

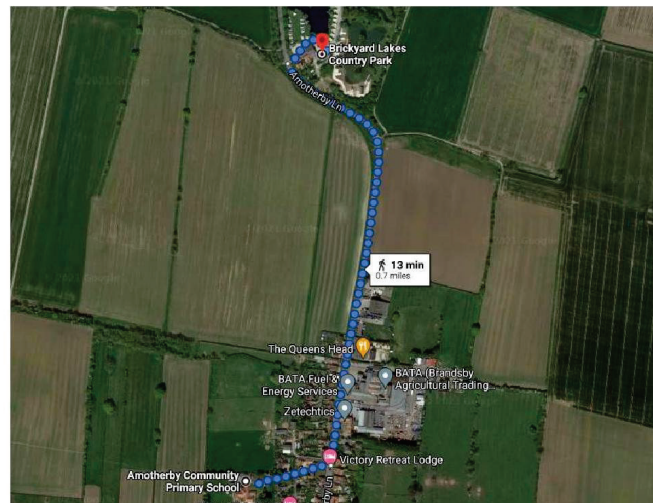
2.0 Site Analysis

2.3 Open Amenity Space

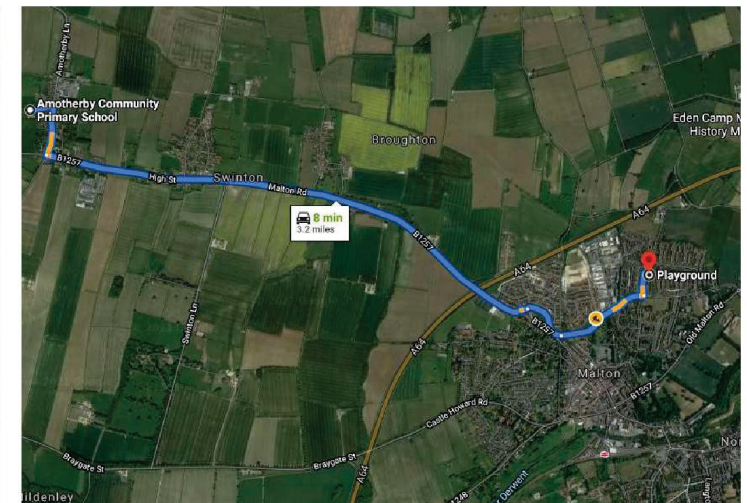
There is a lack of amenity space and playgrounds close to the proposed site. The closest playground is not within walking distance and 8 minute drive away from the proposed site. The closest amenity space would be Brickyard Lakes Country Park which appears to be a caravan site.

Due to the lack of amenity space close by, the proposal will be looking to introduce large areas of public open space including a new play area.

Public parks and playgrounds provide outdoor amenity space to help ensure good health and wellbeing for existing and future residents.



Brickyard Lakes Country Park is 13 minute walk



Closest playground is Rainbow Lane, Malton. 8 minute drive



Brickyard Lakes Country Park



Rainbow Lane Playground, Malton



3.0 Design Process

3.1 Factors Influencing Design

The site has a perimeter of mature trees and a hedge row along Malton Road, a primary school to the north and a pedestrian right of way from the south to the east. There is currently no vehicle access into the site, although there is a gated access for agricultural vehicles to the North of the site. The extreme levels of the sloping site and Ryedale District Council local plan has influenced the design layout.

Ryedale District Council allocated The proposed site for housing allocation with the below development principles;

- An indicative yield of 40Nr dwellings
- Access from B1257, Malton Road
- 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 the boundary of B1257, Malton Road
- Well design streets and spaces
- Landscaping belt to the western site boundary
- Scale of buildings to be limited to one and two storeys
- Sustainable drainage system to be integrated into the design
- Capability for electric vehicle charging for each property with a dedicated car parking space within the cartilage
- Lighting scheme to minimise glare, reduce energy usage and protect amenity
- Appropriate archaeological evaluation and mitigation
- As a safeguarded site, the feasibility and viability of the extraction/ utilisation of the minerals resource will be demonstrated.

All the above principles have been accounted for within the proposed design layout.

The proposal reflects the existing scale, form and materiality of neighbouring buildings whilst adhering to the minimum required separation distances specified by Ryedale District Council. The proposal is sensitive to the environment with the removal of 1Nr tree and part of the hedge row on the boundary of B1257 to allow vehicle access into the site. The proposed layout results in no dwellings being erected in close proximity of the tree canopies and root protection areas.

