

NYMNPA

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PLANNING, DESIGN AND ACCESS STATEMENT

Construction of 5 no. terraced houses
at Windy Ridge,
Egton,
YO22 1UE

Submitted on behalf of Rockery Developments
(OLIVER FOSTER)

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1. Introduction

- 1.1 This statement has been prepared on behalf of Rockery Developments in support of a full application for planning permission for the construction of 5 no. terraced houses at Windy Ridge, Egton.
- 1.2 The statement describes the site and surrounding area, considers the planning history of the site, the relevant national and local planning policies together with any other material considerations relevant to the determination of the application.
- 1.3 This statement acts as the Design and Access Statement as identified under the North York Moors National Park Authority's Local List Criteria. In producing this statement regards has been given to the NYMNP guidance notes on Design and Access Statements.

2. Site and Local Planning Context

- 2.1 The application site is located within the built up area of Egton on land to east of 4 Esk View and to the north of the Grosmont Road, Egton, approx. 9-10km south west of Whitby. It has residential properties on either side of it and opposite. It extends to approximately 0.128 hectares and is currently an unused piece of grassed land. The application site lies between a small number of post-war former council properties and two traditional stone and pantiled dwellings constructed in the late 1800's by the Egton Estate – one of which is known as Windy Ridge Cottage. Windy Ridge Cottage is a one and a half storey cottage located in large grounds and located on raised land with an access off the Highway to the side of it. Large detached render and pantile constructed properties characterise the locality along with more traditional smaller semi-detached dwellings. The properties on the north side of the road, where the application site is located are set back off the road. The original land usage is believed to be as vegetable gardens for the estate and then for private usage. Egton has a designated Conservation Area, however the site lies outside of the Conservation Area and there is intervening development.
- 2.2 The site is not deemed to be at risk of flooding from rivers, surface water or reservoirs, as confirmed by the Government's long-term flood risk assessment for locations in England at: <https://flood-map-for-planning.service.gov.uk/>. See **Appendix 1**.
- 2.3 Egton village is a linear settlement, consisting of a long broad street (High Street), with houses/buildings either side; and roads leading off, including Egton Lane running westwards; and the road to Grosmont running eastwards off the High Street. It has a range of services and facilities including two public houses, the Wheatsheaf, and the Witching Post at the entrance of the village from the north, a village hall, surgery, garage, and primary school. It is served by public transport with regular buses and a railway station nearby at Egton Bridge, where there are a two

further public houses and another school. Egton is designated as a 'Larger Village' in the Adopted North York Moors National Park Local Plan (2020) under Strategic Policy B – The Spatial Strategy.

3. Planning History

- 3.1 Planning permission was granted on the site in 2006, under reference NYM/2006/0739/FL for 5 no. terraced houses subject to conditions. Condition 4 of the permission limited the occupation of the dwellings by virtue of a 'local occupancy' condition. This was consistent with the strategic policies in the North York Moors Local Plan at that time, which sought to restrict the occupancy of new residential development, to those with a local need to live in the village. Prior to the granting of this permission the use of the site was as a garden although it was unused and overgrown.
- 3.2 An application was made on 7th August 2009 to discharge the pre-commencement conditions (5, 14, 15, 16, 22 and 24) on the above planning permission and this was approved in September 2009. Work commenced on site to implement the planning permission and the North York Moors National Park Authority Planning Department confirmed in an email dated 17th December 2009 that they were satisfied that a commencement had been made to approval NYM/2006/0739/FL and that all the prior to commencement conditions had been satisfied.
- 3.3 Despite a commencement on site and the construction of the access, the dwellings have not been constructed.

4. Details of the Proposal

- 4.1 The application is for the construction of a terrace of 5 dwellings to be considered under Policy CO.7 of the newly Adopted Local Plan July 2020 – 'Housing in larger villages'. All 5 dwellings are proposed to be Principal Residence Housing.
- 4.2 The proposed development is for a terrace of 5 dwellings exactly the same in number, scale, layout, form, and character to those approved under the previous permission NYM/2006/0739/FL. The terrace will be set back off the road with parking to the rear at the north eastern corner of the site. The terrace will be constructed of coursed sandstone with a mixture of slate and pantiled roofs.
- 4.3 The proposed properties comprise a mix of 2 and three bedroomed properties and vary between 2 and 2 ½ storeys.
 - Unit 1 - 2bedrooms (2 storeys)
 - Unit 2 – 3 bedrooms (2 storeys plus attic)
 - Unit 3 – 3 bedrooms (2 storeys plus attic)

- Unit 4 – 3 bedrooms (2 storeys plus attic)
- Unit 5 – 3 bedrooms (2 storeys plus attic)

4.4 The ground floor of all properties comprise living, dining, and kitchen areas with two of the central properties (Units 2 and 3) also having a rear downstairs w/c. The first floor of each property consists of two bedrooms and a family bathroom. Units 2,3,4 and 5 also have accommodation in the attic which consists of a single further bedroom and ensuite shower room. The properties are aimed at providing family accommodation. The ambition is for some properties to be available for sale and others to be retained by the landowner and offered for rent.

