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Application by Hurd Homes and Developments

**For Planning Permission for the erection of 9 dwellings
including an estate road access and a private access on land
on the south side of Abbey Lane, Preston**

Supporting Documentation and Checklist

Application No 23/03288

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- 1.0 General Introduction
- 1.1 This document is attached to and forms part of a formal application.
- 2.0 Brief Description of the proposed development.
- 2.1 The application seeks full planning permission for the erection of 9 dwellings.
- 2.2 Planning permission has previously been granted for 9 dwellings but, for reasons which will be explained below, the Council consider that a lawful start was not made and that the permission has expired.
- 3.0 Amendments (if any)
- 3.1 11 December 2023
The Council consider the application to be invalid because;

Reason	Comment
Scale bars are mandatory, one has not been found on the Location Plan. Please add and resubmit.	Scale bar added to location plan
SCALE BARS As of June 2020 all plans are required to show a scale bar, therefore, please amend all submitted plans that do not show a scale bar to show this feature as per the Validation Checklist.	The list of submitted plans has been revised. All currently submitted plans have scale bars.
ENGINEERING LAYOUTS The submitted engineering layouts show different House Types to those shown on the proposed site plan and proposed floor plans and elevations, therefore, please amend accordingly.	The engineering layouts are no longer part of this application. They will be dealt with by condition.
PROPOSED FLOOR PLANS AND ELEVATIONS There appears to be two sets of plans annotated as 'handed' for House Type B 834, therefore, please amend accordingly.	The submitted plans have been downloaded from the Portal and there is a Type B 834 and a Type B834 handed. However, the drawings are both titled "Handed". Corrected drawings are now submitted.
PLANNING STATEMENT There appears to be a document that has been submitted and I am unable to open it, I presume that it is the Statement that you have provided as there isn't one on	The originally submitted statement has been amended and up-dated.

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file, therefore, please submit this document ensuring that it covers or includes a Design, Access and Heritage Statement (site is adjacent to a conservation area and a Listed Building), Affordable Housing, Open Space (site over 0.5ha), Flood Risk (as the application partly falls within SFRA Future Flood Zone 3a) etc	
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4.0 Conditions

If, during the course of the application, it becomes necessary to discuss conditions they will be discussed here.

Recommended by	Condition	Applicant response

5.0 Consultation Responses

If, during the course of the application, it becomes necessary to discuss consultee responses they will be discussed here.

Consultee	Comment	Applicant response

Validity of Validation Checklist

NPPG includes

Local information requirements

What is the Government’s policy on local information requirements?

The Government’s policy on local information requirements can be found in the National Planning Policy Framework. Local planning authorities should take a proportionate approach to the information requested in support of planning applications.

See related policy.

Paragraph: 038 Reference ID: 14-038-20140306

Revision date: 06 03 2014

Can local planning authorities request information that must be provided with a planning application?

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A local planning authority may request supporting information with a planning application. Its requirements should be specified on a formally adopted 'local list' which has been published on its website less than 2 years before an application is submitted. Local information requirements have no bearing on whether a planning application is valid unless they are set out on such a list.

Paragraph: 039 Reference ID: 14-039-20140306

Revision date: 06 03 2014

Can local planning authorities request any information from its local list?

The local list is prepared by the local planning authority to clarify what information is usually required for applications of a particular type, scale or location.

In addition to being specified on an up-to-date local list published on the local planning authority's website, information requested with a particular planning application must be:

reasonable having regard, in particular, to the nature and scale of the proposed development; and

about a matter which it is reasonable to think will be a material consideration in the determination of the application.

These statutory tests are set out in section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3)(c) of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015.

Paragraph: 040 Reference ID: 14-040-20140306

Revision date: 06 03 2014

Name of Local Authority	East Riding of Yorkshire Council
Date of publication of validation checklist	August 2021 (more than 2 years before making this application)
Evidence of consultation	Not online (there is no evidence of consultation in respect of the August 2021 checklist)
	The Validation Checklist was adopted more than 2 years before the date of the application. The Council does not have a Validation Checklist.

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Validation Checklist – items provided despite the fact that the Council does not have a valid list.

Item	Required	Provided
Form	Yes	Yes
Fee	Yes	Yes
Certificate	Yes	Yes
Location plan	Yes	Yes (amended)
Design and Access Statement	Yes	Yes (amended)
Site plan	Yes	Yes
Existing and proposed floor plans	Yes	Yes (amended)
Existing and proposed elevations	Yes	Yes (amended)
Existing and proposed site sections	Yes	Yes
Roof plans	Yes	Yes
Affordable housing statement	Yes	Yes
Housing Mix	Yes	Yes
Biodiversity report	Yes	Yes
Flood risk assessment	No	No (see statement)
Foul and surface water assessment	Yes	Yes
Heritage statement – archaeology	No	Yes
Heritage statement – listed buildings	Yes	Yes
Heritage statement – conservation areas	No	Yes
Land contamination assessment	Yes	Yes
Lighting assessment	No	No
Noise impact assessment	No	Yes
Open space assessment	Yes	Yes
Structural survey	No	No
Planning Statement	No	No
Town Centre Use Impact Assessment	No	No
Transport Assessment	No	Yes

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Tree survey	No	Yes
Site waste management	No	No
Photographs etc	No	Yes
Planning obligations	No	No

Major Application

A major development is defined as;

“major development” means development involving any one or more of the following—

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
 - (b) waste development;
 - (c) the provision of dwellinghouses where—
 - (i) the number of dwellinghouses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
 - (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
 - (e) development carried out on a site having an area of 1 hectare or more;
- “mining operations” means the winning and working of minerals in, on or under land, whether by surface or underground working;

**The site has an area of 0.76ha (i.e. less than 1ha) and the application proposes less than 10 dwellings.
This is not a major application.**

