

Proposed Residential Development

Village Farm, West Lilling, York

North Yorkshire

October 2013 Amended May 2014

RYEDALE D.A.
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DEVELOPMENT
MANAGEMENT



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DOMESTIC DESIGN
PLANNING AND
CONSTRUCTION

Design & Access Statement

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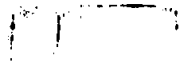
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1.0 Executive Summary

- 1.1 This Design and Access Statement aims to support the planning application for a small development of three new dwellings at the property known as Village Farm West Lilling. This scheme is to include for the retention of an extended Village Farm House, the demolition of the adjacent dwelling known as Yew Tree Cottage and its replacement with a more traditional cottage built on the footprint of the present building. Together with the above, between these two dwellings, the proposal is for a terrace of three small cottages. The design of all the properties is very much in the vernacular and typical of village cottages and houses in the immediate neighbourhood.
- 1.2 This statement highlights the 'as existing' situation, the intended changes to the existing buildings and the redevelopment of the redundant steel and corrugated sheet steel outbuilding to the rear of the development into a high performance environmental friendly group of dwellings built to code 4 of The Code for Sustainable Homes with a very low carbon footprint. We also offer an analysis of the relevant planning policy situation.
- 1.3 The scheme has been carefully considered and designed to ensure a sympathetic response to the immediate context - with special consideration given to the needs of the planning policies and guidance from Central Government. The scheme and its dwellings sit within the development line for West Lilling with part of the gardens to the rear beyond this line. These small areas of gardens and adjacent garages sits within a very small percentage of the footprint of the previously commercial steel framed building, now redundant, effectively a brown field site, These buildings will be removed and the boundary brought forward with the land presently covered by the bulk these commercial buildings released back into green fields.
- 1.5 The majority of the new buildings are within the approved development limits and as such are consistent with all current planning guidance about rural residential brown field developments. It is only a small part of rear gardens and the proposed garages that sit outside of the approved development limits, however this small area will be sited on the footprint of these existing commercial buildings and its construction will allow the demolition of redundant and unsightly steel structures as well as releasing land back into agricultural green field land. It must also be noted that the small area of garden and the garage area sits within the existing group of steel building's footprint plan and therefore no further encroachment into the countryside is occurring. This group of buildings are used commercially and effectively the whole complex is a brown field site attached and adjacent to the domestic buildings. Clearly the aspect from the village and from the country side will be considerably improved as will the comfort of the neighbours with a commercial/agricultural nuisance removed from their doorstep. Substantial landscaping and tree planting will further enhance the scheme and the view from open countryside.

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- 1.6 Overall we would hope that the local planning authority is able to view this application favourably and appreciate that the progression of this development group removes unsightly, unsuitable structures and provides further much needed rural housing within an established residential area and therefore limits encroachment into the countryside - a key planning concern.

The key benefits to the village and the sites neighbours are.

- The removal of a commercial/agricultural enterprise that causes nuisance to its neighbours.
- The removal of unsightly commercial/agricultural buildings that are an eyesore from the village street and from the open countryside.
- The building of sustainable Code 4 eco homes with a very low carbon footprint and their own renewable energy sources on the site of an ugly steel commercial building. A benefit to the local ecology and its environment.
- The provision of much needed village housing within the development line of the village and in accordance with local policy and the development policy framework. The three new houses being for Local Occupancy.
- More families within the area supporting local amenities, schools, churches, shops and restaurants.
- Support for the local industrial estate that is a major contributor to employment in the area positioned only 500m from this scheme.
- During construction and once built and occupied the development will be a substantial contributor to the economy of the local area.
- A sustainable scheme has been demonstrated which will support the local infrastructure, its amenities and have a positive effect on the viability of the local area
- The scheme complies with local policy and the National Planning Policy Framework

2.0 Site Location

- 2.1 The development site in question is located within the small village of West Lilling, North Yorkshire, within the district of Ryedale.

- 2.4 West Lilling is organised mainly along a central traffic route, its linear housing has developed along this road. The site sits on this road frontage within the village development line.

3.0 Site as Existing

- 3.1 The site has a frontage of 60 meters on tom the Village Street with an existing dwelling at either end. To the west is Village Farm House, traditional in appearance built of handmade clamp bricks with traditional sliding sash windows, to the east is Yew Tree Cottage a poorly built dwelling made of common bricks with 1950's modern casement windows. Between

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these two dwellings and positioned to the front and rear but within the development site is a group of steel and asbestos agricultural/commercial buildings that have been part of the business known as Village Farm. There are two small brick masonry structures to the rear; however these small buildings are dominated by the group of large black steel and corrugated sheeting buildings that are now redundant. All these buildings are currently in a poor state of repair and are not worthy of retention,

- 3.4 For further information on the layout of the existing site please view the accompanying planning drawings.

