

**Planning, Heritage, Design and Access
Statement
for the Erection of Two Dwellings off
Riverside, Driffield**

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Planning, Heritage, Design and Access Statement

for the Erection of Two Dwellings off Riverside, Driffield

Client: Eko Custom Homes Ltd

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1.0 Introduction and Summary

- 1.0 This statement supports a planning application for the development of two houses off Riverside in Driffield on a former highway depot. Two applications have recently been approved under planning references 22/01035/PLF and 22/00756/PLF which granted consent for eight houses on the former highway depot. These recent consents clearly confirm the principle of residential development on this site. A recent application on the former highways site reference 23/00675/PLF is currently under consideration.
- 1.1 This application proposes two houses on part of the site of planning application 22/01035/PLF, which allowed the development of six homes. The application replaces one approved house and so proposes a net gain of one house. Part of the site of this application could not originally be developed because of a power cable which crossed the site. This power cable has now been relocated opening up land in the south west corner of the site. The efficient reuse of vacant brownfield land is strongly supported by local and national planning policy. The site is very sustainably located close to the centre of Driffield with employment, shopping and bus services close by. So this application, which seeks to use residential land more efficiently, complies with local and national planning policy.
- 1.2 The site is within the Driffield Conservation Area. There are modern homes to the north and commercial areas to the south and west. Developing new homes in keeping with the layout and scale of the recently approved neighbouring plots will not harm the character of the area.
- 1.3 When considering the proposed residential development, which was part of applications 22/01035/PLF and 22/00756/PLF, the Planning Officer stated that the proposal to construct houses on the site was; *'better suited to the adjoining residential uses in which the development would positively contribute to the area's housing requirement'*. This was in comparison to proposals for commercial development which had previously been considered on the site. This conclusion is even more relevant given the recently approved houses on the application site.
- 1.4 The development will provide future occupants with a good level of amenity. It was agreed when considering applications 22/01035/PLF and 22/00756/PLF that the proximity to the wastewater treatment works and the industrial estate would not have an adverse impact on future residents. No objections on these grounds have been made to application reference 23/00675/PLF. Sufficient assessment and evidence have

confirmed that noise and odour will not impact the amenity of the houses. The assessments which were undertaken for the other applications for houses on the highway depot site have been updated where needed for this application and have found that there is no change to the results of the previous investigation and that the site is suitable for residential use.

- 1.5 This statement first describes the application site, then development, plus addresses planning policy and design issues, followed by highways, contamination, and drainage.

2.0 Description of the Application Site, Surrounding Area, Heritage Assets and The Development

Description of the Application Site and Surrounding Area

- 2.0 The application site is part of the ex-Council depot in Riverside in Driffield. The site is in the south west corner of the former Council Depot. It is accessed by the roads known as Riverside and Houndale Bank.
- 2.1 To the north and west of the application site are houses under construction which have been recently granted permission under references 22/01035/PLF and 22/00756/PLF. Beyond these, to the north, further houses abut the northern boundary of the depot. These homes front Riverside and Riverside Close. Immediately to the east is a site where planning application 23/00675/PLF for two homes is under consideration by the Council. Further east is a recently built dental surgery. Beyond this is the road known as Riverside and the Driffield Navigation. To the south is commercial land and the sewerage works.
- 2.2 The wider area is residential. To the north, Driffield Railway Station is 350 metres away, and the centre of Driffield with shops and facilities is 500 metres from the site. The Driffield Navigation is to the east with residential areas and countryside beyond. There are walking routes along the Navigation. The nearby local facilities and transport links mean that the site is very sustainably located. To the west are employment areas. To the south is employment land and the countryside bordering the town.

Heritage Assets

- 2.3 The application site is within the Driffield Conservation Area. The Conservation Area boundary extends around the south and west boundaries of the former Council depot so that the site is just inside the Conservation Area. The nearest listed structure is the Grade II listed crane at the side of the Driffield Navigation which is east of the application site. The dental surgery and sites with planning consent for new homes are between the application site and the listed crane.
- 2.4 Except for the Navigation, to the east, the area around the application site is modern housing or commercial development. The impact of the development on historic assets is discussed below.