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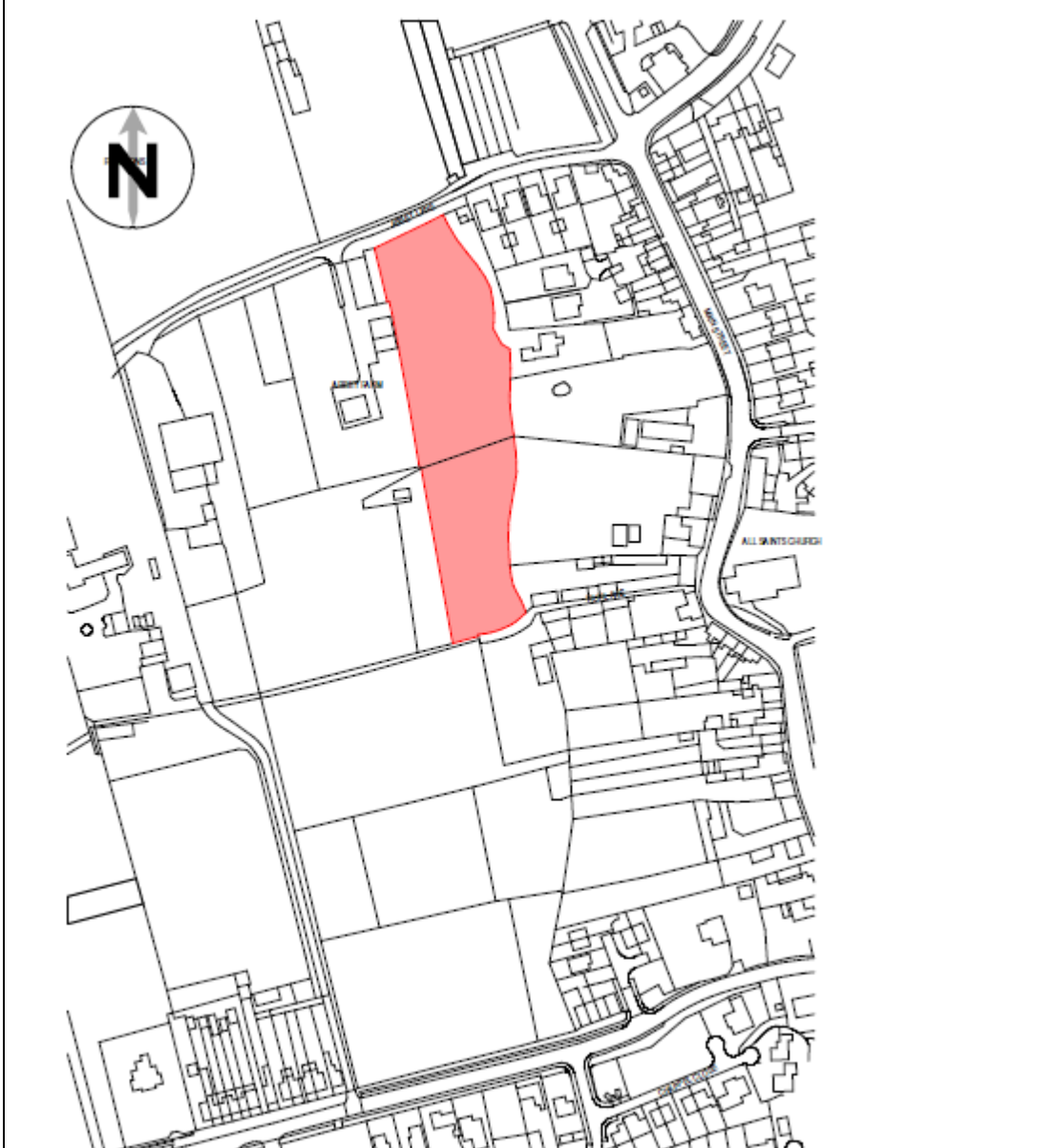


A1. Application Forms
Yes

A2. Application Fee
Yes

A3. Ownership Certificate / Agricultural Holdings Certificate
Yes

A4. Location Plan



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Yes – amended to include scale bar.

A5. Design and Access Statement

Yes

- 1.0 Introduction
- 1.1 The Design and Access Statement discusses the application under the following headings;
 - 2.0 Descriptive
 - 3.0 Development Plan
 - 4.0 National Planning Policies
 - 5.0 Discussion
 - 6.0 Conclusion

- 2.0 Descriptive
 - 2.1 The application site is on the south side of Abbey Lane.
 - 2.2 The site slopes slightly to the south.
 - 2.3 There are hedgerows on all sides.
 - 2.4 A track runs from Abbey Lane to a relatively recent dwelling, Greyfriars.
 - 2.5 The site has an area of 0.76ha.
 - 2.6 Outline permission for the erection of up to 20 dwellings was granted on the 5th September 2017 (DC/17 /01344/OUT /EASTSE).
 - 2.7 A full planning permission for the erection of 9 dwellings was granted on the 9 June 2020. (18/03925/PLF). The development has commenced. Due to an error in the site layout plan – but not the survey nor location plans – the site was shown as being smaller than it actually is. This meant that the dwellings could not be built in the positions shown on the layout plan, simply because the plan was wrong. All of the dwellings have been set out slightly wider, and therefore will be slightly taller, than approved. As a consequence it has to be accepted that what is being built is not what was approved. There is a question as to whether pre-commencement conditions were dealt with, but this is academic as the development which was commenced was not the same as the approved development.
 - 2.8 This application seeks a further permission for 9 dwellings on the basis of a correct site layout drawing.

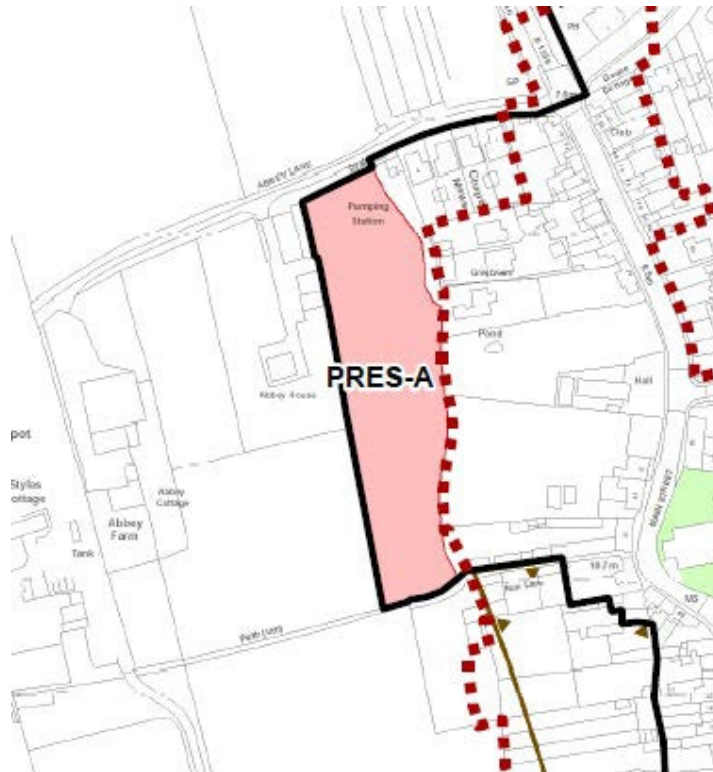
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- 3.0 Development Plan
- 3.1 The Development Plan is the East Riding Local Plan.
- 3.2 The Local Plan allocates the site for residential development;



- 3.3 The written statement includes;

Policy PRES-A - Land South of Abbey Lane (0.76ha)

This site is allocated for housing development. Proposals will be required to:

- a. Provide additional landscaping to the southern and western boundaries; and
- b. Incorporate connection to the Public Right of Way running along the southern boundary.

43.5 This site adjoins existing development to the north and east, and has an indicative capacity of 20 dwellings. In order to ensure pedestrian links to the services and facilities in the centre of Preston, it is important that the layout of development on this site includes connection to the Public Right of Way that runs along the southern boundary. The potential risk of contamination from infilled land on the site, as well as potential contamination on adjacent land, will

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need to be appropriately investigated, and any necessary remediation or mitigation carried out, before development takes place.

Abbey House farmhouse, which is adjacent to the site, is a Grade II Listed Building and development proposals must ensure that its features and setting are preserved.

43.6 Additional landscaping will also be required along the southern and eastern (*the policy says western and it has been confirmed that this is correct*) boundaries in order to soften the impact of the development, provide a buffer to the Cranswicks Country Foods site, and integrate the development into the surrounding landscape. As the Preston Conservation Area is adjacent to the eastern boundary, it is also important that proposals pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Preston Conservation Area Appraisal.

