



PB Planning

**Land North of Malton Road**

**Amotherby**

**PLANNING STATEMENT**

**Yorkshire Housing**

**November 2021**

**Strategy > Partnership > Delivery**

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## 1.0 INTRODUCTION

1.1 This Planning Statement accompanies a full planning application for the following development at Land North of Malton Road, Amotherby: -

***“Residential development of 58 homes, public open space, landscaping, a kiss & drop facility, and associated infrastructure.”***

1.2 This Planning Statement has been prepared in support of the planning application and it provides details of the proposed development and an assessment of its compliance with relevant planning policy. The application is accompanied by a separate Design and Access Statement, which provides further details in respect of design and access issues relating to the proposed development.

1.3 The application package is accompanied by the appropriate planning application fee and comprises electronic copies of the following documents: -

- Completed planning application forms and Ownership Certificates
- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- Proposed Site Plan in Context
- Design & Access Statement
- Boundary Treatment Plan
- Proposed Material Plan
- House Type & Garage Plans
- Proposed Site Section Plans
- Landscape Masterplan
- Landscape Specification Plans
- Planning Statement (Incorporating details of Community Involvement)
- Transport Statement
- Stage 1 Road Safety Audit
- Drainage Philosophy Report
- Flood Risk Assessment
- SuDS Management Plan
- Detailed Drainage Drawings & Calculations
- Energy Report
- Preliminary Ecological Appraisal
- Badger Assessment & Report
- Bat Activity Survey
- Vegetation Survey
- Ecological Impact Assessment
- Tree Survey
- Archaeology & Heritage Assessment
- Geo-Physical Archaeological Assessment
- Archaeological Written Scheme of Investigation
- Archaeological Trial Trenching Report
- Noise Impact Assessment
- Phase 1 Geo-Environmental Appraisal
- Phase 2 Site Investigation
- Ground Gas Risk Assessment

1.4 The Planning Statement concludes that the proposed development is in accordance with relevant planning policies at national and local levels. The proposed scheme seeks to provide new high-quality affordable homes, along with the provision of new highways and community infrastructure, in a sustainable location which is appropriate for the proposed use. Planning permission should therefore be granted in respect of this planning application.

## 2.0 SITE DESCRIPTION AND SURROUNDINGS

### THE APPLICATION SITE

- 2.1 The site is allocated for residential development within the adopted Ryedale Local Plan. The site is approximately 2.68 hectares in size and consists of a private field.
- 2.2 The site's topography falls from south to north, with steeper falling gradients located in the southern section. An existing Public Right of Way (PRoW) runs diagonally across the site from the central area of the site's eastern boundary to the site's south-western corner (Route Ref. 25.5 1/1), connecting Malton Road with Amotherby Lane. All of the site lies within Flood Risk Zone 1.
- 2.3 The site's southern boundary lies adjacent to Malton Road, separated by an existing well-established hedge. Landscape planting and well-established hedgerows line the site's western boundary. To the north of the site lies the grounds of Amotherby Community Primary School, separated by existing trees and a wooden post and rail fence. The site's eastern boundary lies adjacent to existing residential properties along the northern section and dense areas of along its the southern section.
- 2.4 The wider context of the site contains a varied mix of built up areas and open countryside. Beyond the immediate setting of the site lies the main settlement area of Amotherby which contains areas of residential, employment, agricultural and community uses.
- 2.5 The proposed development would not have an adverse impact on the identified local context and land uses located within proximity of the site.
- 2.6 The site is currently allocated for residential development under Site Ref. SD10 within the adopted Ryedale Local Plan. The Local Plan identifies the following site-specific elements: -
- An indicative yield of 40 dwellings
  - Access from the B1257
  - Retention of Public Right of Way through the site
  - Pedestrian and cycle only link to Meadowfield
  - Land to be provided for a kiss and drop facility for Amotherby Primary School, public open space and children's play area within the northern quarter of the site
  - Retention of hedge along boundary with the B1257
  - Well-designed streets and spaces

- Landscaping belt to the western site boundary
- Scale of buildings to be limited to one and two storey heights
- Sustainable drainage system to be integrated into design
- Capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity
- Appropriate archaeological evaluation and mitigation as detailed in Appendix 1
- As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated

2.7 The applicant's response to each of the policy criteria associated with the site's proposed allocation is provided in the proceeding sections of this statement.

## **SUSTAINABILITY & ACCESSIBILITY**

2.8 In respect of the site's sustainability, there are a number of local amenities in Amotherby within a reasonable walking distance of the site, including Amotherby Community Primary School, Meadowfield Nursey School, Amotherby St Helens Church and The Queens Head Public House. Additional amenities within the villages of Swinton and Appleton-le-Street are also accessible within a 2km walk of the site.

2.9 The Department for Transport (DfT) state that journeys up to five miles (circa 8km) are "an achievable distance to cycle for most people". The site is located within a reasonable cycle ride, up to 8km (approximately 25 minutes at the average cycling speed of 12mph), of a number of settlements, including the towns of Malton and Norton-on-Derwent and the villages of Slingsby, Barton-le-Street, Appleton-le-Street and Broughton.

2.10 With regards to public transport, the nearest bus stops to the site are located on Malton Road, providing travel in both directions, situated approximately 210m walk to the east of the site. Bus stops are also provided on Amotherby Lane, located approximately 240m walk to the north-east of the site.

2.11 The nearest rail station to the site is Malton Rail Station, located approximately 4.8km to the south-east of the site. Malton Rail Station is operated by TransPennine Express and provides services to local and regional destinations. Among the rail services available from the station are hourly services to Scarborough and York. Facilities at Malton Rail Station include cycle parking, a car park and step-free access.

2.12 The site is therefore situated in a sustainable location for residential development.

### **PLANNING HISTORY**

2.13 In order to fully understand the development context of the site in the preparation of this planning application we have undertaken a planning history search of the application site. Our review of the Council's online database has identified that no planning applications have been submitted at the site since 1947. There is therefore no planning application history of relevance to the planning application.

### **PRE-APPLICATION CONSULTATION**

2.14 Pre-application discussions and meetings have taken place with the following parties since the submission of a formal pre-application enquiry in December 2020: -

- Ryedale District Council: -
  - 19<sup>th</sup> February 2021
  - 15<sup>th</sup> March 2021 (Including Highways Officers from North Yorkshire County Council)
  - 19<sup>th</sup> October 2021
  
- Local Ward Member: -
  - 3<sup>rd</sup> February 2021
  - 2<sup>nd</sup> March 2021
  
- Amotherby Parish Council: -
  - 19<sup>th</sup> February 2021
  - 22<sup>nd</sup> October 2021
  
- Amotherby Community Primary School: -
  - 26<sup>th</sup> February 2021
  - 26<sup>th</sup> March 2021
  - 12<sup>th</sup> May 2021
  - 16<sup>th</sup> July 2021
  - 22<sup>nd</sup> October 2021

2.15 For ease and brevity, the amendments which have been made to the development proposals as a result of consultation with each of the above stakeholders are detailed in the topic specific sections of this statement.

