

NYM / 2013 / 0147 / FL 4

bramhall blenkarn The Maltings Malton North Yorkshire YO17 7DP

Land off Eskdaleside
Sleights
YO22 5EP

Design & Access Statement

NYMNP
11 MAR 2013

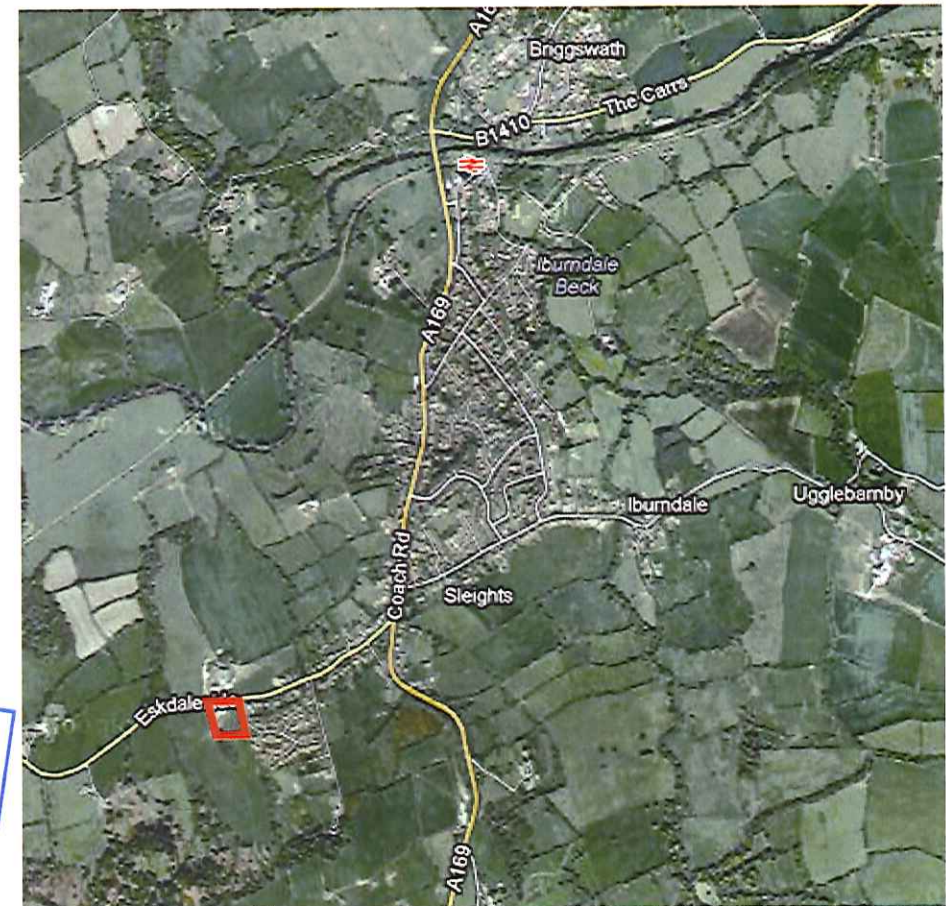
Introduction

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This document accompanies the application for planning consent for the construction of a 10 new affordable dwellings on Eskdaleside Sleights. The dwellings will be managed by Home Housing Association.

The report covers details of the existing site, references to planning policies, access, flood risk and reduced copies of application drawings.

The site is highlighted red below, on an aerial view of Sleights.



