

5.1.16 Again although not for formal consideration as part of this application, the suggested palette of site-wide materials is:

Boundary treatments:	Timber knee rail fences, low timber post & rail fences, high timber close boarded fences with matching gates, low black metal estate railings with matching gates, low and high brick/stone walls, low brick/stone walls topped with black metal railings with matching gates.
Retaining structures:	Stone/brick facings, proprietary interlocking timber structures.
Driveways:	Tarmacadam, block pavers.
Roadways/footways:	Asphalt, "Tegula" setts.
Landscaping:	Native species included hedgerows, trees, ground cover and shrubs used as infill to existing hedgerows, enhancement of boundaries and buffer zones to new boundaries.

5.1.17 The proposal has been designed to create a sense of place using the site characteristics and features to provide a mix of housing types and tenures within a tranquil setting.

5.2 Access

5.2.1 The guidance contained in The Building Regulations 2010 Access to and use of buildings: Approved Document M, Volume 1: Dwellings is to be followed and such matters can be addressed fully at the detailed design stage.

5.2.2 There are various measures to be incorporated in the design of a dwelling depending on the type to be created: M4(1) Visitable Dwellings; M4(2) Accessible and adaptable dwellings; and M4(3) Wheelchair user dwellings.

5.2.3 The requirements of M4(1) are mandatory in new dwellings unless one of the other options is applied and it is anticipated that this would be the general standard for the site although there may be opportunities to apply M4(2) to some dwellings, as explained in the following point.

5.2.4 The access road is designed to have a maximum gradient of 1 in 20. However, as the site has an average gradient to 1 in 16 across the diagonal from the north west corner to the south east corner, there may be instances where the requirements for the approach to dwellings can not be fully met due to the topography.



Fig. 35: Extract from drawing PL_009 Proposed Sketch Perspectives (not to scale), looking east from within the site towards Keld Head (dwelling).

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6.0 Housing Statement

6.1 The application seeks permission for 19 units in total, of which 6.65 units should be affordable units and it is proposed to provide 6 units on site with a financial contribution for the remaining 0.65 of a unit in accordance with Policy SP3. The remainder would be open market dwellings.

6.2 As noted previously the site is allocated for housing under local policies and remains integral to the LPA's *planned* delivery of housing as noted in the Housing Delivery and Land Supply Statement of March 2022. By bringing forward this application it demonstrates that the site is capable of being delivered within 5 years.

6.3 The proposed number of dwellings will make a small but notable contribution to the *planned* delivery of housing within Kirkbymoorside to meet the target of the local policies.

6.4 The Ryedale Strategic Housing Market Assessment (RSHMA) of September 2022, identifies an overall need for open market housing during the period 2021-2038 particularly for three bed units and secondly, to a much lesser degree, four bed units. The application proposal reflects that need.

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Fig. 36: Extract from drawing PL_005 Proposed Sections / Street Scenes: Sheet 2 (not to scale) showing elevation along access road running north to south.

6.5 The RSHMA identifies a need for affordable housing during the period 2021-2038 of predominantly two and three bed units. Again the proposal reflects that need.

6.6 The proposed affordable units comprise of 2 no. 3 bed 5 person units of 93m² gross internal area and 4 no. 2 bed 4 person units of 79m² gross internal area, in accordance with the Nationally Described Space Standard (NSDD). The proposed units are semi-detached and will sit comfortably with the range of proposed open market units. The units are placed either side of the access road between open market dwellings.

6.7 In line with the pre-planning application comments it is proposed that there are 4 no. units for rent and 2 no. low cost home ownership. The pre-planning application enquiry indicated that up to 20 units would be proposed, with 7 no. affordable units, therefore the number for rent has been adjusted in this application. It is proposed that the final designation and mix of units be determined at the Reserved Matters stage.

6.8 Schedule of housing by tenure and size:

Housing Types	2B	3B	4B	TOTALS
Open Market Properties	0	6	7	13
Affordable Properties*	4	2	0	6
TOTALS	4	8	7	19

*The tenure is to be determined at Reserved Matters Stage.

