



PREPARED BY
BENSON PLANNING STUDIO

DESIGN & ACCESS STATEMENT

FULL PLANNING PERMISSION

(REVISED MARCH 2023)
PAGE 13 PROPOSALS

Erection of two dwellings and associated infrastructure following demolition of existing dwelling and garage

'Rossall', Ottringham Road, Keyingham, HU12 9RX

Prepared for C.C.F.D. (Hull) Limited by Benson Planning Studio

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INTRODUCTION & CLIENT INFORMATION

Benson Planning Studio has prepared this document for CCFD (Hull) Ltd as supporting documentation for the full planning application for the erection of 2 new dwellings following the demolition of 'Rossall' which is on the southern side of Ottringham Road, Keyingham.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with some planning applications and the purpose of the report is to satisfy the requirements of the aforementioned act.

This statement has been prepared under the requirements of the Town & Country (General Development Procedures) (Amendment) (England) Order 2006. The structure and content has been informed by:

- The Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2010
- DCLG 'Guidance on Information Requirements and Validation (March 2010)
- 'Design & Access Statements – How to write, read and use them' (CABE 2006);
- Secretary of State Appeal decisions on the role of a Design & Access Statement

The statement seeks to explain the design principles for the development, based upon an understanding of what is appropriate for the site, determined through an analysis of the surrounding context.

These principles are based upon good practice as set out in national planning and urban design guidance.

The document has the following functions and purpose:

- To identify the existing context of the site
- To provide a description of the key issues, constraints and opportunities afforded by the site, and the evaluation that has informed and led to the proposed form of development
- To identify the key development principles and framework which has informed the design of the scheme
- To provide appropriate information on the development in terms of layout, scale, amount, landscaping, appearance and access.

The ethos of the design is to:

- Create a sustainable development that supports the existing community and respects the positive features of the site and surrounding area
- Create a legible and attractive place with a sense of identity appropriate to the area
- Create a high quality environment
- Provide a well planned layout and the creation of pleasant and well designed streets and spaces.

There are numerous best practice documents relating to design including 'By Design' (DETR and CABE), The Urban Design Compendium (English Partnerships and Housing Corporation), and the companion guide to PPG3 'Better Places to Live By Design' which all outline the importance of good urban design and provide advice for the design of residential areas. All of which will provide the underlying principles on which the development for this site is designed. There is general consensus over the principles of good design, although different terminology is sometimes applied. The core factors contributing to good urban design which underpin all of the above best practice include the following principles:

Character: Somewhere with a sense of place and local distinction

Legibility: A place, which is easy to understand and navigate

Permeability: Achieving a form of layout, which makes for efficient pedestrian and vehicular movement

An Articulated Townscape: Creating an interesting, locationally responsive townscape utilising building height, scale and massing all of which should be human in scale

Human Scale: The arrangement of building forms, which are easy for the human eye to read and provide a sense of scale and perspective

Security / Natural Surveillance: Creating places, which are properly overlooked and make effective passive and active policing

Detailing, Richness and Interest: Promoting ornamentation, rhythm, consistent vernacular, richness and intrigue to the built environment

Quality within the Public Realm: Promoting routes and spaces, which are attractive, safe and uncluttered

Continuity and Enclosure: Promoting the continuity of the street frontage and the definition of public and private space

Adaptability, Robustness and Sustainability: The layout of the site and individual buildings should all contribute towards the minimisation of resources from the design stage

Prior to the submission of the proposal, a detailed design analysis was undertaken and it is considered that the proposal represents a quality residential development that will provide a high standard of amenity for future occupants. The information within this Statement will provide the justification, amongst other things, that this development is suitable on this site that there would be no harm to the character of the surrounding area or the amenity of neighbouring residents near to the site. The high quality design and the use of good quality materials will ensure that this proposal fully accords with its surroundings and would not represent a development that is incongruous or alien in any way.

The site lies within the development limits of Keyingham as designated by the East Riding Local Plan Policies Map and the proposal is compatible with the surrounding land use which is residential in form.

The Design and Access Statement has been produced in line with CABE guidelines to establish the parameters and principles of the development proposals.

Planning Applications are to be determined in accordance with the policies in the Development Plan which comprises the East Riding Local Plan Strategy Document.

SITE DESCRIPTION

The site comprises a vacant bungalow known as 'Rossall' which is located on the southern side of Ottringham Road, Keyingham.

The property has been extended with the addition of a single storey flat roof rear extension and also a detached single garage at the side.

The building has been empty for some time and all the vegetation within its curtilage has been cleared which is shown on the attached photos.

The property has a modest front and rear garden which is enclosed by fencing and hedgerow at the rear but is open at the front.

Access to the site is directly from the main road.

There is a dormer bungalow to the west and at the time of this report, a new build residential scheme is taking place on land to the east and south of the application site. The A1033 runs along the northern boundary of the site.

The application site is located within the defined settlement limits of Keyingham.