Description of the Development

- 2.5 Two detached, two-storey homes, are proposed in the south western corner of the former highway depot. The application site was approved for residential development by planning application 22/01035/PLF. The site of this application was approved for one house with four bedrooms. The approved house had a very large garden because of power line which crossed the site. So this application proposes a net gain of one house by using the large garden more efficiently following the removal of the power line.



Fig 2.1 Layout Approved by Planning Application 22/01035/PLF



Fig 2.2 Layout Proposed in this Planning Application

- 2.6 The proposed houses in this application are in keeping with the layout and scale of homes which have been permitted on the Council depot to the north and east. The homes have been designed in a simple style to reflect the characteristics of the area. The homes have simple pitched roofs and face east onto the access road within the site, known as Houndale Bank. Parking areas are provided at the front of the houses providing three parking spaces for each house. There are two four-bed homes proposed. Both homes have outside space to the rear.
- 2.7 The materials will be reclaimed bricks for the walls and new pan tiles for the roof as shown in Appendix 1.

3.0 Planning History

3.1 The planning history of the application site and Council Depot is as follows:

- 98/40194/PL - Erection of a Portakabin - Approved.
- 02/02006/PL - Change of use to B1 - Business (light industrial) and B8 – Storage – Approved.
- 02/05489/PLF - Proposed vehicle valeting and repairs together with existing use as a highways depot for East Riding of Yorkshire Council – Approved.
- 06/08760/STPLF- Erection of 33 No. 1, 2 and 3 bedroom dwellings together with associated infrastructure following demolition of existing buildings – Refused.
- 19/03888/PLF - Erection of a dental surgery/dental workshop (D1 use) and office building (B1a use) with associated access parking and landscaping – Adjacent Site – Approved.
- 20/00734/PLF - Erection of three buildings to house seven workshop units (B2 Use) and erection of a bin store/cycle shed with associated service yard, car parking and landscaping - Adjacent site – Approved.
- 22/00756/PLF - Erection of 2 dwellings and associated works – Approved.
- 22/01035/PLF - Erection of 6 dwellings with associated access, parking, and infrastructure – Approved.
- 23/00675/PLF 0 Erection of 2 dwellings – Under consideration.

3.2 This history demonstrates that, despite attempts to gain consent for a variety of commercial uses on the site, only the dental surgery has been developed in the last 20 years. This demonstrates the difficulty of successfully developing commercial uses on the site. The 2020 Employment Land Review shows that there is a surplus of all types of employment space in the local area and which addresses the refusal of that application.

3.3 The two recent approvals for housing references 22/00756/PLF and 22/01035/PLF show that residential development on this application site is acceptable.

4.0 Planning Policy Analysis

4.0 The principle relevant planning policy is contained in the 2023 National Planning Policy Framework (The Framework), and in the East Riding Strategy Document (ERSD), adopted in April 2016.

Principle of Development

4.1 The Framework contains a presumption in favour of sustainable development. The adopted development plan clearly shows that the site is sustainably located. East Riding policies S1 (Presumption in Favour of Sustainable Development), S3 (Focused Development) and S5 (Delivering Housing Development) all support the development of sites such as the application site.

4.2 The site is located within the defined development limits of the Principal Town of Driffield in which the principle of development for residential purposes is acceptable and compliant with Policy S3 of the ERSD.

4.3 ERSD Policy S5 identifies that provision of 23,800 new houses will be built during the period 2012 – 2029, with Driffield providing 2,300 of these additional houses. The proposed houses positively contribute towards the housing provision within a sustainable location. This was also confirmed in the officer's report for applications 22/00756/PLF and 22/01035/PLF.