6.9 The overall size mix of properties, including affordable, is as follows:

Type	No.	%
2 bedroom	4	21%
3 bedroom	8	42%
4 bedroom	7	37%
TOTALS	19	100%

6.10 The size mix of affordable properties is as follows:

Type	No.	%
2 bedroom	4	67%
3 bedroom	2	33%
4 bedroom	0	0%
TOTALS	6	100%

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6.11 Schedule of indicative areas by plot:

Plot	Tenure*	Beds**	Type	m ²	ft ²	Garage
1	Affordable	3	A: Semi-detached	93	1001	0
2	Affordable	3	A: Semi-detached	93	1001	0
3	Affordable	2	B: Semi-detached	79	850	0
4	Affordable	2	B: Semi-detached	79	850	0
5	Open market	4	C: Detached	130	1403	1
6	Open market	3	D: Semi-detached	85	915	0
7	Open market	3	D: Semi-detached	85	915	0
8	Open market	3	E: Detached	90	969	0
9	Open market	4	F: Detached	118	1270	1
10	Open market	4	C: Detached	130	1403	1
11	Open market	4	F: Detached	118	1270	1
12	Open market	4	F: Detached	118	1270	1
13	Open market	4	C: Detached	130	1403	1
14	Open market	3	E: Detached	90	969	0
15	Open market	4	F: Detached	118	1270	1
16	Affordable	2	B: Semi-detached	79	850	0
17	Affordable	2	B: Semi-detached	79	850	0
18	Open market	3	E: Detached	90	969	1
19	Open market	3	E: Detached	90	969	1
TOTALS		-	-	1,894	20,397	8

*The tenure is to be determined at Reserved Matters Stage.

**The number of bedrooms is indicative only and is to be determined at Reserved Matters stage.

6.12 The Housing Services officer states in the pre-planning application response: “Housing is supportive of this proposal in order to achieve the affordable housing provision in site” and goes on to say: “the exact housing mix will be decided at reserved matters stage”.

6.13 In summary the Housing Services officer concluded the pre-planning application advice with the following statement: “This scheme is an opportunity to deliver much needed affordable housing in a popular market town and we support the proposal for affordable housing in this location”.

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7. Highways

7.1 Keld Head Road is an unclassified road (U94/2/30) and is 5.1m wide from its junction with Gillamoor Road to a point where it narrows to 3m wide some 25m along the site frontage. It is straight along its length. The speed limit along the road is assumed to be 30mph as there are no signs to the contrary and street lighting is present, however the single track section is unlit and there is no signage stating the speed limit.

7.2 It is proposed that Keld Head Road will be widened and improved in order to form an adequate access into the site for vehicles and pedestrians. This will include lighting and drainage and the detailed design will be finalised at Reserved Matters Stage.

7.3 With reference to the North Yorkshire County Council design standards as well as Manual for Streets and Manual for Streets 2, the access road will be a 5.5m wide estate road (minor access road) through the majority of the site. The kerb radius at the junction with Keld Head Road is 6m and a 2m wide footway is provided to both sides of the carriageway. The road serving plots 11 to 14 narrows to a shared surface 4.6m wide informal access road. The carriageway narrows to 3.5m for a distance of 8.7m some 23.9m into the site from the new junction. The north east corner of Plot 16 is set tight to the back of the footway in order to reduce vision around the bend and encourage slower vehicle speeds. The access road is designed to have a gradient of no more than 1 in 20.

7.4 A visibility splay at the junction of the new access road and Keld Head Road of 2.4 x 25m is incorporated. Beyond the junction to the west, Keld Head Road serves the rear of four dwellings at Keld Head Orchard (properties which are also served at the front from Keld Head Orchard itself) and the road terminates at Keld Head Farm some 200m beyond the site. As such traffic approaching the new junction from the west will be very limited and traffic approaching from the east will be on the opposite side of the carriageway to the junction. Although there are four telecommunications masts located at the farm this would not increase traffic flow significantly.

7.5 It is proposed that a new informal inset crossing is provided from the footway on the south side of Keld Head Road to the new section of footway adjacent the new junction on the north side. An informal inline crossing is to be incorporated across the new junction. Although a crossing is indicated where the site road narrows, the requirement and location of further informal inset crossings within the site are to be determined at the reserved matters stage.

7.6 With reference to the NYCC interim guidance on parking standards, each dwelling is provided with 2 no. parking spaces in line with the requirements for 3 and 4 bedroom dwellings within Market Towns, however each 4 bedroom dwelling has a garage plus 2 no. parking spaces. Each 2 bedroom dwelling also has 2 no. parking spaces, rather than the minimum of 1 no. space, so as to provide the same minimum standard across the site.

7.7 Where one of the parking spaces is provided within a garage, the internal dimensions of the garage are in excess of the recommended minimum in order to allow for secure cycle parking within the garage. Where secure cycle parking can not be provided within garages or the dwellings, there is sufficient space within the rear gardens for dedicated cycle storage to be provided.

