

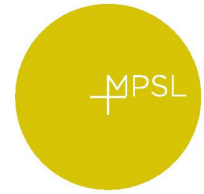
LANGTON ROAD, NORTON

DESIGN JUSTIFICATION STATEMENT

Ref: 16076 DJS 01 Date: October 2017



Contents



1.0 Introduction

- 1.1 Vision
- 1.2 Introduction
- 1.3 Site Description and Site Location

2.0 The Site

- 2.1 Character of Norton
- 2.2 Site Context Review which informed the Development Framework Plan

3.0 Planning Context

- 3.1 Approved Development Framework Plan
- 3.2 Approved Illustrative Site Layout

4.0 Proposals

- 4.1 Use & Amount
- 4.2 Development Layout
- 4.3 Scale & Massing
- 4.4 Landscape
- 4.5 Ecology
- 4.6 Appearance
- 4.7 Access
- 4.8 Adherence with the approved Parameters plan

5.0 Sustainability Statement

6.0 Summary

- 5.1 Conclusion

1.0 Introduction

The Vision for the Development;

This proposal for this site aims to create a high-quality development which will complement the character of the area.

The proposal aims to deliver;

- A well-designed place which will complement the existing character of Norton village;
- A new place for sustainable family living which is set within a well-planned green infrastructure network;
- A range of high-quality homes, including affordable housing, which will widen the choice of homes in Norton;
- Best practice in urban and landscape design, creating a high-quality development which will sit comfortably into the surroundings and offer a good standard of amenity for all existing and future occupants.

This Design Justification Statement explains how this vision will be met, through a sensitive site layout design and other commitments which will ensure the delivery of a sustainable, high quality and visually attractive place to live.



1.0 Introduction

1.2 Introduction

The Document

This Design Justification Statement (DJS) has been prepared on behalf of Keepmoat Homes ('the applicant') in support of the reserved matters application submitted to Ryedale District Council (RDC) for the construction of 79no. dwellings on land to the west of Langton Road, ('the site'), shown edged red on the Site Location Plan (figure 1).

The document is structured in accordance with the Planning Practice Guidance (Published March 2014).

The application seeks approval of details relating to two parcels of land, referred to as site A and Site B. This document refers to details relating to Site B alone, the reserved matters details relating to site A are covered under a separate document.

Pursuant to approval of the Outline Planning application (App reference 15/00098/MOUT), the application seeks detailed approval of the reserved matters, being layout, scale, landscaping and appearance for the construction of 79no. residential dwellings within Parcel B, including affordable units and associated highways infrastructure.

The document further demonstrates how the detailed proposal is in broad accordance with the original Design and Access Statement (DAS) prepared by FPCR Environment and Design Ltd and the approved Development Framework Plan.

The document should also be read in conjunction with the suite of plans and drawings submitted as part of the application, as well as the following documents;

- FRA
- SI
- Transport Assessment
- Surface and Foul Drainage Design
- Engineering Feasibility Design
- Ecology Survey
- Archaeological Survey and WSI
- Tree Survey
- Landscape Design and Management Plans



1.0 Introduction

1.3 Site Description and Site Location

The site referred to as site B, extends to 3.56 hectares of land situated to the western side of Langton Road.

The land at present comprises mostly open grassland used for agricultural purposes, which is contained by existing vegetation to the site perimeter.

The principle for residential development has been established following the grant of the outline planning application (reference 15/00098/MOUT).