3.4 Other relevant policies are;

Policy H1: Providing a mix of housing and meeting needs

A. New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.

B. The provision of specialist accommodation, especially for older people, will be required as part of the housing mix on larger allocations where they meet an identified need, unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme. Specialist accommodation on non-allocated sites will be supported within the development limits of settlements, where the proposal is of an appropriate scale in relation to the settlement.

Policy H2: Providing affordable housing

A. Affordable housing will be required as part of housing developments, including where it would form part of a wider site or allocation, where the proposal comprises:

1. 10 housing units or more, or 0.33 hectares or more, in the Major Haltemprice Settlements, Principal Towns and Towns; or
2. 3 housing units or more elsewhere.

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B. Development that meets the thresholds in Part A should:

1. Achieve the level of affordable housing set out in Figure 8, unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme; and
2. Provide affordable housing on site unless it can be demonstrated that an off site contribution would be more appropriate.

C.

D. The tenure split, size and type of affordable housing will be informed by the latest Strategic Housing Market Assessment, the housing register, housing surveys and the level and type of existing affordable housing in the locality.

E. Where affordable housing is provided as part of a mixed tenure site it should be integrated into the development in terms of its design and layout.

Policy H4: Making the most efficient use of land

A. Proposals for new residential development will be supported where they make the most effective use of land or buildings. This will be achieved through encouraging the re-use of suitable previously developed land and supporting proposals that provide the optimum housing density.

B. Developments will be encouraged to achieve a density of at least 30 dwellings per hectare (dph). Proposals should seek to provide a density above 30 dph where the site is within close proximity of:

1. A Town or District Centre; or
2. A railway station or core bus route within the Major Haltemprice Settlements, Principal Towns or Towns.

C. Lower density development will be appropriate where justified. Such justification could be where:

1. It would be in keeping with the character of the surrounding area; or
2. A certain house type is needed in the area.

D. Development proposals that relate to only part of a larger allocated site will need to demonstrate how the development would form part of a comprehensive scheme for the whole site and that this will not prejudice the development of the whole site.

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Policy ENV1: Integrating high quality design

A. All development proposals will:

1. Contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use; and
2. Seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water.

B. Development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place. This will be accomplished by:

1. Having regard to the specific characteristics of the site's wider context and the character of the surrounding area;
2. Incorporating an appropriate mix of uses on the site;
3. Having an appropriate scale, density, massing, height and material;
4. Having regard to the amenity of existing or proposed properties;
5. Having an adaptable layout for sites and/or buildings that takes into account the needs of future users;
6. Having regard to healthy lifestyles;
7. Incorporating energy efficient design and arrangements to manage waste;
8. Incorporating hard and/or soft landscaping, alongside boundary treatment of an appropriate scale and size, to enhance the setting of buildings, public space and views;
9. Promoting equality of safe access, movement and use;
10. Having regard to features that minimise crime and the perception of crime;
11. Considering the use of public art, where the sense of place and public access or view would justify it;
12. Ensuring infrastructure, including green infrastructure and flood mitigation, are well integrated into the development;
13. Incorporating, where possible, nature conservation and biodiversity enhancement into the development;
14. Paying attention to the use of local materials, architectural styles and features that have a strong association with the area's landscape, geology and built form, with particular attention to heritage assets; and

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15. Safeguarding the views and setting of outstanding built and natural features and skylines within and adjoining the East Riding, including those features identified in Policies A1-A6.

C. Innovative design incorporating new materials and technologies will be supported where the local context and sub areas, with their diverse landscapes, geologies, historical background and built form, have been fully considered as part of the design process.

D. Where possible, the design of development that maximises the use of decentralised and renewable or very low carbon technologies will be supported. This includes expecting that:

1. Chosen technology(ies) will be operationally suitable for the development, visually acceptable and not unduly harm amenity; and
2. Larger developments will consider how to contribute/share technologies to meet part of their energy needs, and/or increase the sustainability of existing or new development nearby, and be capable of being adapted over time to further upgrade energy efficiency and allow alternative occupancy and/or use.

Policy C3: Providing public open space for leisure and recreation

A. Proposals should maintain and/or enhance the quantity, quality and accessibility of open space and address any shortfalls in provision, when measured against the standards set out in Table 12.

B. Development that increases demand for open space will be required to address this demand in line with Part A of this Policy. Where practicable, open space should be provided on-site and link in well with other green infrastructure features as described in Policy ENV5.

C. Proposed open space, including open space required to make up existing shortfalls in provision, will be identified in the Allocations Document or a Neighbourhood Development Plan.

D. Existing and proposed open spaces are shown on the Policies Map. Proposals resulting in the loss of an existing open space, sports and recreational buildings and land, will only be supported where:

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1. Assessments of existing provision against local standards demonstrate the land is surplus to requirements for all of the functions that open space can perform; or
2. Replacement open space to an equivalent standard or better, in terms of quantity, quality and accessibility, is provided; or
3. The development is for alternative sports and recreation provision, for which there is a deficit; and
4. The loss of open space would not have an unacceptable detrimental impact on the amenity or character of the area.

3.5 There is adopted SPD which is relevant to this application.

Affordable housing

The Local Plan policy on affordable housing is not consistent with national policy. The amended SPG of July 2016 sets out the up-to-date position.

The Council considers the Government's statements of national planning policy to merit significant weight when determining planning applications. Through the examination of the East Riding Local Plan Strategy Document, the Council had accepted that a change to national planning policy, which introduced site size thresholds for securing affordable housing contributions, would need to be reflected in an amendment to Policy H2. Therefore, relevant proposals will be determined in accordance with the following considerations:

- As there are no 'designated rural areas' in the East Riding, the Council will not require affordable housing from developments of 10-units or less, and which have a maximum combined gross floor space of 1,000 sqm. In calculating the affordable housing requirement for development proposals, the Council will take into account the existing gross floorspace of any relevant vacant building(s) (see further guidance below on calculating the vacant building credit).

Open space

This clarifies that open space is only required for developments of MORE than 10 dwellings or 1000 sq m. The Local Plan includes;

- 9.30 The Council will usually require open space to be provided on-site. In some cases, where it is not practicable to provide open space on-site, it may

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be delivered through Planning Obligations and/or CIL in accordance with national planning policy on planning obligations. For example, if there is a shortfall in a type of open space that cannot practically be delivered on-site, such as woodland (a semi natural and natural green space). Obligations will only be sought from developments of more than 10 housing units or more than 1000sqm. Further guidance on the circumstances where open space should be provided on or off-site and what form this should take, including off-site contributions, will be set out in a Supplementary Planning Document.

The SPD includes;

7.3 The supporting text to policy C3 confirms open space will only be sought via a planning obligation from developments of more than 10 housing units or more than 1,000m².

Transport

The development would not require a Transport Assessment or Travel Plan.