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8.0 Landscape Approach

- 8.1 The basic premise of the proposal is to retain and augment the existing landscape features, namely hedgerows and trees.
- 8.2 The mature trees and hedgerows around the site are to be retained, except in the location of the new highway access where the hedge is to be removed to allow construction of the access road and associated visibility splays.
- 8.3 Existing hedges are to be augmented by infilling with mixed native species, particularly along the western and northern boundaries where growth is fragmented. New trees are proposed on the southern boundary to strengthen the character of this roadside feature and also mitigate for the loss of the hedgerow to form the access. Further individual tree specimens are indicated within the proposed layout.
- 8.4 The most significant landscape statement within the site is the introduction of a hedgerow running north to south that splits the site into two linear portions which is a reference to the field pattern that is in more evidence to the south of the site. This also provides a perceived ‘barrier’ through which to pass and also provides an opportunity to minimise the impact of retaining structures.
- 8.5 Ground cover, hedgerows and shrubs are used to provide buffers to and augment timber boundary fences to dwellings, particularly where adjacent to public spaces. This planting will also soften the appearance of the boundary treatments.



Fig. 37: Extract from drawing PL_005 Proposed Sections / Street Scenes: Sheet 2 (not to scale) showing elevation along access road running north to south.

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9.0 Supporting Reports: Summary

9.1 Archaeology

9.1.1 On Site Archaeology Ltd was engaged to carry out a geophysical survey of the site and prepare an archaeological assessment and report based on available materials and the results of the survey. The report is submitted in support of this application.

9.1.2 Within the Discussion and Conclusion of the report on page 10, the results of the geophysical survey and the lack of supporting historical and cartographic evidence “*suggest that there is low potential for any archaeology to be present*”.

9.1.3 The Abstract of the report includes the following statement “*Given the results of this geophysical survey there should be no archaeological reason for development to be prevented at this site*”.

9.2 Ecology

9.2.1 Wold Ecology Ltd was engaged to carry out an ecological assessment to prepare report and a Preliminary Ecological Appraisal has been submitted in support of this application.

9.2.2 The report highlights that evidence of Greater Crested Newts was found in a field pond to the west of the site and advises that a Natural England development licence will be required prior to construction work commencing, although further survey work is not recommended.

9.2.3 It is recommended that bat and bird boxes be installed around the site and that any lighting scheme be designed with the welfare of bats in mind.

9.2.4 In addition to the recommendations of the arboricultural report, the ecology report recommends that a 5m root protection area be implemented from the centre line of the hedgerows and a mix of native species is recommended to infill the existing hedges in line with the Landscape Approach described in Section 9.

9.2.5 The report recommends that an Ecological Construction Method Statement and a Ecological Enhancement Plan be produced and it is anticipated that this would be undertaken at Reserved Matters stage.



Fig. 38: Some of the fruits that can be found in the hedgerows on the site during autumn.

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9.3 Drainage

9.3.1 A drainage strategy is included in the Flood Risk Assessment (FRA). Refer to item 9.4.

9.3.2 Three separate reports submitted with the application refer to the nature of the underlying ground conditions. Approximately half of the site area, the south western portion, is underlain by mudstone (clay), making the use of soakaways for surface water drainage impractical in this area. The other half of the site is underlain by sandstone.

9.3.3 Due to the underlying ground conditions and impracticality of providing a split system, it is proposed that the surface water is stored on site and discharged to the highway sewer with the flow restricted to 3.5l/s. It is suggested that investigations to confirm this approach can be carried out at Reserved Matters stage if necessary.

9.4 Flooding

9.4.1 In support of this application a detailed FRA has been prepared by iD Civils Design Ltd. The report also provides a drainage management strategy which is to be read in conjunction with drawing PL_003 and the Phase 1 site investigation report.

9.4.2 The report states that no mitigation measures are required with regards to flooding and groundwater subject to further investigation which is expected to be carried out at the Reserved Matters stage.

9.5 Landscape

9.5.1 A Landscape Visual Impact Assessment (LVIA) has been prepared by Barnes Associates Ltd and is submitted in support of this application.

9.5.2 The Assessment highlights that the site is hidden from most viewpoints both at long and short distances due to the topography and surrounding landscape.

9.5.3 Within the Conclusion of the Assessment it is suggested that additional trees be planted along the southern boundary and gaps in the hedgerows be infilled. Both of these measures are included within the proposal.

9.5.4 The Conclusion goes on to state that the impact of the development in terms of landscape sensitivity is considered to be moderate to minor without any mitigation measures but that with appropriate measures, including tree and hedgerow planting as proposed, this would be reduced to a minor impact.

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Fig. 39: Culvert invert in highways verge to south west corner of the site.