4.0 Site as Proposed

- 4.1 Accompanying this design and access statement are comprehensive drawings that fully illustrate what is intended for this project.

- 4.2 The development proposal is for the demolition of unstable redundant outbuildings and the removal of unsightly steel and asbestos sheds with the development of three new dwellings at the property known as Village Farm West Lilling. This scheme is to include for the retention of an extended Village Farm House, the demolition of the adjacent dwelling known as Yew Tree Cottage and its replacement with a more traditional cottage built on the footprint of the present building. The new terrace of smaller homes will sit between these two dwellings; the proposal is for a terrace of three small cottages. The design of all the properties is very much in the vernacular and typical of village cottages and houses in the immediate neighbourhood. The terrace will sit back from the road to allow an area of open space that can be planted with shrubs and trees, a feature found at the opposite end of the village. This will give a softer feel to this corner of the village where houses are predominantly built tight to the road side.

- 4.3 The majority of the new buildings are within the approved development limits and as such are consistent with all current planning guidance about rural residential brown field developments. It is only a small part of rear gardens and the proposed garages that sit outside of the approved development limits, however this small area will be sited on the footprint of these existing commercial buildings and its construction will allow the demolition of redundant and unsightly steel structures as well as releasing land back into agricultural green field land. It must also be noted that the small area of garden and the garage area sits within the existing group of steel building's footprint plan and therefore no further encroachment into the countryside is occurring. This group of buildings are used commercially and effectively the whole complex is a brown field site attached and adjacent to the domestic buildings. Clearly the aspect from the village and from the country side will

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be considerably improved as will the comfort of the neighbours with a commercial/agricultural nuisance removed from their doorstep. Substantial landscaping and tree planting will further enhance the scheme and the view from open countryside quality. These will be built to level 4 of the Code for Sustainable Homes.

- 4.4 To assist in achieving Code Level 4 the units will incorporate solar water heating systems including roof panels as well as improved thermal performance and other measures including recycling bins, cycle stores, drying spaces and bat roosts.
- 4.7 There are also special measures included to provide mitigation for bats so as to improve the ecological performance of the development and to protect nearby habitats. A survey has been completed detailing this and is included within this application. Mitigation measures are mentioned at the end of this statement in the ecological chapter.

5.0 Design Philosophy

- 5.1 There has been one quite simple and clear design philosophy present throughout this application process which we feel has been successfully executed in the current design proposals – that of sensitivity to the village, the immediate neighbours and the existing dwelling, Village Farm House.
- 5.2 It is viewed as crucial by all concerned that the context and character of the area are retained, protected and even *enhanced* where possible.

6.0 Planning Policy

- 6.1 West Lilling is within the planning jurisdiction of Ryedale District Council. The new Local Plan has now been adopted and we address the relevant sections.

Section 3 - Aspirations and Strategy

West Lilling comes within the definition of "other villages" within the plan. Here developments are restricted to the "consolidation of new development within the current building limits..... Development is restricted to that which is "necessary to support a sustainable, vibrant and healthy rural economy and communities.....and can be justified in

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order to secure significant improvements to the environment or conservation of significant heritage assets in accordance with the National Enabling Policy and Policy 32 of this Plan."

West Lilling is also unusual as it is attached to Sherriff Hutton with a purpose built dedicated footpath that also has spasmodic development along its length.

Parts of West Lilling are closer to amenities within Sherriff Hutton than developments on the extremities of Sherriff Hutton itself. These are the Community centre/Village Hall, The Highwayman Public House and The Industrial site, a major employer in the area.

Thus it is very difficult to view West Lilling in isolation and easier to see it as part of an extended Sherriff Hutton.

The aspirations and strategy under the Ryedale Plan are clearly demonstrated in this proposed scheme

Plan Policy SP2 - Delivery and Distribution of New Housing

In "other villages" the following types of development can be appropriate:

- "infill development" can be appropriate where it relates to small open spaces in an otherwise continually built up frontage, subject to a local needs occupancy condition;
- conversion and redevelopment of previously developed land and buildings within development limits, restricted to local needs;
- 100% rural exception sites on the edge of development limits or contiguous with them in line with Policy SP3 - Affordable Housing.

Our proposals fall within infill and redevelopment of previously developed land all within the development limits. We are happy to support occupation limited to local needs

Plan Policy SP2 SP3 - Affordable Housing and Local Occupancy

The site is below the threshold of 5 dwellings. An affordable housing contribution will not be sought from schemes where the housing is the subject of a local needs occupancy condition.

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We have compiled a separate statement on how the site complies with Local Needs Occupancy Conditions and have provided a list of people who satisfy these conditions for the three new houses, that is the new terrace of three houses.

