

# Land at Main Street, Sturton

**AMENDED**



**DESIGN & ACCESS STATEMENT**



Chave Planning

# Land at Main Street, Sturton

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## INTRODUCTION

This Design and Access Statement supports an application for full planning permission for the erection of 14 dwellings and improvements to vehicular access on land at Main Street, Sturton. The application is made on behalf of Qudos Homes LTD.

Qudos Homes LTD is a young, small, bespoke North Lincolnshire-based house builder. They pride themselves on delivering quality bespoke small schemes which can be seen from their first two developments at Blue Bell Court, Barton and Francis Gardens, Scawby. Their Blue Bell Court, Barton development won two regional LABC awards for best 'small housing development' and 'conservation and heritage project'. They pride themselves on providing quality local developments creating attractive sustainable housing suitable for catering for a wide range of needs.

This Design & Access Statement is intended to explain how the site's environmental constraints and opportunities, the surrounding context, relevant planning policy and professional advice have been taken into account in preparing proposals for the site, such that a well-considered and well-designed residential development would result. The statement should be read in conjunction with the Planning Statement, Outline Sustainable Drainage Strategy, Preliminary Ecological Appraisal & Biodiversity Net Gain report, Arboricultural Survey & Impact Assessment and Archaeological Evaluation which accompany the application.

The National Planning Practice Guidance provides guidance on how Design & Access Statements should be written and on what information they should contain. The following paragraphs are of particular relevance:

*"A Design and Access Statement is a concise report accompanying certain applications for planning permission....They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long."*

**(para 029 ID:14-029-20140306)**

*"A Design and Access Statement must:*

- a. explain the design principles and concepts that have been applied to the proposed development; and*

- b. demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.*

*A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.*

*Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed."*

**(para: 031 ID:14- 031-20140306)**

This statement first describes the site and context in terms of location, access and facilities, local character and various site environmental constraints and opportunities. It then describes the planning policy context of the proposals. It also describes how professional advice has been taken into account in the design process. All of these factors are then evaluated and key design messages are interpreted from the contextual assessment. Finally, the statement goes on to explain the design of the proposals in terms of responses to those key design messages.

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## SITE & SURROUNDING CONTEXT

The application site, outlined in red on the aerial photograph opposite, comprises approximately 1.1ha of pastureland and is located directly adjacent to and integrating with the built-up area of Sturton. The site and its surroundings are illustrated in photographs on the following page. The site is accessed from the village Main Street via a field access. It has a narrow frontage to the Main Street and opens out towards the rear of the site (south) incorporating some small paddocks. The entrance paddock contains some scattered fruit trees and the paddock to the south of that a small group of Ash trees. There are hedgerows to some of the field boundaries. The site is generally well-contained visually and the only public vantage point it is visible from is the Main Street, where it is experienced as an infill site within the continuous built form of the village. There are no public rights of way in the vicinity.

The site wraps around the long curtilage of the neighbouring dwelling 'Pas de Chat'. The dwelling is a recently constructed dormer bungalow in red brick and stone with a red clay pantile roof. It has a large outbuilding at the end of its garden which stands prominently adjacent to the centre of the application site. To the north-east and east of the site there is a mix of 2 storey houses and bungalows along Main Street and Station Road, mainly of 1960s-70s construction with the exception of a late 19th Century roadside cottage on Main Street. To the south the application site is bordered by the long curtilage of 139 Station Road, a two-storey dwelling, and by a further horse paddock. To the west there is a site where planning permission has been granted for 5 detached, 2 storey dwellings and construction has commenced. The dwellings would back on to the application site. Also to the west, adjacent to Main Street, is a two storey dwelling of late 19th Century construction. Opposite the site is Home Farmhouse, an attractive late 19th Century Grade II listed building. Main Street in general is characterised by a mix of dwellings and old farm buildings and has a strong agricultural character. Traditional building materials comprise a mix of red brick and stone.

