

# PLANNING STATEMENT

Version 1.0 Issued: 16 February 2023

Incorporating Design & Access Statement and Housing Statement

## Proposed Residential Development

Land to the north of Keld Head Road, Kirkbymoorside



PCA\_0052\_PS\_v1.0

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

01751 269312

[www.pcarchitect.co.uk](http://www.pcarchitect.co.uk)

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# PLANNING STATEMENT

Incorporating Design & Access Statement and Housing Statement

## LOCATION

Land to the north of Keld Head Road, Kirkbymoorside, York YO62 6EN

## DESCRIPTION

Proposed residential development of 19 no. dwellings

## CLIENT/APPLICANT

Mrs E Humble

## AGENT

Patrick Cuddy Architect  
Town Farm House, 9 High Market Place, Kirkbymoorside, York YO62 6AT  
01751 269312  
[www.pcarchitect.co.uk](http://www.pcarchitect.co.uk)

## LOCAL PLANNING AUTHORITY

Ryedale District Council  
Ryedale House, Old Malton Road, Malton YO17 7HH  
01653 600666  
[www.ryedale.gov.uk](http://www.ryedale.gov.uk)

## PLANNING PORTAL REFERENCE

PP-11522316

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## Project Details

## 1.0 Introduction

**1.1** This Planning Statement is prepared to accompany an outline planning application under the Town and Country Planning Act 1990 to Ryedale District Council for 19 no. dwellings on behalf of the applicant, Mrs E Humble, upon the land outlined in red on the site location plan (drawing EX\_001) at Keld Head Road, Kirkbymoorside. All matters are reserved with the exception of access, layout and scale.

**1.2** The statement is prepared by Patrick Cuddy who is a chartered architect and registered with the Architect's Registration Board to practice as an architect under the Architects Act 1997. The drawings accompanying the application have also been prepared entirely by Patrick Cuddy (PCA), with the exception of drawings PL\_003 Proposed Drainage Strategy which has been prepared using information provided by iD Civils Design Ltd and 4177-1 Topographical Survey prepared by Premier Design Surveys Ltd.

**1.3** The list of documents forming the application is as follows:

Ref	Name/Description	Prepared by
-	The completed application form and ownership certificates	PCA
-	CIL - Form 1: Additional information	PCA
EX_001	Site Location Plan	PCA
PL_001	Proposed Site Layout	PCA
PL_002	Proposed Highways Access	PCA
PL_003	Proposed Drainage Strategy	PCA/iD Civils Design Ltd
PL_004	Proposed Site Sections Street Scenes: Sheet 1	PCA
PL_005	Proposed Site Sections Street Scenes: Sheet 2	PCA
PL_006	Proposed Site Sections Street Scenes: Sheet 3	PCA
PL_007	Proposed Site Sections Street Scenes: Sheet 4	PCA
PL_008	Proposed Sketch Perspectives	PCA
PL_009	Proposed Elevation Studies: Suggested Materials	PCA
4177-1	Topographical Survey	Premier Design Surveys Ltd
-	Arboricultural Assessment & Landscape Report	Wold Ecology Ltd
OSA22EV15	Archaeological Assessment & Report on a Geophysical Survey	On Site Archaeology Ltd
-	Ecological Assessment	Wold Ecology Ltd
5265/FRA01	Flood Risk Assessment	iD Civils Design Ltd
BA11546_A	Landscape Visual Impact Assessment	Barnes Associates Ltd
5265-G-L001-Rev A	Minerals Safeguarding Assessment	iD GeoEnvironmental Ltd
GA1515.22	Phase 1 Qualitative Contaminated Land Desktop Study Risk Assessment	GA Site Investigation Ltd
PCA_0052_PS_v1-	Planning Statement incorporating Design & Access Statement and Housing Statement	PCA

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2.0 Site

- 2.1 The site lies within the development limits of Kirkbymoorside as defined by the Local Plan Policies Map and is designated for housing use under adopted planning policies of Ryedale District Council (RDC), the Local Planning Authority (LPA) in which the site falls.
- 2.2 Kirkbymoorside is a rural market town within Ryedale straddling the A170 trunk road connecting Thirsk to the west and Scarborough to the east, although the bulk of development is to the north of the A170.
- 2.3 Situated at the northern edge of Kirkbymoorside the site is served by Keld Head Road accessed from Gillamoor Road, with Keld Head (dwelling) and Waydale Close to the east and Keld Head Orchard to the south. (Figs. 1 and 2).