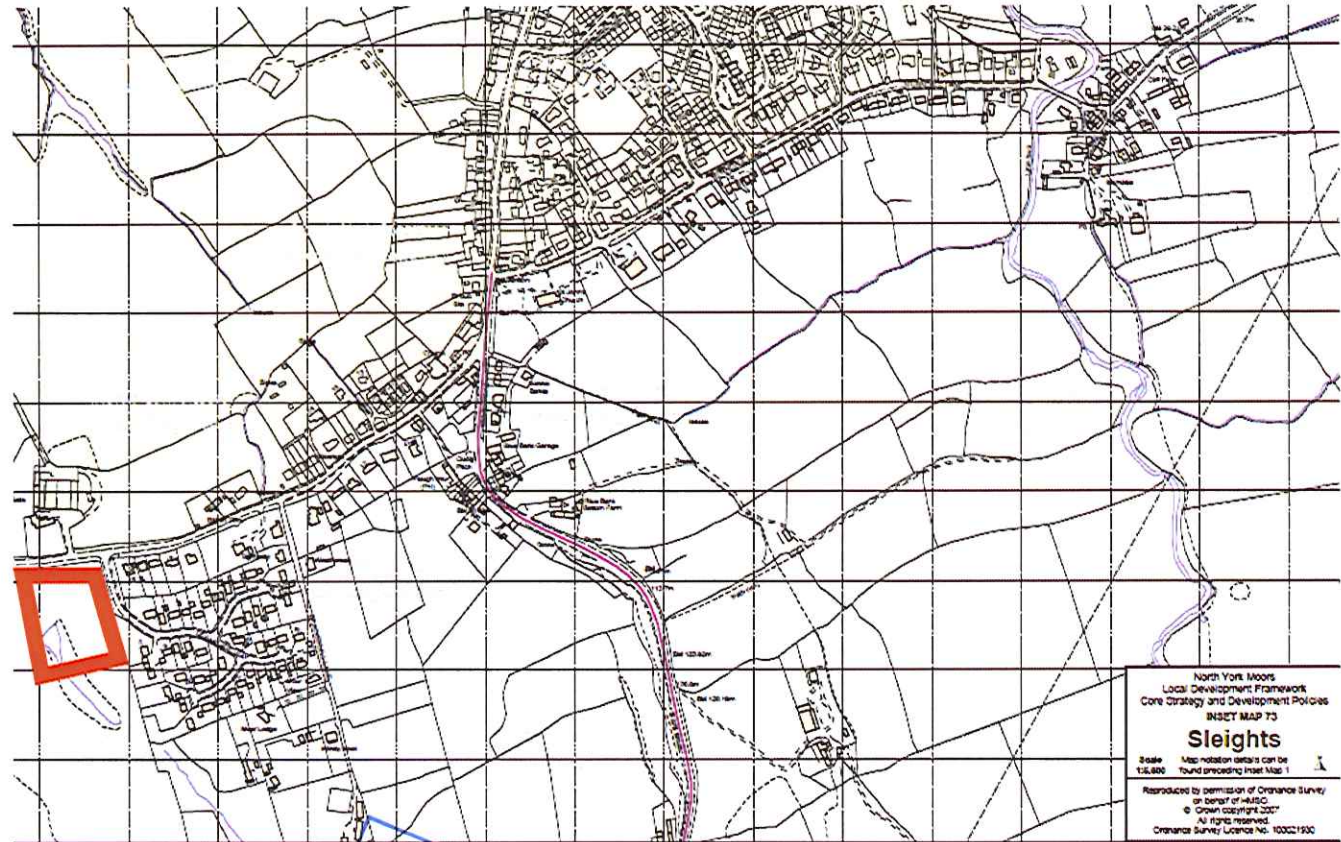
Site Location (not to scale)

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Site Existing

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The location of the site in relation to the settlement is shown below. It is situated off Eskdaleside at the western edge of the village.



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The Site

The site is located on the western end of the settlement along Eskdaleside. The site is currently used for agricultural grazing and storage and feed storage-see picture below. The site slopes from east to west, with far reaching westward facing views. The site currently has a field gate access from Eskdaleside, which will form the general location of the vehicular and pedestrian to the scheme.



Aerial view of the site with proposed site boundary outlined by white dashed line.

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Views into the site

The photographs below note views into the site from Eskdaleside and Hermitage Way.



A - View across site looking southwest from junction of Hermitage Way and Eskdaleside