Location Plans



■ APPLICATION SITE

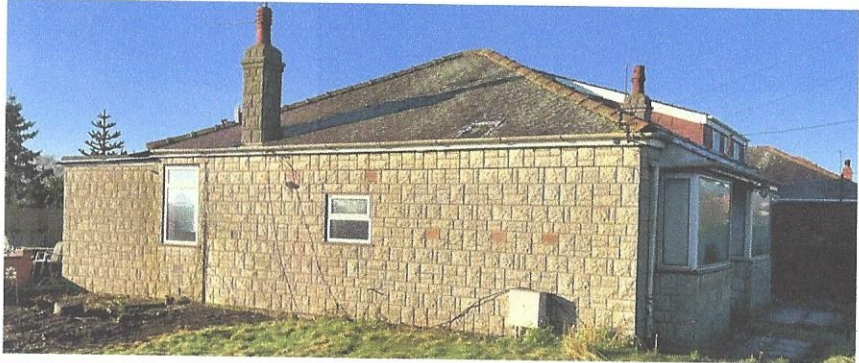
PLANNING HISTORY

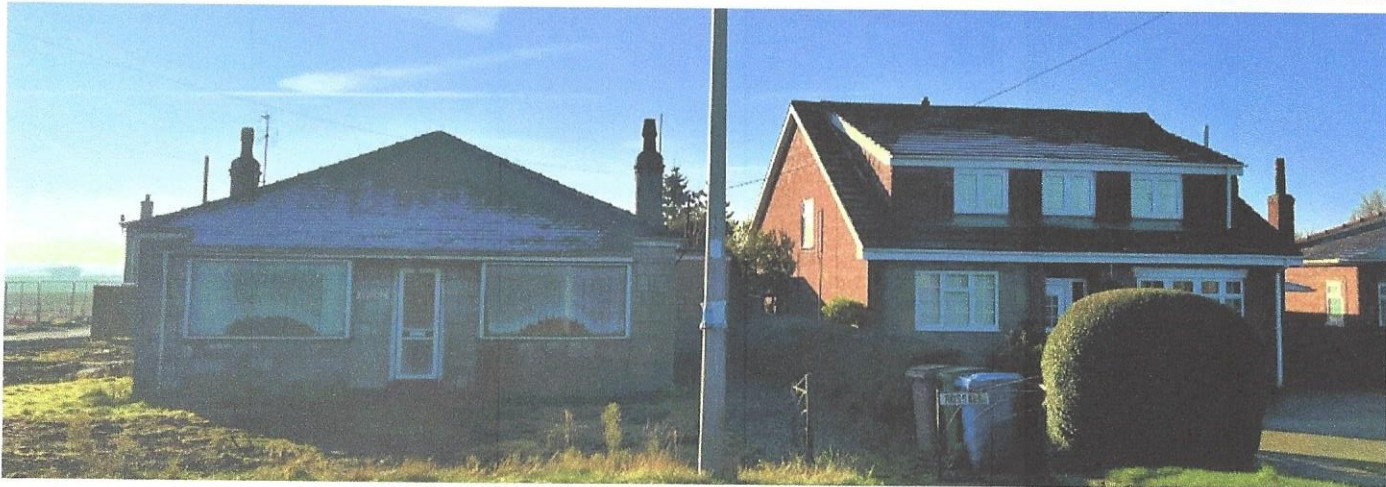
There is no recent planning history attributed to the planning application site but it is prudent to identify the approved schemes which are located directly adjacent to our proposal.

Reference	Proposal	Decision	Date
01/00762/PLF	Erection of 36 dwellings	Withdrawn	31st January 2013
13/00305/STOUT	Erection of 22 dwellings (access, layout and scale to be considered)	Approved	9th December 2013
14/01635/OUT	Erection of 9 no. dwellings (access, layout and scale to be considered)	Approved	19th September 2014
15/03002/REM	Erection of 9 dwellings following outline permission 14/01635/OUT (Appearance and Landscaping to be considered)	Approved	26th May 2017