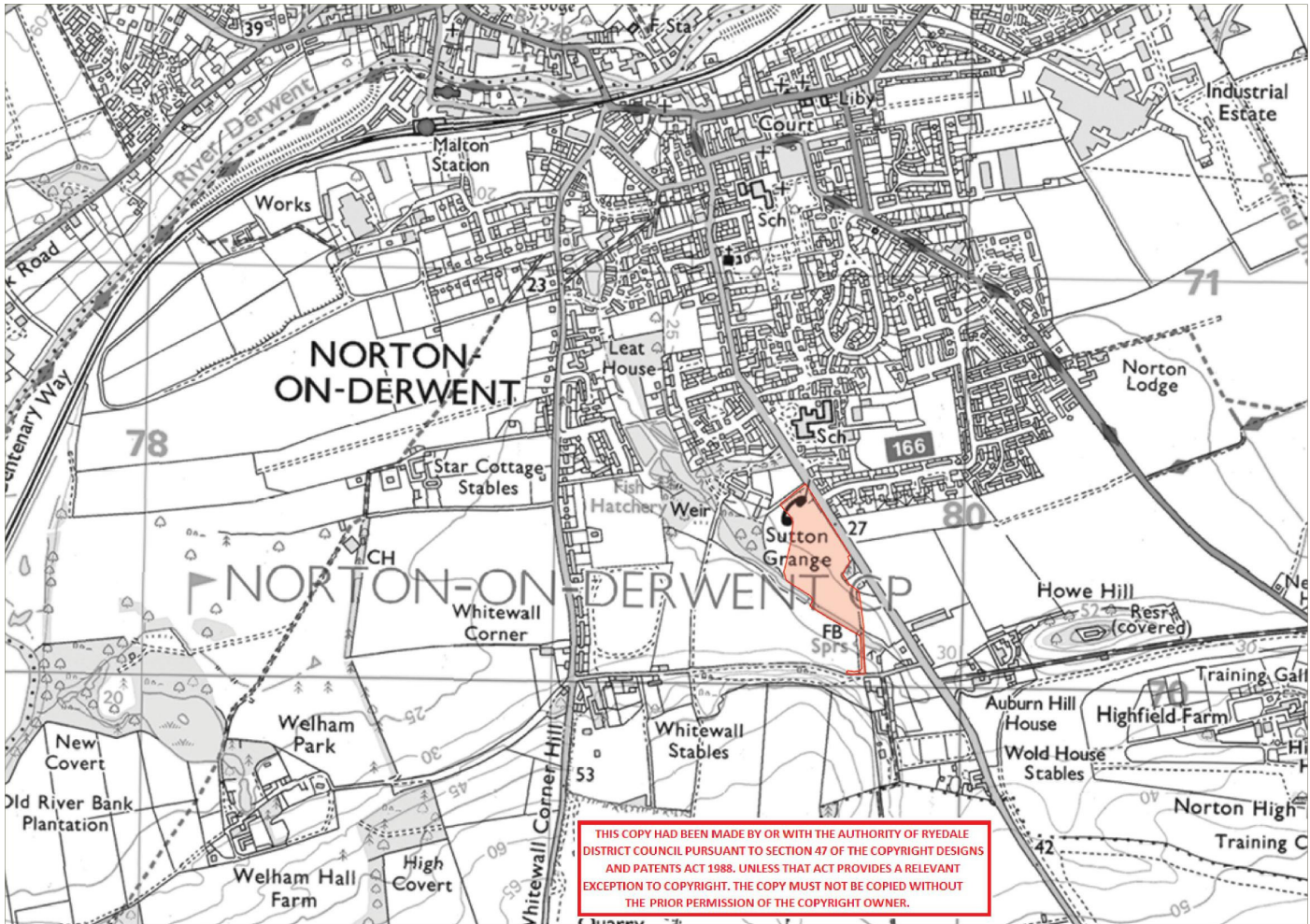
The site is sustainably located to the south of Norton Village. It has excellent access to local facilities such as local supermarkets, a doctors surgery, post office, primary and secondary schools and employment areas. Furthermore, the site is located with good access to local public transport networks.

The site is contiguous with Langton Road to the east, an established residential settlement lies further beyond. Existing hedgerow and mature trees form the northern, western and southern boundaries.

Two existing properties are sited along the south eastern boundary, with access taken off Langton Road, their rear garden boundaries back on to the site.



Figure 1: Site location plan (development boundary established by the red edge).



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2.0 The Site

2.1 Character of Norton.

An analysis of the surrounding area was prepared as part of the outline application, which established that current evolution and growth of Norton has resulted in a village with a varied character.

The residential settlement boundary is formed to the north and adjacent to the site, to the east.

The areas to the west and south comprise farmland and horse paddocks with some individual and scattered private properties.

A more recent review of the local vernacular has also been undertaken, establishing architectural styles and materials adjacent to the site. Refer to the surrounding photographs shown adjacent.

This review, along with the outline analysis should inform the final appearance and character of the proposed development.



Figure 2: Existing character area analysis taken from the approved outline DAS.

8



Figure 3



Figure 4



Figure 5



Figure 6

2.0 The Site

2.2 Site Context Review which informed the Development Framework Plan.

A detailed review of the site and its context was undertaken as part of the outline application. This review established key constraints which assisted in the formation of the final layout design and are listed as follows:

Site Analysis

Existing properties located to the south eastern boundary.
 Mill Beck located to the South western boundary.
 Consideration should be given to the views from adjacent properties.
 Consideration should be given to the views from the open countryside.