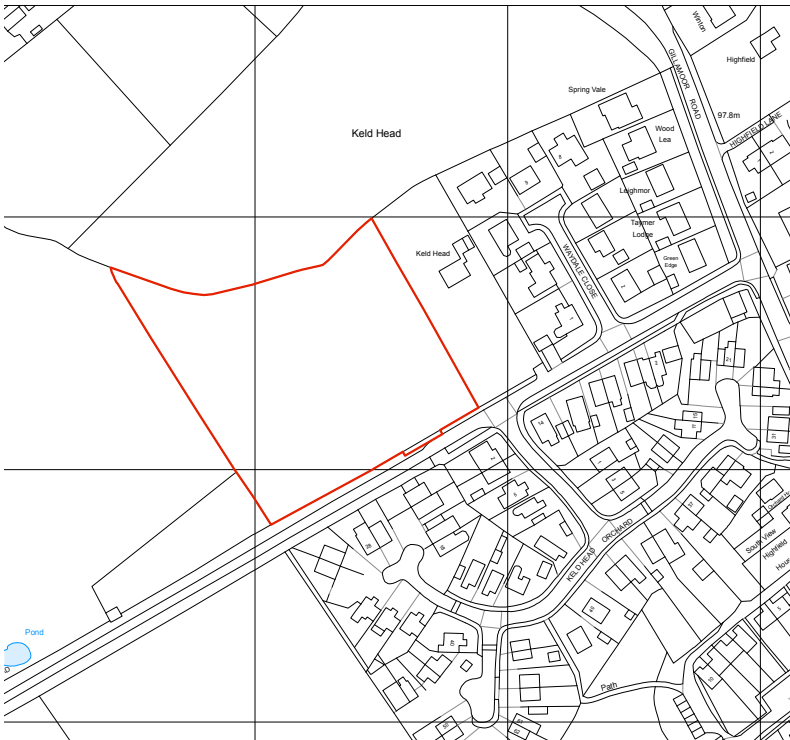


Fig.1: Site Location (not to scale). Extract from the Site Location Plan. Crown Copyright and database rights Ordnance Survey licence number 100041041.

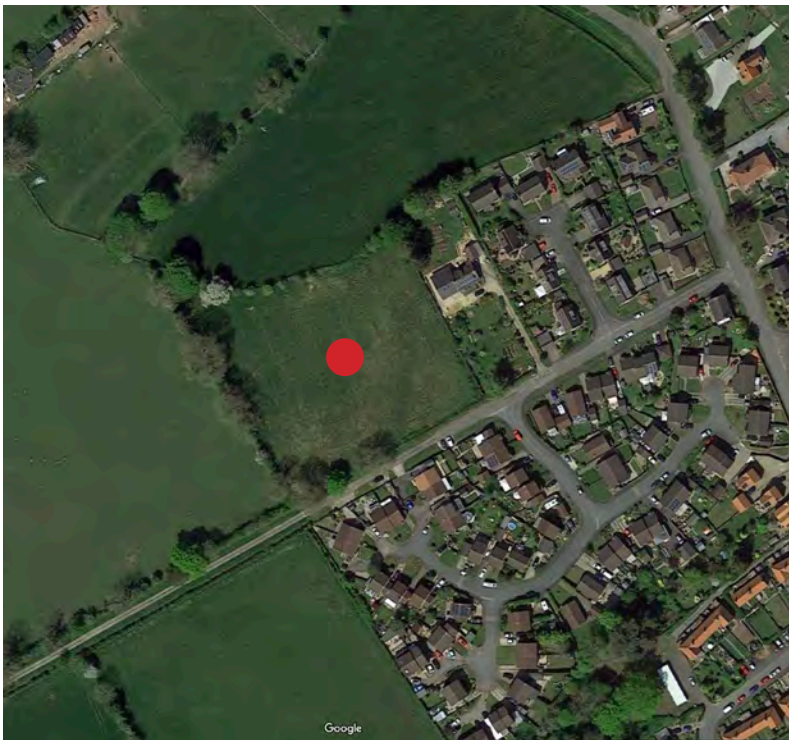


Fig. 2: Satellite image (not to scale) showing site location indicated by red dot. Image credit: Google Maps

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**2.4** The site is grade 3 agricultural land, however there is no formal agricultural use of the land and there are no extant agricultural tenancies. For a number of years the site has been used for the grazing of livestock and hay making on an informal basis.

**2.5** The site is located to the north of Keld Head Road and has been in the applicant's family for a considerable time. The existing informal gated field access is approximately 40m from the south-east corner of the site on the southern boundary.

**2.6** Keld Head Road runs in a westerly direction from its junction with Gillamoor Road and narrows from 5.1m to only 3m wide some 25m beyond the south-east corner of the site; it continues as a single track road to serve Keld Head Farm. The road also serves housing at Waydale Close and Keld Head Orchard.

**2.7** The site slopes from the north-west corner down to the lowest point in the south-east corner with an overall fall of 9.5m (an average gradient of 1 in 16).