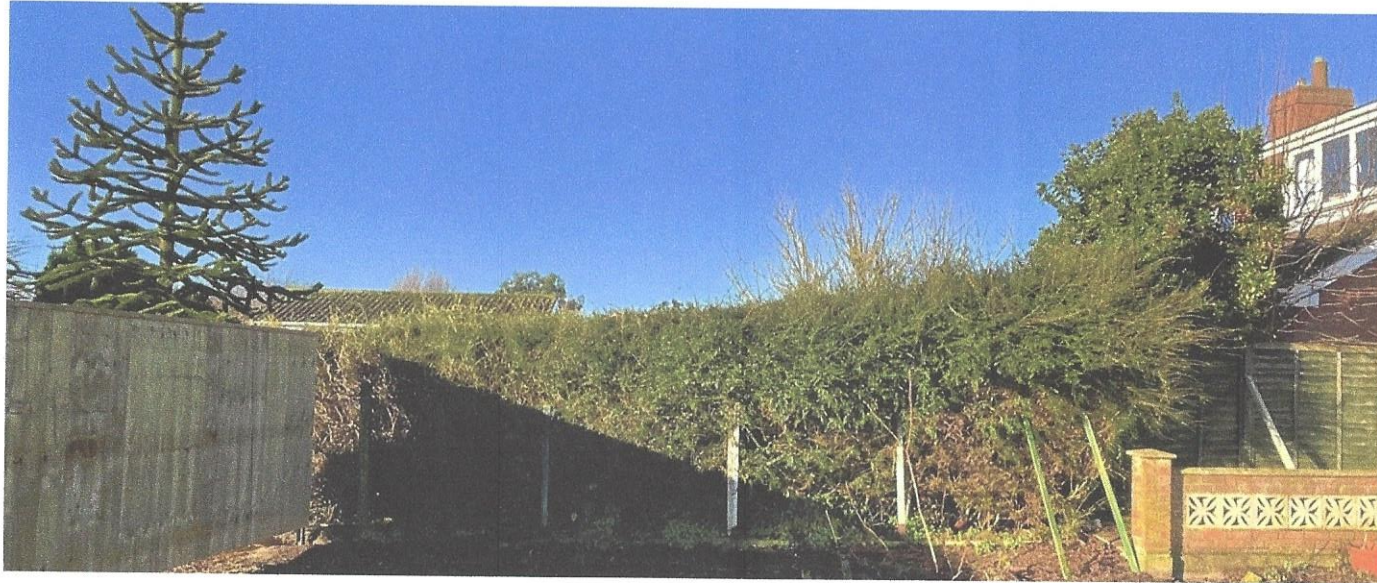
PHOTOS

Application Site (Dwelling to be demolished)





Western Boundary



Southern Boundary



PROPOSAL

Aims of proposal

1. A well designed residential development which provides a good level of architectural design
2. A new place for sustainable development which is set within a well-planned infrastructure network
3. Ensure that the development is planned as a safe, healthy, accessible and attractive place for residents, including the mobility impaired
4. This development proposes an attractive and sympathetic housing layout will be created by developing a sense of place and individuality through careful attention to layout, architectural design and incorporation of open space and landscape treatments
5. Limit any harm to existing and future residential amenity
6. Not to over develop the site
7. Ensure the final layout fully responds to the constraints and opportunities afforded to the site
8. Windfall site to aid local housing supply

Analysis

A site analysis exercise was undertaken as part of the design process. This informed the proposals by identifying key features and characteristics of the site and its surroundings together with constraints and opportunities.

Constraints and Opportunities have been identified as follows;

Constraints

1. Potential for harm to residential amenity
2. Access
3. Visual impact

Opportunities;

1. Create high standard of design
2. Highly sustainable site
3. Provision of better quality housing in the area
4. Windfall site to aid housing supply

Proposal

Consent is sought for the erection of 2 traditional 2 storey dwellings located at 'Rossall' on the southern side of Ottringham Road, Keyingham. To facilitate the proposal, the existing bungalow and garage will be demolished.

The existing dwelling, a detached bungalow, has little aesthetic value and adds nothing to the visual amenity of the surrounding streetscape.

The proposal is well designed with a pitched roof arrangement and smaller front facing pitched roof projection which staggers the mass and bulk of the dwelling but represents an interesting feature. The existing housing stock to the west is primarily 1 and ½ storey dwellings although development is taking place adjacent to our site which comprises 2 storey dwellings so our proposal would align with the general appearance and form of what is present now and what will be built in the future.

Although the properties to the west are all different in terms of style and type, there is a form of building line and the alignment of the proposed two dwellings follows this pattern to ensure an element of rhythm and uniformity is retained. The properties are of a traditional design with a simple pallet of materials, which will accord with the setting of the site. The introduction of a topaz multi stock brick and crest cayenne tiles will provide warmth to the dwellings, The open plan living space provides access to the garden while parking is located off the main road. The large and numerous windows plus the patio doors will allow lots of natural light into the properties.

Internally the proposed dwellings would provide the future occupants with all the modern features associated with 21st Century living and a high standard of internal accommodation. The ground floor would comprise an open plan kitchen / living space / dining area which would have patio doors opening out onto the rear garden. A separate formal lounge is identified at the front. Bedrooms and outdoor amenity provision are all of a size which are commensurate to the scale of the dwellings and the perceived number of occupants.

Internal Layout

Dwelling	Ground Floor					First Floor
1	Lounge	Hall	Toilet	Integral Garage	Open Plan Kitchen / Dining / Family area	4 Bedrooms Bathroom
2	Lounge	Hall	Toilet	Integral Garage	Open Plan Kitchen / Dining / Family area	4 Bedrooms Bathroom

Landscaping / Boundary Treatments

Each of the properties will have good size rear gardens which are more than commensurate to the perceived number of occupants and these spaces will have a lawn area. Grass, planting and hard surfaces (parking and turning) will also be prevalent at the front of each property.

Land Contamination

None of the land associated with this planning application is known to be contaminated in any way with the land only being used for private residential purposes only.