4.4 The recently granted consent 22/01035/PLF for housing on the application site further reinforces the principle of residential development, and demonstrates that it has been accepted that the site is no longer needed for employment.

Design, Visual Amenity, and Impact upon Heritage Assets.

4.5 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, state that special regard shall be had to the desirability of preserving the listed buildings, their setting, and any features of special architectural or historic interest, and makes clear the need to preserve or enhance the character or appearance of Conservation Areas. Section 16 of the NPPF and ERSD Policy ENV 3 also seeks to ensure the high-quality design and to protect the visual amenity of the surrounding area and heritage assets.

4.6 The application site is within the Driffield South Conservation Area. Approximately 130 metres to the northeast is the Grade II Listed Crane along the canal side. Several further

Grade II Listed Buildings are located to the north of the site along Riverside and Riverhead.

- 4.7 This application proposes two well-designed houses in the south west corner of the former Council Depot where they will be surrounded by modern development. The design respects the building materials and overall mass of the surrounding residential properties in which there are a variety of materials within the immediate area.
- 4.8 No objection was raised by the Conservation Officer when reviewing the proposed houses put forward under applications 22/00756/PLF, 22/01035/PLF or 13/00675/PLF. The houses put forward in this application follow the same style and layout as the houses in these applications.
- 4.9 The proposed houses are proportionate to size of the plots, of a sympathetic design, in keeping with the heights of the wider streetscape and use traditional materials that are in keeping with the character and appearance of the Conservation Area. As such, they do not visually detract from the surrounding area. The proposed development does not impact key views into or out of the Conservation Area.
- 4.10 As was concluded when assessing applications 22/00756/PLF and 22/01035/PLF, the proposed development is an appropriate scale, siting and design that would not harm the character and appearance of the area (including the Driffield South Conservation Area), and would not harm the setting of any nearby listed buildings. The sensitive redevelopment of the highway depot will have a positive impact on the Conservation Area and the setting of the nearby heritage assets.

Residential Amenity

- 4.11 ERSD Policy ENV1 and NPPF Paragraph 130 require that development achieves a high standard of amenity for existing and future users.
- 4.12 The application site is situated within the former highway depot which has recently been granted planning consent for six houses under application reference 22/01035/PLF and two houses under application reference 22/00756/PLF, which confirms this is an appropriate location for residential development with acceptable levels of amenity for residents.
- 4.13 The houses proposed in this application do not unacceptably overlook the garden areas of any of the houses which were permitted under either of the applications adjoining the application site.

- 4.14 The proposed houses both have rear garden areas which are appropriately sized and provide quality outdoor amenity space. The gardens are separated and screened from one another by a 1.8-metre close boarded fence. The houses have suitable room sizes, providing good living accommodation with all habitable rooms served by large windows which allow natural light and ventilation into each room, and a good outlook for the occupants.

Environmental Impacts

- 4.15 ERSD Policy ENV 1 requires that development will be of high-quality design that will have regard to the amenity of existing and proposed properties and the healthy lifestyles of their occupants.
- 4.16 The application site forms part of a former highway depot. As such, this application has been submitted with a contamination report. The decontamination work which has been undertaken on the wider highway depot site was assessed under applications 22/00756/PLF and 22/01035/PLF and was found to be sufficient pending final verification reports to be submitted upon completion of the remediation work.
- 4.17 There is a business park to the west of the application site. Paragraph 187 of the NPPF states that decisions should ensure that new development can be integrated effectively with existing businesses. The houses permitted under planning application 22/013035/PLF are located with the same relationship with this business park as the homes in this application. As part of application 22/013035/PLF, it is required that an acoustic fence is erected on the western boundary. This fence will provide further protection from any noise from the business park for the homes in this application. This mitigation was based on a noise survey and has already been agreed with the Planning Authority. This application is supported by an updated noise report and the same mitigation will be used to safeguard the amenity of the homes in this application.
- 4.18 There are wastewater treatment works to the south of the application site. During applications 22/00756/PLF, 22/01035/PLF and 23/00675/PLF, the impact of odour from this treatment works was considered. An odour assessment was submitted these applications, and has also been submitted with this application. This odour assessment concludes that there is an acceptable relationship between the future occupants of the residential development and the operation of the wastewater treatment works.
- 4.19 When considering applications 22/00756/PLF, 22/01035/PLF and 23/00675/PLF,