B - View across site looking south from Eskdaleside



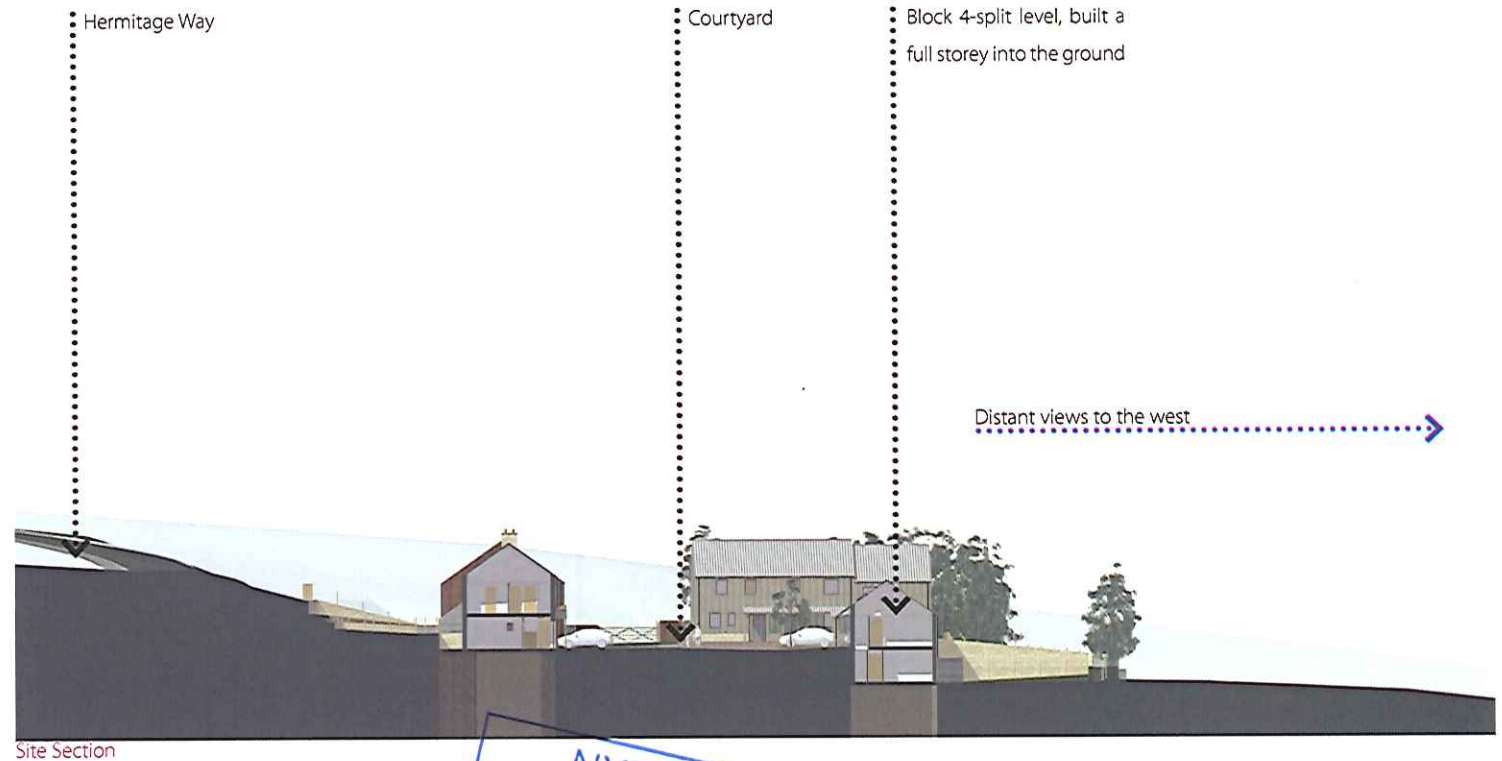
C - View across site looking east from Eskdaleside