9.6 Minerals Safeguarding Assessment

9.6.1 The site lies close to a Mineral Safeguarding area for building stone as defined within the [North Yorkshire] Minerals and Waste Joint Plan (MWJP), which was adopted in 2022 and as such a Minerals Safeguarding Assessment has been prepared by iD GeoEnvironmental Ltd to accompany this application.

9.6.2 The Assessment points out that “*the site does not lie directly within a Surface Mineral Resource as identified within the MWJP*”, but acknowledges that the resource lies at a “*relatively shallow depth below the site*”. However, it goes on to state that due to the size of the site and the overburden, extraction of the resource using the site would be uneconomic.

9.6.3 The Assessment concludes that “*proximity to an identified surface mineral resource should not prevent the development of this site for residential purposes*”.

9.7 Site Investigation

9.7.1 A Phase 1 Qualitative Land Contamination Risk Assessment has been prepared by GA Site Investigations Ltd and accompanies this application.

9.7.2 The report finds that the underlying strata is mudstone and sandstone.

9.7.3 The report states in the conclusion: “*The risk of contamination is considered to be very low*” and makes recommendations for further investigations to be carried out. It is anticipated that these will be undertaken to accompany a Reserved Matters application.

9.8 Trees

9.8.1 Wold Ecology Ltd was engaged prepare an Arboricultural Assessment & Landscape Report to accompany this application.

9.8.2 The report determines that the trees vary in grading and life expectancy, but none are noted as being of high quality and value.

9.8.3 A number of recommendations have been made regarding the trees on the western boundary, including the removal of some specimens, however these trees are part of the original hedgerow and are outside the applicant’s land. This proposal includes for all trees and hedgerows to be retained, except in the area of the new access.

9.8.4 The layout of the site has been drawn to fully respect the Root Protection Areas (RPAs) of all the trees as recommended in Tree Schedule contained in the report. The ecology report also recommends a 5m RPA from the centreline of the hedgerows, which can be accommodated along the large majority of the hedgerows.

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10.0 Planning Policy

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10.1 Planning Policy Context

1 Introduction

10.1.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990.

2 Site

10.1.2 The National Planning Policy Framework (2021).

3 Planning Background

10.1.3 The Development Plan of Ryedale District Council - Ryedale Plan: Local Plan Strategy - was adopted in 2013 and the Local Plan Sites Document was adopted in 2019.

4 Proposals

5 Design & Access

10.2 Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990

6 Housing Statement

10.2.1 The Planning and Compulsory Purchase Act 2004 carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.

7 Highways

10.2.2 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise

8 Landscape Approach

9 Supporting Reports

10.3 National Planning Policy Framework 2021 (NPPF)

10 Planning Policy

10.3.1 The NPPF sets the policy framework against which LPAs in England must formulate their local plans and places the responsibility on the LPA for making planning decisions against that criteria “*unless material considerations indicate otherwise*”, as stated in paragraph 47. The current version of the NPPF took effect in 2021.

11 Drawings

10.3.2 The Ryedale LPS was adopted in 2013 and was drawn up in line with an earlier version of the NPPF, but the central thrust of of the NPPF is “**a presumption in favour of sustainable development**” [NPPF emphasis], which remains from earlier versions. It is against this theme that the LPS was drawn up.

10.3.3 Paragraph 11 of the NPPF includes the following with regards to decision-making on applications: “*approving development proposals that accord with an up-to-date development plan without delay*”.

10.3.4 Paragraph 78 provides advice on rural housing. It states that “*in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs*”.

10.4 Ryedale Plan: Local Plan Strategy adopted 2013 and Local Plan Sites Document adopted 2019

10.4.1 The site lies within the development limits of Kirkbymoorside as defined by the Local Plan Policies Map and Kirkbymoorside is defined as a Local Service Centre (Market Town) in the settlement hierarchy under Policy SP1 of the Local Plan Strategy (LPS).

10.4.2 After Malton/Norton, such settlements are a secondary focus for growth and residential development, which is to be contained within the existing development limits. The site lies within the development limits of the town as noted in section 2 of this Statement.

10.4.3 The principle of development for residential use has already been established through the allocation of the land for housing under local planning policies SD2 and SD8 of the Local Plan Sites Document (LPSD) adopted in 2019.

10.4.4 The sites allocated within the LPSD have been found to be acceptable in principle against the guidance and requirements of both national and local planning policies regarding sustainable locations. Such sites are chosen to meet the identified and planned local need for housing.

10.4.5 In the pre-planning application response the planning officer states that the site “*can be considered a sustainable location within reach of the centre of Kirkbymoorside where there are a range of services and facilities*”.



Fig. 40: Extract from drawing PL_006 Proposed Sections / Street Scenes: Sheet 3 (not to scale).

