

# Design & Access Statement

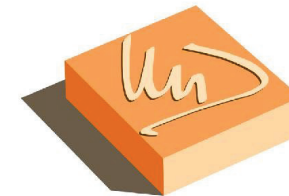


## Residential Development

Malton Road, Malton, Amotherby, North Yorkshire

Date: 01st July 2021

Client Name: Yorkshire Housing Limited



**Michael Dyson**  
associates ltd

# Residential Development, Malton Road

This Design and Access Statement has been prepared by Michael Dyson Associates Ltd on behalf of Yorkshire Housing Limited, in connection with the proposed residential development at Malton Road, Amotherby, Malton.

The following pages should be read in conjunction with the submitted planning drawings and other supplementary information.



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## Residential Development, Malton Road

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A	Amended to correspond with revised drawings	Yorkshire Housing	21.10.21
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## 1.0 Introduction

### 1.1 Purpose of Document

This document sets out the rationale behind the application proposals and how the particular constraints of the site have influenced the proposals. This statement, together with accompanying information submitted, demonstrates how the development responds positively to the particular site characteristics, advice and policy objectives contained within the Ryedale District Council planning policy documents and pre-application discussion with Ryedale District Council.

### 1.2 Description of Proposal

The proposed site, outlined in red on the site location plan opposite, is situated on Malton Road, Amotherby, Malton, North Yorkshire. The total site area is 2.68ha/6.62ac.

The site is a vacant field that has been identified as a housing allocation site in Ryedale District Council Local Plan. The proposed development looks to introduce 58Nr dwellings, consisting of the below

- 20Nr 2-Bedroom Houses
- 2Nr 2-Bedroom Bungalows
- 31Nr 3-Bedroom Houses
- 5Nr 4-Bedroom Houses

Along with associated landscaping and parking provisions.

The character and nature of the proposal sets to provide a high quality development which promotes social interaction and attractive form. The proposal is in line with the National Planning Policy and Ryedale District Council Local Plan, in order to produce a design which reflects the needs of the community and the aesthetic approach to the area.

### 1.3 Development Opportunities

The proposal aims to provide further housing to meet Ryedale District Councils long term housing requirements through the development of a site that has been identified as ideal for housing allocation (Policy SD10).

Policy SD10 Housing Allocation sets out some development principles that the site should include. These principles have been demonstrated within the proposal and further details of which are also set out in the submitted planning statement.

The development is the gateway to the village of Amotherby and is adjacent to Amotherby Community Primary school. The proposal takes aspects of the surrounding area into account and introduces facilities to enhance the local schools drop off facilities, proving a safe and efficient place for parents to drop there children at school, whilst taking away vehicle traffic from Meadowfield. The site will also provide a large amount of public open space and play area.

The site is in an accessible area, 6 minute drive and access to the local bus service into Malton Town Centre.



## 2.0 Site Analysis

### 2.1 The Existing Site

The site is a vacant field with a public right of way leading from Malton Road to Amotherby Lane. The site has been allocated within Ryedale District Council's Local Plan for housing development. The local plan identifies or allocates land for development in order to ensure that the amount of development that the district is committed to providing is achieved.

The site is located off B1257 (Malton Road) and the land levels decrease to the north towards the school. The surrounding area is prominently residential with 2 storey houses with a small percentage of single storey bungalows, surrounded by agricultural land. The neighbouring properties within the vicinity of the site are a mixture of brick and stone with cottage style characteristics.

Access to Amotherby Community Primary School is from Meadowfield, which currently has excessive amounts of traffic during school drop off and pick up times. This is to be improved within the proposal.

There is a track road with gated access onto the site to the east of the primary school which is currently used for agricultural vehicle access. The site has a boundary of trees and hedges which will be retained where possible as part of the proposal.





## 2.0 Site Analysis

### 2.2 Existing Site Photos



1. Public right of way leading to Amotherby Lane



2. Track to the East of Amotherby Community Primary School



3. North of the proposed site



4. South of the proposed site



5. B1257



## 2.0 Site Analysis

### 2.2 Existing Site Photos



6. Entrance to Amotherby Community Primary School



7. Existing dwellings to the East of the proposed site



8. View south along Amotherby Lane



9. View along Meddowfield towards Amotherby Lane



10. View north along Amotherby Lane