- 2.16 With regards to consultation with local residents, the applicant hand delivered consultation leaflets to every house in Amotherby, along with properties located between Amotherby and Swinton, and also to properties located within Swinton. Approximately 300 leaflets were delivered in total. The consultation leaflets provided details of the proposed scheme and included indicative plans of the proposed layout and house types. Contact details were provided so that comments could be made on the draft proposals. These comments have been considered by the applicant and full details of how they have responded to them are included in the topic specific sections of this statement.
- 2.17 The applicants have undertaken comprehensive consultation discussions with a wide variety of local stakeholders. These discussions have led to positive amendments being made to the development proposals to alleviate a number of issues that were raised. Showing a real commitment to engaging with the local community.
- 2.18 The applicant remains available to undertake further discussions with local stakeholders should they have any further comments or questions following the submission of the planning application.

## 3.0 PROPOSED DEVELOPMENT

- 3.1 This section of the statement provides a brief summary of the Proposed Development that forms the subject of this planning application. The proceeding sections of the statement will provide a detailed overview of each element of the proposals, including how they have been formulated and how they comply with relevant planning guidance.
- 3.2 The proposals seek to deliver a residential development of 58 new affordable homes, public open space, a new kiss & drop parking facility for the primary school, landscaping, and associated infrastructure.

### SUMMARY OF THE DEVELOPMENT PROPOSALS

- 3.3 The submitted Proposed Site Layout identifies the following key parameters of the development:
- 58 affordable homes at a density of 25 dwellings per hectare.
  - The number of homes at the site was reduced from 65 on account of comments received from local residents, the Parish Council and Ryedale District Council as part of the pre-application discussions.
  - A housing mix of: -
    - 20 x 2 bedroom Houses
    - 2 x 2 Bedroom Bungalows
    - 31 x 3 bedroom Houses
    - 5 x 4 bedroom Houses.
  - The development will also include 2 bungalows following feedback from 3<sup>rd</sup> parties and the Council.
  - All of the proposed homes will be one and two storeys in height.
  - A Kiss & Drop Facility for Amotherby Community Primary School which provides 6 car parking spaces and space for a mini-bus which is used by the School.
  - A new pedestrian and cycle route from the site to Meadowfield.
  - The site access will be delivered from the B1257/Malton Road. The hedge on the site's frontage will be retained other than where the access road is required to be located.
  - The PRoW will be retained in a green setting, separate to the highways provided within the site. A connection to the PRoW is also retained at the south-west corner of the site.
  - A large area of POS will be provided at the northern boundary of the site, with space for the provision of a LEAP if required/desired.
  - The existing landscaping located on the western boundary of the site will be retained and enhanced.
  - The landscape proposals have been tailored to deliver Biodiversity Net Gain on site. Including the provision of native trees, shrub and species rich grassland planting.

- The creation of an open/green frontage at the entrance of the development.
- The designs of the proposed homes will reflect the character of the Village in terms of materials and elevation treatments.
- All of the proposed homes will meet the Nationally Described Space Standards.
- The proposed fabric and building services specification of the homes will permanently reduce emissions by **91.41%** and the proposed energy demand by **94.25%** at the site.
- The proposed development will deliver electric charging points to all properties with a dedicated car parking space within its curtilage.
- Foul sewer connections will be drained by gravity to the existing sewer located to the north-east of the site. Surface water will drain to a surface water attenuation tank located in the north-west corner of the site (located under the ground). Surface water will then be released at an agreed restricted rate to the agreed discharge point.

3.4 The Proposed Site Layout, Landscape Plan and Design & Access Statement which accompany the application establish that the proposed quantum of development detailed above can be accommodated at the site whilst ensuring that a high quality residential development can be delivered, and whilst also delivering each of the Council's development parameters associated with the site allocation. Full details of which are set out in the proceeding sections of this statement.

### **PLANNING OBLIGATIONS**

3.5 A Section 106 Agreement will be submitted to the Council in due course to provide details of the trigger points for the delivery of the agreed obligations associated with the development of the site.

3.6 The current proposed Heads of Terms for the Section 106 Agreement are as follows: -

- Affordable Housing – associated with 35% of the proposed affordable dwellings: -
  - 80% of which will be available as Affordable Rent; &
  - 20% of which will be available as Shared Ownership.
- Transfer of Kiss & Drop Facility to Amotherby Community Primary School – The completed facility will be transferred prior to the occupation of 90% of new homes at the site.
- Management of Open Space & Landscape Areas – the management of these areas will be provided by Yorkshire Housing.

### **COMMUNITY INFRASTRUCTURE LEVY**

3.7 Ryedale District Council's Community Infrastructure Levy (CIL) Charging Schedule came into effect on the 1<sup>st</sup> March 2016 and will apply to all developments permitted after this date.

3.8 However, as the development relates to a 100% affordable housing scheme it qualifies for mandatory Social Housing Relief under the CIL regulations.

### **DELIVERY TIMESCALES**

3.9 On account of the size of the site and the level of pre-application work that has taken place, we would expect that this planning application could be determined within the statutory timescales.

3.10 Other than the delivery of the initial site infrastructure there are no other major infrastructure works that need to take place prior to the commencement of the delivery of new homes at the site.

3.11 Accordingly, following the determination of the planning application we would expect new homes to be delivered at the site within 8 to 12 months.

3.12 There will be one development outlet delivering new homes at the site. It is therefore anticipated that the development will deliver a yield of 35-50 homes per annum.

3.13 The table below provides the site's cumulative dwelling delivery projection per annum: -

<b>Year</b>	<b>No of Homes Cumulative</b>
2021/2022	Planning Application Determined & Initial Site Infrastructure Works
2022/2023	20
2023/2024	58

3.14 The delivery of the areas of open space and landscaping will be delivered commensurate with the new homes at the site. Further details of which can be discussed with the Council as part of the determination of the planning application.

3.15 The development of the site in the timescales proposed will therefore deliver a number of socio-economic benefits to the Amotherby and wider District within 5 years of the approval of the planning application, alongside making an important contribution to the Council's ongoing 5-year housing land supply requirements.

## 4.0 PRINCIPLE OF DEVELOPMENT

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

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

4.2 As detailed within Section 2 of this statement, the application site is identified as housing land allocation Ref.SD10 within the Ryedale Local Plan. The Local Plan is the statutory development plan for the Ryedale District local authority area. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.3 Accordingly, the principle of residential development at the site is established by its allocation in the adopted Ryedale Local Plan.