4.5 All properties have front and rear gardens and parking in the form of allocated parking spaces to the rear of the properties.

5. Design and Access Considerations

5.1 Design

5.1.1 Consideration has been given to best use of the land in terms of residential provision as well as the character of the area. The proposed site layout provides a reasonable amount of accommodation with good amenity space without reducing the level of amenity to other adjacent properties or the visual amenity of the area as a whole.

5.1.2 As mentioned earlier this part of Egton includes a series of non-traditional semi-detached properties and this site has the potential to provide a more traditional range of dwellings that reflect the historic core of the village inside of the Conservation Area.

5.1.3 The proposed dwellings are to be constructed in a terrace format which is the predominant housing type within the built up area of Egton. The properties are intended to be provide family accommodation but are modest in terms of floor area. The terrace format allows a design which is both traditional and consistent with existing local buildings. The adjacent post war semi-detached houses whilst not detracting from the overall character of the area are not to be treated as the general form and character for the locality.

5.1.4 The site has a depth of almost 42m north to south and allows for a design that provides south facing open front gardens with private gardens and parking to the rear, without a loss of privacy to the closest existing residential property which is 4 Esk View immediately west of the application site.

5.1.5 During consideration of the previously approved application on this site there were concerns expressed by officers about the proximity of the terrace to 4 Esk View and the original submitted plans showed the proposed terrace to be built in front of the existing 'building line' . Whilst officers were not necessarily concerned about the

'building line ' issue as it provided a focal point at the edge of the village amended plans were provided and subsequently approved. The plans provided with this application are those approved under the previous permission.

- 5.1.6 The terrace will have an open grassed frontage between the houses and the road. This form of layout is prevalent within Egton itself. The design of the terrace generally follows the vernacular form of the village and is similar to that which occurs elsewhere in the village and could provide additional desirable family type primary residence housing without causing harm to the local environment.
- 5.1.7 Traditional materials are proposed to ensure conformity of appearance and the character of the area. Roofs will be pitched and finished with a mix of slate (Units 4 and 5) and clay pantile Units 1, 2 and 3). Where appropriate stone copings, chimneys and corbels will be used. These materials are used on a number of properties within Egton and will add some variation to the roof appearance.
- 5.1.8 Walls will be coursed natural stone dressed, with either punched or 'herringbone' surface treatments or a mix of both.
- 5.1.9 The terrace will have a degree of relief elevational formed by stepping the walls vertically and horizontally which will be aided by the gentle slope of the site.
- 5.1.10 Windows will be cream painted timber and double glazed.
- 5.1.11 The site when developed will help give a more traditional feel to this part of the village and help to tie the existing 'Windy Ridge Cottage' into the village.
- 5.1.12 It should be noted that the proposed design has already been found to be acceptable when approved under the previous permission in 2006.

5.2 Sustainability

- 5.2.1 Due to the materials proposed the construction will largely be traditional except where modern standards require higher levels of insulation against lower levels of carbon output.
- 5.2.2 The site is currently redundant with little use other than domestic curtilage and has an extant planning permission for 5 dwellings.
- 5.2.3 The heating and cooling of the dwellings will take advantage of heat pump and solar cell technology to reduce the use of mains services. The houses face southwards and therefore solar gain will be a positive factor in their heating and lighting.

5.3 Access

- 5.3.1 All details of the access arrangements are the same as those permitted under condition 22 of NYM/2006/ 0739/FL which was approved in September 2009. Work began on the construction for the access in November 2011 and the permission was implemented.
- 5.3.2 The site will be accessed via the creation of a new access on the north side of Esk View to the east of the site. The new access road will take the form of a private drive and will extend the northern boundary of the site where it will provide access to the rear parking areas. The edges will include granite set kerbing.
- 5.3.3 Parking will be provided in the form of 9 spaces to serve all 5 dwellings and includes visitor parking.
- 5.3.4 The existing TRODs at the frontage of the site will be retained and renovated and re-bedded as necessary and maintained at the existing width of the site frontage. The existing granite set kerbing will also be retained. TRODs will be let into the new entrance to emulate the entrance to 4 Esk View, which lies to the west of the site.
- 5.3.5 There will be new pedestrian gravel footpaths created to the front door or each of the new dwellings.