Landscape Features

Key landscape assets which should be respected within the site are:

Existing vegetation should be retained as part of the development, where possible.

Figure 7 (shown adjacent) shows the site constraints and opportunities in plan form.



Figure 7: Site constraints and opportunities plan taken from the approved Outline DAS.

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3.0 Planning Context

3.1 Approved Development Framework Plan

The adjacent image (figure 8) shows the approved development framework plan, which identifies key areas of development, open space and the potential access position.



Figures 8: Approved Development Framework Plan (taken from the approved DAS).

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3.0 Planning Context

3.2 Approved Illustrative Site Layout

The adjacent image (figure 9) shows the approved illustrative site layout.

This plan further details an illustrative block form and road hierarchy arrangement, which should inform the final layout.

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- Key:
- Retained trees and hedgerows
 - Potential vehicular access off Langton Road
 - Proposed equipped area of play
 - Proposed balancing pond
 - Proposed footpath links



Figures 9: Illustrative site layout (taken from the approved DAS).

4.0 Proposals

4.1 Amount and Use

The proposed development is for residential use (class C3) and will cater for a variety of end users by providing a mix with a variety of tenures.

The schedule of accommodation (figure 9) shows a mix of building sizes proposed as part of this application which equates to a total of 79no. dwellings. Properties will be offered as affordable and open sale dwellings, refer to figure 10.

4.1.1 Affordable Housing

The scheme proposes 30no. affordable properties, dispersed across the site. The total number of affordable properties equates to (38%) in accordance with the Councils requirements.

These properties will be constructed in a style consistent with the overall architectural style for the development and of a size and tenure which will match local need.

Prior to the commencement of development the appointment of a Registered Provider will be procured and the details will be agreed for the delivery and future management of the affordable housing scheme.

The location and tenure of the affordable properties is highlighted on figure 10.

4.0 Proposals

4.1.2 Affordable Mix

The adjacent plan identifies the locations of open market sale and affordable properties proposed across the development site.

The tenure of the affordable housing will be split between shared ownership properties and rented properties.

Schedule Of Accommodation							
Name	Storey/Bedrooms	SqFt	No.	Footage		%	
Hillstead	051 2	2 Bed mixes	051	3	1093	SqFt	4%
Danbury	032 v2 2	3 Bed semi	032	3	2480	SqFt	4%
Warwick	051 2	3 Bed detached	051	2	1114	SqFt	3%
Wardour	027 2	3 Bed detached	027	13	1127	SqFt	1%
Stavelv	1032 2	3 Bed detached	1032	4	4128	SqFt	5%
Leighton	1028 2	4 Bed Semi	1028	8	8224	SqFt	10%
Barnburgh	1054 v1 2/3	3 Bed townhouse	1054	4	4210	SqFt	5%
Baton	1261 2	4 Bed detached	1261	4	5044	SqFt	5%
Hardwicke	1224 v2 2/3	4 Bed detached	1224	5	6120	SqFt	6%
Cambridge	1224 v3 2/3	4 Bed detached	1224	5	3872	SqFt	4%
			49		49838	SqFt	62%
Affordable							
Hillstead	051 2 SR	2 Bed mixes	051	10	8700	SqFt	19%
Central	034 2 SR	3 Bed semi	034	10	1440	SqFt	1%
			30		21225	SqFt	38%
			79		70083	SqFt	100%

Figure 9: Proposed schedule of accommodation.



Figure 10: Proposed development layout, highlighting open market and affordable properties.

4.0 Proposals

4.2 Proposed Development Layout

The image overleaf (figure 11) represents the development layout and the main subject of this application.

The finalised version follows principals established as part of the outline application, creating a logical extension to the urban settlement and a development which provides an appropriate density for its locality.

It is considered that the final layout delivers a high quality designed development which accords with the design requirements of the National Planning Policy Framework by providing good standards of amenity for all existing and future occupants.



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The adjacent drawing represents the final proposed layout for this development. The following pages highlight key design features of the layout which accord with the previously approved development framework plan and illustrative layout.

Figure 11: Proposed development layout.