4.4 The following sections of this planning statement discuss the main planning issues associated with the proposed development and outline how the proposals are in accordance with national planning guidance and the adopted development plan.

4.5 The final section of this statement then specifically identifies how the development proposals meet the site-specific requirements identified within the adopted Ryedale Local Plan.

## 5.0 DELIVERY OF NEW HOMES

- 5.1 Paragraph 60 of the Framework identifies ***“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”***.
- 5.2 The development proposals will contribute to supporting a strong, vibrant, and healthy community by providing a supply of housing that is required to meet the needs of the District.
- 5.3 The development will deliver high quality affordable homes for first time buyers, couples of all ages and local families on a housing land allocation which is located within the defined Service Village of Amotherby. The Ryedale Local Plan Strategy document identifies that a minimum of 300 homes are to be distributed to the District’s Service Villages within the plan period to 2027. The delivery of 58 affordable homes at the site is therefore in accordance with Policy SP1 and Policy SP2 of the Ryedale Local Plan Strategy.

### HOUSING MIX

- 5.4 With regards to housing mix Policy SP4 of the Ryedale Local Plan Strategy states that developments should ***ensure a range of dwelling types and sizes are provided in order to retain a balanced housing stock and provide choice in the housing market***. Importantly, the Council’s SHMA outlines that the housing mix identified within it is indicative and that there are a range of factors which will influence the demand for different sizes of homes over time.
- 5.5 The development proposals seek to deliver 58 homes of the following housing mix: -
- 20 x 2 Bedroom Houses
  - 2 x 2 Bedroom Bungalows
  - 31 x 3 Bedroom Houses
  - 5 x 4 Bedroom Houses
- 5.6 The proposals therefore offer a mix of housing which will ensure that the housing needs of all members of the community can be met.
- 5.7 In total, **91%** of the proposed houses will be 2 & 3 bedrooms in size. Which is a mix of homes that reflects the indicative housing mix requirements of the Council’s Strategic Housing Market Assessment (SHMA). In doing so the development proposals align with the requirements of Policy SP4 of the Local Plan.

## AFFORDABLE HOUSING

- 5.8 With regards to affordable housing, Policy SP3 of the Local Plan identifies that the size, type and tenure of affordable homes will be expected to reflect the affordable housing needs in the locality. Evidence of which is set out in the Council's SHMA which was published in 2016.
- 5.9 The type, mix, size, and tenure of affordable homes proposed to be delivered by the development has been influenced by the evidence outlined within the SHMA, alongside detailed discussions with the Council's Planning and Housing Officers. The applicant, Yorkshire Housing, are also an experienced registered provider who have delivered affordable homes within the Ryedale area over a number of years.
- 5.10 The pre-application correspondence and analysis undertaken has resulted in the following affordable housing proposal for the development: -

<b>Bedroom Size</b>	<b>Affordable Rent – 60%</b>	<b>Shared Ownership – 40%</b>
2	22	0
3	13	18
4	0	5
Total	35	23

- 5.11 Of the 35 Affordable Rent homes to be provided within the development, 16 will be included within a Section 106 Agreement (which will include local connection clauses). However, the additional 19 homes will also be allocated using North Yorkshire Home Choice giving priority to applicants with local connections.
- 5.12 Of the 23 Shared Ownership homes to be provided within the development, 4 will be included within a Section 106 Agreement (which will include gross annual income and local connection clauses). However, the additional 19 homes will also be subject to eligibility criteria set by Homes England, which includes prospective purchasers having a gross household income of less than £80k per annum and be otherwise unable to purchase a suitable property for their housing needs on the open market. It is therefore expected that these 19 homes will also likely be obtained by local people.
- 5.13 Accordingly, 39 of the 58 homes (67%) will therefore be subject local connection criteria ensuring they will meet local affordable housing needs.
- 5.14 Due to Homes England grant funding criteria, only the policy requirement of 35% of the total number of homes will be included in the Section 106 Agreement. However, all of the homes will be made available for affordable housing.

- 5.15 With regard to the Section 106 Agreement, 20 homes will be included within the agreement (which equates to 35% of the total homes at the site) in accordance with Local Plan Policy SP3. 16 of these homes (80%) will be available for Affordable Rent and 4 (20%) will be made available for Shared Ownership. In accordance with the evidence outlined in the Council's latest SHMA.

#### **INTERNAL SPACE STANDARDS**

- 5.16 With regards to size, whilst the Council do not have an adopted planning policy in respect of minimum size standards, we can confirm that all of the proposed homes will exceed the "Technical housing standards – nationally described space standard".

- 5.17 The sizes of the proposed homes are set out in the table below: -

<b>Name</b>	<b>Bedrooms</b>	<b>Bedspaces</b>	<b>Size sq.m</b>	<b>NDSS</b>
<b>Airedale</b>	2	3	70.7	70
<b>Littondale</b>	2	4	81.3	79
<b>Rosedale (Bungalow)</b>	2	4	74.1	70
<b>Stonesdale</b>	3	5	94.7	93
<b>Arkendale</b>	3	5	95.6	93
<b>Harrison</b>	3	5	97.3	93
<b>Dearne</b>	4	6	107.4	106

#### **BUNGALOWS**

- 5.18 The development proposals will provide 2 x bungalows to seek to reflect the aspirations of Policy SP4 of the Local Plan.
- 5.19 The bungalows have been located in the north-east parcel of the site where existing bungalows lie adjacent to the site, to seek to protect the residential amenity of existing residents. A cross section is provided with the application documents to illustrate the potential relationship between the proposed and existing bungalows. The cross-section illustrates the substantial separation distances which will be provided.

#### **DENSITY & NUMBER OF HOMES PROPOSED**

- 5.20 The development proposals will deliver a high quality of design that will complement the character of the settlement, creating an attractive place to live. Full details of which are set out within the submitted Design & Access Statement, including how the development has been amended to reflect the detailed design discussions that have taken place with the Council and other 3<sup>rd</sup> parties.