3.2 Pre-application Advice

A pre-planning application was submitted in January 2021 and the response was received in February 2021. As this site has been allocated as potential housing development the planners appeared enthusiastic towards the new proposal. However, they did raise some concerns regarding the below,

- The density of the site appears to be higher than originally anticipated for this site
- Break up the amount of front of plot parking
- The planners would like to see the introduction of bungalows
- The close proximity of the proposed houses to Malton Road is of concern due to noise.

Despite this the planners are in favour of the proposed kiss & drop facility to aid Amotherby Community Primary School and the amount of public open space that the site has to offer.

All the above concerns have been addressed in the revised layout submitted for this application. Since the pre-application, the development has been revised as follows

- Number of units have been reduced
- Landscaping has been added to the front of properties to help reduce the impact of parking.
- Additional public open space has been introduced to the south due to the noise impact from Malton Road.

3.3 Public Consultation

Comprehensive discussions with local stakeholders have taken place prior to the submission of the planning application.

Meetings and discussions have taken place with the following parties: -

- Ward Member
- Amotherby Primary School
- Amotherby Parish Council
- Ryedale District Council
- North Yorkshire County Council

The comments received from discussions with the above parties has led to amendments being made to the proposed development. Full details of which are provided within the submitted Planning Statement.

Public Consultation took place in February 2021. Due to the government's Covid-19 social distancing restrictions, consultation took the form of a leaflet drop to the surrounding properties. Yorkshire Housing Group hand delivered consultation leaflets to every house in the Village; properties located between the Village and Swinton and to properties 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 within the proposal and full details of how they have responded to them are included in the submitted Planning Statement.

The applicant wishes to maintain contact with local stakeholders following the submission of the application and throughout the application determination process and they will therefore make themselves available to discuss the scheme throughout this process.

4.0 Proposal

4.1 Site Layout

The proposed takes into account all principles from Ryedale District Council local plan and will help by increasing the housing stock in the area and the introduction of amenity space for existing and future residents.

The site has been used to provide affordable housing with the introduction of 58Nr dwellings. The development will provide a mixed tenure of 60% affordable rent and 40% shared ownership. The proposed site plan to the right identifies the different house types across the development.

To the North of the site the proposed layout introduces a kiss and drop facility for the primary school with a new proposed gated access into the school grounds directly from the kiss and drop area. Adjacent to this, the proposal is complimented with a large public open space and children's play area. The access to Meadowfield has been retained but the new access to the south of the primary school is to encourage parents to utilise the kiss and drop area as a drop off facility and not a car park. The access to Meadowfield has been retained for pedestrian and cycle access through the site.

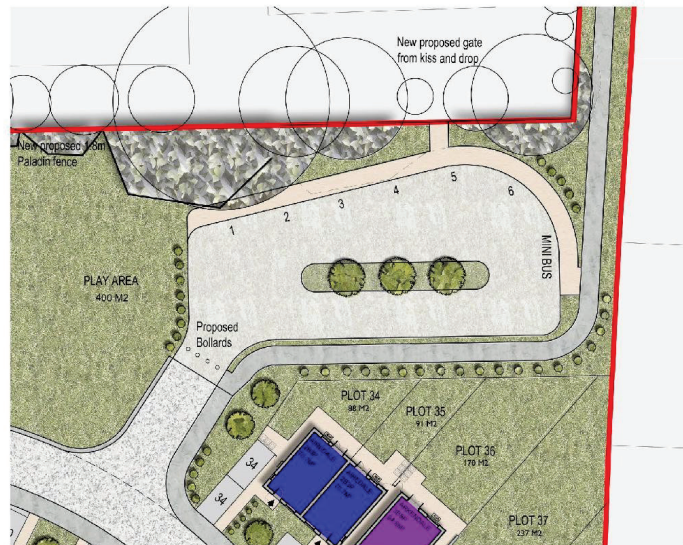
The proposal also introduces public open space to the South and East. This provides a sensitive soft landscaping area for the diverted public right of way through the site. All public open space will be complimented with both soft and hard landscaping where appropriate as demonstrated within the landscaping drawing submitted as part of this application.