4.0 The Proposals

4.2.1 Development Layout

The following design features are annotated with key characteristics which are a result of the contextual analysis, design review and evolution.

1. Vehicle and pedestrian access into the site is taken via the approved access point, positioned off Langton Road.



2. The layout has been designed to ensure that properties front the new street arrangements. Dual aspect properties are also proposed at focal junctions, creating active frontages within the streetscapes.



3. A strong built frontage and build line is proposed adjacent to Langton Road, reflecting the aspirations of the illustrative layout.

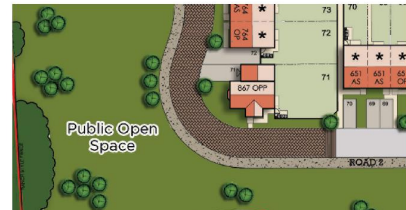


4.0 The Proposals

4.2.2 Development Layout Cont...

The following design features are annotated with key characteristics which are a result of the contextual analysis, design review and evolution.

4. The public open space proposed to the western boundary integrates existing vegetation, providing a softened urban development edge.



5. A green corridor is created along the western boundary, opening up into two defined areas of public open space. A new footpath link is proposed through this space, connection Langton Road with the open space and play area to the south.



6. The public open space located to the southern boundary incorporates a Local Area of Play. Properties are orientated to front this space, providing natural surveillance and a safe environment for children. This area includes a footbridge link across the beck to the west, the footbridge will be of timber construction.



4.0 The Proposals

4.3 Scale and massing

The application is for residential housing and as such the scale and massing of the proposals are traditional residential reflecting the local vernacular.

The scheme therefore proposes predominantly 2 storey housing across the site, with the limited inclusion of 2 1/2 storey properties proposed at strategic locations, creating variety within the street scape.

2 storey properties are proposed adjacent to the existing properties, No. 1 & 2 Langton Road positioned to the eastern boundary, ensuring that private amenity space is protected.

The scale and massing of the proposed development is in broad accordance with the aspirations of the outline 'Design & Access Statement'.



Figure 12: Extract of the site layout, highlighting the proposed storey heights.

4.0 The Proposals

4.3.1 Scale and massing



Figure 13: Typical development street scenes, highlighting the development scale and massing.

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4.0 The Proposals

4.4 Landscape

Proposed Private Landscaping

Private gardens are a defining characteristic of a home and consequently dwellings are provided with adequate rear gardens and private space to the frontage.

Landscaping treatment to front gardens is proposed to be relatively simple and comprises predominately lawned areas with tarmac drives (where included), tree and shrub planting is proposed to selected properties to improve visual interest and create a sense of place within the streetscape.

The landscape proposals for this development are fully explained on the supporting 'Landscape Proposals Plan' prepared by ECUS. The proposals integrate the existing natural features of the site such as the mature trees to the site perimeter and Mill Beck, enhancing these features where necessary.

Langton Road Frontage

The existing hedge positioned adjacent to Langton Road is to be retained as part of the development proposals. Additional tree planting to this frontage, further enhancing the green edge.

Public Open Space

Public open space is provided within the development to the western and southern boundaries, the space follows the requirements of the Outline Planning Permission and the approved development framework plan.