D - View across site looking northwest from Hermitage Way

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Site Section

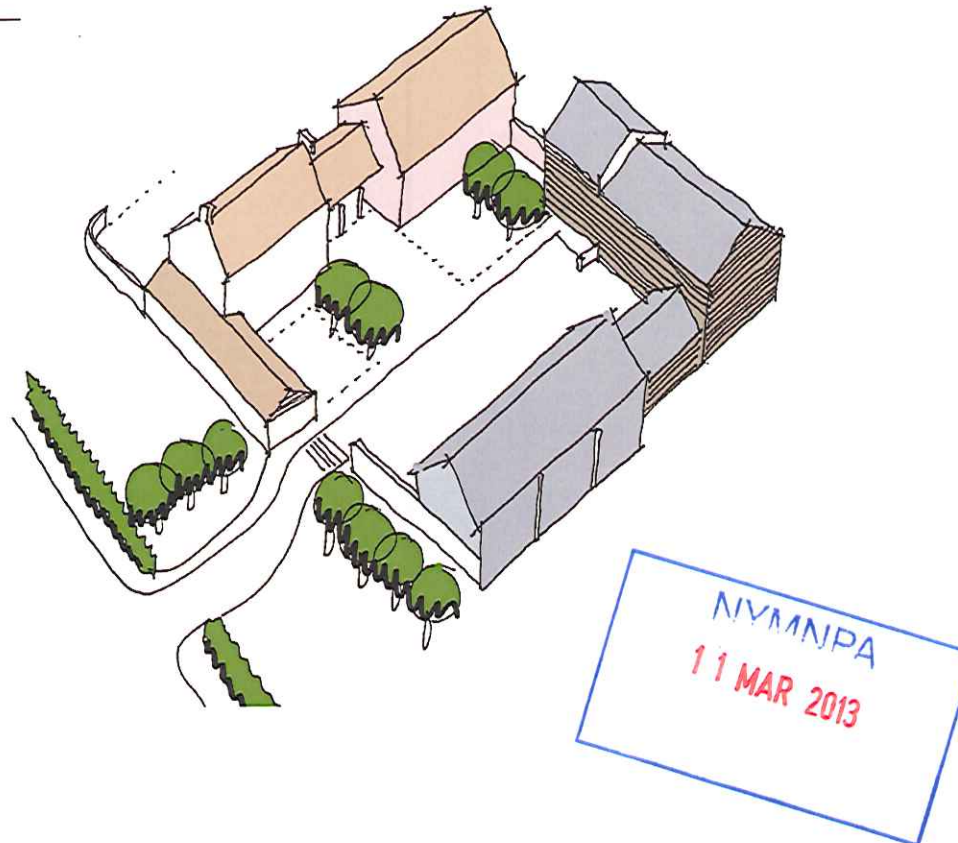
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4.1 Pre-Application Advice

Numerous pre planning meetings have been held with the NYMNP and residents prior to making this application. The Rural Housing Enabler, has spent some 7 years identifying suitable sites, and after considerable deliberation over the past 18 months, this particular site on Eskdaleside has been chosen as the most suitable.

Initial proposals for the site consisted of a series of semi detached properties along an adopted road with turning head. In discussion with the NYMNP, the concept of a courtyard development has been explored, which forms the basis of the current scheme. The NYMNP encouraged a mixed palette of materials and forms, to echo typical farmstead settlements, found on the edges of villages. The drawing below is the initial concept sketch for the site.



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4.2 The development is influenced by national and local planning policies and guidance documents, the main policies being outlined on the following pages.

4.3 National policy

The NYMNP's approach follows national policy guidance contained in Planning Policy Statements 3 'Housing' and 7 'Sustainable Development in Rural Areas'.

PPS 3 outlines the government's key policy objectives of providing a wide choice of high quality homes and improving affordability. In rural areas it supports the development of housing that will contribute to the creation and maintenance of sustainable communities in market towns and villages. It also encourages local planning authorities to adopt a rural exception site policy to enable small sites at the edge of villages to be developed specifically for affordable housing.

PPS7 identifies sustainable development as a key principle and highlights the importance of new development in rural areas being well designed, in keeping with its location and sensitive to the character of the countryside.

4.4 Regional policy

Regional policy guidance is contained in Policies H1, H4, H6, RR1 and C1 of the Yorkshire and Humber Plan Regional Spatial Strategy to 2026. The Regional Spatial Strategy does not include target figures for new houses to be provided in any of the region's National Parks but encourages new development that will meet the needs of local communities. It will be replaced in due course by the Integrated Regional Strategy.

4.5 Local Development Framework

This Housing SPD supplements the Authority's Core Strategy and Development Policies Development Plan Document which was adopted in November 2008 and has replaced the former North York Moors Local Plan (2003). The Core Strategy is the central element of the Local Development Framework for the National Park. It retains some housing policies from the Local Plan as well as introducing new ones. Core Policies J, 'Housing' and K, 'Affordable Housing on Exception Sites' are the key housing policies for the National Park.