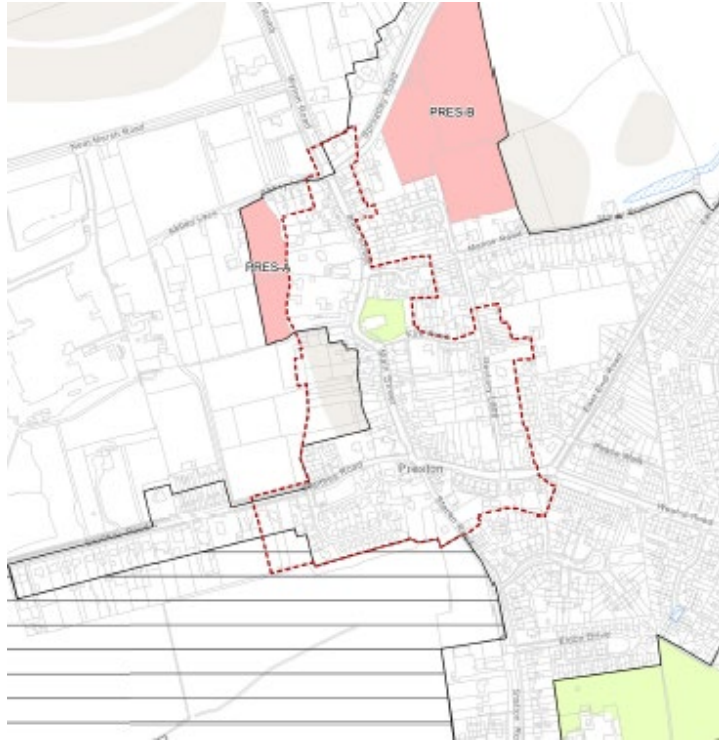
- 3.6 The Council is preparing a replacement local plan. This has been submitted to the Secretary of State.
- 3.7 The draft local plan allocates the site for residential development;

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3.8 The Allocations Document includes;

Policy PRES-A – Land South of Abbey Lane (0.76ha)

This site is allocated for housing development. Proposals will be required to:

- a. Provide additional landscaping to the southern and western boundaries;
- b. Incorporate connection to the Public Right of Way running along the southern boundary; and
- c. Demonstrate through the submission of appropriate levels of evidence that development will result in no adverse effects (alone or in combination) on the integrity of Habitats sites.

43.7 This previously allocated site adjoins existing development to the north and east, and has an indicative capacity of 9 dwellings, based on the latest application for planning permission. To ensure pedestrian links to the services and facilities in the centre of Preston, it is important that the layout of development on this site includes connection to the Public Right of Way that runs along the southern boundary. The

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potential risk of contamination from infilled land on the site, as well as potential contamination on adjacent land, will need to be appropriately investigated, and any necessary remediation or mitigation carried out, before development takes place. Abbey House farmhouse, which is adjacent to the site, is a Grade II Listed Building and development proposals must ensure that its features and setting are preserved.

43.8 Additional landscaping will also be required along the southern and western boundaries to soften the impact of the development, provide a buffer to the Cranswicks Country Foods site, and integrate the development into the surrounding landscape. As the Preston Conservation Area is adjacent to the eastern boundary, it is also important that proposals pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Preston Conservation Area Appraisal.

43.9 The site includes an area of future flood zone 3, the sequential test should be applied within the site to determine the site layout and proposals in this zone should meet the mitigation measure requirements for Flood Zone 3a as set out in the SFRA.

3.9 The relevant policies in the draft plan are;

Policy H1: Providing a mix of housing and meeting needs

A. New residential development should contribute to the overall mix of housing in the locality by providing a range of house types and sizes, responding to the needs identified in the Local Housing Need Assessment.

Development should, in particular, consider:

1. The needs of older people, including the provision of accessible and adaptable housing and specialist accommodation which may include bungalows;
2. The needs of first time buyers;
3. Existing housing stock, as set out in the Annual Monitoring Report; and
4. Current demand.

It is expected that new development will improve the housing mix in settlements to better reflect the needs set out in the latest Local Housing Need Assessment unless an alternative mix can be justified.

B. A minimum of 5 per cent of new market plots on sites providing 20 or more dwellings should be made available as self or custom build plots, where

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appropriate, unless this requirement would have an unacceptable impact on the economic viability of the proposed scheme.

C. All new build dwellings should be built to the nationally described space standards. New dwellings created through a change of use or conversion should meet the nationally described space standards where possible.

D. A minimum of 30 per cent of new market dwellings and all affordable dwellings should be built to building regulation M4 (2) – ‘Category 2 – accessible and adaptable dwellings’ (and any subsequent updates), unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme or this not practical due to site specific circumstances.

E. The Allocations Document Update makes specific provision for specialist housing. Additional proposals for specialist housing, as set out in Table 7, will be supported where they:

1. Are within or well related to the development limits of a Major Haltemprice Settlement, Principal Town, Town, Rural Service Centre, or Primary Village; and
2. Meet an identified local need for the type and scale of development proposed, including a level of care proposed, reflecting the latest Local Housing Need Assessment.
3. Are of a scale and design that is appropriate to the role, character and appearance of the settlement.

Policy H2: Providing Affordable Housing

A. Affordable housing will be required as part of housing developments, including where it would form part of a wider site or allocation in line with national thresholds.

B. Development that the thresholds in Part A should:

1. Achieve the level of affordable housing provision (Table 8) for the appropriate affordable housing area (Figure 7), unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme;

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2. Provide 25 per cent of the affordable housing units as First Homes with the remainder meeting identified needs recommended in the latest Housing Needs Assessment; and

3. Provide affordable housing on-site unless it can be robustly demonstrated that an off-site contribution would be more appropriate.

Where affordable housing is accepted below the requirements of Policy H2, the Council will consider using review mechanisms to reassess viability over the lifetime of a development project.

C. Rural exception sites for affordable housing will be supported where they:

1. Are well related to the development limits of a Major Haltemprice Settlement, Principal Town, Town, Rural Service Centre or Primary Village; or

2. Are within or well related to the development limits of a Village; and

3. Are of a scale and design that is appropriate to the role, character and appearance of the settlement; and

4. Provide for 100 per cent affordable housing. If it is demonstrated that this is not achievable, market housing units will be allowed if they support the delivery of at least 80 per cent of the units as affordable housing; and

5. Meet an identified need for the type and scale of development proposed.

D. First Homes exception sites for affordable housing will be supported where they satisfy criteria 1-4 set out in part C of Policy H2. Where other affordable tenures are proposed on a First Homes exception site applicants are expected to provide evidence of an identified need for the mix proposed.

E. The tenure split, size and type of affordable housing will be informed by the latest Local Housing Need Assessment, Local Plan Viability Study, the housing register, housing surveys and the level and type of existing affordable housing in the locality.

F. Where affordable housing is provided as part of a mixed tenure site it should be integrated into the development in terms of its design and layout.

Policy H4: Making the most efficient use of land

A. Proposals for new residential development will be supported where they make the most effective use of land or buildings. This will be achieved through

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encouraging the re-use of suitable previously developed land and supporting proposals that provide the optimum housing density.

B. Proposals should seek to provide a density appropriate for the local area taking into consideration:

1. Proximity to a Town or District Centre;
2. Proximity to a railway station or core bus route within the Major Haltemprice Settlements, Principal Towns or Towns;
3. The character of the surrounding area; and
4. The identified need for different types of housing.

C. Development proposals that relate to only part of a larger allocated site will need to demonstrate how the development would form part of a comprehensive scheme for the whole site and that this will not prejudice the development of the whole site. Appropriate conditions and legal agreements will be used where it is necessary to ensure that the full range of infrastructure is provided for.

D. Where a site shares a boundary with an undeveloped site, access roads and utilities must be provided up to the boundary edge of sites where there is the potential for future development.