- 5.21 The application seeks to deliver 58 homes at a density of 25 dwellings per hectare. The number of homes at the site was reduced from 65 following discussions with 3<sup>rd</sup> parties and the Council. On balance it is considered that the proposed development would make efficient use of land and be built at a density which is appropriate to the site's surrounding context in accordance with Policy SP16 of the Ryedale Local Plan Strategy.
- 5.22 Whilst the number of homes proposed is above the indicative capacity identified within the Local Plan allocation for the site, the proposed density establishes that this is not due to an over-development of the site. It is associated with the delivery of a housing mix which includes a substantial number of 2 and 3 bedroom properties (91% of the total). For example, as 2 and 3 bedroom homes are smaller in overall "plot size" than 4 and 5 bedroom homes, the number of such homes that can be delivered within the net developable area of the site has proportionately increased.
- 5.23 The density and number of homes proposed to be delivered at the site is therefore driven by the housing needs of the local area and wider District.
- 5.24 Furthermore, the environmental and technical reports submitted with the application confirm that there is no adverse impact associated with the number of homes which are proposed to be delivered at the site. This is because the net-developable area of the site has been established taking into account the findings of the submitted assessment work.
- 5.25 The scheme will therefore make the most effective use of the site, whilst still delivering a character of development which is sensitive to the site and its surroundings.

#### **RESIDENTIAL AMENITY**

- 5.26 The design of the proposals will result in a high-quality local environment for prospective residents. Appropriate levels of private amenity space will also be provided for new residents and the existing residential properties which neighbour the site. Care has been taken to ensure that appropriate separation distances have been provided where new properties are located within the vicinity of existing residential properties.
- 5.27 Separation distances between each of the proposed homes meet required standards and are exceeded where proposed homes are located to adjacent to existing properties.
- 5.28 All of the proposed homes will be provided with private gardens which meet or exceed required standards in respect of area and length.

- 5.29 The site's topography has also been considered in respect of the siting and layout of the proposed homes. The site falls by circa 14m from south to north. In order to respond to the site's topography, the proposed homes have been moved away from Malton Road in order to use this area to 'grade' the levels and minimise the need for retaining walls in the rear gardens of the homes located in the southern parcel of the site. Cross sections are submitted with the application to demonstrate how the site's levels have been sensitively dealt with to ensure that the amenity of private garden areas have not been compromised. Retaining walls/features have been sympathetically designed in respect of both height and appearance. Including the use of raised/lowered patios and landscape planters. Separation distances have also been increased where needed.
- 5.30 New residents will also benefit from links to footpath/cycle permeability with well-defined public green spaces, including a new link to Meadowfield. These combined elements will ensure a pleasant and attractive environment to live.
- 5.31 The Design and Access Statement submitted alongside the planning application demonstrates that the proposals accord with relevant national and local planning policy and best practice in relation to design.

## **DELIVERABILITY**

- 5.32 In accordance with the definition provided within Annex 2 of the National Planning Policy Framework, the site can be considered a viable and deliverable residential development site on account of: -
- **Suitability** - The site is located in a suitable location for residential development now. A sustainable development can be delivered at the site with pedestrian and cycle access to existing services, facilities, and public transport. A suitable access can be provided from existing highways and there are no technical constraints which would preclude the development of the site for residential use.
  - **Availability** - The site is available for development now as Yorkshire Housing have a legal interest in the site and have expressed an intention to develop the site for residential use.
  - **Achievability** - A viable housing development can be delivered on the site within the next 5 years. Yorkshire Housing are seeking to develop the site for residential use. Prior to the progression of this application, they have undertaken a thorough marketing and economic viability assessment for the site, including an assessment of any site-specific abnormal costs. The site is considered to be achievable for residential development now as there is a realistic prospect that the site can deliver new homes within the next 5 years in the manner proposed by this application.

## **CONCLUSION**

- 5.33 The development will deliver new homes on an allocated housing site within the Local Plan. It will provide homes of a size, mix and tenure that will meet identified local housing needs. Enabling local people to live in a house of their choice in an area where they want to live. Finally, it will make a significant contribution to delivering the District housing land supply needs over the next 5 years.
- 5.34 The Council's SHMA identifies a need for 79 affordable homes per annum. The Council's latest Annual Monitoring Report identifies a persistent undersupply of affordable housing over a 4-year period when measured against this requirement. The development proposals will therefore make a significant contribution to the delivery of the affordable housing needs of the District, specifically in respect of mix, tenure, size and type.
- 5.35 Overall, the development will deliver much needed new homes in a sustainable location and will meet the Government's housing objectives as set out in the Framework. The proposals also comply with the adopted policies of the Ryedale Local Plan.

## **6.0 KISS & DROP FACILITY & HIGHWAYS MATTERS**

- 6.1 The development proposals will deliver a new Kiss & Drop facility for Amotherby Community Primary School. Whilst this is a requirement of the site allocation, a number of detailed conversations have taken place with the School in order to ensure that the facility meets the needs of the School and can be delivered in an appropriate manner which will enable the School to maintain and manage it in perpetuity.
- 6.2 The requirement for the facility is included within the development parameters for the site allocation on the basis that it can help to alleviate existing school traffic congestion on Meadowfield and Amotherby Lane at school drop off and pick up times.
- 6.3 Due to the very nature of a kiss & drop facility, it is not expected that cars would be parked there for long. If this was the intention, the policy requirement would specifically identify the need for a car park. Which it does not. This was an important consideration when designing the facility. Which the applicant has done in full consultation with the School.
- 6.4 Detailed discussions have taken place with the School in respect of the size, access and boundary treatments for the proposed facility.
- 6.5 The size of the facility has been increased to enable the provision of 6 parking spaces (4 were originally proposed) and space for a mini-bus which is used by the School. A new pedestrian access will be provided direct from the facility to the School's southern boundary. A measure which will aid the safeguarding of children, whilst also providing the potential to increase the frequency and capacity of the facility's use at peak times. A direct access point will be provided to the new pedestrian and cycle link to Meadowfield. Landscaping will also be provided within the facility.
- 6.6 The School will have the ability to manage the facility in the future to optimise its usage to meet the School's needs. Including its potential use for events that take place outside of school hours. Providing a wider community benefit.
- 6.7 At the request of the School the facility itself will not be fenced. A bollard will however be placed at the vehicular entry to control its use for school purposes only. To ensure that the School remains secure, a new 1.8m paladin fence will be placed along the School's entire southern boundary, along with a section of the School's eastern boundary and the north-western corner of the application site (as shown on the submitted Boundary Treatments Plan). The facility will also be provided with a separate new lighting scheme which can be operated in isolation by the School.