5.4. Landscaping

- 5.4.1 There is an existing hawthorn hedge that runs along the frontage of the site. Part of this has already been removed to accommodate the new access as part of the implementation of NYM/2006/0739/FL. It is proposed to reinstate this hedge behind the visibility splay and along the site frontage. It is also proposed to plant a new hawthorn hedge along the new access road to form a new boundary with Windy Ridge. These details were previously approved as part of Condition 22 on the previously approved scheme. There are no trees on site.

5.5 Services/Drainage

- 5.5.1 It is proposed to connect to the existing drainage and sewerage networks. A new foul drain will be required to be installed between the new dwellings and running across part of the garden of Windy Ridge to connect with the existing sewer at the junction of the access to Windy Ridge and the main road (Esk View).
- 5.5.2 It is proposed to construct a new soakaway which will be located in the front gardens of Units 2-5 close to the site frontage (southern boundary)

5.6 Nature Conservation

- 5.6.1 There are no known protected species present on site nor is the site subject to any formal nature conservation designations

5.7 Heritage

- 5.7.1 The site lies outside of the Conservation Area for Egton and is approximately 75m at its closest point to the boundary of the Conservation Area. There is intervening development in the form of 1-4 Esk View which are two pairs of post war semi-detached dwellings. There are no listed buildings in the vicinity of the site.

6. Planning Policy Considerations.

6.1 Local Development Plan

- 6.1.1 The relevant Local Development Plan for the area is the North York Moors Local Plan Adopted in July 2020. The most relevant policies are as follows:

Strategic Policy A - Achieving National Park Purposes and Sustainable Development.

- 6.1.2 This strategic policy takes a positive approach to new development in line with the presumption in favour of sustainable development. It seeks to conserve and enhance the natural beauty, wildlife, and cultural heritage of the National Park and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Development is allowed that:
- a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment;
 - b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy, or employment opportunities;
 - c) Protects or enhances natural capital and the ecosystem services they provide;
 - d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species;
 - e) Builds resilience to climate change through adaptation to and mitigation of its effects;
 - f) Makes sustainable use of resources, including using previously developed land wherever possible; and
 - g) Does not reduce the quality of soil, air, and water in and around the National Park.

Strategic Policy B –The Spatial Strategy.

- 6.1.3 Egton is designated as a 'larger village' in the spatial strategy. The strategy allows for development which supports the service function of Larger Villages by providing

additional housing (including principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality.

Strategic Policy C - Quality and Design of Development.

6.1.4 This strategic policy allows development where proposals are of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the NYMNP Authority Design Guide;

- the proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the local area and/or that of the local vernacular;
- the siting, orientation, layout, and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality;
- the scale, height, massing, and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers;
- sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources;
- a good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity, and makes use of appropriate native species forms an integral part of the proposal;
- Proposals to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts;
- Where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way;
- and the proposal ensures the creation of an accessible, safe, and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.

Strategic Policy G – The Landscape.

6.1.5 This strategic policy seeks to protect the high quality, diverse and distinctive landscapes of the North York Moors. Great weight will be given to landscape considerations in planning decisions and development will be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as defined in the North York Moors Landscape Assessment.

Strategic Policy M – Housing.

6.1.6 This strategic policy seeks to meet the needs of local communities by enabling a minimum of 551 new homes (29 per year) to be completed over the plan period.

These homes will be delivered through the development of sites allocated in the Helmsley Local Plan and in, Environmental Enhancement Sites; through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance with a Whole Estate Plans approved by the National Park Authority. Schemes will be expected to meet the need for smaller dwellings and all proposals should be of a high quality design and construction to ensure that the character and distinctiveness of the built environment and local landscape are maintained.

Policy ENV5 - Flood Risk.

6.1.7 This development management policy seeks to ensure new development will only be allowed where: It meets the sequential approach to development in areas of flood risk; and It does not increase the risk of flooding elsewhere.

Policy CO2 – Highways.

6.1.8 This development management policy allows development where:

- It is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety;
- the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids;
- and highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area,
- the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.