Policy ENV1: Integrating high quality design

A. All development proposals will:

1. Contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use;
2. Seek to minimise the demand for energy and make prudent and efficient use of natural resources, particularly land, energy and water; and
3. Seek to maximise the use of decentralised and renewable or low carbon technologies.

B. Development will be supported where it achieves a high quality of design, which optimises the potential of the site and contributes to a sense of place and beauty. This will be accomplished by:

1. Having regard to the specific characteristics of the site's wider context and the character of the surrounding area;
2. Incorporating an appropriate mix of uses on the site;
3. Having an appropriate scale, density, massing, height and material;

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4. Having regard to the amenity of existing or proposed properties;
5. Ensuring the proposal does not have an unacceptable impact on existing uses in the surrounding area;
6. Ensuring the proposal does not result in unreasonable restrictions being placed on existing uses;
7. Having an adaptable layout for sites and/or buildings, which takes into account the needs of future users;
8. Having regard to healthy lifestyles;
9. Incorporating energy efficient design and arrangements to manage waste;
10. Incorporating hard and/or soft landscaping, alongside boundary treatment of an appropriate scale and size, to enhance the setting of buildings, public space and views;
11. Promoting equality of safe movement for all within the site, including access, egress and minimising highway safety risks;
12. Having regard to features that minimise crime and the perception of crime;
13. Considering the use of public art, where the sense of place and public access or view would justify it;
14. Ensuring infrastructure, including green infrastructure, drainage, SuDS and flood mitigation, are well integrated into the development;
15. Ensuring that new streets are tree-lined, unless this would be inappropriate, and that opportunities are taken to incorporate trees elsewhere in developments. Proposals should ensure appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible;
16. Incorporating, nature conservation and biodiversity net gain into the proposal;
17. Incorporating, where appropriate, a reduction in the vulnerability and increase in resilience to climate change;
18. Considering the use of the latest technologies and materials to improve building quality;
19. Considering the appropriate use of local materials, architectural styles and features that have a strong association with the area's landscape, geology and built form, with particular attention to heritage assets; and

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20. Safeguarding the views and setting of outstanding built and natural features and skylines within and adjoining the East Riding, including those features identified in Policies A1-A6.

C. Innovative design incorporating new materials and technologies will be supported where the local context and sub areas, with their diverse landscapes, geologies, historical background and built form, have been fully considered as part of the design process.

Policy C3: Providing public open space for leisure and recreation

A. Proposals should maintain and/or enhance the quantity, quality and accessibility of open space and address any shortfalls in provision, when measured against the standards set out in Table 15.

B. Residential development of 10 or more dwellings or of a combined gross floor space of 1000m² or more that increases demand for open space will be required to provide for an amount of open space per dwelling in line with the following:

1. 13.5m² per 1 Bedroom Dwelling
2. 32.8m² per 2 Bedroom Dwelling
3. 52.1m² per 3 Bedroom Dwelling
4. 77.2m² per 4 or more Bedroom Dwelling

Where practicable, open space should be provided on-site and link in well with other green infrastructure features as described in Policy S9.

C. Proposed open space, including open space required to make up existing shortfalls in provision, will be identified in the Allocations Document Update or a Neighbourhood Plan.

D. Existing and proposed open spaces are shown on the Policies Map Update. Proposals resulting in the loss of an existing open space, sports and recreational buildings and land, will only be supported where:

1. Assessments of existing provision against local standards demonstrate the land is surplus to requirements for all of the functions that open space can perform; or
2. Replacement open space to an equivalent standard or better, in terms of quantity, quality and accessibility, is provided; or

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3. The development is for alternative sports and recreation provision, for which there is a deficit; and
4. The loss of open space would not have an unacceptable detrimental impact on the amenity or character of the area.

4.0 National Planning Policies

- 4.1 NPPF includes a requirement that development should achieve a high standard of design.
- 4.2 Housing should meet the needs of the community.
- 4.3 Land should be used efficiently.
- 4.4 Heritage assets should be safeguarded.
- 4.5 At the time of amending this statement a revised NPPF is imminent. The statement will be amended if necessary to take account of the new NPPF.

5.0 Discussion

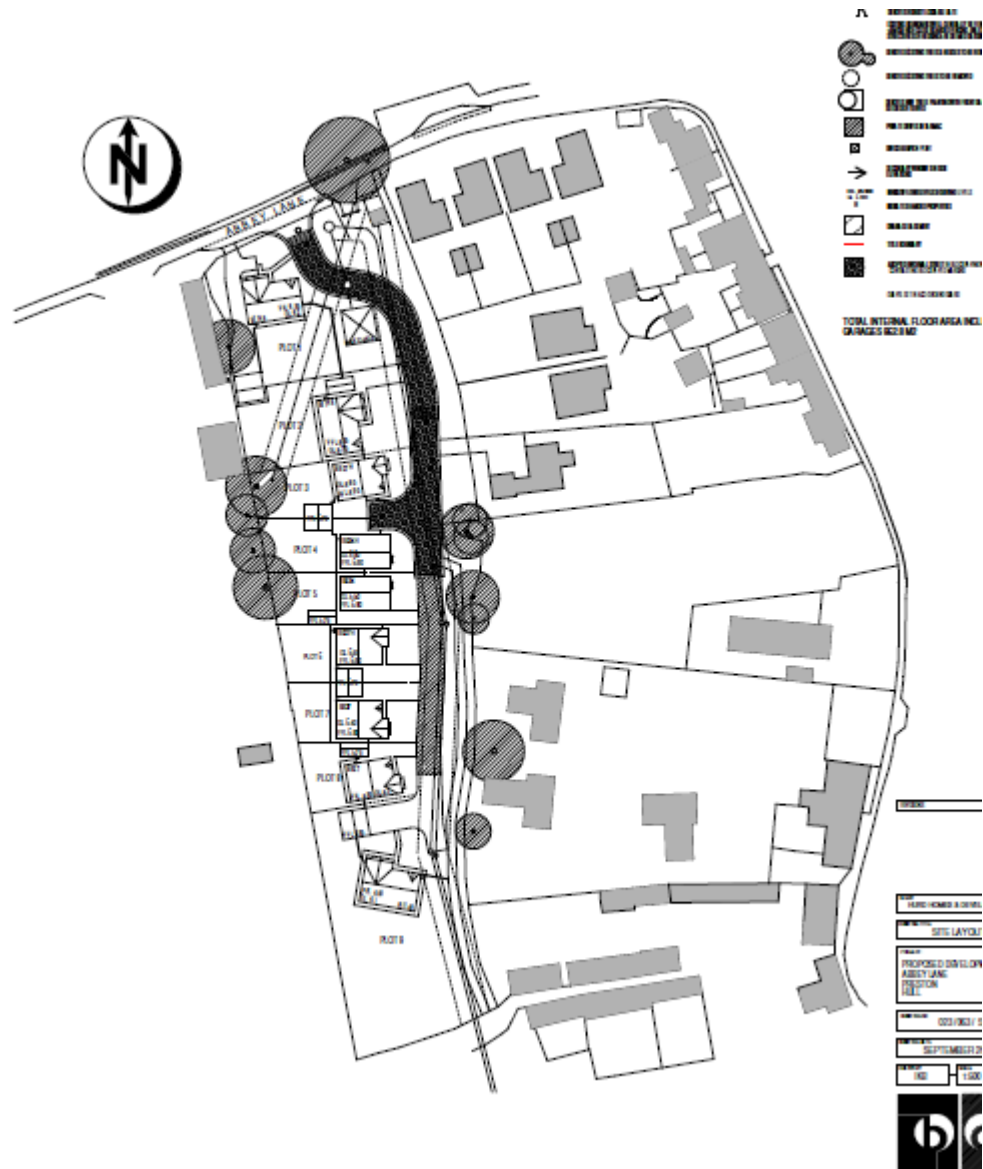
- 5.1 The starting point for consideration of this application is the Development Plan. This allocates the site for residential development.
- 5.2 The policy itself has two requirements;
 - This site is allocated for housing development. Proposals will be required to:
 - a. Provide additional landscaping to the southern and western boundaries; and
 - b. Incorporate connection to the Public Right of Way running along the southern boundary.
- 5.3 Landscaping was required by a condition. It can be provided on the south and west boundaries. The landscaping will be incorporated within dwelling curtilages. The Council has the power to make a Tree Preservation Order to ensure that landscaping is retained.
- 5.4 The policy also requires the provision of a connection to the public right of way on the southern boundary. This is shown in the submitted layout.