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10.4.6 Local Plan Policy SD2 states: “Any scheme coming forward on this site would be expected to accord with the [Development principles] of SD8”. Policy SD8 states: “Detailed proposals for the development of the site shall include:

- An indicative yield of 18 dwellings
- access from Keld Head Road
- retention of mature boundary trees and landscaping scheme to enhance boundary landscaping
- scale of buildings to be limited in height to two storeys
- sustainable drainage system to be integrated into design
- Capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity
- As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated”

With the exception of a detailed lighting scheme design, which would be dealt with at reserved matters stage, all of the above principles of development have been addressed within this application.

10.4.7 The Ryedale Local Plan is currently being reviewed and within the Local Development Scheme 2021-23 document available on the LPA web site, it is stated “The Council is confident that a number of existing policies will not require change as a priority”. The Plan Review was expected to be published in September 2022.

10.4.8 Ryedale District Council is due to be dissolved and replaced on 1 April 2023 as part of local government reorganisation in North Yorkshire and it is anticipated that the current Ryedale Local Plan (or as revised, timescale permitting) will be in force until such time as the new Unitary Council for North Yorkshire produces its own development plan.

10.4.9 The “call for sites” exercise being undertaken by the LPA as part of the Local Plan review is in the process of assessing the submitted sites and consulting on Key Decisions. However, it is normal for allocated sites that have not been developed will be carried over into the next plan period and it is expected that this site will remain one of the allocated sites within the Local Plan.

10.4.10 SP2 of the LPS sets a target of 300 new dwellings to be built in the plan period within Kirkbymoorside. This represents 10% of the provisions for the whole of Ryedale. The (LPSD) allocates three sites in Kirkbymoorside.

10.4.11 Of the three allocated sites one has secured permission to date: The Brickworks site to the north of Swineherd Lane which has permission for 6 units (17/00969/FUL). On this site just one unit has been completed and work to build the other units has not commenced at the time of making this application. It is therefore possible that no further units are constructed on this site for some time.

10.4.12 The other two allocated sites comprise this site (19 units) and the site to the south of Swineherd Lane (19/00772/MOUT) for 43 units, an application for which has been under consideration by the LPA since July 2019.

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10.4.13 The bulk of the 300 new dwellings has been taken up by the site at West Fields (17/01449/MREM). The approved number of housing units is 225, with the majority having been completed at the time of this application. At the time of RDC's last available Housing Delivery & Supply Statement with including data up to 31 March 2021, only 47 units had been completed. Although a large scale development, this site is effectively a windfall site and historically most of Ryedale's housing provision comes from such sites.

10.4.14 The approval of application 18/01313/MFUL for 32 units on land to the north of Wainds Field brings about an additional 3 units as there was an extant permission for 29 units (07/01133/MFUL). This site is currently under construction.

10.4.15 The approval of application 21/00776/FUL brought about a windfall of 1 unit through the sub-division of Westfield House.

10.4.16 Based on the two approvals and discounting completions to date, there is a shortfall for the current plan period of 65 units. The application as submitted here, along with the planning application for the other allocated site on Swineherd Lane (19/00772/MOUT) would provide 62 of these outstanding units should they be approved.

10.4.17 However, a total of 67 units are proposed at the Sylatech site under hybrid application 21/00518/MOUT, a site not within the Ryedale Plan allocation for residential use. The site where housing is proposed also lies outside the settlement development limits and the land is allocated for expansion for existing employers (Policy SD13).

10.4.18 The LPA's Housing Delivery & Supply Statement referred to above confirms that Ryedale continues to rely upon windfall sites for the majority of its housing supply, whereas this proposal makes good use of a site set aside for housing in the LPS and LPSD.

10.4.19 The site lies within The Fringe of the Moors Area of High Landscape Value defined under policy SP13. The particular characteristics and impact of the proposed development are explored within the accompanying LVIA prepared by Barnes Associates Ltd and summarised in section 9 of this Statement.

10.4.20 Long distance skyline views are highlighted within policy SP13 and the LVIA submitted with this application confirms the very low impact of the proposed development on these views, with the site being just below the ridge to the north and hidden by existing development and landscape features from various viewpoints. Refer to Fig.43.



Fig. 41: View looking north east towards the site from the A170 taken from the LVIA report showing that the site is obscured. Image credit: Barnes Associates Ltd.

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10.4.21 Policy SP16 deals with design principles and the proposal responds to the matters under consideration in a positive manner and makes appropriate suggestions for matters not under formal consideration. Matters such as distinctiveness, topography, siting, form, layout and scale have been addressed within this submission, along with suggestions for detailed design and materials. Hard and soft landscaping has been considered along with materials and the perceived quality of construction. The principles of defensible space have been employed within the proposed layout.