Play Space

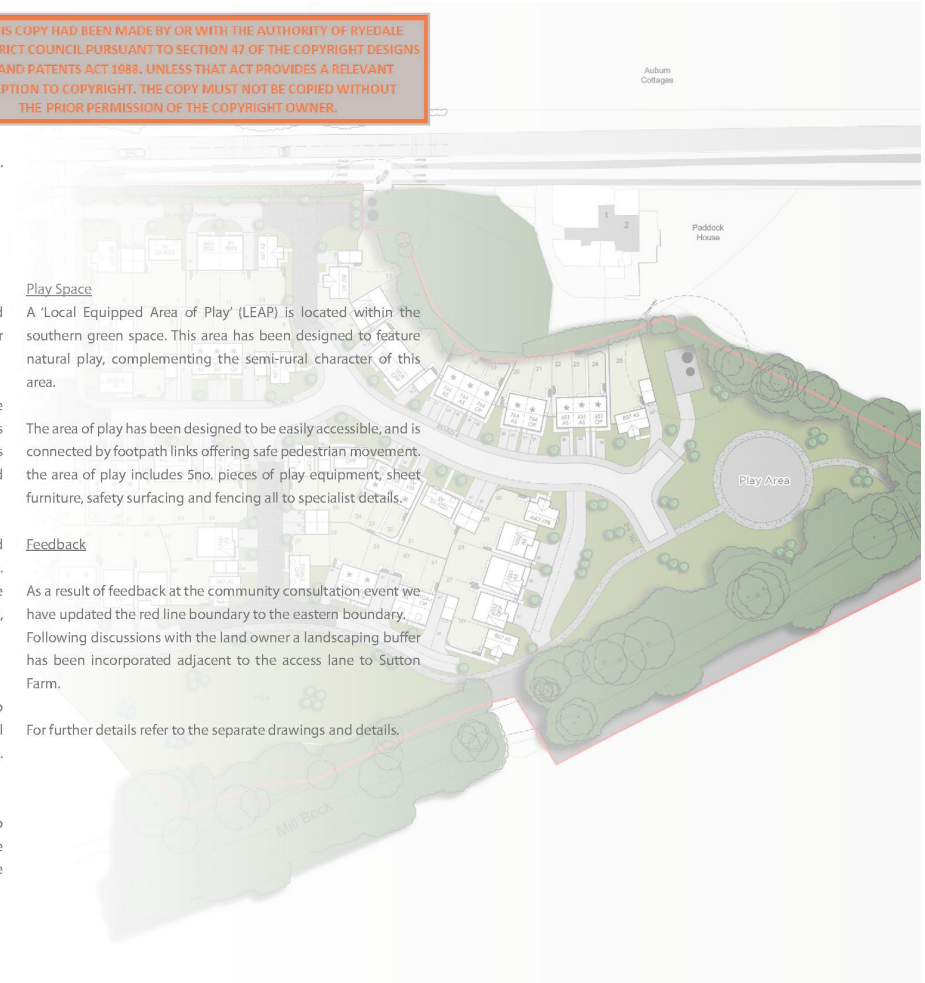
A 'Local Equipped Area of Play' (LEAP) is located within the southern green space. This area has been designed to feature natural play, complementing the semi-rural character of this area.

The area of play has been designed to be easily accessible, and is connected by footpath links offering safe pedestrian movement. The area of play includes 5no. pieces of play equipment, sheet furniture, safety surfacing and fencing all to specialist details.

Feedback

As a result of feedback at the community consultation event we have updated the red line boundary to the eastern boundary. Following discussions with the land owner a landscaping buffer has been incorporated adjacent to the access lane to Sutton Farm.

For further details refer to the separate drawings and details.



4.0 The Proposals

4.4 Landscape cont...

Landscape Strategy Objectives

- To create an attractive landscape setting for the development;
- To create an appropriate landscape structure that ensures good natural surveillance from houses across POS and footpaths for safety and security.
- To create attractive new public open spaces which provide opportunities for formal recreation / play as well as informal recreation and enhanced biodiversity.
- Complementing and enhance existing valued landscape features such as woodland, trees and hedgerows, to integrate the proposed development into the surrounding landscape.
- To create an aesthetically pleasing and safe experience along proposed public rights of way through the Site, with interesting and attractive planting, and ecological value.
- To create strong landscape framework that creates valuable ecological corridors through the site which successfully integrate with the surrounding landscape and existing landscape features.
- To create a strong landscape framework as cohesive elements of the street scene that reinforces the street hierarchy and defines character within the development.
- To soften the appearance of built development through use of buffer planting along the site boundaries and within plot frontages along the street scene.

Key Design Principles

- Whilst a number of existing trees are highlighted for removal, these are identified as "Unsuitable for Retention" due to poor quality or C Grade Category and considered to be low quality. No trees of Grade B or higher are adversely impacted by the development. Tree Root Protection Areas will be protected in accordance with recommendations of the BS5837 Trees in Relation to Design, Demolition and Construction.
- Use of signature tree species and single species hedges along each street to define and provide a distinct character for different streets. Use of evergreen species to plot frontages to ensure all year round structure to the planting beds.
- Use of larger, parkland-style trees, within POS where space allows – incorporating more native species.
- Use of low maintenance plant species throughout, which also have seasonal diversity and include wildlife attracting plants e.g. for nectar, pollen and fruit.
- General planting mixes to be planted with 3-5L plants, with larger occasional feature plants to provide immediate visual impact.
- Ecological enhancements include more diverse plant structure of trees, hedgerows, native tree and shrub mixes and meadow; wildlife attracting ornamental planting where space is restricted within house plots; creation of an ecological buffer alongside the retained vegetation along the south western boundary; strengthening linear corridors

in particular along the Site boundaries; enhancing retained native hedgerows where possible; sensitive fencing design to enable the free movement of hedgehogs; and provision of habitat boxes for birds and bats.