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5.5 The footpath link is an extension of the adoptable highway and does not conflict with the private drive which extends south from the adoptable highway.

5.6 Preston Parish Council objected to the footpath link;

5) The suggested use of Nunn’s Walk PROW as a suitable means for these new residents to get into the Main street of Preston is an insult, As the Chair of the Planning Committee who voted in favour of the application last year to build 20 dwellings was not even prepared to walk it and that was in the

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middle of the day !!! The PROW is narrow and with views of open Countryside is a pleasant walk as long as you do not need to push a pram or wheelchair down it and anyone using a mobility scooter can forget it as there is no way they can exit into the village via the turnstile. Surely this would make it totally impractical as an option but there is more the PROW has no lighting and to expect someone to Have to use it to get home is asking them to risk a fall or worse on the uneven surface which is Part of the Heritage of this Village and is to be retained and celebrated but not as a main thoroughfare.

- 5.7 The Council's Countryside Section said;
- As application has met the requirement to provide a link to the adjacent Public Right of Way, the Countryside Access Team has no objection to the application. The link should be a 1.2 metre wide gap in the boundary in order to meet Equality Act requirements, no structure will be authorised unless the applicant can show that it meets Highways legislation requirements. The link path should be made up to the standard required to included in the S38 agreement.
- 5.8 The Highway Officer suggested that a condition be imposed;
- 2) No dwelling on the site shall be occupied until the pedestrian access linking the site to PRow to the south of the site has been provided in accordance with the approved plans. Provision shall thereafter be retained for this pedestrian access to the development.
- 5.9 The applicant has offered the footpath link because the Local Plan expects it. The Parish Council do not want it. The applicant agrees with the Parish Council and is more than happy to delete this part of the proposal if requested to.
- 5.10 The Local Plan also expresses a number of "desires" about the form of development.
- 43.5 This site adjoins existing development to the north and east, and has an indicative capacity of 20 dwellings. In order to ensure pedestrian links to the services and facilities in the centre of Preston, it is important that the layout of development on this site includes connection to the Public Right of Way that runs along the southern boundary. The potential risk of contamination from infilled land on the site, as well as potential contamination on adjacent land, will need to be appropriately investigated, and any necessary remediation or mitigation carried out, before development takes place. Abbey House

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farmhouse, which is adjacent to the site, is a Grade II Listed Building and development proposals must ensure that its features and setting are preserved. 43.6 Additional landscaping will also be required along the southern and eastern (the policy says western and it has been confirmed that this is correct) boundaries in order to soften the impact of the development, provide a buffer to the Cranswicks Country Foods site, and integrate the development into the surrounding landscape. As the Preston Conservation Area is adjacent to the eastern boundary, it is also important that proposals pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Preston Conservation Area Appraisal.

5.10 *This site adjoins existing development to the north and east, and has an indicative capacity of 20 dwellings.*

5.10.1 Policy H4 relates to the density of new development. It expects developments to achieve a density of 30 dwellings per hectare unless a lower density can be justified. The Local Plan expects a density of 26 dph. The application is for 9 dwellings.

5.10.2 It is considered that a lower density is justified in this case for a number of reasons.

5.10.3 Although the Council assured the Inspector who dealt with the Local Plan that all draft allocations were acceptable in road safety terms, Abbey Lane is clearly of a restricted width and would not be able to accommodate traffic generated by 20 dwellings.

5.10.4 The draft replacement Local Plan now refers to 9 dwellings.

5.10.5 There is a rising main running north to south. This cannot be diverted or built over. This limits the form of development and developable area.

5.10.6 Heritage issues, as discussed below, represent a serious constraint to the form of the development.

5.10.7 The previous officer report included;

1.3 Although the current proposals would offer less housing on the site and would not offer benefits such as affordable housing or open space contributions that would have been anticipated under its allocation, constraints associated with the site are considered to impose restrictions on what is achievable in terms of development upon it and the proposals are considered to present a suitable compromise.

Nothing has changed, except the draft replacement plan which actually allocates the site for 9 dwellings.

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5.11 *In order to ensure pedestrian links to the services and facilities in the centre of Preston, it is important that the layout of development on this site includes connection to the Public Right of Way that runs along the southern boundary.*

5.11.1 As explained above, this is to be provided. However, the applicant notes the objection from the Parish Council and is happy to delete it if necessary.

5.12 *The potential risk of contamination from infilled land on the site, as well as potential contamination on adjacent land, will need to be appropriately investigated, and any necessary remediation or mitigation carried out, before development takes place.*

5.12.1 A contamination report was submitted with the outline application and is resubmitted.

5.12.2 The outline permission did not require any further work in respect of contamination, and the "In the event of contamination being found" condition was imposed;

6. In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the local planning authority. An appropriate investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared by competent persons and submitted to the Local Planning Authority for approval. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

This condition is imposed to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

The Environmental Health Officer has commented;

I have reviewed the Phase 1 Desk Study by T.L.P. Ground Investigations (dated 25th November 2016) which also builds upon another report by the same company entitled Preliminary Geo-Environmental Investigation - Proposed Residential Development, Abbey Lane, Preston, East Yorkshire. Dated 22/11/2016. The report does not recommend any further sampling or site remediation but it is sensible, given the sensitive end use proposed, to

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recommend the following condition so that in the event any previously unidentified contamination is encountered during the development it can be dealt with.

2. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the local planning authority. An appropriate investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared by competent persons and submitted to the local planning authority for approval. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

The applicant does not object to this condition.

5.13 *Abbey House farmhouse, which is adjacent to the site, is a Grade II Listed Building and development proposals must ensure that its features and setting are preserved.*

5.13.1 Abbey House farmhouse is adjacent to but not within the site. The development has no effect on the features. As can be seen from the photograph (below), the buildings which are adjacent to the boundary are not appropriate for a listed building.

5.13.2 The dwellings proposed on the site are all single storey and will not adversely affect the setting of the listed building.