10.4.22 The accompanying FRA and Drainage Strategy prepared by iD Civils Design Ltd responds to policy SP17. The report is summarised with section 9 of this Statement.

10.4.23 Policy SP20 covers wider aspects development including highway safety. The proposed access road is based on the guidance within Manual for Streets and Manual for Streets 2 as well as the still current NYCC guidance on Residential Estate Roads, with passive measures incorporated in order to reduce the speed of vehicles within the site.

10.4.24 In response to SP20 residential amenity has been considered for both neighbours and the potential occupants of the site in response. Of the neighbouring residential properties it is Keld Head that is closest to the site. The dwelling is a dormer bungalow with principle rooms orientated on a north-south axis. The property is built on a plateau on the sloping site, with a recently constructed extension to the west enlarging this level area. There is a large garden area to the front of the property and a smaller area to the rear. A window in the extension faces west overlooking the application site and the layout of this proposal has been configured so as not to block views out of this window, even though it is noted as only serving a storage area on the approved plans (18/00401/73 and (16/02015/HOUSE).

10.4.25 Contamination is addressed, in relation to SP20, within the Phase 1 Qualitative Contaminated Land Desktop Study Risk Assessment prepared by GA Site Investigation Ltd.

10.4.26 Construction waste will be minimised and addressed by the developer/contractor through the statutory Site Waste Management Plans regulations 2008. Domestic waste after occupation of the units will be minimised and addressed by the Local Authority's household recycling strategy.



Fig. 42: Extract from drawing PL_009 Proposed Sketch Perspectives (not to scale), looking north east from Keld Head Road towards the site.

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10.5 Conclusion

10.5.1 This application seeks to gain outline permission for a residential development, on a site where the principle of development has already been established, that is to the benefit of Kirkbymoorside and Ryedale and accords with the policies set out in the LPS and LPSD.

10.5.2 The applicant has engaged in the development process through earlier discussions with the LPA.

10.5.3 The application is supported with more than the information requested in the pre-planning application enquiry response that identify that there are no technical issues that would constrain development on this site.

10.5.4 The proposed development helps to meet local and national housing targets set for rural areas where the development is of a high-quality design and conserves and enhances local distinctiveness and design quality in the area.

10.5.5 In conclusion, the development respects the site, its setting and surrounding locality. In view of the above assessment and taking account of nearby residential uses the development is deemed to be in accordance with national and local government housing objectives and therefore the Authority is urged to support it.

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- 3 Planning Background
- 4 Proposals
- 5 Design & Access
- 6 Housing Statement
- 7 Highways
- 8 Landscape Approach
- 9 Supporting Reports
- 10 Planning Policy**
- 11 Drawings



Fig. 43: Extract from drawing PL_007 Proposed Sections / Street Scenes: Sheet 4 (not to scale).