- 6.8 Once completed the facility will be transferred to the School in accordance with the obligations that will be agreed as part of the Section 106 Agreement.
- 6.9 The planning application is supported by a Transport Statement prepared by Local Transport Projects. With regard to the Kiss & Drop Facility, the statement identifies that as a result of the provision of the facility, a number of vehicle trips associated with pupil drop-offs/pick-ups will likely occur within the proposed development site. It should be noted that vehicle trips associated with the facility do not represent 'new' trips on the local highway network, as existing vehicle trips will now be diverted to the new facility, thus reducing the congestion issues on Meadowfield and other local roads within Amotherby.
- 6.10 With regard to the wider development proposals, the Transport Statement identifies that vehicular access to the site is to be taken via a new simple priority T-junction connecting with the B1257 (Malton Road) on the site's southern boundary, with visibility splays of 2.4m x 120m. Footways flanking both sides of the proposed site access junction will be provided and connect to the existing pedestrian infrastructure on the northern side of the B1257. New footpaths provided within the site will connect with the new access to Meadowfield to the north. The existing Public Right of Way (PRoW) which traverses through the site, connecting Malton Road and Amotherby Lane will also be retained and upgraded as part of the proposals.
- 6.11 The vehicle and person trip generation of the proposed development has been projected using the industry-standard TRICS database. The traffic projections indicate that when fully built, the proposed residential development is expected to generate up to 28 two-way vehicle trip movements during the AM (08:00-09:00) peak hour and 25 during the PM (17:00-18:00) peak hour.
- 6.12 Based on the assessments detailed in the submitted Transport Statement, it is considered that the proposed development would not be expected to have a severe impact on the operation of the local highway network. The proposals are therefore in accordance with the Framework which states that "*development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*".
- 6.13 A Stage 1 Road Safety Audit has also been undertaken to assess the proposed vehicular access and internal layout of the development proposals. We can confirm that the applicant has already reviewed the layout against the advice outlined within the Audit and that they have made amendments where required. Other identified requirements will also be delivered to discharge appropriately worded planning conditions associated with detailed highway design requirements.

6.14 The proposed development is therefore in accordance with the Framework and policies SP10 and SP20 of the Ryedale Local Plan.

## 7.0 BIODIVERSITY, LANDSCAPE & PUBLIC OPEN SPACE

- 7.1 The development proposals will deliver a number of high quality public greenspaces.
- 7.2 A new green frontage will be provided at the site's entrance creating an open an attractive entry setting to the development. It will also soften the re-routed PROW route which is proposed to run aside this southern parcel of open space at the site.
- 7.3 An area of greenspace will be provided along the eastern side of the main access route into the site, providing general amenity space. The PROW will again be re-routed through this area to provide an attractive green setting for the route.
- 7.4 The main area of public open space will be provided on the site's northern boundary adjacent to the School's boundary. Within which space is provided for a Locally Equipped Area of Play (if desired) and also a larger area of general amenity space.
- 7.5 As required by the development parameters for the site allocation, the northern quarter of the site will be delivered as the kiss & drop facility, public open space, and a children's play area.
- 7.6 Finally, provision is also made along the site's western boundary to provide an enhanced landscape buffer. Which again meets the requirements of the development parameters for the site allocation.
- 7.7 Within these spaces great care has been taken with the site's landscaping proposals to maximise biodiversity gain. Including the use of native tree planting, shrubs and species rich grassland. Details of which are outlined on the submitted Landscape Masterplan.
- 7.8 With regards to biodiversity matters, the application is supported by Preliminary Ecological Appraisal, a Bat Activity Survey, a Badger Assessment, a Vegetation Survey, and an Ecological Impact Assessment prepared by Brooks Ecological.
- 7.9 The Preliminary Ecological Appraisal outlines that the following key points: -
- The Site is dominated by low value habitat with a very small area of woodland to one side.
  - The Site has a baseline biodiversity metric score of 6.43 habitat units and 2.25 hedgerow units.
  - A BEMP should be produced to show how biodiversity plans will be incorporated, delivered and managed on the Site.

- 7.10 The Bat Activity Survey undertaken identifies that the site supports low levels of foraging, with very occasional commuting along the western boundary. Whilst a range of bat species were identified on-site, the less common species were generally passing over the Site with only Leisler's bats apparently making occasional use of the Site itself for foraging. Common pipistrelle and Noctule, both common and more widespread species, were also regularly recorded on-site.
- 7.11 The Landscape Masterplan was formulated using the findings of the Bat Activity Survey and as a consequence the proposals will retain much of the site's favoured habitat (hedgerows and trees), provide new grassland areas and also present new opportunities for roosting. Standard mitigation is also recommended to minimise any residual impacts, which should include a lighting plan to avoid disturbance caused by light spill on boundary habitats. The requirement for a lighting plan can of course be controlled via an appropriately worded planning condition.
- 7.12 The Badger Assessment identified that no setts were found on the application site. Though there was evidence of foraging. The assessment states that standard measures should be put in place to minimise the impact of construction activities on badgers and guard against risk of offences. A Construction Environmental Management Plan (CEMP) can include such details and could be required via planning condition should the application be approved.
- 7.13 The Vegetation Survey identified that the site's grassland fails to meet any of the criteria for G06 - BAP Lowland Meadow and does not meet the classification of semi-improved grassland. The sward present is dominated by palatable grasses with relatively low cover of common forbs. There is a small section of the field in the far south-east and extending along this boundary, which supports a remnant of slightly more interesting grassland. Here there are more bents and fescues and very occasional bulbous buttercup is present. Grassland in this area has been shown on landscape plans for the Site and there is an opportunity to retain and enhance this area. Grassland at the Site has been defined as 'Modified Grassland' under UK Habitats and the vegetation survey confirms this is the most appropriate habitat.
- 7.14 The Ecological Impact Assessment identifies that, although not required specifically by local planning policy, the Site has been designed with Biodiversity Net Gain (BNG) in mind. As achieving the required Biodiversity Net Gain position will ensure that effects relating to habitat loss are addressed, both in respect of the habitats identified as valued features, and also the lower value habitats which would historically have been scoped out of Impact Assessments.
- 7.15 Calculations setting out the position of the proposals in relation to BNG are included in the Ecological Impact Assessment. The assessment takes account of the baseline habitat position outlined in the Preliminary Ecological Assessment and the habitat retention, enhancement and provision measures included within the Landscape Masterplan.

- 7.16 The assessment identifies that the proposals will lead to an overall net gain in habitat units of 0.91 (+17.69%). This reflects the creation of a range of semi-natural habitats alongside the development, including wildflower grasslands and scrub boundaries accompanying the typical amenity landscaping, as well as the value of homes and gardens themselves.
- 7.17 Hedgerow Units also show an increase of 0.05 (+1.99%) reflecting the loss of a small section of boundary hedgerow alongside the repair and enhancement of the retained hedgerow boundaries.
- 7.18 The proposed biodiversity mitigation measures will be monitored and maintained in perpetuity by Yorkshire Housing. Accordingly, the proposed mitigation measures will address any ecological impacts resulting from the development on-site.
- 7.19 The development proposals are therefore in accordance with the social and environmental objectives presented in the Framework and policies SP11, SP13, SP14, SP15, SP16 and SP20 of the Ryedale Local Plan.