The village of Sturton is contiguous with and closely related to the larger village of Scawby. The transition from Scawby to Sturton is only really distinguishable by a road sign for Sturton. Sturton looks to Scawby for village amenities, which in the main are accessible within about 800 metres of the site along footways with streetlighting. This is a reasonable walking distance likely to encourage journeys on foot, particularly to the primary school and Co-op foodstore which are the closest amenities to the site. Overall, Scawby offers the following village amenities:

- Village hall
- Fish & chip shop
- The Sutton Arms pub/restaurant
- Lincolnshire Co-op foodstore

- Scawby Academy primary school
- Post office
- Hairdressers
- Various other local businesses and employment opportunities

The site is accessible by bus, with bus stops approximately 400 metres away at the junction of the B1207 with Gainsborough Lane. The bus stops serve the X4 bus route which connects to the nearby higher order settlements of Scunthorpe and Brigg.



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Late 19<sup>th</sup> Century brick and stone buildings on Main Street



Stonework in one of the agricultural buildings near the site



The Grade II listed Home Farmhouse, opposite the site



The neighbouring dormer bungalow, recently built, named Pas de Chat



Late 19<sup>th</sup> Century roadside cottage on Main Street



The application site viewed from Main Street

## PLANNING POLICY

### National

The National Planning Policy Framework (NPPF) sets out planning policy guidance at the national level. In relation to achieving well-designed places, it says at paragraph 126 that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 of the NPPF states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### Development Plan

The Development Plan comprises the saved policies of the North Lincolnshire Local Plan (adopted 2003), the North Lincolnshire Core Strategy (adopted 2011) and the Housing and Employment Land Allocations DPD (adopted 2016). Relevant policies in the Local Plan and Core Strategy are summarised below insofar as they relate to design and access. Policies concerning the principle of the development are dealt with separately in the Supporting Planning Statement accompanying this application. There are no relevant policies in the Housing and Employment Land Allocation DPD.

### North Lincolnshire Local Plan 2003

#### H8 - Housing Design and Housing Mix

New residential development will be permitted provided that it:

- i) respects and reflects the form, scale, massing, design and detailing, materials, and nature of the local environment; and
- ii) incorporates a high standard of layout which maintains and where possible improves and enhances the character of the area; and
- iii) protects existing natural and built features, landmarks or views that contribute to the amenity of the area; and
- iv) prioritises the needs of pedestrian movement and takes into account the safety, health and security of residents, neighbours and the community; and
- v) provides for residents a sense of identity and variety; and
- vi) creates an appropriate mix of dwelling size and type.

#### H10 - Public Open Space Provision in New Housing Development

To the extent that the existing public open space provision in an area is insufficient to meet the needs of additional residents, any new housing development shall make provision, as follows;

- i) New housing developments on allocated and windfall sites of 0.5 ha or more will be required to provide recreational open space on a scale, and in a form, appropriate to serve the needs of residents, or alternatively, where appropriate, to provide commuted payments for this provision to be made off-site, either individually or in combination with existing or other proposed recreational sites and facilities. On large development sites new built facilities may be required which support the recreational open space.
- ii) The Council will seek to enter into an agreement with developers which will set out the date of provision and arrangements for the maintenance and management of such areas during the course of development and thereafter.

#### T2 – Access to Development

All development must be provided with a satisfactory access. In larger developments it should be served adequately by:

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- i) being readily accessible by a choice of transport modes; and
- ii) existing public transport services and infrastructure; or
- iii) additions or extensions to such services linked directly to the development; and
- iv) the existing highway network.

## T6 - Pedestrian Routes and Footpaths

The safety, convenience and attractiveness of footpaths and pedestrian areas will be improved, and areas created, to form a pedestrian-friendly network throughout North Lincolnshire. Major new developments will be required to include links to nearby existing or proposed pedestrian routes.

## T8 - Cyclists and Development

New developments will be required to:

- i) include cycle links with existing or proposed routes where such opportunity exists; and
- ii) ensure that the provision of cycle parking facilities are in accordance with the standards set out in Appendix 2 (which require that some provision of secure cycle parking is sought at all major developments).

## T19 - Car Parking Provision and Standards

Provision will be made for car parking where it would:

- i) meet the operational needs of businesses; or
- ii) be essential to the viability of a new development; or
- iii) improve the environment or safety of streets; or
- iv) meet the needs of people with disabilities; or
- v) be needed by visitors to the countryside;

and comply with Appendix 2 - Parking Provision Guidelines (for detached and semi-detached dwellings the requirement is 2 spaces per dwelling within the curtilage of the property).