Amount

The amount of development derives from the size and context of the site and it is considered that the amount of housing is commensurate to the overall form of the site. A contextual analysis of the site was undertaken and while a larger development could be possible, this would have raised issues such as over development and harm to residential amenity. The amount of development therefore respects the site and its surroundings.

ADDITIONAL CONTENT - MARCH 2023

- 1 - NEW 2M HIGH TIMBER FENCE TO WESTERN BOUNDARY TO BE RETAINED
- 2 - NEW HAWTHORN HEDGE TO NORTHERN BOUNDARY ADDED.

Layout

The layout of the development site utilises the current arrangements in terms of the siting of the dwellings and their future relationship with nearby properties.

Parking / Access

Access and parking would be located at the front of the properties in line with the current arrangement at the existing dwelling and those on this side of the road further to the west.

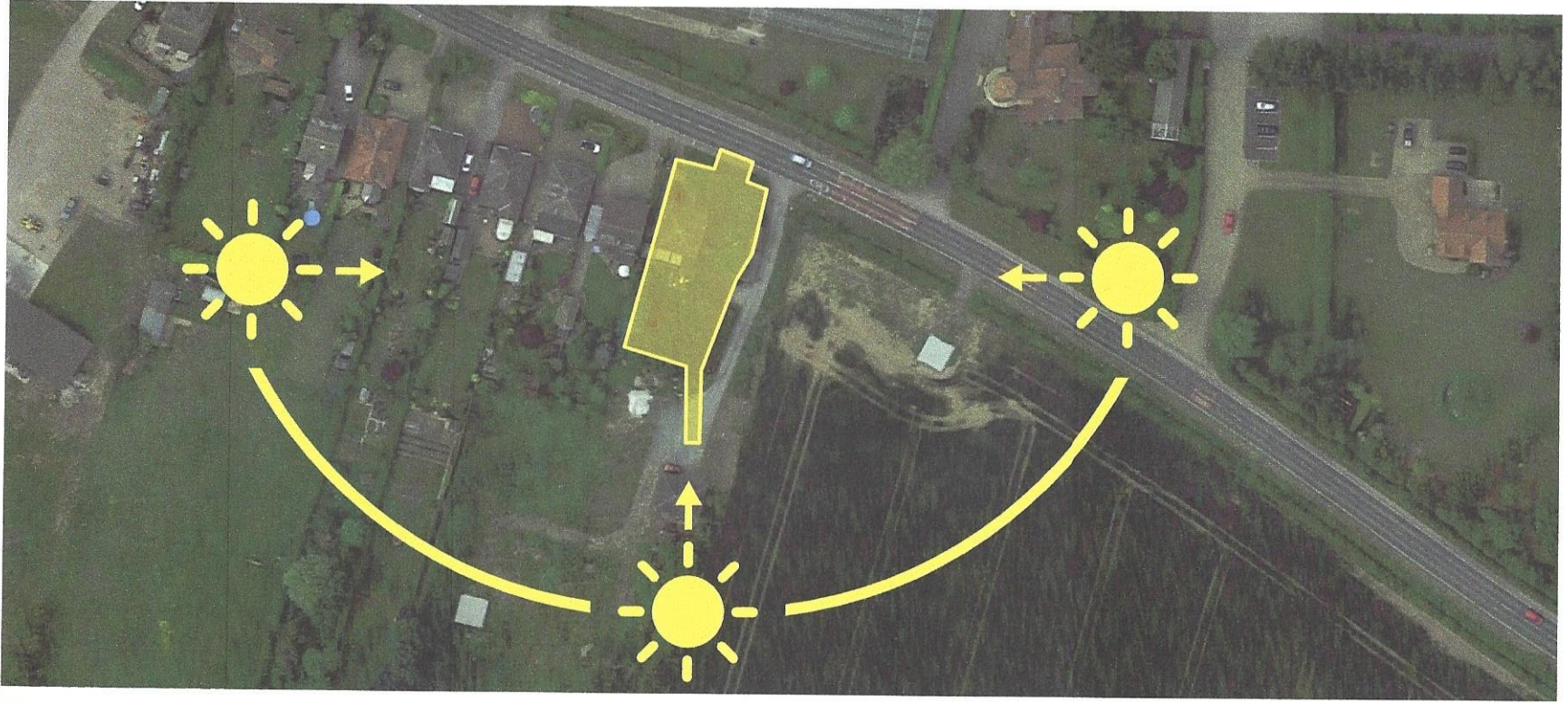
Given that the A1033 is a classified road, it is important that vehicles can access and leave the site in a forward gear. This is achieved and parking is provided at the open or within an associated integral garage.

Energy Assessment

The proposed homes are double aspect with large windows providing high levels of natural light to ensure minimal need for artificial light. The new construction's thermal standards are a significant improvement over the existing building's condition.

Orientation

The site is very well orientated to the sun's path and has excellent levels of daylight and sunlight dealt with in detail later in this document. The site's orientation ensures the proposals have no effect on neighbouring properties' levels of daylight and sunlight. The scheme's massing and articulation of windows ensure high levels of natural light to all the rooms and external amenity areas.