**2.8** The southern boundary fronts Keld Head Road; to the west and north are agricultural fields and to the east is a dwelling by the name of Keld Head. There are houses further to the east (Waydale Close) and to the south (Keld Head Orchard).

**2.9** The site is enclosed by mixed native hedges and timber post & rail and post & wire fences. There are a number of deciduous trees, predominantly ash, mostly along the southern and western boundaries. Although mixed, the hedges are predominantly hawthorn with additional planting of blackthorn in the south-east corner. The hedge is uniform along the southern and eastern boundaries but much more broken along the other two, with the hawthorn forming larger individual shrubs in places.

**2.10** There are mid to long distance views to the east and south-east from most points on the site and to the south from the higher areas. Long distance views to the west and north are obscured by a combination of vegetation and rising ground.

**2.11** The site lies entirely within Flood Zone 1 according to the Government's Flood map for planning service and is within an Area of High Landscape Value as designated by local planning policy.

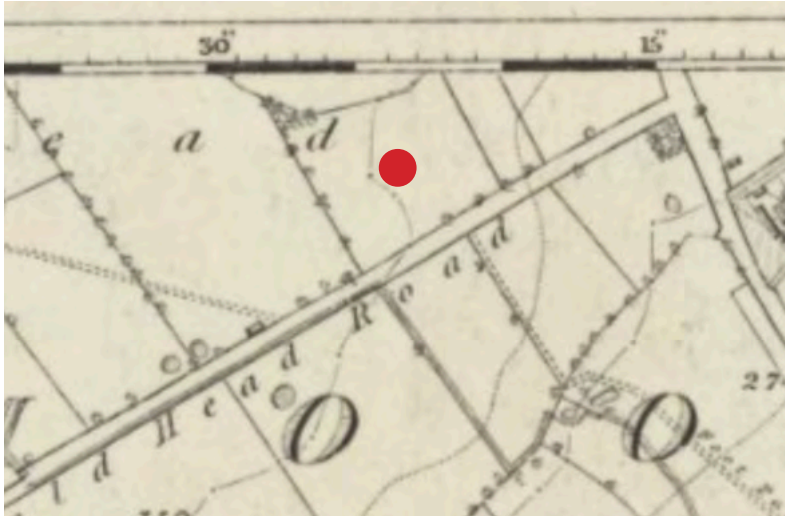
**2.12** There are no public rights of way on or across the site, although 25.54/29/1 terminates on Keld Head Road to the south.



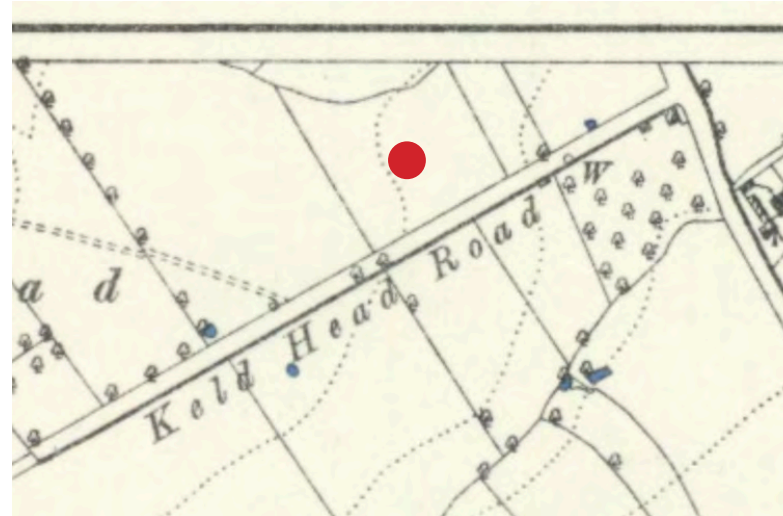
**Fig. 3:** Ryedale Context Map taken from the Ryedale Plan - Local Plan Strategy document. Image credit: Ryedale District Council.