## LC5 - Species Protection

Planning permission will not be granted for development or land use changes which would have an adverse impact on badgers or species protected by Schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 (as

amended). Where development is permitted that may have an effect on those species, conditions or the use of planning agreements will be considered to:

- i) facilitate the survival of individual members of the species; and
- ii) reduce disturbance to a minimum; and
- iii) provide adequate alternative habitats to sustain at least the current levels of population.

## LC6 - Habitat Creation

Provision will be made for the creation of nature reserves and new wildlife habitats both in rural and urban areas. Where appropriate, in granting planning permission, the creation of such areas will be required for the following types of development:

- i) in association with the reclamation of former mineral workings and waste disposal sites;
- ii) in association with schemes for derelict land clearance;
- iii) on land which is no longer required for long term agricultural use.

Particular emphasis will be placed on the creation of habitats such as wet and dry heathland, wet woodland and reedbed in keeping with local and national biodiversity targets and provision of habitat for protected species.

## LC7 - Landscape Protection

Where development is permitted within rural settlements or within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted.

## LC12 - Protection of Trees, Woodland and Hedgerows

Proposals for all new development will, wherever possible ensure the retention of trees, woodland and hedgerows. Particular regard will be given to the protection of these features within the setting of settlements, the protection of ancient woodlands and historic hedgerows and the amenity value of trees within built up areas. Tree preservation orders will be made where trees which contribute to local amenity or local landscape character are at risk. Landscaping and tree and hedgerow planting schemes will be required to accompany applications for new development where it is appropriate to the development and its setting.

## HE9 - Archaeological Evaluation

Where development proposals affect sites of known or suspected archaeological importance, an archaeological assessment to be submitted prior to the determination of a planning application will be required. Planning

permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.

Sites of known archaeological importance will be protected. When development affecting such sites is acceptable in principle, mitigation of damage must be ensured and the preservation of the remains in situ is a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before and during development.

## DS1 - General Requirements

A high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered against the criteria set out below:

### Quality of Design

- i) The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and
- ii) the design and layout should respect and where possible retain and/or enhance the existing landform of the site.

### Amenity

- iii) No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing; and
- iv) amenity open space in the area should be retained, wherever possible; and
- v) no pollution of water, air or land should result which poses a danger or creates detrimental environmental conditions. Where appropriate, conditions will be imposed requiring the provision of landscaping to enhance new development.

### Conservation

- vi) There should not be an adverse effect on features of acknowledged importance, on or surrounding, the site, including species of plants and animals of nature conservation value (particularly species protected by Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981), Scheduled Ancient Monuments, archaeological remains, listed buildings and Conservation Areas or trees and woodland covered by Tree Preservation Orders; and

- vii) the development must ensure the retention of those existing site features that make an important contribution to the character or amenity of the site or the surrounding area; and
- viii) development proposals should include the results of archaeological assessment, where appropriate, and adequate measures to ensure that there would be no unacceptable impacts on archaeological remains. Conditions will be imposed to secure suitable mitigation at the appropriate time in the development process. Resources
- ix) There should be no conflict with an allocated or approved land-use proposal in the locality nor should the reasonable potential for development of a neighbouring site be prejudiced; and
- x) the location and design of developments on the urban fringe (sites adjoining settlement development limits) should take into account the need to minimise the impact of the development on adjoining agricultural land or other countryside interests; and
- xi) measures to conserve energy will be expected in:
  - a) the design, orientation and layout of buildings; and
  - b) the location of development; and
  - c) improvements to the transport network and in the management of traffic.

### Utilities and Services

- xii) There should be no reliance on public finances being available to provide infrastructure and services; and
- xiii) suitable on-site drainage should be provided and where there are off-site drainage problems the developer will be expected to overcome them.