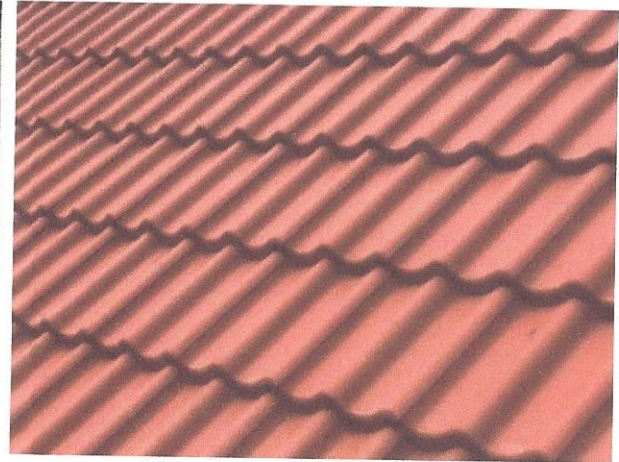
■ APPLICATION SITE

Main Materials

Wienerberger Topaz Multi Stock



Crest red double pan tile



LOCAL PLAN POLICIES

East Riding Local Plan Strategy Document April 2016

Policy S1	Presumption in favour of sustainable development
Policy S3	Focusing development
Policy S5	Delivering housing development
Policy S8	Connecting people and places
Policy H1	Providing a mix of housing and meeting needs
Policy H4	Making the most efficient use of land
Policy EC4	Enhancing sustainable transport
Policy ENV1	Integrating high quality design
Policy ENV6	Managing environmental hazards
Policy A1	Beverley and Central Sub Area

East Riding Local Plan Supplementary Planning Documents

Affordable Housing Supplementary Planning Document – 2016
 Open Space Supplementary Planning Document – 2016
 Sustainable Transport Supplementary Planning Document – 2016

Other Relevant Documents

Planning Guidance Note on Housing Mix – 2020
 Housing Land Position Statement 2019/20 - 2023/24
 Strategic Housing Market Assessment (SHMA) (2019)

Local Authorities are advised in the NPPF to manage patterns of growth to ensure sustainable development and this is reflected within Policies S1 and S2 and the established Settlement Hierarchy given by Policies S3 and S4. Policy S3 seeks to promote sustainable patterns of development through the classification of settlements, with Keyingham classed as a Rural Service Centre.

The site lies within the development limits of the village of Keyingham, which is a sustainable and accessible location where residential development would be sought to be directed towards, with good access to local services by sustainable modes of transport. The proposed development would contribute towards the identified housing requirements of the settlement and East Riding.

Under Policy S3, development will be supported in Rural Service Centres where it is located within the defined Development Limits. Policies H1 and A1 support residential development in the Beverley & Central Sub Area where it contributes to the overall mix of housing in the sub area, including the delivery of smaller developments.

Policy A1 highlights support for residential development where it is focused towards larger settlements within the defined settlement network including Keyingham. This is also in line with Policy S5 which provides the strategic framework for ensuring the Strategy Document delivers sufficient housing in the right locations, and where the policy supports the delivery of 215 dwellings for Keyingham to 2028/29 to meet the housing requirements for the village.

Policy H4 seeks to ensure residential development makes the most effective use of previously developed land and supports proposals that provide the optimum housing density.

Although it is not an allocated site, it does lie within the development limits of Keyingham as identified within the Policies Maps of the Local Plan and is within a residential area. The site therefore lies within a sustainable and accessible location which is promoted for development within Policies S2 and S8. The proposal would also make effective use of poor quality site within the settlement with a style of residential use that would be more in-keeping with surrounding existing and proposed dwellings.

The most recent study on the supply of housing sites in the East Riding identifies that as of April 2021, the Council had a 10.4 year supply of deliverable housing sites across the authority. It covers the period 2021/22 to 2025/26. The supply position is calculated using the East Riding's local housing need requirement of 882 dwellings per annum. The local housing need figure is derived from the Government's standard method which can be used where a Local Plan is more than 5 years old. The supply responds to the requirements of the NPPF and PPG, in particular, the definition of what constitutes a deliverable site. Sites with outline planning permission or allocations without planning permission have only been included where there is evidence to justify that houses will be built within the five year period. This proposal will contribute to this figure.

Evidence from both the Strategic Housing Market Assessment (SHMA) 2019 for the East Riding of Yorkshire and the Council's own Housing Register shows that the need for additional affordable housing remains high throughout the local authority area. Under the revised NPPF, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more are considered to be major development. Only these major developments are expected to provide a contribution to affordable housing. This is an important material consideration and should be considered alongside the site size threshold set out in Policy H2 of the East Riding Local Plan. This is not required for a residential development of 2 dwellings.