Policy CO7 - Housing in Larger Villages.

6.1.9 This development management policy allows development of principal residence and affordable housing on suitable small sites within the main built up area of the village.

6.2 Other material considerations

NPPF

6.2.1 The NPPF is a material consideration with considerable weight. The relevant national planning policies are set out in the National Planning Policy Framework (NPPF) revised February and July 2019. Paragraph 7-8 of the NPPF, the Government underlines its commitment to sustainable development and states that:

"The purpose of the planning system is to contribute to the achievement of sustainable

development...achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways:

- *an economic objective – to help build 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, innovation, and improved productivity, and by identifying and coordinating the provision of infrastructure;*
- *a social objective– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible local services and open spaces that reflect current and future needs and support communities’ needs health, social and cultural well-being;*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.”*

7. Assessment

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004), requires the proposed development to be judged against the Development Plan Policies in the first instance; and planning decisions made on the basis of its compliance with the Development Plan Policies, taking into account material planning considerations, and applying the planning balance of the schemes impacts against the positive benefits that will be derived. Below is set out how the proposal performs against the Development Plan: The North York Moors Local Plan July 2020.

Strategic Policy A: Achieving National Park Purposes and Sustainable Development

- 7.2 The proposal is considered to be in conformity with Strategic Policy A as it is of a scale that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace, and tranquillity of the Park. Neither will it detract from the quality of life of local residents or the experience of visitors. It is of a scale which will support the character and function of Egton and would not have a detrimental impact on the natural environment, biodiversity and geodiversity or the loss of important ecosystems or natural capital It would not impact on the landscape character of the village or the wider area, and through careful design and material choice will enhance local character. It provides for a choice of housing that will help to meet the needs of the area. It provides opportunities for new residents to be able to access Egton’s local services and facilities, without the need to use the private motor car and has a footpath up to the site boundary. The scheme will provide social benefits including adding to the housing stock providing appropriate and accessible

development, which will help meet the Park's need for principal residence housing. It will also provide economic benefits.

Strategic Policy B: The Spatial Strategy

- 7.3 The proposal is considered to be in conformity with Strategic Policy B. It proposes principal residence dwellings within the built-up area of Egton which is identified as a Larger Village which is supported by the Policy.

Strategic Policy C: Quality and Design of Development

- 7.4 The proposal is considered to be in conformity with Strategic Policy C. The scheme has previously been approved under the previous permission and the relevant policies at the time. The form, scale, massing, materials, and layout complement existing nearby buildings and more widely the form of the settlement. The scheme has been designed so as not to have an adverse impact upon the amenities of adjoining neighbours. Traditional features such as the TROD and the hawthorn hedge are to be retained as far as possible and reinstated where required.

Strategic Policy G: The Landscape

- 7.5 The proposal is considered to be in conformity with Strategic Policy G as the application site does not exhibit the main characteristics associated with the Lower Esk Valley Landscape Character Type and lies between existing development. The site already has an extant permission for a terrace of 5 dwellings. The proposal would not impact upon any areas that are representative of the Landscape Character Type. The site does not contribute significantly to the wider overall landscape character and lies within the built-up area of the village, it is visually contained and has development on two sides and opposite resulting in only a limited contribution to the wider landscape character area. The character and appearance of the area becomes more rural with wider landscape views beyond the site past Mount Pleasant and Overdale which are further to the east and mark the limits of the built up area of the village. The site does not significantly contribute to the character, amenity, and form of the village. Any potential impact upon landscape character here will be localised, being mostly limited to the site itself and adjacent properties, with minimal impact on the wider landscape character area. The site's development would not change the character of Egton. It would not impact upon any heritage features and is outside of the Conservation Area. It is a small amount of further linear development, in keeping with the character of the surrounding area and represents an appropriate infill opportunity which is reinforced by its existing permission.

Strategic Policy M: Housing

- 7.6 The proposal is considered to be in conformity with Strategic Policy M. It will contribute, albeit modestly towards meeting the Policy's aspiration of delivering a minimum of 551 new homes (29 per year) over the Plan period. Although it is recognised that the dwelling numbers are already accounted for in the NYMNPA overall commitment, by virtue of the previous permission, albeit as housing with local occupancy conditions. It represents a windfall scheme on a suitable small site in a village capable of accommodating new homes. The dwellings are small family units which will help meet the National Park's overall need and the design and appearance of the dwellings reflect the character and appearance of the area.