## DS3 - Planning Out Crime

New development should take into account personal safety and the security of people and property by:

- i) ensuring that paths, play areas and open spaces are overlooked by inhabited buildings while maintaining the privacy of inhabitants; and
- ii) avoiding the creation of spaces with ill-defined ownership and ensure there is a clear distinction between public open space and private open space; and
- iii) ensuring the development is well integrated into the existing pattern of pedestrian and vehicular movement; and
- iv) ensuring that dark or secluded areas are not created by landscaping, planting or building; and
- v) ensuring that streets and paths are adequately lit.

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## [DS13 - Groundwater Protection and Land Drainage](#)

All development proposals must take account of the need to secure effective land drainage measures and ground water protection in order to control the level of water in the land drainage system.

## [DS14 - Foul Sewage and Surface Water Drainage](#)

The Council will require satisfactory provision to be made for the disposal of foul and surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission or completing planning agreements to achieve the same outcome.

## [North Lincolnshire Core Strategy 2011](#)

## [CS2: Delivering More Sustainable Development](#)

All future development in North Lincolnshire will be required to contribute towards achieving sustainable development. Proposals should comply with the overall spatial strategy together with the following sustainable development principles (relevant to this planning application):

- Be located to minimise the need to travel and to encourage any journeys that remain necessary to be possible by walking, cycling and public transport. It should be compliant with public transport accessibility criteria as set out in the Regional Spatial Strategy
- Be located where it can make the best use of existing transport infrastructure and capacity, as well as taking account of capacity constraints and deliverable transport improvements particularly in relation to junctions on the Strategic Road Network
- Contribute towards to the creation of locally distinctive, sustainable, inclusive, healthy and vibrant communities
- Ensure that everyone has access to health, education, jobs, shops, leisure and other community and cultural facilities that they need for their daily lives
- To be constructed and operated using a minimum amount of non-renewable resources including increasing the use of renewable energy in construction and operation
- Take account of local environmental capacity and to improve air, water and soil quality and minimise the risk and hazards associated with flooding, and

- Be designed to a high standard, consistent with policy CS5, and use sustainable construction and design techniques.

All change will be managed in an environmentally sustainable way by avoiding/minimising or mitigating development pressure on the area's natural and built environment, its existing utilities and associated infrastructure and areas at risk of flooding. Environmental impacts to or from development that cannot be avoided should be adequately mitigated for it to be acceptable.

## [CS5: Delivering Quality Design in North Lincolnshire](#)

All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable. New development in North Lincolnshire should:

- Contribute towards creating a positive and strong identity for North Lincolnshire by enhancing and promoting the image of the area through the creation of high quality townscapes and streetscapes.
- Ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms of scale, density, layout and access.
- Incorporate the principles of sustainable development throughout the whole design process. This will include site layout, minimising energy consumption, maximising use of on-site renewable forms of energy whilst mitigating against the impacts of climate change; for instance flood risk.
- Create safe and secure environments, which reduce the opportunities for crime and increase the sense of security for local residents through the use of Secured by Design guidance.
- Consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.
- Create attractive, accessible and easily distinguished public and private spaces that complement the built form.
- Support sustainable living and ensure that a mix of uses, which complement one another are incorporated.

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- Provide flexibility in that new and existing buildings and spaces are able to respond to future social, technological, environmental and economic needs.
- Be easily accessible to all users via recognisable routes, interchanges and landmarks that are suitably connected to public transport links, community facilities and services and individual communities and neighbourhoods in North Lincolnshire. Buildings and spaces should be accessible by all sections of the community, and ensure that the principles of inclusive design are reflected.
- Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Tree planting and landscaping schemes can also assist in minimising the impacts of carbon emissions upon the environment.
- Integrate car parking provision within the existing public realm and other pedestrian and cycle routes.

## [CS6: Historic Environment](#)

The council will promote the effective management of North Lincolnshire's historic assets through preserving and enhancing the rich archaeological heritage of North Lincolnshire. The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value. Development proposals should provide archaeological assessments where appropriate.

## [CS7: Overall Housing Provision](#)

A density range of at least 30-35 dwellings per hectare should be achieved on residential development sites within rural settlements and the countryside.

## [CS16: North Lincolnshire's Landscape, Greenspace and Waterscape](#)

The council will protect, enhance and support a diverse and multi-functional network of landscape, greenspace and waterscape through:

1. Identifying in supporting documents within or evidencing the Local Development Framework, a network of strategically and locally important landscape, greenspace and waterscape areas. Development on or adjacent to

these areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristic of that area.