- To incorporate native tree and shrub species where appropriate, typical of the local area and of UK provenance, including flowering and fruiting species are encouraged to maximise value to wildlife and biodiversity value.
- Existing hedgerow along the eastern boundary is enhanced and strengthened and proposed hedgerow and shrub planting along the western and northern boundary, form a continuous robust boundary.
- The POS areas have an open parkland character with clear views of the formal play (within the southernmost area). These are bound along the Site boundaries by strong landscape and ecological buffers, including existing woodland and trees, proposed trees, native, semi-native and ornamental shrub, hedges, and wildflower meadow. Individual or small groups of trees provide focal features within the POS.
- Meadow planting and bulb planting provides colourful bursts of seasonal interest within the POS.
- Open sight lines from residential dwellings allow for natural surveillance over the POS and pedestrian routes, being mindful

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Figure 14: Proposed development layout, highlighting areas of green amenity space and private amenity.

4.0 The Proposals

4.5 Ecology

Key Ecology Objectives

The ecology objectives for Langton Road are as follows:

- Retention of key habitat areas to retain wildlife corridor links.
- Protection of retained habitat features.
- Creation of new habitats to compensate for land take and enhance existing habitats.
- Incorporation of features to enhance the value of the site for specific species groups, such as bats and birds.
- Providing ecological enhancements whilst maintaining safe use of the public spaces.

Key Ecology Proposals

The ecological objectives will be achieved through the following measures:

- Retention of habitats which extend along banks of Mill Beck will ensure there is no loss of connective corridors for wildlife.
- Retention of current habitats surrounding the boundaries of the Site will also retain any potential wildlife corridor links, with habitat enhanced in places through hedge

infilling and planting of native shrub species to provide a buffer to residential development.

- The incorporation of hedge and shrub planting along roadsides and adjacent to residential properties will provide potential green corridors directly across the Site. The potential link will also connect in to Public Open Spaces.
- Hedgehog gaps are to be created within garden fencing to retain movement corridors across the site post development. The gaps will be focused in gardens within the southern area of development.
- Trees that are to be retained, and therefore continue to provide habitat structure of value to wildlife, will be protected in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction through the implementation of Root Protection Zones (RPZ's). This will prevent direct damage to trees and/or root damage through soil compaction which could lead to subsequent failure of the tree.
- Wildflower meadow grassland is to be sown in the areas of POS, which will increase grassland species diversity. Pockets of bulb planting are also to be incorporated which will increase opportunities for pollinating insects. In addition to shrub and herbaceous border planting, up to 24 different plant mixes that have been chosen due to their ground

cover, sun tolerance and shade tolerance qualities, will be planted on site. Species predominantly include species that are native or of known wildlife value to maximise ecological benefit.

- The installation of bat and bird boxes will be undertaken during development for integral box models and post development for any external box models. This will provide long term roosting and nesting opportunities for bats and birds resident in the local area.
- Tree and grassland/bulb planting is maximised in POS areas to provide habitat structure and increased species diversity whilst also providing the desired visual surveillance opportunities across open spaces.
- Wildlife attracting ornamental species will be included in the gardens where space is more limited, with species that provide a source of pollen and nectar.

4.0 The Proposals

4.6 Appearance

Placemaking

The designs will concentrate on creating successful 'places' for people. Building layout and style, hard and soft landscape, highway design and use of materials should all work together within the development to create a cohesive overriding character. These elements must also take account of local context to ensure that the design will fit harmoniously into its surroundings.

Architectural Quality and Style

The following design principles have been adopted throughout the development to ensure that the character is coherent and seamless between the differing tenures.

Building Materials and Elevations

Brick buildings will be used to reflect the building materials of traditional houses found to the north east of the site, along with the random use of render to selected properties.

Roof tiles will be red in colour, taking reference from the existing properties within the local vicinity.

Rainwater goods will be black. Please refer to the character area section for further details regarding materials.