4.2 Access

The site will be accessed from B1257, Malton Road as advised within Ryedale District Council Local Plan. To allow this access the removal of part of the hedge row and 1Nr tree will be required. Standard turning heads have been proposed to provide better accessibility for large vehicles where necessary.

The proposal includes off road parking for all properties to maintain a safe environment for pedestrian access, with the proposed level of parking 2Nr spaces per dwellings. All private parking will be allocated within the curtilage of each dwelling and will be provided with capability for future installation of electric car charging point.

The existing public right of way has been diverted through the proposed public open space to the east of the site.



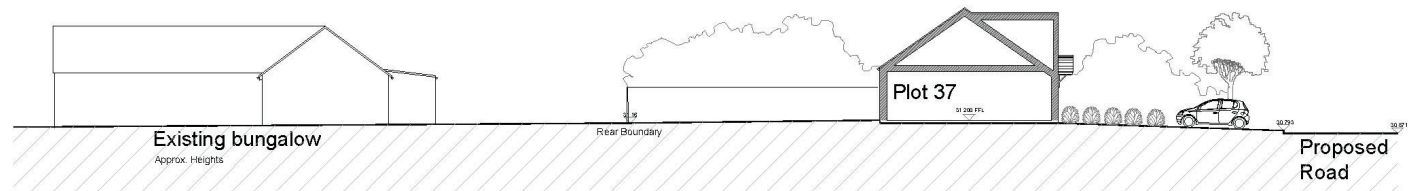
4.0 Proposal

4.3 Scale, Massing & Appearance

The scale of the proposed development is designed to reflect the existing neighbouring properties and be in keeping with the surrounding area. Properties in the area are predominantly 2 storeys in height and generally detached, semi-detached or terrace houses. The development proposes to erect 1 & 2 storey detached, semi-detached and terrace houses throughout, with the correct separation distances to comply with Ryedale District Council policies and procedures.

The proposal will include 2, 3 & 4 bed houses and bungalows with a mixture of materials that sympathetically compliment the surrounding area. The properties have been designed with the immediate context in mind regarding materiality and appearance. The design demonstrates a relationship with the surrounding context by using red brick and stone facades with stone cills and heads as a feature. Dwellings on the corners have been designed as dual-aspect properties with a decorative approach on the gable ends similar to the front elevations for a better visual impact when travelling around the site. Each dwelling has a front and rear garden with private off road parking.

Street lighting will be designed to meet the standards of Ryedale District Council standards and will be in keeping with the characteristics of the surrounding context.



Section to show relationship with neighbours to the North East to the rear of plots 34-38



Section to show the development to the North in relation to the new proposed public open space and the existing primary school boundary



View of plots 34-38



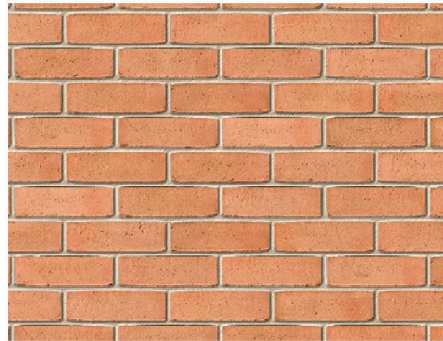
View of plots 11-14 from the diverted public right of way to the East

4.0 Proposal

4.4 Materials



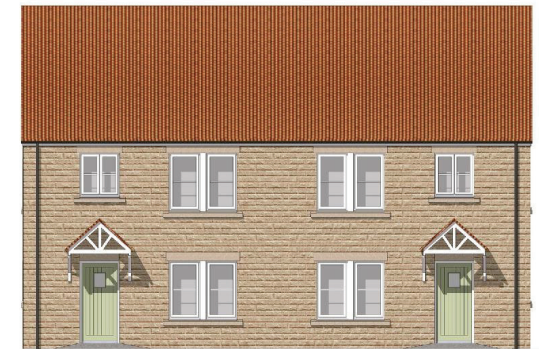
Redland concrete interlocking roofing tiles - Rustic Red or similar approved



Ibstock Brick - Arden Red or similar approved



Forticrete Anstone Standard - Buff or similar approved



The Dearne - Anstone external wall with red concrete interlocking roofing tiles.

Other building Materials

- White U-PVC windows
- Black U-PVC rainwater goods
- Artstone window heads and sills
- Composite doors
- White GRP entrance canopy with matching roof tiles



Stonesdale - Arden red brick external wall with red concrete interlocking roofing tiles.