5.13.3 Heritage issues are discussed in more detail in the Heritage section below.

5.14 *Additional landscaping will also be required along the southern and eastern (the policy says western and it has been confirmed that western is correct) boundaries in order to soften the impact of the development, provide a buffer to the Cranswicks Country Foods site, and integrate the development into the surrounding landscape.*

5.14.1 As explained above, landscaping can be provided.

5.15 *As the Preston Conservation Area is adjacent to the eastern boundary, it is also important that proposals pay special attention to the desirability of preserving or*

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enhancing the character or appearance of that area. Guidance on this is provided in the Preston Conservation Area Appraisal.

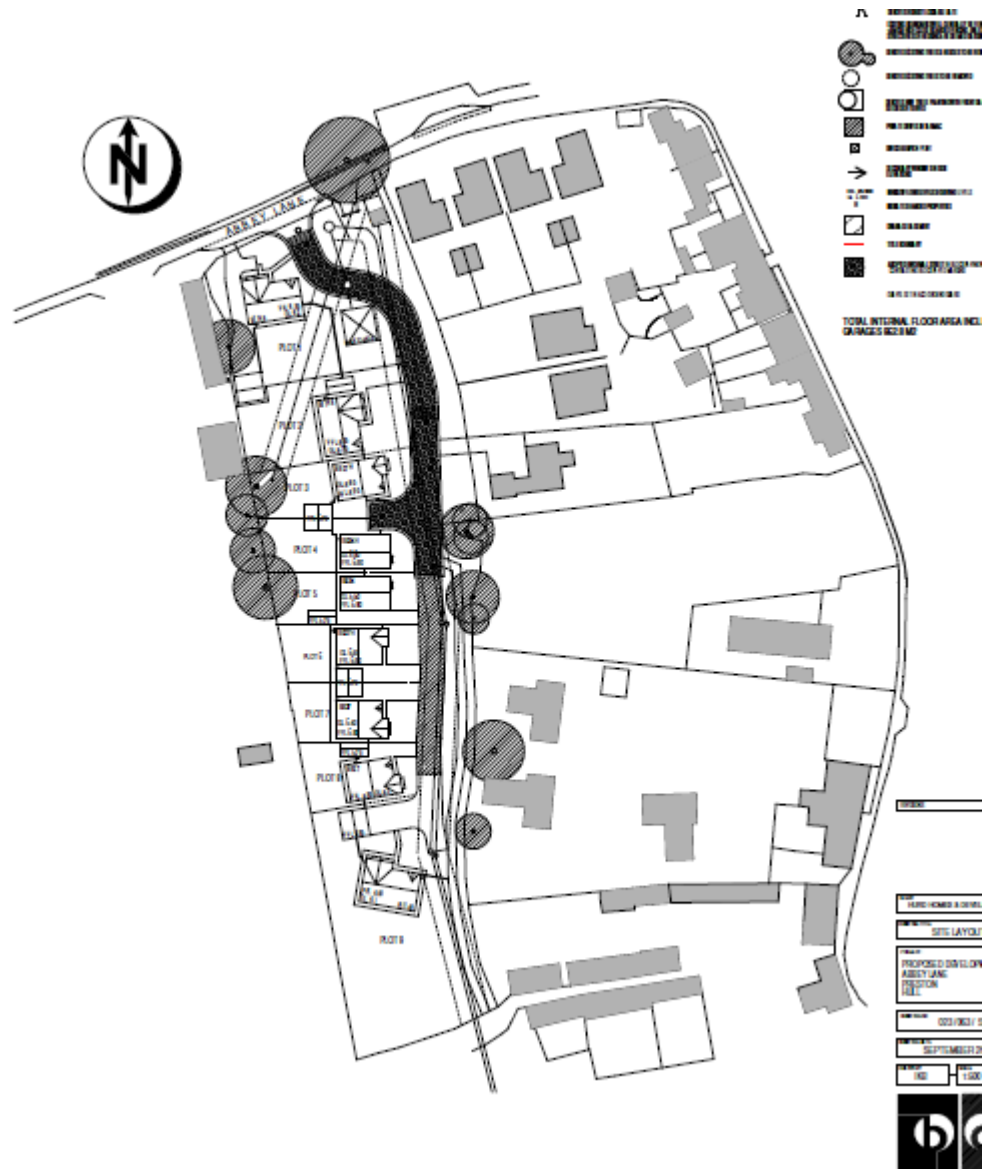
- 5.15.1 The dwellings are to a simple design. All are single storey. The development will have a neutral effect on the conservation area.
- 5.15.3 Heritage issues are discussed in more detail in the Heritage section below.
- 5.16 Policy ENV1 deals with design. The policy includes a requirement that development does not adversely affect neighbouring properties. The development will not have an adverse effect on the amenities of any existing dwelling.
- 5.17 The application site includes an access to a relatively recent dwelling, Greyfriars. The applicants own the access. The layout makes provision for access to this property.

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5.18 Abbey Lane

5.18.1 At the outline stage (remembering that this is a full application and is not bound by the outline) the Council required improvements to Abbey Lane.

5.18.2 Details will be resubmitted in response to a further condition.

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- 6.0 Conclusion
- 6.1 The site is allocated for residential development in the adopted Local Plan and this is reaffirmed by the draft replacement plan.
- 6.2 This application seeks to put into effect the provisions of the Plan.
- 6.3 The development is for 9 dwellings, which is what has previously been approved.

B. Information required for Outline Planning Applications

Not an outline application

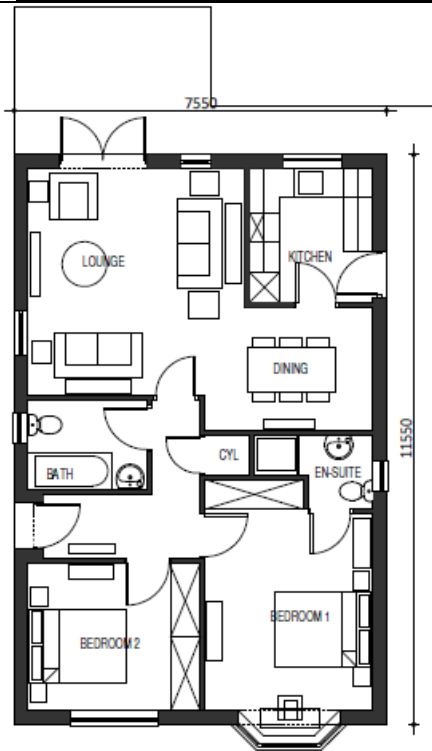
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C2. Existing and proposed floor plans