Building Layout

Building layout will be used to frame effective public spaces within the development and to respond directly to the landscape setting. All pedestrian routes and open spaces will be overlooked by adjacent properties. Building layout will seek to enhance the sense of place throughout the scheme, creating nodes, vistas and focal buildings. Corner buildings at street intersections will be articulated to define the corner and provide active interfaces on both sides.

Building Style and Form

Buildings will comprise a selection of detached, semi-detached and mews style properties of 2 and 2 1/2 storeys.

Front Entrances and Boundaries

Front doors and the canopies have been given careful consideration to ensure that they establish a high quality feel to the streetscape. Where rear garden boundaries abut or can be seen from the public realm, robust boundary treatments are used to retain visual quality within the adjacent public areas.

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Typical Street Scene along Langton Road.

STREET SCENES A-A



Typical Street Scene fronting the spine street.

STREET SCENES B-B



Typical Street Scene fronting the open space.

STREET SCENES C-C



Typical development street scenes, showing the proposed appearance of the development.

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4.0 The Proposals

4.7 Access

Vehicle access to the site is proposed via a new junction taken from Langton Road, in accordance with the approved access position.

Refer to the access detail prepared by Hydrock for further details.

The access is formed of a 6m road with 2m wide footpaths to either side with a 4.5m x 90m visibility splay, reverting to a 5.5m wide road at the speed junction.



Figure 15: Extract of the site layout, highlighting the approved access position off Langton Road.

4.0 The Proposals

4.7.1 Movement, Car Parking & Refuse

Parking

Properties have been designed to feature in curtilage parking to a minimum of 200%, predominantly located to the side or front of the dwelling, by driveways fronting integral garages or driveways to the side of the properties. Garages with parking spaces in front of them are proposed to a select number of properties.

Furthermore, parking space allocations have been designed to ensure that a vehicle dominated street scene is avoided.

Refuse

Refuse and recycling has been a design consideration during the planning process of this proposal. As a result, each property will be provided with a hard-standing area within the rear garden of the property, to site 2no. bins, 2no. boxes and 1no. refuse bag, in accordance with the councils approved refuse strategy. Refer to figure 18, shown adjacent for an example of refuse storage areas.

Additionally, all plots will have a gated access route from the rear garden area to the highway at the front of the property, to enabling bins to be left out on the relevant collection day.

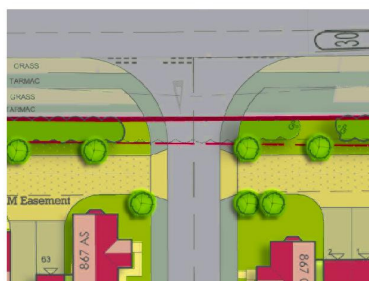


Figure 16: Main vehicular access taken from Langton Road.



Figure 17: Example of in curtilage parking.



Figure 18: Example of refuse storage.

4.0 The Proposals

4.7.2 Pedestrian Movement

Safe pedestrian movement has been a primary concern during the design of this development, ensuring that housing parcels connect with green amenity space and the wider area. Formal footpaths therefore follow the alignment of the main spine streets, ensuring safe pedestrian movement from the site access point and around the site.

A new footpath link runs from Langton Road and along the western boundary, offering safe movement through the open space and connection with the local area of play.

There will be a timber footbridge provided across the beck of the land to the west.

Refer to figure 19, shown adjacent for the proposed footpath



Figure 19: Extract of the site layout, highlighting the proposed footpath connections. (timber footbridge shown inset)

4.0 The Proposals

4.7.3 Street Hierarchy

Spine Street

The spine street forms the main entrance road. The road is to be constructed 5.5m wide with 2m wide footpaths on either side.



Figure 20: Extract of the spine street.

Shared Access Streets

Access streets are secondary routes which take access from the spine street. The surface is block paved, being 6.5m wide and accommodates a service margin within the street.



Figure 21: Extract of shared access streets.

Shared Access Driveways

These serve small clusters of properties, in an informal nature, taking access from the spine streets and shared access streets. They will be constructed in a tarmac surface finish.



Figure 22: Extract of shared access driveways.

4.0 The Proposals

4.7.4 Street Hierarchy

The below images provide a visual reference of how the spine streets and shared access streets will be constructed.



4.7.5 Street Hierarchy

The proposed highway network has been designed to accord with the outline Design and Access Statement, creating a permeable, logical and easily navigable development which provides direct routes.

The road hierarchy plan shown overleaf, figure 23, clearly identifies the road network and how its connects with the wider area.