## 8.0 ENERGY EFFICIENT DESIGN

- 8.1 An Energy Statement prepared by FES Residential is submitted in support of the planning application.
- 8.2 The statement has reviewed the proposed energy and carbon reduction strategy advanced by Yorkshire Housing within the context of local and national planning policy. The report in particular considers and evaluates the measures incorporated into the design of the development to reduce the predicted CO<sub>2</sub> consumption of the site over 2013 Building Regulations under SAP2012.
- 8.3 The guidance provided by the Framework and Policy SP18 of the Ryedale Local Plan were considered when formulating the energy strategy for the site.
- 8.4 The key findings of the statement are outlined as follows: -
- Yorkshire Housing Ltd proposes an energy strategy, which addresses the two policy concerns of sustainable design and construction: climate change and energy security.
  - Yorkshire Housing has proposed a fabric first strategy, which aims to achieve long term reductions in CO<sub>2</sub> emissions and climate change.
  - The proposed fabric and building services specification will permanently reduce emissions by **91.41%** and the proposed energy demand by **94.25%**. This is a betterment and demonstrates that the proposed development will have a reduced reliance on national resources (gas and electricity).
- 8.5 After detailed analysis FES Residential conclude that the preferred energy strategy for the site adheres to the principles and aspirations of sustainable design and construction as advanced by national and local government and the house building industry. It is also in compliance with Building Regulations Part L1A 2013.
- 8.6 Finally, the development proposals will also provide electric vehicle charging points for each of the proposed homes.
- 8.7 The development proposals are therefore in accordance with the social and environmental objectives presented in the Framework and substantially exceed the requirements of Policy SP18 of the Ryedale Local Plan.

## 9.0 OTHER ENVIRONMENTAL & TECHNICAL MATTERS

9.1 This section provides an overview of the other technical and environmental matters associated with the development of the site.

### FLOOD RISK & DRAINAGE

9.2 The application is supported by a Flood Risk Assessment, Drainage Philosophy, a SuDS Management Plan and associated drainage plans prepared by Billingham George and Partners.

9.3 The submitted Flood Risk Assessment (FRA) identifies that the site is located in Flood Risk Zone 1. With regards to tidal flood risk, as the site is approximately 35km from the sea and located between elevations of approximately 42m AOD to 28m AOD, the site will not be affected by flooding from the sea.

9.4 In respect of fluvial flood risk, the Northeast Yorkshire Strategic Flood Risk Assessment (SFRA) Level 1 report states that there are no incidents of historical flooding within Amotherby. The Environment Agency 'Flood Map for Planning' shows that the proposed site is unaffected by any watercourse and is wholly within Flood Zone 1. It is therefore considered that the risk of flooding to the site from fluvial sources is categorised as low.

9.5 With regards to overland flood risk, the 'Surface Water Flooding Map for Planning' shows that the site is at 'Very Low' (<0.1%) risk to surface water flooding with a small area towards the north of the site at low risk (between 0.1% and 1%). This area is located at the lowest point of the site. It is anticipated that this will be alleviated through the development of the site and the introduction of positive drainage systems.

9.6 The FRA identifies that surface water drainage attenuation will be provided within the proposal to accommodate the 1 in 100 year storm, with an allowance for climate change based on current Environment Agency recommendations.

9.7 The FRA further states that the proposals should not increase flood risk elsewhere off-site for the following reasons: -

- The proposed surface water discharge rate will be restricted as close as reasonably practicable to Greenfield runoff rates and agreed with the Lead Local Flood Authority.
- The impermeable areas within the site will be positively drained via a proposed drainage network.

- The site will allow extreme rainfall event flow routes to pass along the site perimeter, retaining flora and fauna.
- 9.8 The FRA concludes that the risk of flooding to the site will be low from all forms of flooding following the provision of the identified mitigation.
- 9.9 The submitted Drainage Philosophy outlines the surface water and foul drainage strategy for the site.
- 9.10 With regards to surface water drainage, the assessment identifies that it is not possible or practicable to discharge the surface water to either the ground via infiltration or to a nearby watercourse. Therefore, as per the hierarchy within Building Regulations Part H3, it is deemed necessary to discharge the surface water to a nearby surface water sewer located in Meadowfield.
- 9.11 It is expected that surface water discharge rates will be restricted to as close to Greenfield rates as per the North Yorkshire County Council SuDS Adoption Guidance for Major Developments. Greenfield Runoff calculations which show that the rate for the site is 12.89 l/s. However, in accordance with Yorkshire Water standard pumping station requirements, the restricted surface water discharge rate for the site is set to 3.8 l/s.
- 9.12 A pumping station will be required as part of the surface water drainage design as the invert level of the designed drainage is approximately 4m below the outfall to the existing surface water connection drain within Meadowfield. In line with Yorkshire Water requirements a Hydrobrake will be located prior to the pumping station at min. 0.5 l/s less the rate of the pumping station. The Hydrobrake will therefore have a restricted discharge rate of 3.3 l/s, thereafter the pumping station will be restricted to the sites given discharge rate of 3.8 l/s.
- 9.13 Surface water drainage attenuation will be provided in the form of an underground attenuation tank on account of the inability to deliver above ground open water SuDs features alongside the development parameters associated with the site allocation (notably the Kiss & Drop Facility and area of usable public open space). The proposed underground attenuation volume is sufficient to provide storage for rainfall events up to and including the 1 in 100 year + 40% climate change.
- 9.14 Foul drainage within site will remain private within property boundaries and be adopted within the adopted highways. The foul sewers will drain via gravity to the northern area of site where flows will pass through a pumping station. Thereafter, a rising main will be laid taking flows to a manhole at the north-eastern boundary of the site. From here the sewer will run in a northern direction via gravity and discharge to the existing Yorkshire Water foul sewer located within

Meadowfield. The foul water connection location is to be agreed with Yorkshire Water. The foul water discharge rate is at peak to be 2.68 l/s. (58 x 4000 l/s per unit per day) / (24 x 60 x 60), this rate is to be agreed with Yorkshire Water.

- 9.15 The SuDS Management Plan has been produced to demonstrate how the proposed use of Pipes and the Attenuation Tank will be managed and maintained to satisfy the requirements set out in CIRIA 753, and in accordance with the Sustainable Drainage Systems (SuDS) Adoption Guide 2016 which is North Yorkshire County Council's criteria for Sustainable Drainage Systems.
- 9.16 Overall, the development proposals will provide betterment for the local area as surface water landing on the development site would now be captured via positive drainage infrastructure and piped directly to the Yorkshire Water drain. The current greenfield run off rate is 12.89 l/s, the proposed drainage strategy restricts the surface water discharge rate to 3.8 l/s. This is an improvement on the existing in the interest of surface water flood risk, as less water will be running off the site freely.
- 9.17 On account of the evidence provided within the submitted Flood Risk Assessment, Drainage Philosophy and SuDs Management Plan, it is considered that the development proposals are in accordance with the Framework and Policy SP17 of the Ryedale Local Plan as there are no flood risk or drainage concerns that would preclude the development of the site.