2. Requiring development proposals to improve the quality and quantity of accessible landscape, greenspace and waterscape, where appropriate.
3. Requiring development proposals to address local deficiencies in accessible landscape, waterscape and greenspace where appropriate.
4. Requiring the protection of trees, hedgerows and historic landscape to be specified where appropriate. The creation and maintenance of the network of landscape, green space and waterscapes will be secured by a range of measures, including protecting open space, creating new open spaces as part of new development, and by using developer contributions to create, improve and maintain green infrastructure assets where appropriate.

## [CS17: Biodiversity](#)

The council will promote effective stewardship of North Lincolnshire's wildlife through the following measures relevant to this planning application:

- Appropriate consideration being given to European and nationally important habitats and species.
- Maintaining and promoting a North Lincolnshire network of local wildlife sites and corridors, links and stepping stones between areas of natural green space.
- Ensuring development retains, protects and enhances features of biological and geological interest and provides for the appropriate management of these features.
- Ensuring development seeks to produce a net gain in biodiversity by designing in wildlife, and ensuring any unavoidable impacts are appropriately mitigated for.
- Supporting wildlife enhancements that contribute to the habitat restoration targets set out in the North Lincolnshire's Nature Map and in national, regional and local biodiversity action plans.

## [CS18: Sustainable Resource Use and Climate Change](#)

The council will actively promote development that utilises natural resources as efficiently and sustainably as possible. Among many things this includes the following measures relevant to this planning application:

- Meeting high water efficiency standards.
- Requiring the use of sustainable urban drainage systems (suds) where practicable and supporting the necessary improvement of surface water infrastructure required against the actions of climate change.

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- Ensuring building design reduces energy consumption.
- Supporting development that makes the greatest possible reuse or recycling of materials in new construction.
- Supporting development that seeks to minimise waste and facilitates recycling
- Supporting development that will help to reduce the need to travel for people using that development.
- Ensuring development and land use helps to protect people and the environment from unsafe, unhealthy and polluted environments, by protecting and improving the quality of the air, land and water.

## [CS19: Flood Risk](#)

The council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere. In addition development will be required, wherever practicable, to incorporate Sustainable Urban Drainage Systems (SUDS) to manage surface water drainage. The Council will also seek to reduce the increase in flood risk due to climate change through measures to reduce carbon dioxide emissions.

## **Supplementary Design Guidance**

The Council has adopted Supplementary Design Guidance (SPG) to build upon the policies of the Local Plan and provide further detail on how policies will be implemented. Relevant SPGs are summarised below.

### *SPG3 Design in the Countryside (2003)*

New dwellings should be well designed and have adequate regard for their setting. Vernacular houses in the countryside are almost always two-storey scale and this is an important guiding principle for new dwellings. To reinforce traditional building character they should be of a simple, rectangular form and constructed in materials of a colour and texture sympathetic with local building tradition and which predominate in that area (generally a red brick or natural stone with pitched roof clad preferably in clay pantiles or Welsh slate, and with white window and door frames). The immediate setting for development in the countryside is defined by the boundaries of the site. Where boundaries are to be created or replaced it is appropriate to use native hedging protected from stock and wildlife as appropriate to the situation, by post and rail fencing and tree guards. In some cases native standard trees may be included as part of the hedge.

### *SPG 10 Provision of Open Space in New Housing Developments (2006)*

Provides public open space requirements in relation to Policy H10 of the Local Plan. The public open space requirements are based on standard density assumptions for larger sites so it is difficult to relate them to the development subject of this application. This will be discussed later in this statement.

### *Trees & Development SPG (2003)*

Provides detailed guidance in relation to the assessment and protection of trees. The tree survey undertaken for the application site complies with this guidance.