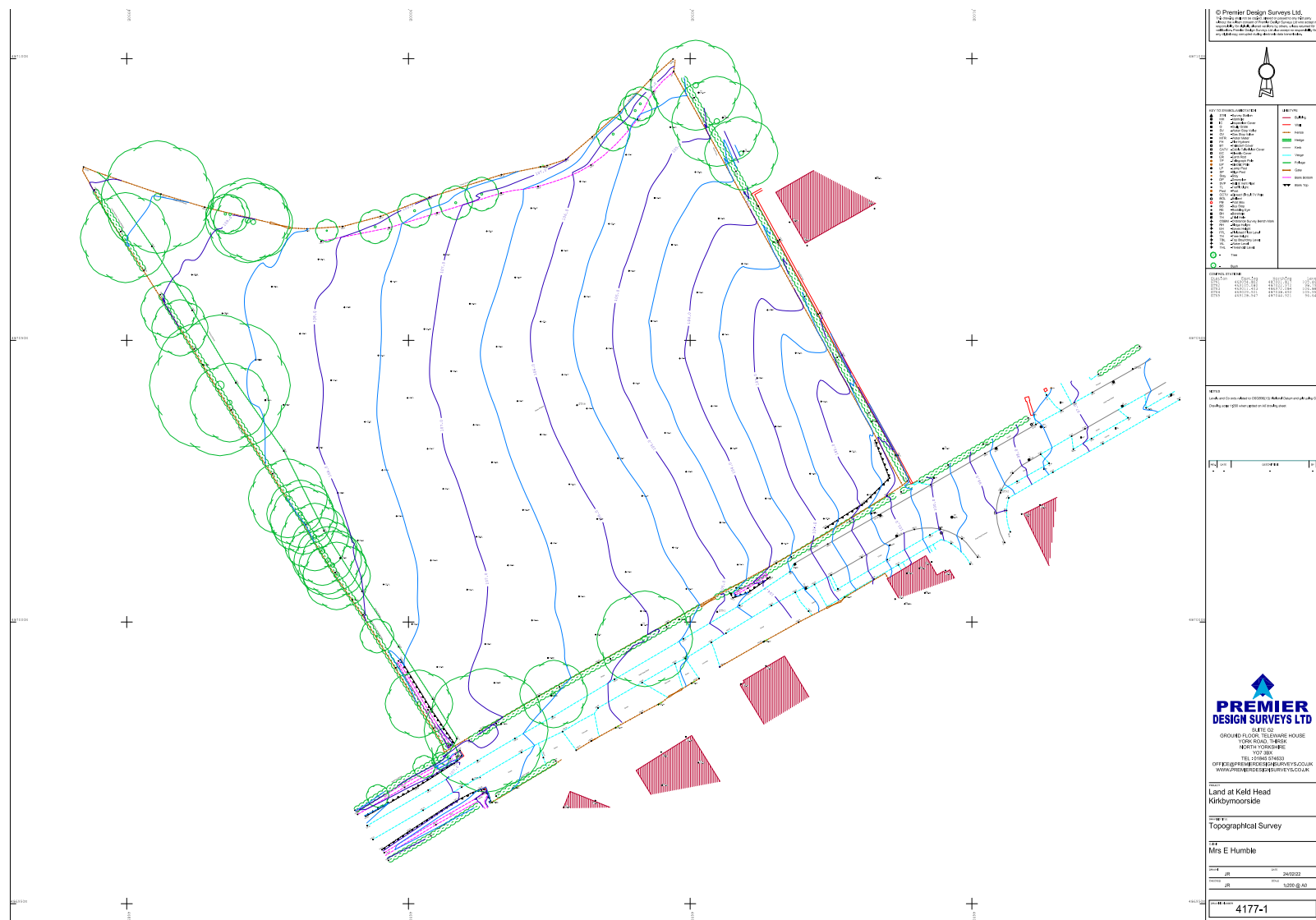


Fig. 44: 4177-1 Topographical Survey (not to scale) prepared by Premier Design Surveys Ltd

Project Details

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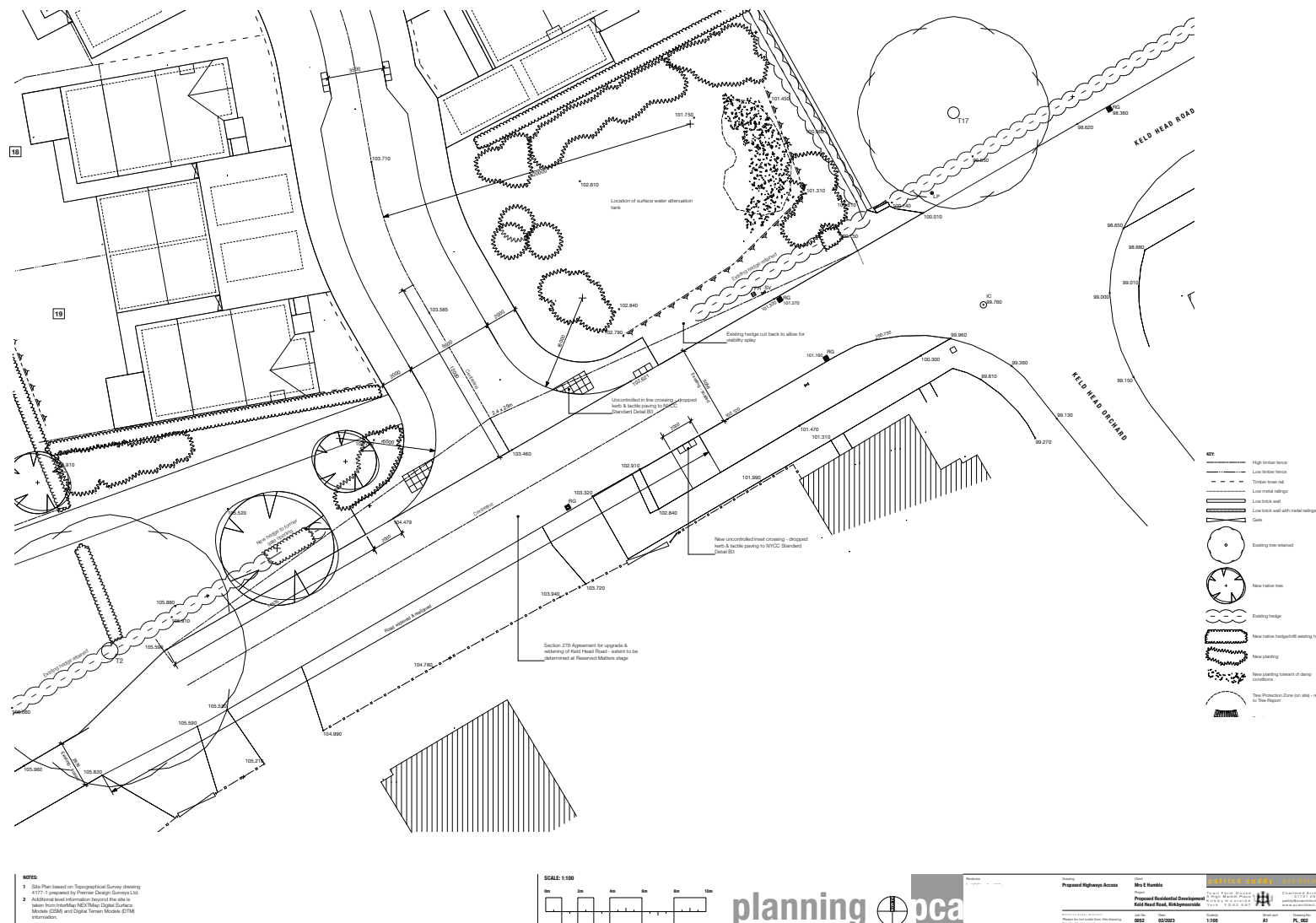