Policy S5 establishes a minimum housing requirement of 3,550 new dwellings in the Major Haltemprice Settlements over the plan period, and Policy A1 supports the delivery of housing in the Beverley & Central sub area within identified settlements (including Anlaby) through the allocation of sites and a range of urban extensions. Policy S5 states that the provision of new homes will be delivered through the allocation of sites and the determination of planning applications. However, infill / windfall sites such as this are considered to be as equally important as the delivery of the larger sites in the area. It is considered that the merits of this proposal align with the objectives of these Policies.

Policy H4 Part A requires residential development to make the most effective use of land and within Part B achieve a density of at least 30 dwellings per hectare, unless there is (Part C) appropriate justification for a lower density development. It is considered that the provision three dwellings would make the best and most efficient use of the available land. It is considered that the proposed 2 dwellings would be acceptable on a site of this size as a greater density would result in an over development of the site.

Policy H1 of the East Riding Local Plan supports developments that contribute to the overall mix of housing in the locality. The SHMA 2019 indicated that there is an adequate supply of larger properties (with four or more bedrooms) but a shortage of smaller homes. The Housing Mix Guidance Note (June 2020) indicates that there is an oversupply of three and four bedroom houses in the parish of Keyingham and that the proportion of four bedroom homes completed in the period 2012-2019 is already higher than the SHMA requires.

To meet future market need and demand the SHMA recommends:

- 5-10% of new dwellings should have one bedrooms, on this development there are no one bedrooms which is lower than the SHMA recommends
- 40-45% of new dwellings should be two bedrooms, on this development 20% are two bedrooms which is lower than the SHMA recommends
- 35-40% of new dwellings should be three bedrooms, on this development 80% are three bedrooms which is higher than the SHMA recommends
- And 10-15% of new dwellings should be four bedroom plus, however on this development there are no 4 bedrooms units which is lower than the SHMA recommends

However, it is considered that the presence of an additional two units with 4 bedrooms each aligns with the size of the properties on the site and makes the best use of the land available. Providing more smaller units requires additional infrastructure which is not possible to provide on the site.

In terms of accessibility, Policy S8 seeks to ensure that people and places are well-connected, and Policy EC4 which generally supports development where it is accessible by sustainable modes of transport. The site is in a highly sustainable and accessible location close to shops, services, employment opportunities and public transport links and would comply with these requirements. The Council's Sustainable Transport SPD sets out that for 4 bedrooms properties, 2 to 3 off-street parking spaces should be provided for each dwelling to ensure adequate parking provision and to not cause any adverse impacts for other road users or the highway safety of the area. This is provided with ease.

Policy ENV1 expects all development proposals to contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use. Part B of the Policy supports development where it achieves a high quality of design and contributes to a sense of place. To achieve this, development should, amongst other things, have regard to the specific characteristics of the site's wider context and the character of the surrounding area and be of an appropriate scale, height and material.

The NPPF reinforces the requirement for good design and seeks to ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment. The dwellings are modest and not excessive in scale and consequently would not over dominate the streetscene. The proposed development would represent an acceptable scale, form and density of development within this location and would not conflict with the requirements for proposals to have high standards of design with acceptable impacts on the character and appearance of the surrounding area.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

This section of the Statement sets out relevant National Planning Policy.

The NPPF sets out the Government's planning policies for England with a strong emphasis being on presumption in favour of sustainable development.

The NPPF identifies that there are three overarching objectives to sustainable development: Economic, Social and Environment objectives). The NPPF is clear that these objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

An Economic objective – To help build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure;

- Jobs in construction

A Social objective – To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being;

- Provision of new homes
- Sustainable site within easy reach of shops, medical facilities, education and public transport nodes

An Environmental objective – To contribute to protecting and enhancing our natural, built and historic environment; including making an effective use of land.

- Use of previously developed land

Paragraph 38 states that Local Authorities are encouraged to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

Paragraph 47 states that, in determining applications, decision-making should be in accordance with the development plan, and should take place as quickly as possible within the statutory timescales.

Paragraph 60 states 'to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

Paragraph 69 states 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a. identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved
- b. use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward
- c. support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes
- d. work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes

Paragraph 71 states 'where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

Paragraph 80 recognises the Government's commitment to ensuring that the planning system does everything it can to support sustainable economic growth

Paragraph 110 states in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that

- a. appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location
- b. safe and suitable access to the site can be achieved for all users
- c. any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree

Paragraph 111 states 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

Paragraph 120 Part D states 'planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure'

Paragraph 126 states ‘the creation of high quality 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.’

Paragraph 130 Part A, B, C and F state ‘planning policies and decisions should ensure that developments 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; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and 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.’

Paragraph 134 and 135 state ‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid

reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Paragraph 159 states inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.’

Assessing the proposed development against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-





- **It is promoting sustainable development**
- **The proposal will make effective use of the existing available land**
- **The proposal will provide residential development which is compatible with the surrounding land use of the immediate locality**
- **The development proposal will provide a housing scheme that is sympathetic to this part the locality and it will not undermine the visual amenity of this setting**
- **The site is located within the Sequentially preferable Flood Zone 1**
- **Aiding housing supply**






BUILDING FOR A HEALTHY LIFE

The Building for a Healthy Life (BHL) design tool has replaced the previous version Building for Life 12, which was the original 12-point self-assessment tool for creating better places. This latest edition has been written in partnership with Homes England, NHS England and integrates findings of the three-year Healthy Towns Programme.