4.6 North York Moors National Park Management Plan

The North York Moors National Park Management Plan provides the overarching strategy for the Park. It sets out a vision for the future and includes policies for fostering the economic and social well being of local communities. Its housing objectives are to resist new development aimed at satisfying external demand and to provide for a range of types and sizes of housing to meet local needs.

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4.7 Core Policy J of the Core Strategy and Development DPD sets out the Authority's local occupancy policy which is reproduced below.

The occupancy of local needs housing will be restricted to:

A People who are currently living in and have permanently resided in the National Park for 5 years or more and are living in accommodation that no longer meets their requirements or

B People who do not currently live in the National Park but have a strong and long standing link to the local community including a previous period of residence of 5 years or more or

C People who have an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous 5 years or more and require support for reasons of age or infirmity.

D People who require support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous 5 years or more or

E People who need to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.

All applicants will need to demonstrate to the satisfaction of the National Park Authority that the needs of the identified proposed occupants are genuine, that the proposal represents the most practical and sustainable solution to meet the need identified and why the existing housing stock cannot meet their needs.

4.8 Core Policy K – Affordable Housing on Exception Sites

In order to maintain the sustainability of local communities, proposals for the development of 100% affordable housing as an exception to normal policy will be supported where need has been identified, on sites:

1. Adjacent to the main built up area of Helmsley and the Service Villages.
2. On sites which could accommodate more than 1 unit within and adjacent to the main built up area of the Local Service Villages.
3. Within or adjacent to the main built up area of Other Villages on sites which could accommodate more than 1 unit, where it can be demonstrated through a Sustainability Appraisal that the development will contribute to the environmental, social and economic sustainability of the settlement.

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The affordable housing provision must be to meet the needs identified through a current housing needs survey. Robust arrangements must be demonstrated to ensure that all units provided as an exception to normal policy remain affordable to the local community in perpetuity.

4.9 DEVELOPMENT POLICY 3

Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- 1 The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
 - 2 The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
 - 3 A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
 - 4 Provision is made for adequate storage and waste management facilities.
 - 5 Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
 - 6 A satisfactory landscaping scheme forms an integral part of the proposal.
 - 7 The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.
- 4.10 It is suggested that the site accords with the above policies, being set within or adjacent to a service village, and being solely based on local needs requirements for affordable housing. The scheme will be managed by Home Housing Association.



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6.0 Access & Accessibility

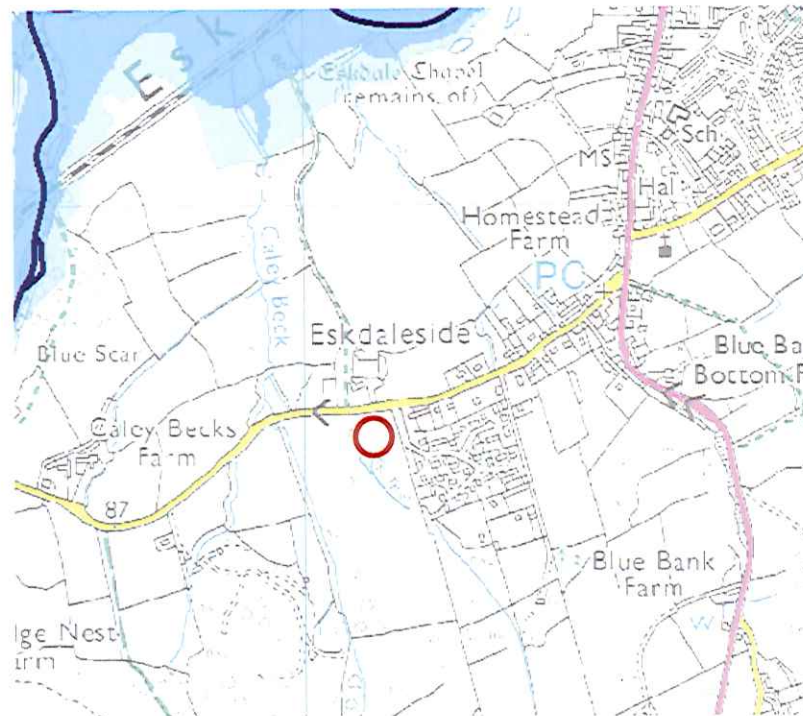
The dwellings have been designed to meet the requirements of Part M of the Building Regulations (Access to and Use of Buildings) as a minimum standard. There is level access from car parking to properties and external areas. The whole site slopes from east to west, but the development is cut in at grade to facilitate level access. Block 4, is built into the hillside and entered from first floor level, but has a level access west facing garden.