The development satisfies the requirements of Policy SP2 and SP3

Plan Policy SP12 - Heritage

The scheme recognises the distinctive character and pattern of development in this part of the village.

The setting of the adjacent traditional buildings will be considerably improved and their future largely secured by the redevelopment of this site in the manner proposed.

The scheme accords with this policy

Plan Policy 13 - Landscapes

The development will contribute to the preservation and enhancement of the landscape character as it will match the form of the settlement, its building style and local materials.

The scheme accords with this policy

Plan Policy 16 - Design

The development will respect the existing form and structure of this part of the village, and reinforce local distinctiveness. It will match the scale, form, materials and detailing of existing housing and incorporate hard and soft landscaping to enhance its setting.

The scheme makes efficient use of the land and will minimise fear of crime through the considered design of the buildings and the interconnecting spaces.

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The scheme accords with this policy

Plan Policy SP 18 - Renewable and Low Carbon Energy

The buildings have been designed to enhance the character and appearance of the area whilst meeting the highest 'code for sustainable homes' criteria that are feasible and viable on this site. Code level 4 will be achieved

The scheme accords with this policy

Plan Policy SP 19 - Presumption in Favour of Sustainable Development

The scheme is fully in line with this policy as well as general guidance contained in the National Planning Policy Framework.

The scheme accords with this policy

Plan Policy SP 20 - General Development Management Issues

The proposal respects the character and form of development in this part of the village and the design closely follows the principles set out in Policy SP 16.

It will have a positive impact on the character, appearance and safety of the area.

A full range of parking and storage facilities is incorporated in the development including secure storage for bicycles.

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The redevelopment of this site has been designed with the above aims in mind, and as such is in line with policies contained in the new Ryedale Plan.

The scheme accords with this policy

National Planning Policy Framework

- 6.1 The NPPF in essence embraces the philosophy that new development must follow sustainable patterns of development, reduce the CO2 impact upon the environment and promote good design. As we will demonstrate, this particular development indeed achieves this.
- 6.14 The National Planning Policy Framework (NPPF) is a highly influential document and contains much open thinking with regard to holistic sustainability.
- 6.15 The new framework puts sustainable development at its core and identifies three key dimensions to sustainable development: economic, social and environmental.
- 6.15.1 These dimensions give rise to the need for the planning system to perform a number of roles:
- an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 6.15.2 The overall aims of NPPF are therefore clearly aligned with the objectives shown in our proposal to develop a small residential scheme within an established residential

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community and desiring to make use of current brown field and developed land to propose a highly environmentally sustainable development socially, economically and environmentally.

6.15.3 The statements above also show that the NPPF needs to be thoroughly considered as *"14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking."* Therefore greater consideration must be given to development proposals outside of the approved development limit under the previous system given the exemplary eco standards it is aiming to achieve.

6.15.4 Other Key NPPF Principles include:

"15. Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally."

6.15.5 The design shown in this proposal very much looks to improve upon the character and quality of the immediate area. Removing unsightly steel structures to replace them with small high quality cottage style dwelling houses would be most welcomed by the existing community and protect the nature of West Lilling

6.15.6 It is clear that the development is situated ideally to survive and thrive through the existing infrastructure and surrounding development pattern established for many years – making it an economically sustainable proposal supporting the NPPF's aim of delivering sustainable development in chapter 3, especially in rural areas under point 28.

6.16 Chapter 6 and 7 of the NPPF discusses the Governments aspirations for facilitating the delivery of a wide choice of high quality homes.

6.16.1 Point 49 comments that *"Housing applications should be considered in the context of the presumption in favour of sustainable development."* Given that the houses will be Code Level 4 and sustainable in terms of materials and transport clearly indicates that this scheme needs to be considered within this context.

6.16.2 Point 51 comments that *"Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies"*. This fundamental desire by the Government is something obviously expressed in this application where a local client is wishing to turn their

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6.16.11 The site is located within the residential settlement of West Lilling, easily accessible to the main transport artery A64 linking to the nearby city of York.

- *safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.*

6.16.12 The area is surrounded by high quality open green space and countryside.

- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation*

6.16.13 The design is deliberately produced so as to reflect the surrounding context in terms of scale, detailing, massing and urban grain. The style is somewhat traditional but with a contemporary edge, the motifs and form are very clearly consistent with the vernacular style of the area and should make a rich addition to the tapestry of architecture in the area.

- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*

6.16.14 The design is such that it is intended to reach Code Level 4 of the Code for Sustainable Homes – a difficult challenge and one that if met will certainly meet the above criteria.

- *Planning authorities should: take into account the desirability of new development making a positive contribution to local character and distinctiveness.*

6.16.15 The traditional aesthetic of the scheme combined with the vernacular detailing and motifs mean that the housing will add to the architectural tapestry of the immediate area. The local area will be aware of the development and when detailed to a high quality the housing will surely attain prestige with residents as well as potential journals and literature.