Policy ENV5: Flood Risk

- 7.7 The proposal is considered to be in conformity with Policy ENV5 as the site is in a 'low risk flood zone and not susceptible from risks of river or surface flooding. See EA Flood Risk Map at Appendix 1.

Policy CO2: Highways

- 7.8 The proposal is considered to be in conformity with Development CO2. It is in a location that is capable of being, accessed by public transport, walking or cycling. The site will use the existing access which has been constructed under NYM/2006/0739/FL The site has an existing footpath/TROD up to its frontage which links through to Egton's services and facilities which are no more than a 5-10 minute walk. Public Transport is available with the 95 bus connecting the village to Whitby and nearby railway stations at Egton Bridge. There are no existing public rights of way affected by the proposal. Visibility from the site looking both ways along the Grosmont Road is good, and the traffic generated by an additional 5 dwellings will not cause a severe impact on the local highway network or result in impact on the safe operation of the highway network in this location.

Policy CO7: Housing in Larger Villages

- 7.9 The proposal is considered to be in conformity with Development CO7 as it proposes small scale Principal Residence housing on a suitable small site in the built-up area of a defined Larger Village. The previous permission conferred on the site highlights the suitability of the site to accommodate development of this scale and form in overall terms.

NPPF 2019

- 7.10 Paragraph 11 of the framework confirms its objective of achieving sustainable development and that decisions on planning applications that accords with the Development Plan should be approved without delay.
- 7.11 The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, confirms that the scheme would contribute to achieving sustainable development and is in conformity with the Development Plan which is reinforced by the current extant permission. Paragraph 47 confirms that applications for planning permission must be made in accordance with the Development Plan unless material considerations indicate otherwise. It also requires the planning authority to approve development that accords with the Development Plan without delay. The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, is in conformity with the Development Plan.
- 7.12 Paragraphs 59-79 of the framework set out the Government's intention to boost housing supply. Housing should be considered in the context of the presumption in favour of sustainable development. The planning authority should positively seek opportunities to meet the development needs of their area, including taking account of the Custom and Self Build register; and development in rural areas to help enhance or maintain the vitality of rural areas. The proposed development is in conformity with this part of the revised NPPF. Whilst modest, the proposal will contribute to the local supply of housing.
- 7.13 Paragraphs 102-111 seek to ensure movement is minimised and sustainable transport modes maximised. Parking should take account of accessibility; type and mix of development, opportunity for public transport and local car ownership levels. Proposals should not have an unacceptable impact on highway safety. The proposed development is in conformity with this part of the revised NPPF. The site is located within walking distance of a range of services and facilities. It is also close to public transport facilities.
- 7.14 Paragraphs 117-123 seek to ensure the efficient use of land and appropriate densities. The proposed development is in conformity with this part of the revised NPPF. The scheme's density reflects the area's prevailing character and setting, which is characterised by small scale dwellings and terraces in reasonably modest sized plots. The above demonstrates that the scheme is in conformity with the Development Plan. The Local Plan supports small scale principal residence housing in Larger Villages which includes Egton. The scheme will provide social and economic benefits including adding to the housing stock providing appropriate and accessible development, which will help meet the Park's need for principal residence Housing and once built, the new residents will help to support the function and vitality of Egton and its services and facilities.

- 7.15 The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It provides scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species, and installation of bird and bat roost boxes.
- 7.16 Due to the benefits derived from the proposed development, and the lack of any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Development Plan Policy and relevant material considerations, including the revised NPPF as a whole, the scheme can be considered sustainable development.

8 Conclusion

- 8.1 In conclusion, this application is considered to be in general, and total accordance with the Development Plan, as required by Section 38(6) of the Planning Act (2004) (The Act). The Adopted NYMNP Local Plan includes Strategic Policy B and Development Management Policy CO7, which allows for Principal Residence housing in 'Larger Villages', which Egton is classified as.
- 8.2 With the above in mind, and taking into account the potential social, environmental, and economic benefits derived from the scheme, it is considered to constitute sustainable development as described by the Development Plan, and the emerging Local Plan and the NPPF.
- 8.3 There are no other relevant material considerations that would individually or collectively indicate the application should not be approved indeed there is an extant permission on the site for the development proposed save for the difference in occupancy – formerly local occupancy and now Principal Residence. Furthermore, in applying the planning balance, the scheme derives a number of benefits with no adverse impacts that would significantly and demonstrably outweigh the benefits. Therefore, and in accordance with the NPPF, the planning application should be permitted without undue delay.

Appendix 1 – Environment Agency Flood Risk Map