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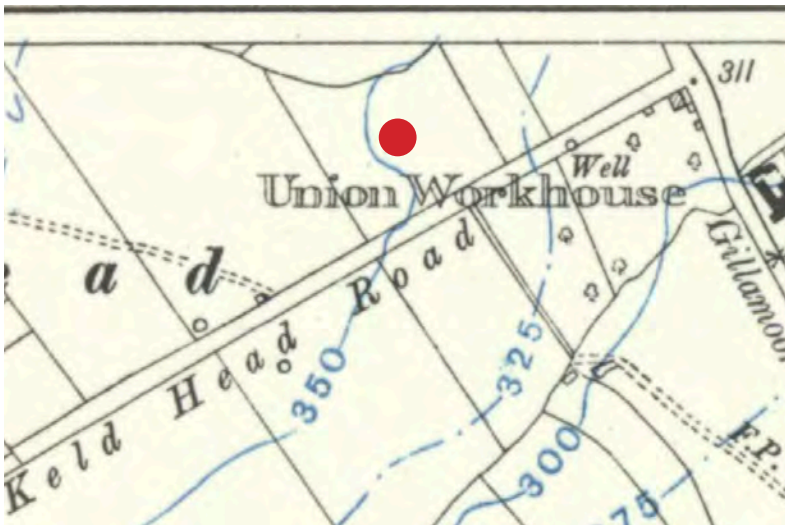
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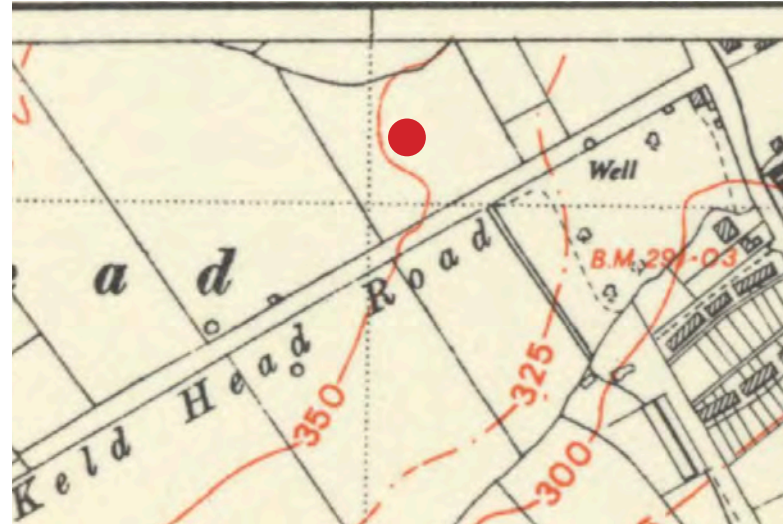
**Fig. 4:** Extract from Ordnance Survey Six Inch Series 1856 Edition (not to scale), surveyed 1853, published 1856. Image credit: National Library of Scotland.



**Fig. 5:** Extract from Ordnance Survey 6 Inch Series 1895 Edition (not to scale), surveyed 1891, published 1895. Image credit: National Library of Scotland.



**Fig. 6:** Extract from Ordnance Survey Six Inch Series 1914 Edition (not to scale), revised 1910, published 1914. Image credit: National Library of Scotland.



**Fig. 7:** Extract from Ordnance Survey Six Inch Series 1952 Edition (not to scale), revised 1950, published 1952. Image credit: National Library of Scotland.

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**2.13** From a study of historic Ordnance Survey maps there has been no development on the site in the last 170 years or so with development in the immediate vicinity of the site only occurring from the latter half of the twentieth century

**2.14** Development in the immediate vicinity of the site can be traced in the extracts from the historic Ordnance Survey maps on the previous page (Figs. 4-7).

**2.15** Historically the site fell well outside the settlement and is almost square in plan in contrast to the field pattern found to the south of the site which is predominantly rectangular in plan, almost entirely running north to south. The historic centre of the town is characterised by burgage plots, as indicated on the historic Ordnance Survey map overleaf (Fig. 10).

**2.16** The settlement at Kirkbymoorside existed prior to the Norman conquest and the street pattern in the centre of the settlement “*has changed little since Medieval times*” as noted in the Kirkbymoorside Conservation Area Appraisal.



**Fig. 8:** View looking west towards the site from the junction of Gillamoor Road and Keld Head Road taken from the LVIA report. Image credit: Barnes Associates Ltd.



**Fig. 9:** Satellite image (not to scale) showing hay drying in the field. Image credit: Apple Maps

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**Fig. 10:** Extract from Ordnance Survey Twenty-five Inch Series 1893 Edition (not to scale), surveyed 1891, published 1893, showing the contrast in field patterns found to the south of the site compared the site (red dot) which almost square. Image credit: National Library of Scotland.

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**Fig. 11:** View looking west along Keld Head Road, the junction with Keld Head Orchard is to the left and the site is to the right beyond tree T17 (cedar) in the foreground.



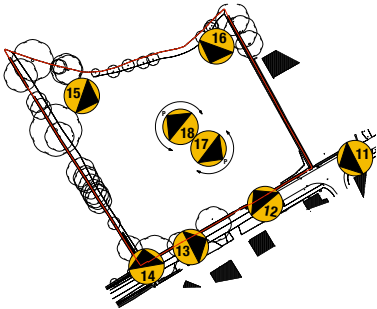
**Fig. 12:** View looking north into the site from Keld Head Road in the approximate location of the proposed highway access.