7.0 Flood Risk Assessment

The extract below from the Environment Agency Map notes that the site is clear of any flood risk.

The plan shown blue highlights the additional extent of an extreme flood from rivers or the sea. These outlying areas (indicated by light blue) are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year. The dark blue areas indicate a risk from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

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- Key
- Flood Zone 3
Flooding from rivers or sea without defences
 - Flood Zone 2
Extent of extreme flood
 - Main river
 - Development Site

Flood risk map for site from Environment Agency website

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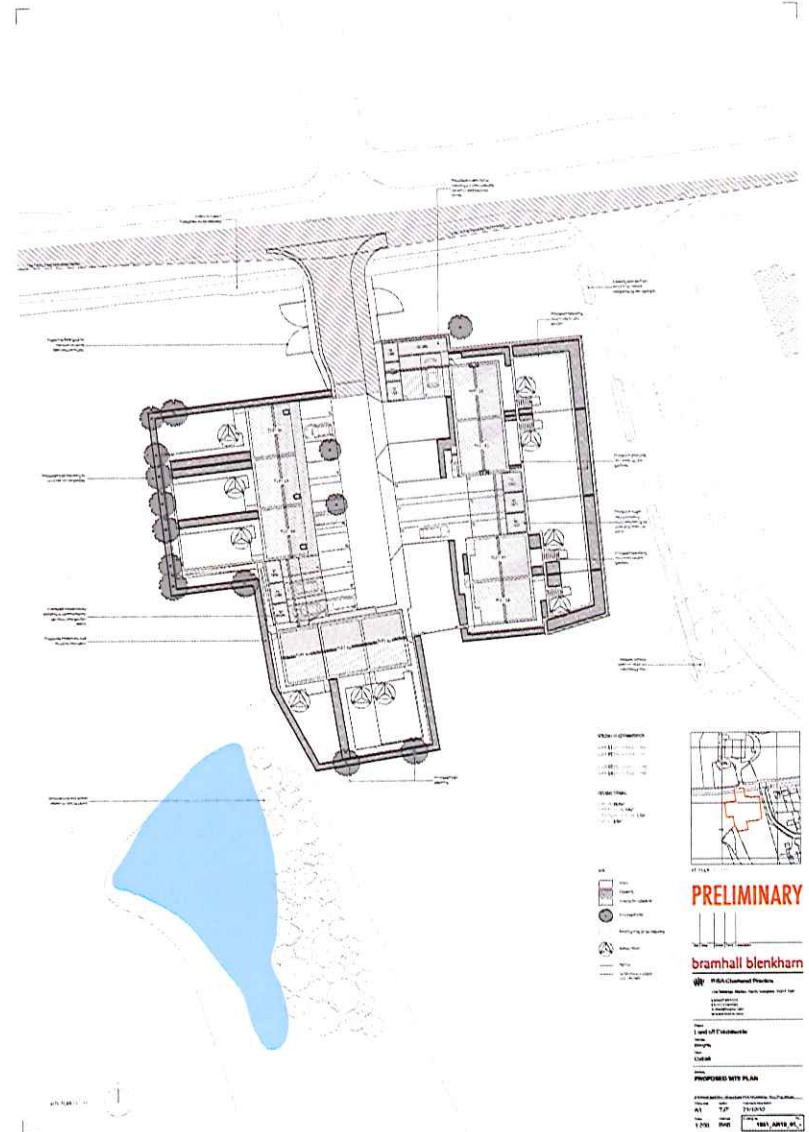


bramhall blenkharn
Land off Eskdaleside, Sleights
OS LOCATION PLAN

Scale: 1:1250 @ A4
Ref: 1031_EX10_01_A

OS Location Plan

Site Area: 0.3 ha / 0.76 acre



Site Plan as Proposed

Scheme Drawings

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Blocks 01 & 02 as Proposed

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Blocks 03 & 04 as Proposed

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