Officers were satisfied that sufficient odour assessment had been undertaken and that the wastewater treatment works were unlikely to result in a significant adverse impact on the amenity of future occupants. There are already a significant number of residential properties within the 400-meter radius of the wastewater treatment works, and Yorkshire Water and the Council's Public Protection team have advised that they are not aware of any complaints due to odour disturbance.

- 4.20 Therefore, the proposed development can achieve an acceptable relationship with the existing residential and commercial properties to the west, and with the wastewater treatment works. An acceptable level of amenity would be achieved for future occupants and restrictions would not be required to be placed on the operation of the existing commercial premises or the wastewater treatment works. The proposed development, therefore, complies with Policy ENV1 of the ERSD.

Flood Risk and Drainage

- 4.21 ERSD Policy ENV6 requires that flood risk will be managed to ensure that development does not result in an unacceptable impact for its users, the wider community, or the environment.
- 4.22 The application site is located within Flood Zone 1, an area at low risk of fluvial or tidal flooding.
- 4.23 It is proposed that the foul water from the development is discharged into the public sewer and that surface water is discharged into a nearby watercourse. Due to the impermeable ground, soakaways were not considered suitable. As such, surface water is proposed to be discharged into the navigation located to the southwest of the site.
- 4.24 These proposals were acceptable by Yorkshire Water when considering applications 22/00756/PLF, 22/01035/PLF and 23/00675/PLF across the rest of the site, and therefore this should be considered appropriate for this application. As a result of the scale of the proposed development, and the low risk of fluvial, tidal and surface water flooding in the area, in addition to the sustainable drainage methods proposed, the development is not considered to result in an increased risk of flooding to the application site or the wider area.
- 4.25 The proposed development also avoids the seven meter easement of the sewer as indicated on the Site Plan.
- 4.26 The development is therefore in accordance with policy ENV6 of the ERSD.

Vehicular Access and Highways

- 4.27 ERSD Policies ENV1 and EC4 require that safe access is provided to new development sites. Vehicular and pedestrian access to the new homes will be via the existing established vehicular access from Riverside to the former Council depot. The same access serves the dental surgery and the houses approved under applications 22/00756/PLF and 22/01035/PLF.
- 4.28 The Crashmap website indicates that there have been no accidents in Riverside for the five years between 2016 and 2021 inclusive when data is available.
- 4.29 Each home is provided with car parking in front providing 3 spaces which meets the parking requirements of the East Riding of Yorkshire Sustainable Transport supplementary planning document requirement for four bedroom houses.
- 4.30 The vehicular access to the homes has been shown to operate successfully and has been assessed as able to accommodate larger-scale development than the two houses in this application. The homes have been provided with appropriate off-street parking so it is concluded that the highways and access requirements have been met.

Biodiversity

- 4.31 ERSD Policy ENV 4 states that planning applications should enhance biodiversity and that proposals should seek to achieve a net gain where possible. This is also reflected in Policy ENV1 which requires proposals to incorporate nature conservation and biodiversity enhancement into the development.
- 4.32 When considering applications 22/00756/PLF and 22/01035/PLF, Natural England and the East Riding Nature Conservation Officer confirmed that development on the site would not have an adverse impact on any statutorily protected nature conservation sites or landscapes, or have a damaging impact on the nature conservation value or and wildlife interests in the area. Therefore, a Preliminary Ecological Survey was not required and should not be required for this application.
- 4.33 The site is currently vacant land comprising hard surfacing. This land has been confirmed not to provide a habitat for wildlife. On the other two house development on the wider site, it was required by a condition that one bat box and one bird box would provide sufficient biodiversity gain. It is again proposed that a condition which requires the installation of these enhancement measures would result in a gain on the site attached to the planning consent should it be granted. Therefore, the development

should not be considered to adversely affect biodiversity in the area and will provide biodiversity enhancement.