**Fig. 13:** View looking east along Keld Head Road to down to the junction with Gillamoor Road. The hedgerow and tree T2 (ash) to the southern boundary is on the left .

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**2 Site**





**Fig. 14:** View looking north into the site at the south west corner from Keld Head Road.



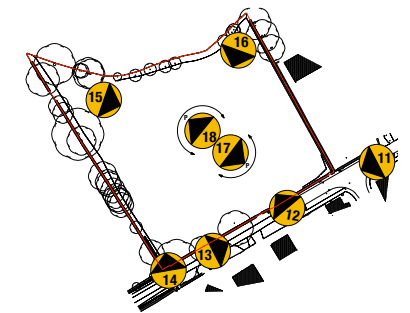
**Fig. 15:** View from north west corner of site looking south east.



**Fig. 16:** View from north east corner of site looking south west.

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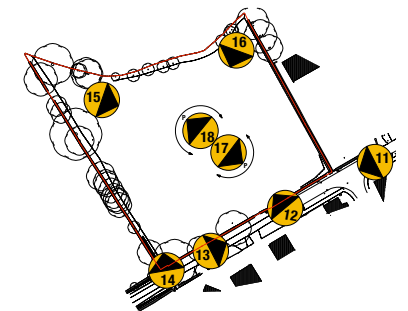
**Fig. 17:** Panoramic view from centre of site panning from the east (left) to the south (right). The dwelling named Keld Head is out of shot to the left.



**Fig. 18:** Panoramic view from centre of site panning from the south west (left) to the east (right). The dwelling named Keld Head is to the extreme right of shot.

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### 3.0 Planning Background

#### 3.1 Planning History

**3.1.1** As noted above, the site has been allocated for housing use by RDC and is the last of such parcels of land within Kirkbymoorside to be brought forward to a planning application.

**3.1.2** A search of RDC's online planning records has established that, aside from the site allocation, no other planning history is associated with the site.

#### 3.2 Pre-application engagement

**3.2.1** In line with the advice of paragraphs 39 to 41 of the NPPF 2021, early engagement with the LPA took place in the form of a pre-planning application enquiry (21/01435/PREAPP), which was submitted to Ryedale DC on 10 October 2021. A response was issued by RDC on 26 January 2022 with additional advice on housing matters provided on 8 March 2022. As such the applicant has engaged with the LPA and taken a pro-active approach to the development process.

**3.2.2** The advice contained within that response, along with the principles of development for the site set out in the adopted sites document, has been fully incorporated into this application.

**3.2.3** The pre-application response highlights the relevant policies within the Ryedale Plan – Local Plan Strategy:

Policy SP1	General Location of Development and Settlement Hierarchy
Policy SP2	Delivery and Distribution of New Housing
Policy SP3	Affordable Housing
Policy SP4	Type and Mix of New Housing
Policy SP11	Community Facilities and Services
Policy SP12	Heritage
Policy SP13	Landscapes
Policy SP14	Biodiversity
Policy SP16	Design
Policy SP17	Managing Air Quality, Land and Water Resources
Policy SP18	Renewable and Low Carbon Energy
Policy SP19	Presumption in Favour of Sustainable Development
Policy SP20	Generic Development Management Issues
Policy SP22	Planning Obligations, Developer Contributions and the Community Infrastructure Levy

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### 3.3 Relevant recent planning applications in Kirkbymoorside:

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3.3.1	17/00969/FUL	Erection of 4 no. semi-detached dwellings and 2 no. detached dwellings, the erection of garages and the creation and alterations of vehicular access points	Approved	1	Introduction
	17/01449/MREM	Erection of 225 dwellings comprising 35no. 4 bedroom, 119no. 3 bedroom, 51no. 2 bedroom dwellings and 20no. 1 bedroom apartments together with associated landscaping, public open space to include children's play area, highways improvements, a balancing pond and allocation of land for use of the existing primary school (Details to outline application 13/01314/MOUT refers).	Approved	2	Site
	18/01313/MFUL	Erection of 32no. dwellings comprising 2no. two bedroom dwellings, 12no. 3 bedroom dwellings and 18no. four bedroom dwellings with associated garaging, parking and access	Approved	<b>3</b>	<b>Planning Background</b>
	19/00772/MOUT	Outline planning application for 43 residential dwellings and associated infrastructure - all matters reserved other than for layout, scale and access	Registered	4	Proposals
	21/00518/MOUT	Hybrid Planning Application comprising 1) Application for full planning permission for the erection of a commercial building for the immediate expansion of Sylatech (Phase 1), together with the reorganisation of the existing car park, formation of new access from West Lund Lane, parking and landscaping. 2) Full planning permission for the erection of 67no. dwellings comprising 11no. four bedroom dwellings, 42no. three bedroom dwellings and 14no. two bedroom dwellings, together with new access from West Lund Lane and associated parking, landscaping and drainage works. 3) Outline planning permission for the extension of the first phase building (Phase 2) with further commercial development to the East of West Lund Lane (Phase 3). Approval sought for access only. 4) Full planning permission for works to West Lund Lane and the former railway bridge.	Registered	5	Design & Access
	21/00776/FUL	Subdivision of dwelling to form 2no. three bedroom dwellings, erection of single storey rear extension, installation of 2no. replacement windows, installation of 2no. Yorkshire sliding sash windows as replacement to existing garage doors, formation of vehicular access and associated parking and landscaping	Approved	6	Housing Statement
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## 4.0 Proposals