Fig. 46: PL_002 Proposed Site Access (not to scale)

Project Details

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11 Drawings

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Fig. 48: PL_004 Proposed Section / Street Scenes: Sheet 1 (not to scale)



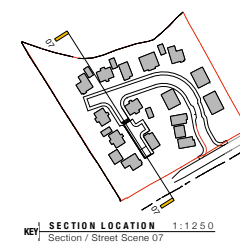
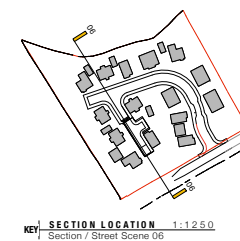
Fig. 49: PL_005 Proposed Sections / Street Scenes: Sheet 2 (not to scale)



Fig. 50: PL_006 Proposed Sections / Street Scenes: Sheet 3 (not to scale)

Project Details

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- 2 Site
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NOTES:
1 Site Plan based on Topographical Survey drawing
41712 prepared by Pioneer Design Survey Ltd.
2 Additional level information beyond the site is
taken from Ordnance Survey Digital Surface
Models (DSM) and Digital Terrain Models (DTM)
information.



planning  pca

Project:	Proposed Residential Development Keld Head Road, Kirkcubright	Client:	Mrs. Hurdle	Drawn by:	PL_007
Project No.:	002	Date:	02/09/20	Scale:	1:250 / 1/8"
Project No.:	002	Date:	02/09/20	Scale:	1:250 / 1/8"

Project Details

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Fig. 51: PL_007 Proposed Sections / Street Scenes: Sheet 4 (not to scale)



A | **FRONT ELEVATION STUDY: HOUSE TYPE C** 1:100
Natural stone & clay pantiles

Suggested materials:
Walls: Random rubble limestone brought to courses
Roof: Natural clay pantiles varied
Windows: Painted timber framed vertical sliding sash
Front doors: Painted timber
Gutters, etc: Black uPVC



B | **FRONT ELEVATION STUDY: HOUSE TYPE C** 1:100
Clay facing brick & natural slate

Suggested materials (variation):
Walls: Red or orange multi stock facing brick
Roof: Natural slate
Windows: Painted timber framed vertical sliding sash
Front doors: Painted timber
Gutters, etc: Black uPVC

Project Details

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SCALE: 1:100

Revisions

1	Initial design
2	Revised design

Drawing

Elevation Studies: Suggested Materials

House Type C

© PATRICK CUDDY ARCHITECT
Please do not scale from this drawing.
If in doubt please ask.

Client

Mrs E Humble

Project

Proposed Residential Development
Keld Head Road, Kirkbymoorside

Job No. 0052 Date 02/2023

patrick cuddy architect

Town Farm House
9 High Market Place
Kirkbymoorside
York YO62 6AT

Chartered Architect
01751 269312
paddy@pcarchitect.co.uk
www.pcarchitect.co.uk

Scale(s) 1:100 Sheet size A3 Drawing No. PL_009 Rev. -

Fig. 53: PL_009 Elevation Studies: Suggested Materials (not to scale)