Archaeology

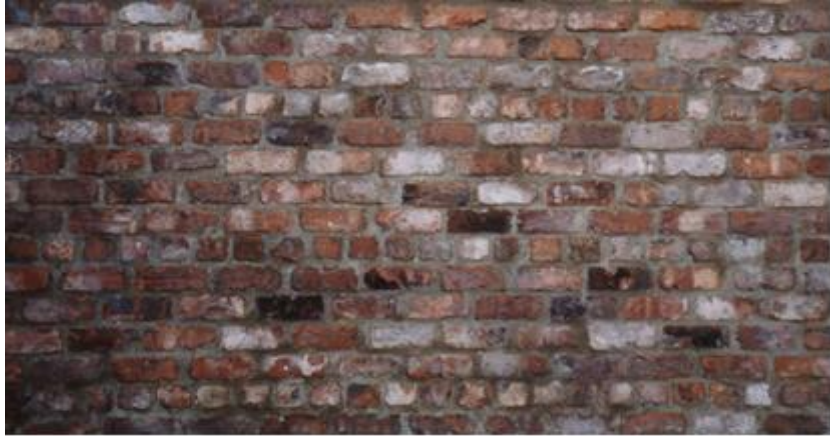
- 4.34 ERSD Policy ENV3 seeks to protect heritage assets and reinforce local distinctiveness, including archaeology. Humber Historic Environment Record has provided comments on the highway depot site and has advised a programme of archaeological observation, investigation, and recording (watching brief) is carried out during any construction works.
- 4.35 It is proposed that a condition requiring a watching brief, as agreed on the wider site in the applications 22/00756/PLF and 22/01035/PLF, is attached to any consent issued.

5.0 Conclusion

- 5.0 Planning permission is sought for the erection of two houses, with a net gain of one house on land at the former highway depot, at Riverside in Driffield.
- 5.1 The site is previously developed land having formed part of the highway depot which had been vacant for several years until residential development begun. Two planning consents were recently granted for six and two houses on the highways depot site, by application references 22/00756/PLF and 22/01035/PLF. A dental surgery has recently been constructed to the east of the application site.
- 5.2 This application proposes to change the layout proposed by the six house application. This is because a power line which prevented development of the whole site has been relocated. One house will be altered and a second house will be added, making a net gain of one home.
- 5.3 The site is located within the Driffield settlement boundary which is a Principal Town. Therefore, the principle of residential development is established. This is further reinforced by the two recent planning consents granting permission for two and six houses on the highway depot to the north and west of the application site (22/00756/PLF and 22/01035/PLF).
- 5.4 The proposed scale, siting and design of the development is in keeping with the other houses which have been permitted on the highway depot site, which Planning Officers confirmed in the Officers' Reports for applications 22/00756/PLF and 22/01035/PLF, would preserve the character and appearance of the Conservation Area and would not harm the setting of the nearby Listed Crane.
- 5.5 Development of housing on the highway depot has also been confirmed to provide suitable levels of amenity for future occupants whilst achieving a beneficial relationship with the existing residential properties and land uses nearby. When assessing the other applications which were recently approved for housing on the site, it was confirmed that the proposals raise no concerns regarding highway safety, drainage and flood risk, or nature conservation, compliant with local and national planning policy and guidance. This same conclusion should be reached regarding this application and permission should be granted without delay.

Appendix 1 – Materials

It is proposed to use 73 mm reclaimed bricks to face the new house.



The tiles will be Imerys Panne H2 Pantiles



The doors and windows will be white UPVC.