**4.1** This application takes on board the comments contained within the response received in February 2022 to the pre-planning application enquiry.

**4.2** The proposal is seeking outline planning permission for 19 no. dwellings with access, layout and scale to be considered.

**4.3** The proposed dwellings are two storey detached and semi-detached houses, as are many of the dwellings on the nearby developments at Waydale Close and Keld Head Orchard. There are also a number of dormer bungalows in the vicinity.

**4.4** Density is in line with the design principles of the planning policy for the adopted site which is relatively low due to the site's location, its topography and the need to respect and retain the existing trees and hedgerows.

**4.5** Access is to be located along the southern boundary and the estate road is to be a cul-de-sac, terminating with a short section of adoptable shared access road in the south western corner of the site.

**4.6** Houses vary in size and bedroom provision, with two, three and four bedroom dwellings proposed. All are accessed via the proposed adoptable estate road, with no frontage access along Keld Head Road.

**4.7** The houses will be a mixture of open-market and affordable properties. A mix is suggested as part of this application, but it is anticipated that the final mix and tenure will be determined at the Reserved Matters stage.

**4.8** If approved the site would provide 6.33% of Kirkbymoorside's planned housing requirement in the current adopted plan period.



**Fig. 19:** Computer generated aerial view of the proposal put forward in this application.



**Fig. 20:** Computer generated isometric view of the proposal put forward in this application.

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**4.10** Existing trees and hedgerows are to be retained wherever possible and enhanced to provide a fuller enclosure of the site and also to mitigate for the loss grassland habitat across the site.

**4.11** The proposal provides the required 35% affordable housing through dwellings to be provided on site and a financial contribution for the remainder.

**4.12** As required in all developments of 15 dwellings or more, informal Public Open Space (POS) is to be provided. The proposal submitted includes a provision of 10.4% of the site area.

**4.14** An electric vehicle (EV) charging point is indicated to each dwelling adjacent the dwelling's parking spaces

**4.15** The proposal would deliver a Community Infrastructure Levy payment (CIL) to Ryedale District Council (or its replacement if applicable) to enable the safeguarding and enhancement of the local infrastructure, the calculation of which will be finalised at Reserved Matters stage.

**4.16** It is anticipated that affordable housing provision on the site will be secured through a Section 106 Agreement to be negotiated as part of a Reserved Matters planning application.



**Fig. 21:** Extract from drawing PL\_004 Proposed Sections / Street Scenes: Sheet 1 (not to scale) showing elevation facing Keld Head Road.

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## 4 Proposals

## 5. Design & Access Statement

### 5.1 Design

**5.1.1** It is proposed that the houses are two storey in a mix of detached and semi-detached, with 2, 3 and 4 bedrooms. The site layout is influenced by the most suitable access point to the site, which is sufficiently remote from the mature trees that are to be retained, whilst allowing for drainage attenuation to be located at the lowest point of the site, closest to the existing sewer network.

**5.1.2** There is a deliberate progression though the site where the character alters from an open layout in the south and east of the site, to a more enclosed feeling. A new hedge is introduced to split the site which is passed through on the journey through the site. A circular route around the site is only possible on foot as the layout is a cul-de-sac for vehicles.

**5.1.3** Dwellings are set back from the existing boundaries to form garden buffer zones to the north, east and west boundaries.. On the southern boundary they are set back to preserve the existing character of the street scene along Keld Head Road, which consists of grass verge, verdant hedgerow and mature trees in order to provide a buffer zone which also serves as an area of Public Open Space (POS).

**5.1.4** Dwellings are positioned to avoid being directly opposite each other as much as possible, whilst maintaining overlooking of public areas.

**5.1.5** The corners of the site have been left undeveloped in the main to maintain Root Protection Areas to existing trees but also to anchor the layout with the three largest dwellings as landmark buildings. The south east corner has the appearance of being undeveloped due to the siting of the below-ground surface water storage tank in this corner.