6.17 A key element for the sustainable growth and development of rural areas and settlements is ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods, a desire that we believe is reflected within our concept proposals.

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- 6.17.1 The design aims to promote more sustainable patterns of development, revitalizing the existing building stock, a key component of our scheme.
- 6.17.2 The design aims to prevent the encroachment into the countryside, as there are too many examples of haphazard type developments that erode our key green resources. The scheme proposed very clearly avoids such damaging development patterns, but looks instead to firm up the existing green boundary and complete the current urban block, connected directly to the village of West Lilling.
- 6.18 In terms of sustainable development, guidance for housing proposals, and policy affecting rural areas, it can be said using the arguments above that the proposals for housing on this land are very much in line with national planning policy and therefore in these terms it should be supported by Ryedale Planning authority.

7.0 Sustainability

- 7.1 As previously mentioned our client is aiming to achieve Code Level 4 of the Code for Sustainable Homes for all houses on the proposed development. This will mean higher levels of insulation and improved levels of construction together with improvements to the environment and local ecology. A SAP Assessor will be employed to demonstrate this.
- 7.2 All materials for the construction of the dwellings will be sourced locally with local labour used throughout the build. Where ever possible reclaimed bricks and timber will be used again from local suppliers.
- 7.3 Renewable energy sources will be incorporated in all dwellings these will take the form of Air Source Heat Pumps and Wood burning stoves. Rain water will be recycled. Specific areas both inside the dwellings and outside will be dedicated for waste sorting and storage.
- 7.4 Cycle storage will be incorporated into all garages. With all facilities for shopping, recreation and eating out on hand, the use of cars will be negated for these purposes and dedicated cycle stores will encourage people to leave their cars at home. This small development all be it in West Lilling is closer to these amenities and employment facilities than dwellings to the opposite end of Sherriff Hutton.
- 7.4 The opportunity to work locally has been encouraged by Ryedale Council with the construction of the Sherriff Hutton Industrial Estate, a major employer in the area. Other smaller businesses exist in the immediate locality and all are within easy walking or cycling

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distance. Again negating the use for cars. Regular bus services from the local area to York and Easingwold also allow people to work or visit beyond the local area.

- 7.5 Village Farm though in a poor state of repair is to be kept and improved thus making better use of the existing building in line with policy.

Local policy and The Development framework allow for a presumption to approve Sustainable Developments. Clearly this scheme is just such a sustainable development and complies with policy.

8.0 Consultation

- 8.1 Neighbours will be notified as per the statutory practice of the planning process once the application is submitted.

9.0 Flood Risk

- 9.1 The area is not subject to flooding and this is clearly shown on the map from the Environment Agency.

10.0 Ecology

- 10.1 As previously mentioned a separate report has been commissioned to produce a comprehensive ecological statement for this development site by Wold Ecology Ltd.

- 10.2 The statement itself is included within the application package and should be consulted upon during any decision making process.

- 10.3 The survey focussed on the following key specific areas:

10.3.1 Bats

10.3.3 Birds

10.3.4 Badgers

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- 10.4 No protected species were found during the survey and no traces of roosting or nesting bats were found.
- 10.5 However to assist the local bat population the development will be incorporating bat roost boxes on the gables of the proposed dwellings together with the mitigation measures as set out in the report.
- 10.6 Additional trees and shrubs have been incorporated into the landscaping of the site and should further works or landscaping features be required we would expect a dialogue to be undertaken during the application process and relevant planning conditions be included upon a successful decision.
- 10.7 The project team is intending to implement a high quality and varied landscaping scheme so as to encourage biodiversity and crucially score further credits within the Code for Sustainable Homes.

11 Contamination.

We have carefully walked the site and examined the buildings and surrounding land and as far as we can determine the whole area has been used for dry storage and winter shelter for sheep/cattle for the past 60 years and possibly more. All the ground within the buildings and immediately around the buildings is concreted or hardcored and all the buildings are empty and relatively clean. Beyond the buildings the land is down to grass. There are two small diesel tanks within the buildings. One 600 litre is empty, dry and unused with no signs of spillage. The second 1000 litre is 20% part full with small spillage around the valve. These tanks will be emptied and removed from site with any contaminated ground packed into plastic bags and removed to a registered site for disposal. We could not find any other contamination within the buildings or structures on the site as they stand at present. Some of the corrugated cladding on the buildings is cement asbestos sheeting. This will be taken down and correctly disposed of offsite by a registered contractor.

Two historic maps that we have attached demonstrate that this site has been domestic, rural or farming within the immediate area with no activity indicated other than farming for over 100 years.

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