BHL is a Design Code to help people improve the design of new and growing neighbourhoods. BHL has been created to allow a broad range of people to use it easily, from members of a local community, local councillors, developers to local authorities – allowing those involved in a proposed new development to focus their thoughts, discussions and efforts on the things that matter most when creating good places to live.

Organised across three headings, 12 considerations are presented to help those involved in new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context

Section	Requirements	Discussion	
Natural Connections	Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around	Given that the proposal relates to two dwellings, it is important that the development is not discordant. The proposal accords with the surrounding built form and causes no harm to visual or residential amenity. The development fully integrates into surrounding the residential land use.	
Walking, Cycling & Public Transport	Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions	The proposal is in a sustainable location and within walking distance to all the facilities in Keyingham, a village which is served by regular public transport services.	
Facilities & Services	Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.	Given that the proposal is for an infill development only then no significant infrastructure is required but the local established facilities will meet the needs of the future occupants	
Homes for Everyone	A range of homes that meet local community needs	A mix of people helps to generate a community. To generate a mixed and balanced community you need a range of housing types and tenures that cater for different needs. The provision of 2 modest 2 storey houses will provide a windfall development to aid the Councils housing supply. Such dwellings would likely be occupied by a family which will only further enhance the vitality of the village	

Section	Requirements	Discussion	
Making the Most of What's There	Understand and respond	The site has been used to its fullest without over development. A development comprising 2 properties that are 2 storeys in height ensures that the surrounding built form is not over dominated by the new housing	
A Memorable Character	Create places that are memorable	The application site is in a prominent location, fronting the A1033, and a concerted effort has been made to use good design practices and quality materials which provide a high quality architectural development which replaces a poor quality bungalow	
Well Defined Streets & Spaces	Create a network of streets and spaces that are well enclosed by buildings and /or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces	Good streets and spaces tend to be lined with building fronts that have regular doors and windows which provide overlooking and activity to the street, enhancing their usability and safety. The buildings have been designed to 'fit' the site and their overall scale does not adversely impact on the immediate built form. The design has sought to, wherever practical, maximise solar gain and light penetration through building orientation and use of strategic and well placed glazing. The main pedestrian entrances are at the front, facing the car parking and public domain plus the provision of landscaping at the front creates an active frontage. The useable garden spaces is at the rear, largely away from public view at the front.	
Easy to Find Your Way Around	Use legible features to help people find their way around a place	The exterior of the properties are clearly defined with a front entrance accessed directly from the car parking areas. The proposed dwellings are easy to distinguish through the landscaping treatment proposed to the front which defines each curtilage with ease	

Section	Requirements	Discussion	
Healthy Streets	Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease	This is not wholly applicable given that this is such a small development and the proposal would have no wider impact on the general activity of the locality.	○ ○ ●
Cycle & Car Parking	Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips	Car parking is provided at the front of the each dwelling and within integral garages and the site is wholly accessible to the surrounding area.	○ ○ ●
Green & Blue Infrastructure	Create a network of streets and spaces that are well enclosed by buildings and/ or structural landscaping	The main front pedestrian entrances face the car parking area and (in line with the size of the each plot) is identified on the proposed plans.	○ ○ ●
Back of Pavement, Front of Home	The space between the back of the pavement and the face of buildings as a significant impact on the quality of a place	There is a clear definition between the 'public front and private back' with this development and the functions are clearly defined.	○ ○ ●

RESIDENTIAL AMENITY

In terms of residential amenity, it is important that the existing occupants of nearby dwellings are not harmed by any factors such as overlooking, over dominance, enclosure, loss of light and loss of outlook. The scale, design, form and siting of the proposal is deliberate because it is important to respect those who live adjacent to the site.

Although there is a new residential development taking place to the south and east, the dwellings are not constructed or occupied as yet. Plot 1 of the new development, located to the south is a sufficient distance away not have any undue harm caused by the proposal. To the west, is Beech Tree Bungalow, which enjoys a south facing aspect and large amounts of sunlight and daylight are received throughout the day into the main habitable rooms of this property.