**5.1.6** Kirkbymoorside is characterised by a wide variety of forms, sizes, styles, materials and architectural details of its residential buildings, built, adapted and extended across many years as can be witnessed in the historic centre of the town. This is particularly evident along the main thoroughfares, West End, Howe End, Piercy End, Market Place and High Market Place, where seemingly no two houses are identical. This variation extends along other streets, most notably Dale End and Castlegate. (Figs 25-32.)



**Fig. 22:** Aerial view of Kirkbymoorside from the east with the predominance of clay pantiles in evidence punctured by the occasional use of slate.

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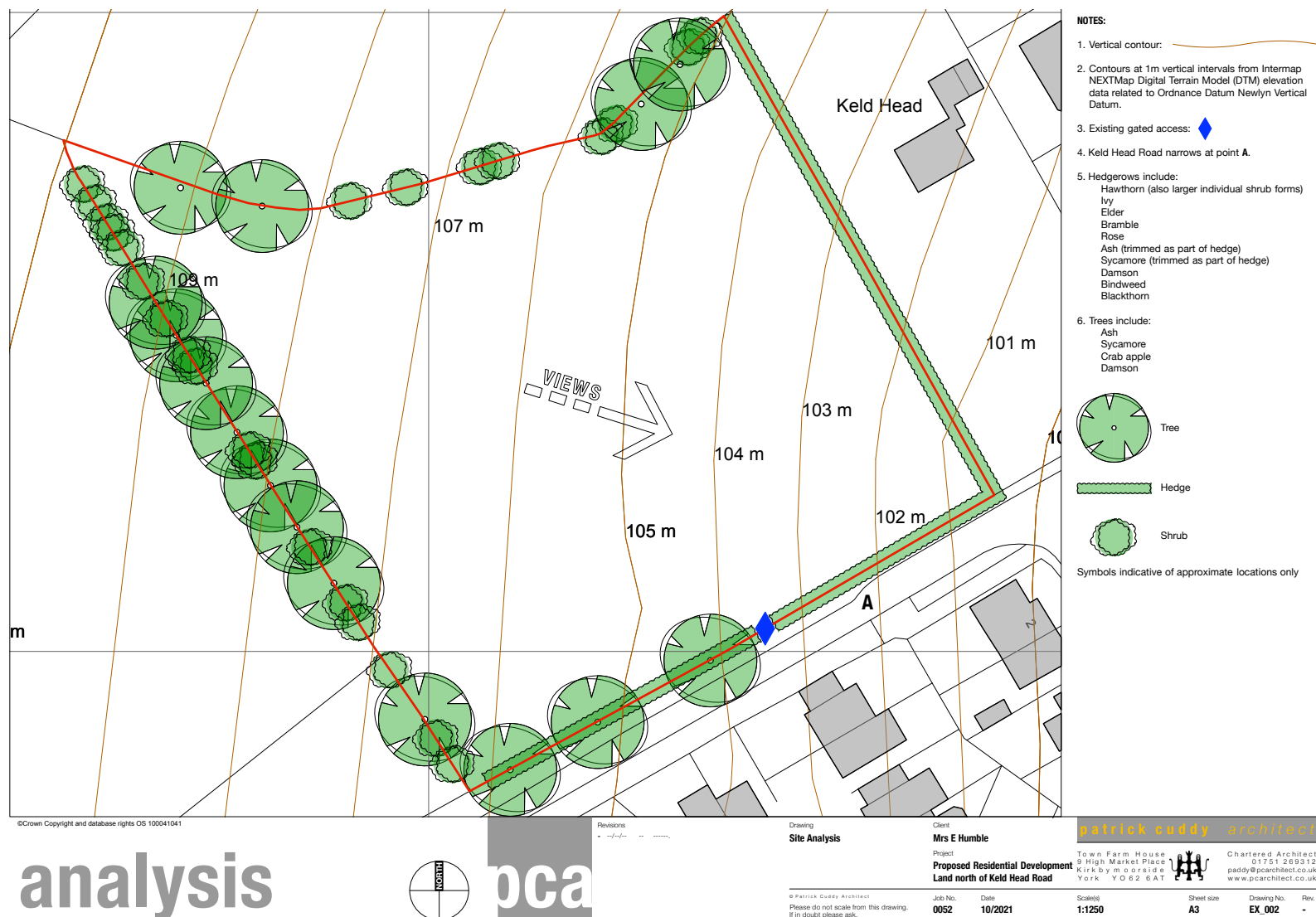


Fig. 23: Initial site analysis sketch based on Ordnance Survey data (licence number 100041041).

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**Fig. 24:** Extract from drawing PL\_001 Proposed Site Layout (not to scale).