4.7.6 General Access

Access to and within the public external environment is designed to ensure that there are no excessive changes in level between the highway and the private spaces.

Housing entrances will be constructed to comply with current Building Regulations ensuring each property has level access for ease of wheel chairs. Furthermore, houses will have a path and/or driveway providing a safe access route from the public highway to the principal entrance.

Where parking is not within curtilage, footpaths and gates are provided to ease access and create direct routes.



Figure 23: General access plan.

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Figure 24: Proposed road hierarchy plan.

4.0 The Proposals

4.8 Adherence with Approved Illustrative Parameters Plan

Figures 25 and 26 highlight the elements of the submitted layout that adhere with the approved development framework plan. In conclusion, this document demonstrates that our design respects the principles established within the original plan, but refines certain aspects to aid integration and connection between existing and proposed residential areas, ensuring cohesion.

The main principles which adhere with the approved development framework plan are as follows;

1. Vehicular and pedestrian access is taken from Langton Road, in accordance with the approved plan.
2. The scheme proposes the retention of existing vegetation, where possible, in accordance with the approved plan.
3. New footpath links are proposed to accord with the aspirations of the approved plan. A strong built form and housing aspects are also proposed to front these key routes, providing natural surveillance.
4. Road form and hierarchy reflect the aspirations of the approved plan.

5. Existing vegetation is retained adjacent to the properties positioned to the eastern boundary, creating natural screening in accordance with the approved plan.



Figure 25: Approved development framework plan.

6. The only variance from the approved plan is the positioning of the play area, which has been relocated to the southern boundary. Its new location offers improved natural surveillance and connection with the wider area.



Figure 26: Proposed development layout.

5.0 Sustainability Statement

The Keepmoat team's approach to sustainable development on the Langton Road, Norton Site has a number of key strands:

Community

Valuing feedback, the team will continue to engage with local people to create communities that work, where neighbours know each other and a sense of self management can develop. The designs aim to create an environment where community pride can flourish and help change the way people feel and / or use their neighbourhoods, to increase aspiration, expectation and achievement.

Economy

Keepmoat take a very serious approach to their corporate and social responsibility. They are keen to ensure that as far as possible, their activity supports the local economy and local priorities. This includes support for and contribution to local supply chains and creating new employment and skills opportunities.

Environmental

The designs seek to support environmental sustainability both in terms of the effect of the activities and residents' lifestyles on the environment and of the quality of neighbourhood and amenity space provided.

- The promotion of and integration with sustainable transport policies.
- New homes will take a 'fabric first' approach providing high levels of insulation to create low energy homes.
- The development will support initiatives to reduce waste through recycling.
- It will seek to promote healthy living eg. recreational space design, the creation of connected walking routes.
- It will seek to sustain and improve the ecological.

Value of the area, particularly through the retention of important trees on site and the creation of new high ecological value landscaped areas such as the wetland. The proposals in this regard have been informed by a detailed tree survey and a habitat survey and report, which are submitted separately as part of this application.

Design

High quality design supports sustainable lifestyles. The principles of Building for Life 12 have been applied here. Homes will be well built and well insulated, to standards surpassing those of Building Regulations Approved Document L1A and A rated appliances where incorporated.

Keepmoat will embrace the requirement to supply EV charge points to all properties by providing an external socket to each property to provide the option for future residents based on the perceived energy surge if EV recharge to all houses necessitating an additional sub-station.

Legacy

Planning for the long term success of a place is vitally important. Keepmoat's goal is to leave a development and its community nestled into the locality; a development that continues to contribute to the economy and built fabric of the area and, in doing so, enhances the wellbeing of residents for years to come.

6.0 Summary

6.1 Conclusion

We believe that it has been demonstrated through this statement, that the proposed development is acceptable in design terms, in respect of its appearance, layout, scale and landscaping details and constitutes sustainable development, having regard to national and local planning guidance.

The design and development of the scheme has been through a collaborative process which has allowed for a positive design solution to be provided on this site.

The scheme substantially accords with the approved development framework plan without detriment to the character of the area, existing features or nearby residents.

The proposed layout is a high-quality response to the parameters set out within the Outline Planning Permission, creating areas of open space, a local play space, pedestrian routes and affordable housing, whilst retaining important landscape features.

We therefore request that positive and expeditious consideration is given to this application, to enable this important site to be implemented and delivered.



END