pickering; particularly those on either side of Ruffa Lane as illustrated by Image 5.8 below, with a variation of height and detailing to reflect the topographical character of the site:



Image 5.8: Properties along Ruffa Lane (Source: Google Streetview)



Image 5.9: New housing development at Shepherds Hill, off Ruffa Lane

- 5.21 The range of gable and roof heights and the overall size of properties allows for a scheme with a range of options that can reflect local character, maintain key views and vistas and ensures the scale and massing of the dwellings does not dominate.

Appearance and Landscaping

- 5.22 The proposed dwellings are to be a mix of detached and semi-detached proper, with a mix of gable heights reflecting the adjacent properties to the south and west of the site along Ruffa Lane; as previously illustrated by Image 5.8 and 5.9. In respect to their appearance, the existing mix of traditional and modern properties within the vicinity will influence the design of the proposals at the reserved matters stage.
- 5.23 The site provides for suitable landscaping to be utilised to ensure that good standards of residential amenity for existing and future residents can be achieved. Appropriate landscape scheme will be incorporated to the site, similar to the adjacent properties along Ruffa Lane will ensure privacy from neighbouring properties. In addition, as previously stated, the existing hedgerows along the site boundary will be carefully retained to provide screening for the site and to form a part of the overall site landscape scheme. The detailed assessment for the impact of the proposed development on the character of the area immediately adjacent to the application site and the wider landscape are provided within the Landscape and Visual Impact Assessment and Landscape and Visual Review documents accompanying this application.

Access

- 5.24 Paragraph 35 of the NPPF states that: *“developments should be located and designed where practical to create safe and secure layouts; which minimise conflicts between traffic, cyclists or pedestrians and to minimise the conflicts between traffic and pedestrians.”* Core Strategy Policy CP2 Access of the adopted Core Strategy supports this in that *“Convenient access via footways, cycle paths and public transport should exist or be provided, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car and improving the accessibility of services to those with poor availability of transport.”*
- 5.25 Ruffa Lane is a single width track that is currently used by residents, commuters and agricultural traffic.



Image 5.10: Ruffa Lane (Looking towards the application site)

5.26 The existing gated access, situated at the southwest corner of the application site, will be utilised to form a pedestrian access to the site. Further, a new single vehicular access point onto Ruffa Lane will be formed and designed in accordance with the highway standards. Further details of the proposed accesses and internal site layout are set out within the accompanying Transport Assessment. It is noted that the NYCC highway officer objected to the previous outline application 17/00894/MOUT on the grounds as follows:

- (i.) The proposed widening of the northern side of Ruffa Lane would result in the damage and loss of active planting specimen;
- (ii.) The proposed widening of the northern side of Ruffa Lane would result in the loss of verge and visibility available to vehicles exiting from the private drive of No.90 Ruffa Lane;
- (iii.) It has not been demonstrated that the Whitfield Avenue junction and the immediate section of Ruffa Lane to be widened are of sufficient width to accommodate two passing vehicles;
- (iv.) The proposed traffic calming measures adjacent to the private drive of the existing properties would no result in a satisfactory and safe layout.

5.27 This revised proposal before the LPA has been developed with a significant level of input from the highway engineer in order to address those issues raised by the NYCC highway officer. The Transport Assessment submitted with this application would provide further detailed assessment

Neighbour Amenity

- 5.28 The indicative proposed site layout shows that good standards will be achievable in terms of privacy, daylight and outdoor space. A linear arrangement fronting the highway ensures that privacy can be ensured for both existing and future residents.

Climate Change Mitigation

- 5.29 Paragraph 93 of the Planning Practice Guidance (PPG) states “planning plays a key role in shaping places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.”

- 5.30 At this stage the application is submitted in outline only; therefore the precise details, form and appearance of the scheme is not agreed. Discussions will need to take place with the Council over these details and how far measures that take into account climate change are adopted in the design. These measures will need to have special regard to the site’s location and the character of the local area. As such, early engagement would be undertaken with the council to consider the most appropriate solution for the proposal. Notwithstanding this, the dwellings will be designed and constructed in accordance with the Building Regulation Standards. Provision will also be made for waste and recycling facilities for the development and ensure that space is accommodated for cycle parking within the final design.

Designing Out Crime

- 5.31 Paragraph 58 of the NPPF requires that new development create safe and accessible environments where crime, disorder and the fear of crime, do not undermine quality of life or community cohesion.
- 5.32 The indicative layout shows that the new dwellings can be arranged where possible such that their primary elevations face the proposed estate roads. This relationship maximises active frontages adjacent to the road and provides a continuity of street frontages throughout the site, ensuring that the user routes are overlooked by active windows. This encourages movement throughout the site providing natural surveillance, which in turn encourages activity and helps to reduce the risk of crime.



- 5.33 Where possible the rear gardens of the proposed dwellings are to be enclosed with interlocking 1.8 metre high fences or an alternative form of boundary treatment to be agreed as part of a reserved matters application, thereby helping to lower the risk of crime by reducing the ability to access private gardens from outside the plot.
- 5.34 The layout has had regard to the PRoW to the east of the site (Pluntrain Dale Lane). The indicative layout illustrates that the scheme will result in a better surveillance of the PRoW which has the potential to increase its attractiveness to the community.

6.0 Summary

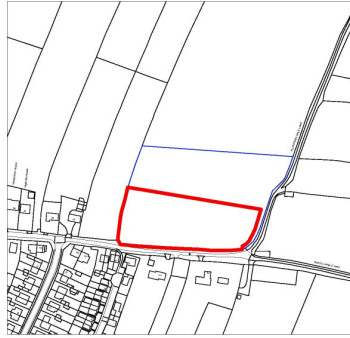
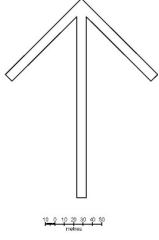
- 6.1 The DAS has identified the opportunities and constraints of the site and shown how these can be translated in to the overall design of the scheme taking in to account urban design principles. The proposed development would constitute sustainable development in a sustainable location that respects the existing character of the settlement. The proposal is for Outline Consent (with access), with all matters reserved. However, as can be seen, the proposed scheme would respond well to the constraints of the application site and its neighbouring area, and designed in line with the aims of relevant national and local planning policies and guidance.
- 6.2 Overall, we believe this revised proposal now before the Local Planning Authority has successfully addressed the issues and concerns raised against the previous application, particularly in relation to highway impact, design and appearance, impact on the character of the neighbouring area and wider landscape. This revised scheme will not only vastly reduce the level of landscape and visual impact, but also allow significant improvements to be made to the highway condition. The applicant considers this revised outline proposal has been appropriately designed for this part of Pickering and would complement the character and appearance of the neighbouring area. We believe that both the building and the use reflect guidance found within the Ryedale Local Plan Strategy and the National Planning Policy Framework.
- 6.3 Overall, it is considered that the proposed development accords with both national and local planning policies and it is advised that a grant of planning permission is justified.

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KEY LEGEND

-  Site Boundary 0.75 HA
-  Site Ownership

NORTH



CLIENT
AAH PLANNING

PROJECT
Pickering

TITLE
Existing Location Plan

SCALE 1:2500 A2

DATE 08/01/2018

DRAWN RA

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