### *SPG7 Scawby Village Design Statement*

Provides guidance on how to take account of the special character of Scawby, including Sturton, as follows:

- New developments which adversely affect the present layout or general character of the surrounding area should not be allowed.
- The village should not be allowed to sprawl as this would further detract from the essence of Scawby.
- Any new developments should preferably include cul-de-sacs as these promote the existing village friendliness and security of properties.
- The design of developments should reflect the existing character and include some sheltered accommodation for the elderly.
- Grass verges should be encouraged together with the strategic planting of trees.
- Roads in new housing developments should be designed as shared access ways and footways should link to existing highways, bus stops and shopping areas.
- Development should ensure that the village retains its rural character and should respect the inherent scale, style and setting of the village and its surroundings.

## INVOLVEMENT

### Advice from Specialist Environmental Consultants

The preparation of this planning application has involved advice being taken from specialist consultants regarding particular aspects of the proposals, as presented in reports accompanying the application and summarised below.

#### Ecology

A Preliminary Ecological Appraisal and Biodiversity Net Gain report assesses the site's ecology and provides advice on how to deliver a net gain to biodiversity by planting new trees, hedgerows and wildlife-friendly planting, plus the incorporation of bat and bird boxes into the new dwellings.

#### Trees

A BS5837:2012 Tree Survey was undertaken which assessed the quality of trees on and adjacent to the application site and recommended Root Protection Areas for any trees that were to be retained. The specialist arboricultural consultant then carried out an assessment of the loss of any trees as a result of the development and prepared a landscaping scheme to provide mitigation for trees to be removed.

#### Drainage

A percolation test found that the site is suitable for infiltration drainage so the specialist drainage consultant prepared an outline sustainable drainage strategy based on soakaways such that the site will not suffer from surface water flooding, nor cause any issues of flooding elsewhere.

#### Archaeology

An archaeological evaluation was undertaken which yielded only a single sherd of pottery which has been identified as being 13th to 15th century in date. The presence of medieval pottery suggests that this ditch is probably not associated with the nearby Roman villa. The absence of any other features within the proposed development area suggests that the site was used primarily as agricultural land to supplement the nearby settlements. The Council's Historic Environment Officer has advised that, based on these findings, no further archaeological evaluation is required.

### Community involvement

In the weeks leading up to the submission of the planning application, the applicant has approached all residents adjoining the site, the Parish Council and the local Ward Councillors to discuss the proposals with them. The applicant attended a Parish Council meeting to discuss the proposals. Any feedback received has been taken into account in finalising the planning application proposals.



## EVALUATION

Following review of the contextual assessment, planning policy considerations and outcomes of involvement, the following messages will guide the design and access considerations for the development.

- *The development should be safely and readily accessible by a choice of transport modes and should encourage walking, cycling and the use of public transport.*
- *An appropriate mix of dwelling size and type should be provided.*
- *The layout and design of the development should reflect the characteristics of the village and maintain or enhance the character of the area.*
- *A density range of at least 30-35 dwellings per hectare should be achieved.*
- *The development should protect the scenic quality and distinctive local character of the landscape.*
- *Public open space should be provided on a scale to meet the needs of residents.*
- *Adequate and well-integrated provision should be made for vehicle and cycle parking and the storage and collection of refuse and recycling.*
- *The development should not impact adversely on protected species; should retain trees and hedgerows where possible; and should take opportunities to create new habitat.*
- *The development should not adversely affect sites of known archaeological importance or heritage assets.*
- *The amenity of neighbouring dwellings should be protected and impact upon adjoining agricultural land and countryside interests should be minimised.*
- *Consideration should be given to utility easements and the development should be adequately served by utilities such that it does not rely on public finance.*
- *The design of the development should seek to minimise opportunities for crime and increase the sense of security.*
- *The development should secure effective land drainage through the use of SuDS and should not increase the risk of flooding.*
- *Sustainable development should be secured through the use of sustainable construction and design, resilience to climate change, minimising waste and ensuring energy and water efficiency.*



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- *The development should be safely and readily accessible by a choice of transport modes and should encourage walking, cycling and the use of public transport.*

The site is conveniently located to access the range of village facilities in Scawby by foot, particularly the primary school and Co-op foodstore, such that walking would be encouraged. The nearest bus stop is also within convenient walking distance. The local B roads are wide, which would encourage cycling. As such the site is in a highly sustainable location where use of the car would be minimised.