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**Fig. 25:** No. 5 (left) and no. 7 on the north side of Howe End showing a juxtaposition of brick and stone. No. 5 is a one-room plan. Image credit: Rightmove.



**Fig. 26:** No. 14 on the north side of West End, a double fronted floor plan with central entry. Image credit: Rightmove.



**Fig. 27:** The Grade II listed no. 30 on the west side of Piercy End, a double fronted floor plan with central entry. Image credit: Historic England/Stam Laundon.



**Fig. 28:** No. 20 on the east side of Castlegate, a house with a one-room plan and a square bay window, also in evidence at no. 18 (right). Image credit: Rightmove.

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## 5 Design & Access





**Fig. 29:** Dwellings on the west side of Piercy End demonstrating the variety in fenestration. Image credit Google Streetview.



**Fig. 30:** Dwellings on the east side of Piercy End demonstrating a variety in the built form, use of materials and architectural detailing. Image credit: Google Streetview.



**Fig. 31:** Nos. 72 and 74 on the north side of West End, an example of sub-division of a long-house to provide two dwellings. Image credit Google Streetview.



**Fig. 32:** Verbena Cottage at the junction of Keld Head Road and Gillamoor Road. Image credit: Google Streetview.

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**5.1.7** A number of the houses cited as references on the previous pages were included in the publication “Houses of the North York Moors” authored by the Royal Commission on the Historical Monuments of England and published by HMSO in 1987.

**5.1.8** With this as an underlying principle, but not for formal consideration, there is a conscious effort to avoid a homogeneous appearance by introducing a number of different forms and a varied roof scape across the site to reflect the variety found within the town itself.

**5.1.9** The suggested building forms are simple in nature with simple details, traditional window proportions of either vertical sliding sash or side-hung casements (an interpretation of the Yorkshire sliding sash found in many older buildings in the town). Further interest is added to the roof scape by addition of chimney stacks. Eaves and verge details reflect the simple local detail without projections or fascia/verge boards, with the exception of House Type E which has larger overhangs.

**5.1.10** The topography of the site provides a naturally varied roof scape, as can be seen on the street scene drawings and computer generated images, with the roof lines of the buildings stepping down towards the south and east.

**5.1.11** Amenity space is provided to each dwelling, with all dwellings having front and rear gardens. The proposed layout shows direct access from the rear of each dwelling to the rear garden and locations for the storage of refuse bins are also indicated.

**5.1.12** The principal route through the development is overlooked throughout, there are clear demarcations between public and private spaces by changes of materials and low boundaries. The rear of each dwelling is separated from the front with a high timber boarded fence and gate. Boundaries between dwellings at the rear vary between high timber boarded fence and low post and rail. Dwellings adjacent public space have high boarded fence augmented by planting to the public side. Existing fences and hedgerows on the site boundary are to be retained with the planting augmented, particularly on the west and north boundaries which border agricultural fields. All new dwellings are required by the Building Regulations to provide a minimum level of security, the provision of which was voluntary prior to the introduction of measures in 2015.

**5.1.13** A detailed design for street lighting has not been provided with this application as it is anticipated that this will be dealt with at Reserved Matters stage. It is expected that street lighting will be extended along the improved section of Keld Head Road.



**Fig. 33:** Extract from drawing PL\_009 Proposed Sketch Perspectives (not to scale), looking south from within the site towards the shared surface road.

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**5.1.14** There are two areas noted as Public Open Space (POS) on the site layout totalling 930m<sup>2</sup>. The main area being the buffer zone along the southern boundary incorporating planting, a bench and a footpath linking the shared surface road to the site access and a second smaller area adjacent the main turning head incorporating planting and a bench orientated towards the view to the east. It is suggested that all of these areas would be maintained by a management company, however it is anticipated that is a matter that will be dealt with at Reserved Matters. Two sections of highway verges with planting are indicated to each side of the bend within the site.

**5.1.15** Although not for formal consideration as part of this application, the pre-planning enquiry response requested that indicative details be provided with regards to landscaping and the proposed materials. As such, the following palette for the buildings is suggested, with wall and roof materials being interchangeable to provide further variations:

External walls:	Coursed random rubble limestone with a variation using red or orange multi stock facing brick.
Roof:	Natural clay pantiles with a variation using natural slate
Windows:	Painted timber framed vertical sliding sash or side hung casements with stone heads and sub-cills
Front doors:	Painted timber with stone heads
French doors:	Painted timber framed fully glazed with stone heads
Garage doors:	Painted timber
Rainwater goods:	Black uPVC



**Fig. 34:** Extract from drawing PL\_009 Elevation Studies: Suggested Materials based on House Type C (not to scale).

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