## **ARCHAEOLOGY**

- 9.18 MAP Archaeological Practice have undertaken a Heritage & Archaeology assessment of the application site. Submitted with the application are a Desk Base Assessment, Archaeological Geophysical Survey, a Written Scheme of Investigation and a Trial Trenching Report.
- 9.19 The submitted Desk Based Assessment has shown that the proposed development would have a neutral impact on all nearby Designated Heritage Assets and known archaeological sites.
- 9.20 However, the results of the Geophysical Survey confirmed that archaeological features are present within the application site. It was therefore recommended that a programme of Archaeological Evaluation by Trial Trenching takes place to assess the potential of the site and allow a more reasoned decision to be made regarding any further archaeological work.
- 9.21 Accordingly, the submitted Written Scheme of Investigation sets out the details for the archaeological work required in order to inform the Principal Archaeologist at North Yorkshire

County Council of the archaeological potential of the site, prior to the commencement of development at the site.

- 9.22 The Archaeological Evaluation by Trial Trenching was carried out between the 27th of January and 2<sup>nd</sup> of February 2021. The evaluation was undertaken to assess the potential of archaeological remains and to allow the Principal Archaeologist at North Yorkshire County Council to make a reasoned decision regarding further mitigation that may be required prior to the development of the site. A total of eight trenches were excavated, four of which contained archaeological features including ditches relating to a small enclosure and associated trackway, gullies and pits. A small assemblage of animal bone and pottery dating to the late Iron Age and Medieval periods was also recovered.
- 9.23 Accordingly, the archaeological value of the site would not preclude its development in the manner proposed by the application.
- 9.24 The development therefore satisfies the requirements of Policy SP12 of the Ryedale Local Plan and the site specific development parameters of the site allocation, as there are no archaeological related issues that would preclude the development of the site.

## **NOISE**

- 9.25 A Noise Impact Assessment prepared by Dragonfly Consulting is submitted in support of the planning application.
- 9.26 A noise survey of the site and the subsequent analysis has been undertaken to determine the noise environment of the proposed development. The results were then compared with the adopted criteria and recommendations made with respect to the design of the development.
- 9.27 The on-site observations identified that the main source of noise influencing the site is from Malton Road. However, the assessment also confirms that noise risks should not preclude the development, however, consideration should be given to following a good acoustic design process.
- 9.28 The original assessment was circulated to the Council's Environmental Health Officer for review as part of the formal pre-application process. The key outcome of this element of the pre-application consultation was an amendment to the scheme was required to move dwellings away from Malton Road to create a buffer between the road and the proposed homes. This amendment was undertaken. This change of design also enabled new homes to 'front on' and

thus benefit from the noise attenuation created by the fabric of the building. Providing a further layer of noise mitigation for private external amenity spaces.

- 9.29 With regards to internal noise levels, the assessment of the submission scheme identifies that the implementation of a suitable glazing and ventilation strategy would be sufficient to mitigate noise levels, throughout the site, to within the BS 8233 and ProPG derived adopted criteria. These noise levels are below the LOAEL level set for this assessment and as such these noise levels are considered to be acceptable and meet the requirements of the NPPF and the Noise Policy Statement for England.
- 9.30 With regard to external noise levels, the levels across the site generally fall below the upper guideline value of 55dB LAeq,T. However, measured noise levels adjacent to the B1257, exceed 55dB LAeq,T for the daytime period. However, the change in layout of the site with houses fronting on and the step back to allow for a green space has resulted in the noise levels reducing. The highest noise level predicted on account of the changes to the layout is 43.1 dB(A).
- 9.31 The development therefore satisfies the requirements of Policy SP20 of the Ryedale Local Plan and as there are no noise related issues that would preclude the development of the site.

## **GROUND & MINERALS**

- 9.32 Solmek have undertaken a number of assessments of the site including a Phase 1 Site Investigation, a Phase 2 Site Investigation, and a Ground Gas Risk Assessment.
- 9.33 The Ground Gas Risk Assessment identifies that the worst case Gas Screening Value for the site was calculated as 0.0031 (l/hr). The gas concentrations from the monitoring visits would therefore place the site in the NHBC Green category, which states that gas protection measures are not considered necessary. The site is within an intermediate Radon Affected Area, where 5 to 10% of properties are estimated to be at or above the Action Level. In accordance with the procedure described in BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings, basic radon protection measures are necessary for new buildings or extensions on the site.
- 9.34 The Phase 1 and Phase 2 Site Investigation included an intrusive assessment of the site and presented the following key findings: -
- Contamination: -
    - Based on the levels recorded to date, there is a minimal risk existing to end users of the site.

- For soft landscaping – A suitable growing of 450mm should be implemented comprising 150mm of clean site won topsoil over 300mm of screen site-won clean subsoil.
- If any zones of odorous, brightly coloured or suspected contaminated ground or groundwater are encountered then work should cease in that area until the material has been investigated. The results of the investigation will therefore determine whether or not remediation will be required.
- Risk to ground water considered low due to low contamination levels to date.
- Full PPE must be incorporated for workers.
- With respect to utilities, levels of pH preclude the use of copper pipes, however, consultation with a utility supplier is recommended.
- Sub surface concrete should be designed to DS-1 ACEC (Class AC-1).
- Basic radon protection measures required.
- Geo-Technical Analysis: -
  - All cohesive soils at the site should be regarded as being of medium volume change potential. Foundations should therefore be placed at a minimum depth of 0.90m below original or finished ground level, whichever is the lower.
  - A safe bearing capacity of 145kN/m<sup>2</sup> has been determined for reinforced strip foundations 0.60m wide founding on the natural medium strength clay at depths of around 0.90mbgl.
  - Based on a bearing pressure of 100kN/m<sup>2</sup> and adapting an N value of 7 the predicted settlement has been calculated as less than 25mm.
  - Foundations in granular deposits should be placed at a min. depth of 0.90mbgl.
  - Providing the safe bearing capacity is not exceed settlements have been calculated to be <25mm.
  - Where foundation span granular and cohesive foundations, reinforcement should be incorporated within the concrete to reduce the risk of differential settlement.
  - Where made ground was proven to be deeper than 0.90mbgl (up to 1.10mbgl) stepped strip foundation should be placed to found on the natural component's stratum. Reinforcement should also be incorporated into the stepped section of the foundations.