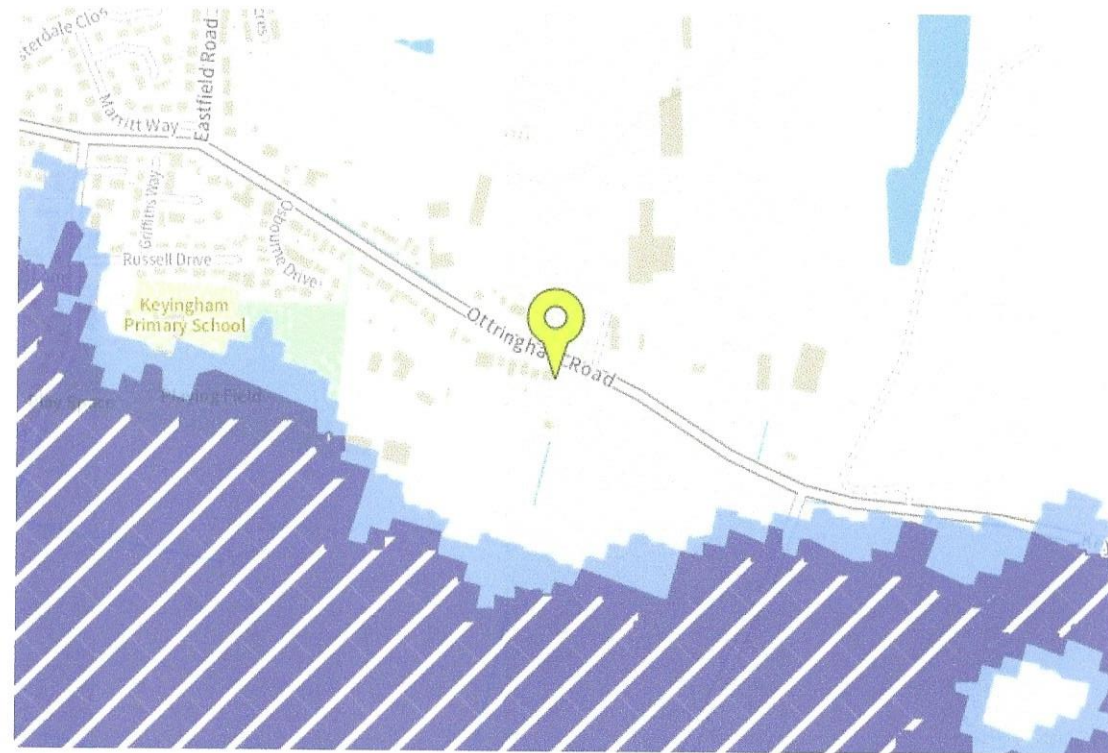
The proposed dwellings would not extend beyond the rear elevation of this property and it is considered that the combined scale, massing and design are acceptable in relation to this property. Mutual overlooking is an unavoidable factor associated with such developments.

Due to the proximity of residential properties there is a potential for nuisance to arise during the demolition and construction phase. In order to protect the neighbouring and nearby residents from any adverse effects of noise, vibration and dust it is accepted that Conditions can be added to restrict the hours of operation of machinery, process and deliveries during construction activities.

The development would not result in significant or unacceptable loss of residential amenity for the neighbours or for the future occupiers of any of the proposed dwellings and therefore the proposal is in accordance with Policy ENV1 of the Local Plan.

FLOOD RISK

The requirements in Paragraph 159 of the NPPF and Policy ENV6 of the Local Plan seek to ensure that environmental hazards, such as flood risk, coastal change groundwater pollution and other forms of pollution are managed so that the development does not result in unacceptable consequences to its users, the wider community and the environment. The site does not lie within an area at risk of flooding as it is located in Flood Zone 1 and the size of the application site is under 1 hectare, therefore a Flood Risk assessment is not required to accompany this planning application. Foul water will link to an existing foul sewer and surface water will be directed to an open ditch outfall to the south as shown on the attached plans. On this basis, it is considered that proposal is acceptable in respect of foul and surface water drainage and it is therefore in accordance Policy ENV6 of the Local Plan and the NPPF.



SOURCE: ENVIRONMENT AGENCY

CONCLUSION

There is sufficient information provided to justify an application of this nature on the site in question. The application site is within the development limits for Keyingham and it is within a sustainable location within a residential area where the sites redevelopment would not detract the character and appearance of the site. Policy S3 of the Local Plan identifies the area as a Rural Service Centre within the Network and such settlements are considered to be sustainable locations for development (including housing). Policy H1 then seeks to ensure that new residential development contributes to the overall mix of housing in the locality and should take account of the current need for housing in the area and it is considered that a building that 4 bedroom dwellings would provide a mix of house types that is commensurate with the size of the site.

The site lies within low probability Flood Zone 1 and so would be considered a sequentially preferable location for residential development to be directed towards, as detailed within Local Plan Policies ENV6 and A1 along with the requirements of Paragraph 159 of the NPPF.

The principle of development would therefore generally be in line with such requirements as detailed within relevant Local Plan Policies and sections of the NPPF as detailed which seek to direct residential of development to accessible and sustainable locations to meet the needs of the area.

The completed development will provide all the modern facilities of 21st Century living and a positive place for its future occupants to live because of the spaciousness provided internally and externally.

Full consideration has been taken to design, land use, sustainability, residential amenity, highways and general relationships and it is considered that the development complies with all the relevant Policies within the East Riding Local Plan Strategy Document and the National Planning Policy Framework.

It is considered that the proposed replacement dwelling represents a much higher standard than what is currently present on site and there are no material planning considerations which would indicate that the recommendation should be other than for support.