- *An appropriate mix of dwelling size and type should be provided.*

The proposals provide a variety of houses sizes including dormer bungalows potentially suitable for elderly people and larger two storey dwellings suitable for growing families. The dormer bungalow type D includes two bedrooms and a full bathroom at ground floor level, which makes it suitable for older people who may have reduced mobility. The bedrooms at first floor level could be used by visiting family or carers. The plans have been amended during the course of the planning application to include more smaller house types, thereby further diversifying the housing mix. Most of the house types have a study to assist with working from home (therefore minimising car journeys) and this could also be adaptable as a ground floor bedroom. Therefore the proposed dwellings meet a range of lifetime housing needs. All of the dwellings will comply with the Building Regulations for access and egress, level thresholds, and with ground floor WC facilities; thus providing adaptability for mobility. The proposed dwellings offer high quality living accommodation with generous outdoor amenity space and dedicated off-street parking.

- *The layout and design of the development should reflect the characteristics of the village and maintain or enhance the character of the area.*

The proposed dwellings comprise a mix of two storey dwellings and dormer bungalows, reflecting the mix of building heights in the surrounding area. As illustrated by the visualisations opposite, the design concept draws upon the late 19th Century building styles in the area and exhibits use of characterful architectural detailing such as eaves detailing, use of chimneys and a range of window and door styles. The use of detached garages, in some places linked to create a linear building, reflects the form and character of local agricultural buildings. The building materials also reflect the local materials palette of red brick, stone, red clay pantile and slate.

The arrangement of the proposed dwellings responds to the site by placing a dwelling positively fronting Main Street, creating an attractive and active frontage in keeping with the character of the street, then the remaining dwellings are laid out around a cul-de sac creating an environment where vehicle speeds will be slow and the street will be well overlooked with positive views created by a range of attractive properties.



# Land at Main Street, Sturton

- *A density range of at least 30-35 dwellings per hectare should be achieved.*

Core Strategy Policy CS7 requires that a density range of at least 30-35 dwellings per hectare should be achieved on residential development sites within rural settlements and the countryside. The proposals would achieve a density of 14 dwellings per hectare, which is considerably below this density range, but which takes into account the low-density nature of the surroundings and their character. The pattern of development and plot dimensions reflects some of the development in the surroundings and therefore, taking into account the Scawby Village Design Statement, the density proposed is considered appropriate.

- *The development should protect the scenic quality and distinctive local character of the landscape.*

The site is adjoined on approximately 78% of its boundaries by existing and proposed dwellings and their curtilages. Therefore it has a very limited relationship to the wider landscape surrounding Sturton. Where the site adjoins countryside it is visually contained by existing trees and significant hedgerow. The site relates strongly to the village core of Sturton rather than the wider countryside and its development will not impact on any views enjoyed from public vantage points of the wider countryside. From Main Street the site would appear as an infill development. Therefore, the development would protect the scenic quality and distinctive local character of the landscape.

- *Public open space should be provided on a scale to meet the needs of residents.*

The development proposals include incidental landscaping, in the form of grass verges with trees as guided by the Scawby Village Design Statement, to create an attractive development and an opportunity for net gain to biodiversity. The proposals do not make provision for public open space because the site is small and the management arrangements for a tiny pocket of public open space are likely to be burdensome. Should a local deficit in public open space be demonstrated, then an off-site contribution towards public open space could be sought by the Council. The site is within convenient walking distance of Scawby Playing Field where there is outdoor sports and play provision.

- *Adequate and well-integrated provision should be made for vehicle and cycle parking and the storage and collection of refuse and recycling.*

Each of the proposed dwellings has a double garage with at least two parking spaces in front of it. This allows for sufficient parking such that streets will not become cluttered with indiscriminate parking. The garages allow storage space for cycles and garden equipment. The proposed layout indicates where refuse and recycling bins can be stored at the rear or side of garages so as not to clutter the frontage of the properties. Space for three bins

per property is provided, in accordance with local requirements. The shared access road provides access for the bin lorry so that bins can be collected from the frontage of properties or from the end of the private drive.