9.35 Finally, with regards to minerals, a number of constraints are present which would limit the economic and environmental viability of any mineral extraction from the site. This includes the neighbouring buildings which could be affected; a number of site features which could be affected by mineral extraction; and potential radon contamination. As the extraction of the deposit is economically and environmentally unviable, the effects on Minerals Safeguarding are not considered to preclude the development of the site.

- 9.36 With regards to ground and minerals matters, the submitted reports do not identify any issues that would preclude the development of the site. The proposals therefore satisfy the requirements of the Framework, Policy SP17 of the Ryedale Local Plan, and the site-specific development parameters of the site allocation, as there are no ground-related issues that would preclude the development of the site.

## **CONCLUSION**

- 9.37 On account of the information presented in this and previous sections, it is considered that the development proposals comply with the guidance presented in the Framework and the Ryedale Local Plan. As a consequence, the development proposals can be considered Sustainable Development as defined by the Framework and consequently there is a presumption in favour of granting planning permission for this development without delay.

## 10.0 SOCIO-ECONOMIC BENEFITS

- 10.1 The development proposals will deliver significant socio-economic benefits to Amotherby and the wider Ryedale area. Including as follows: -
- Meeting affordable housing needs, offering existing and potential residents of the area the opportunity to live in the house and location they desire.
  - New construction expenditure in the region of **£9m** creating substantial direct and indirect employment opportunities of **approximately 39 new direct jobs and 54 new indirect jobs** of which 70% are usually retained in the local area.
  - Sustaining and improving Ryedale's labour market through delivering new homes in the right location.
  - Increasing retail and leisure expenditure in the local area by approximately **£1.4m** per annum, creating **9 jobs** in these sectors.
  - Provision of funding towards public services from an estimated figure of **£500k** from the Government's new homes bonuses & annual council tax payments of circa **£90k** per annum.
- 10.2 The development proposals will therefore meet the Government's economic and social objectives of sustainable development.
- 10.3 The socio-economic benefits of the development proposals should be given substantial weight in the determination of the planning application.

## 11.0 CONCLUSION

- 11.1 This application seeks full planning permission for the delivery of 58 new homes, public open space, landscaping, a kiss & drop facility and associated infrastructure at Land North of Malton Road, Amotherby.
- 11.2 This Planning Statement has reviewed relevant planning policy at the national and local levels. It demonstrates considerable support for the proposed development of the application site.
- 11.3 In direct response to the requirements for the site as set out within the site allocation's development parameters, the submitted application documents demonstrate that:
- The scheme will deliver 58 affordable homes at a density of 25 dwellings per hectare.
  - Whilst the number of homes proposed is above the indicative capacity identified within the Local Plan allocation for the site, the proposed density establishes that this is not due to an over-development of the site. It is associated with the delivery of a housing mix which includes a substantial number of 2 and 3 bedroom properties (91% of the total). Furthermore, the environmental and technical reports submitted with the application confirm that there is no adverse impact associated with the increase in the number of homes at the site. This is because the net-developable area of the site has been established taking into account the findings of the submitted assessment work. The scheme will therefore make the most efficient and effective use of the site, whilst still delivering a character of development which is sensitive to the site and its surroundings.
  - A housing mix of: -
    - 20 x 2 bedroom houses
    - 2 x 2 bedroom bungalows
    - 31 x 3 bedroom houses
    - 5 x 4 bedroom houses.
  - All of the proposed homes will be one and two storeys in height.
  - A Kiss & Drop Facility for Amotherby Community Primary School will be delivered which provides 6 car parking spaces and space for a mini-bus which is used by the School.
  - The provision of a new pedestrian and cycle route from the site to Meadowfield.
  - The site's access will be delivered from the B1257/Malton Road. The hedge on the site's frontage will be retained other than where the access road is required to be located.
  - The PRoW will be retained in a green setting, separate to the highways provided within the site. A connection to the PRoW is also retained at the south-west corner of the site.
  - A large area of POS is proposed at the northern boundary of the site, with space for the provision of a LEAP if required/desired.
  - The existing landscaping located on the western boundary of the site will be retained and enhanced.
  - The landscape proposals have been tailored to deliver Biodiversity Net Gain on site. Including the provision of native trees, shrub and species rich grassland planting.

- The development will create an open/green frontage at the entrance of the development.
- The designs of the proposed homes will reflect the character of the Village in terms of materials and elevation treatments.
- All of the proposed homes will meet the Nationally Described Space Standards.
- The proposed fabric and building services specification of the homes will permanently reduce emissions by **91.41%** and the proposed energy demand by **94.25%** at the site.
- The proposed development will deliver electric charging points to all properties with a dedicated car parking space within its curtilage.
- Foul sewer connections will be drained by gravity to the existing sewer located to the north-east of the site. Surface water will drain to a surface water attenuation tank located in the north-west corner of the site (located under the ground). Surface water will then be released at an agreed restricted rate to the agreed discharge point.
- A lighting scheme to minimise glare, reduce energy usage, and protect amenity will be provided in due course to discharge an appropriately worded planning condition.
- Appropriate archaeological evaluation work has taken place, including trial trenching. The submitted archaeological reports confirm that there are no issues that would preclude the development of the site.
- The feasibility and viability of the extraction/utilisation of the minerals resource has been assessed and there are no issues that would preclude the development of the site.

11.4 The development proposals are therefore in full accordance with the site-specific allocation requirements as established by the Ryedale Local Plan.

11.5 Overall, the key benefits of the proposed development are summarised as follows: -

- The development proposals will deliver 58 new affordable homes of a type, mix and tenure which will meet identified local housing needs.
- The proposed development will achieve a high standard of design that protects and enhances the local area's setting and character.
- It is anticipated that the development will deliver 58 homes over a 2-year build period, providing an important contribution to Ryedale's housing land supply requirements.
- The submitted Planning Layout and Design & Access Statement identifies that the proposed quantum of development can be accommodated on the site whilst providing a high-quality development which safeguards the site's areas of identified biodiversity value.
- The technical reports that have been submitted with this planning application identify that there are no technical or environmental issues that would constrain the development of the site.
- The development proposals are situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built or natural) constraints that would preclude the development of the site.

- The site is **available** now as it is under the control of Yorkshire Housing who are actively seeking to secure planning permission for the residential development of the site.
- The site can also be considered **achievable** as new homes can be viably delivered at the site within the next 5 years.
- The development proposals meet the Framework's definition of Sustainable Development and accordingly there is a presumption in favour of granting planning permission for this development without delay.

11.6 Based on the evidence set out in this Statement and the accompanying documents it is considered that the application proposals will create a sustainable, high quality and accessible development which will provide significant benefits to Amotherby and the wider Ryedale area.

11.7 The proposals comply with the identified national and local planning policy guidance and planning permission should therefore be granted in respect of this planning application without delay.