- *The development should not impact adversely on protected species; should retain trees and hedgerows where possible; and should take opportunities to create new habitat.*

The proposals retain trees and hedgerows where feasible and are demonstrated by the Preliminary Ecological Appraisal and Biodiversity Net Gain report accompanying the application to deliver a net gain to biodiversity by planting new trees, hedgerows and wildlife-friendly planting, plus the incorporation of bat and bird boxes into the new dwellings. Hedgerows are retained to the site perimeter and partial retention of a hedgerow bisecting the site has been accommodated. New native mixed hedges will be planted around the site along the road creating a total of 260m of new hedge. Trees have been retained where feasible. In the majority the trees on site are unsuitable for retention or of very limited merit. None of the trees are Category A – high quality and value. Two trees are Category B - of moderate quality - however they are in an area of the site needed for access and therefore it is not feasible to retain them. By way of mitigation over 50 trees will be planted in the roadside verges and in gardens. The roadside verges will also be planted up with a wildflower mix which will give a Lowland meadow feel and have significant wildlife benefits.

- *The development should not adversely affect sites of known archaeological importance or heritage assets.*

The considerations set out below, read in conjunction with the earlier description of context and planning policy, comprise the Heritage Statement for the application.

The site is not in a Conservation Area, though the Grade II listed Home Farmhouse is opposite. The proposed layout has sited the dwelling on Plot 1 no further forward towards the road than the adjacent dwelling to the west, so as to maintain a suitable setback and not impose upon the setting of the listed building opposite. The design of Plot 1 is in character with the surrounding area so that it will blend with the street scene and will not conflict with the characteristics of the listed building or its setting.

Amendments made during the course of the planning application have only affected the internal arrangement of the site and do not result in new considerations in terms of impact on heritage assets.

The archaeological evaluation has determined that the site is probably not associated with the nearby Roman villa and appears to have just been used as agricultural land. Therefore, the development will not affect any sites of known archaeological importance.

# Land at Main Street, Sturton

- *The amenity of neighbouring dwellings should be protected and impact upon adjoining agricultural land and countryside interests should be minimised.*

The arrangement of dwellings protects the amenity of neighbouring dwellings, ensuring that main elevations with habitable room windows at first floor level are a sufficient distance from site boundaries so as to avoid overlooking of neighbouring dwellings. Where two storey buildings have habitable room windows facing the boundaries with neighbouring dwellings, there is a distance of at least 30 metres between facing habitable room windows. Bungalows have been utilised in key locations so as to avoid any loss of privacy to neighbouring dwellings. Buildings are positioned away from site boundaries to avoid overbearing effects or loss of light to neighbouring properties where relevant.

- *Consideration should be given to utility easements and the development should be adequately served by utilities such that it does not rely on public finance.*

There are no utility easements crossing the site and there is a foul sewer and water supply in Main Street to serve the development. The development will deal with its own surface water, as described later in this statement. As such the proposed development does not have any utility constraints.

- *The design of the development should seek to minimise opportunities for crime and increase the sense of security.*

The cul-de-sac arrangement of the proposed layout clearly distinguishes between public and private space and creates an enclosed and well-supervised street due to the active elevations facing the public domain. As such it will minimise opportunities for crime and promote a safe living environment.

- *The development should secure effective land drainage through the use of SuDS and should not increase the risk of flooding.*

The application is accompanied by an Outline Sustainable Drainage Strategy which demonstrates that the site can be drained by soakaway. Therefore the effective drainage of the land is secured and it will not increase the risk of flooding, either on the site or elsewhere.

- *Sustainable development should be secured through the use of sustainable construction and design, resilience to climate change, minimising waste and ensuring energy and water efficiency.*

The proposed dwellings will be fitted with energy efficient appliances and water saving features will be installed so as to maximise the energy and water efficiency of the development. A sustainable drainage system will be employed to ensure that there is no net increase in surface water runoff from the site, taking into account the effect of climate change.



## CONCLUSION

This statement has demonstrated that the site context, relevant planning policy and consultation has been taken into account in developing these proposals. The proposals would result in the provision of 14 well-designed dwellings which would enhance the appearance of the site and respond appropriately to the character of the surroundings. This statement has addressed all relevant planning and environmental considerations relating to design and access and the proposals are considered to comply with relevant planning policy in these respects.