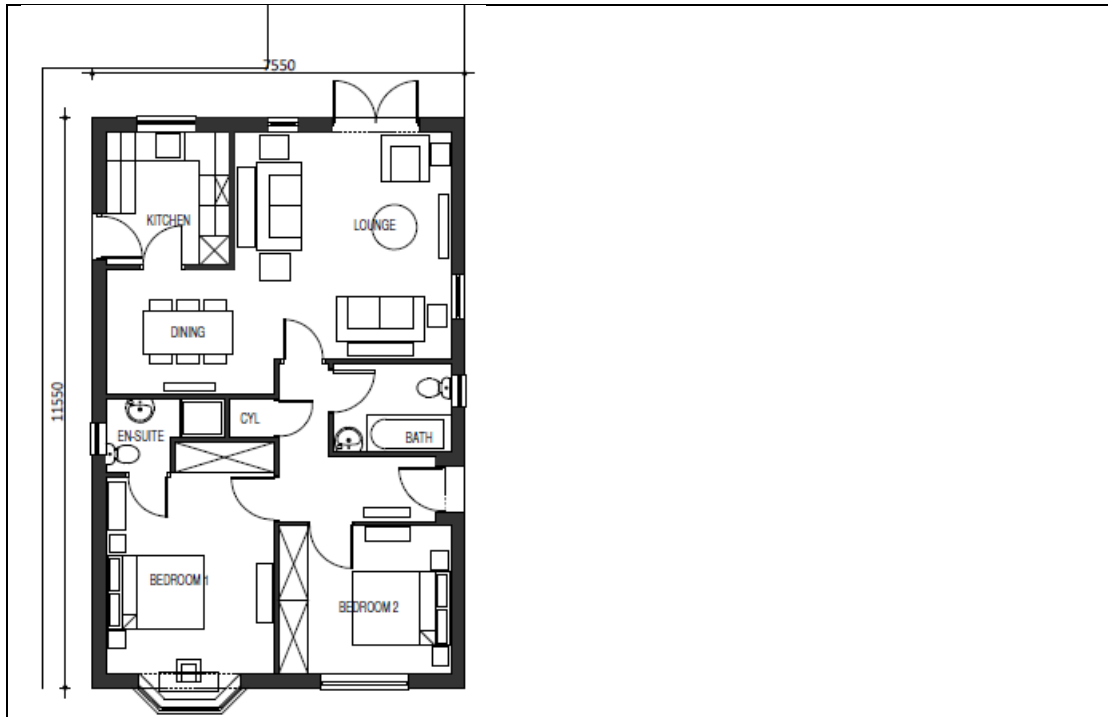
2 bed bungalow. Type B834
77.5 sq m

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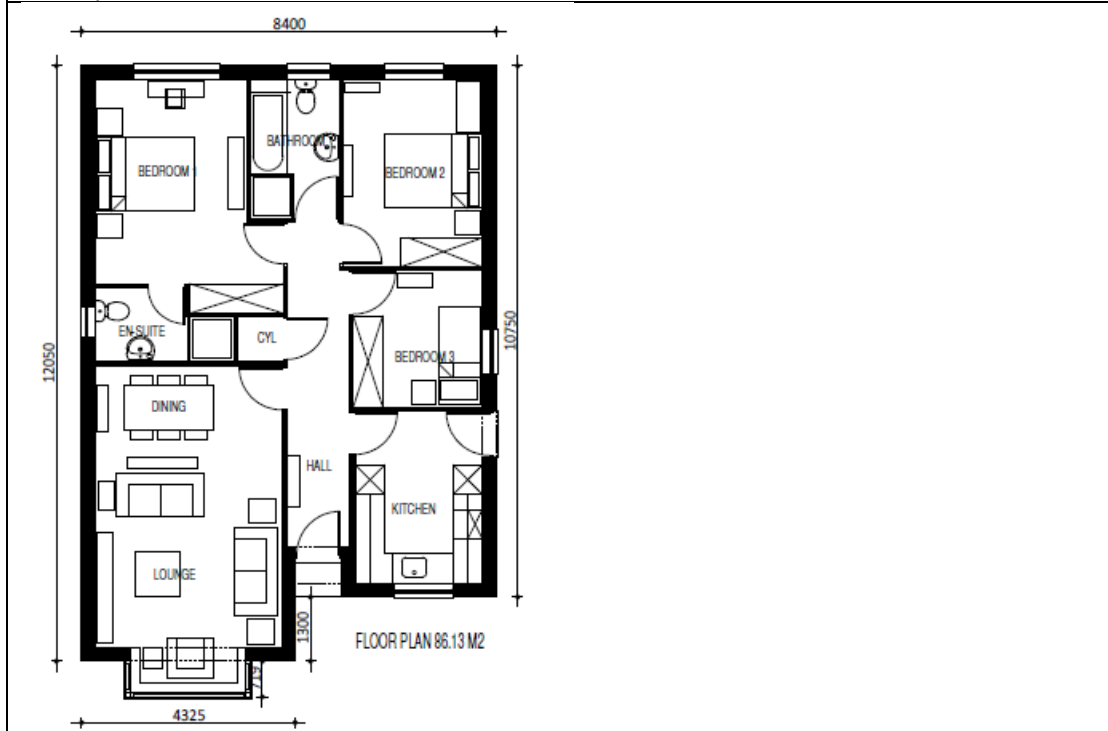
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2 bed bungalow handed. Type B834
77.5sqm



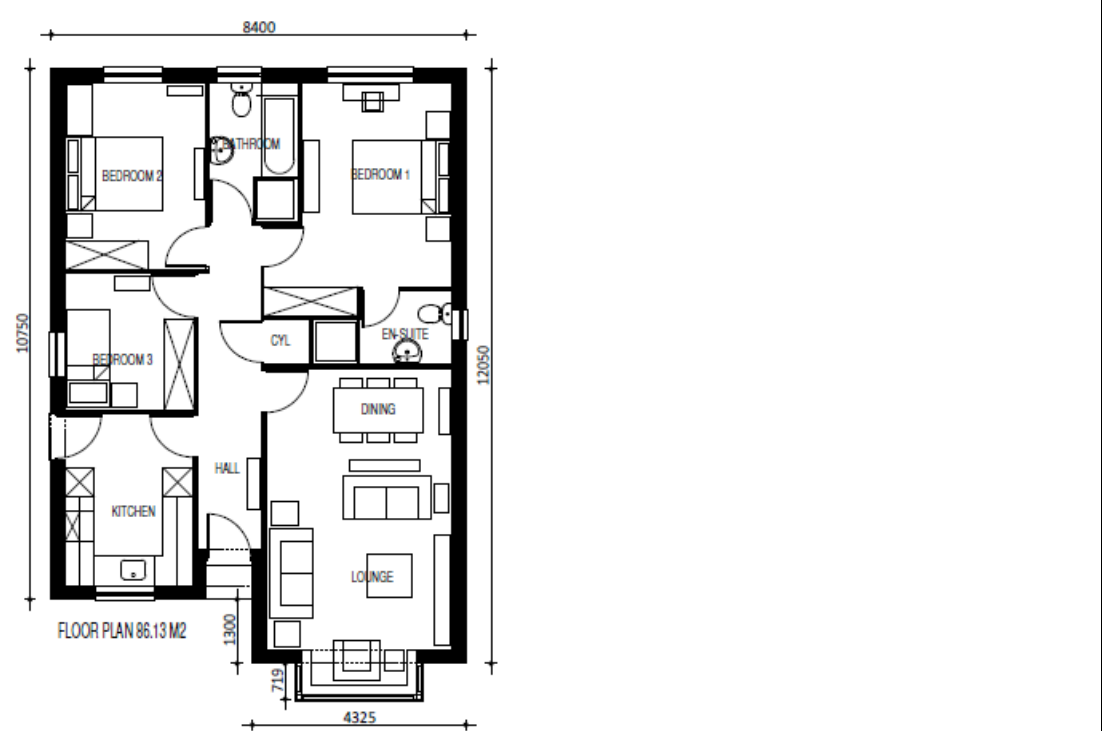
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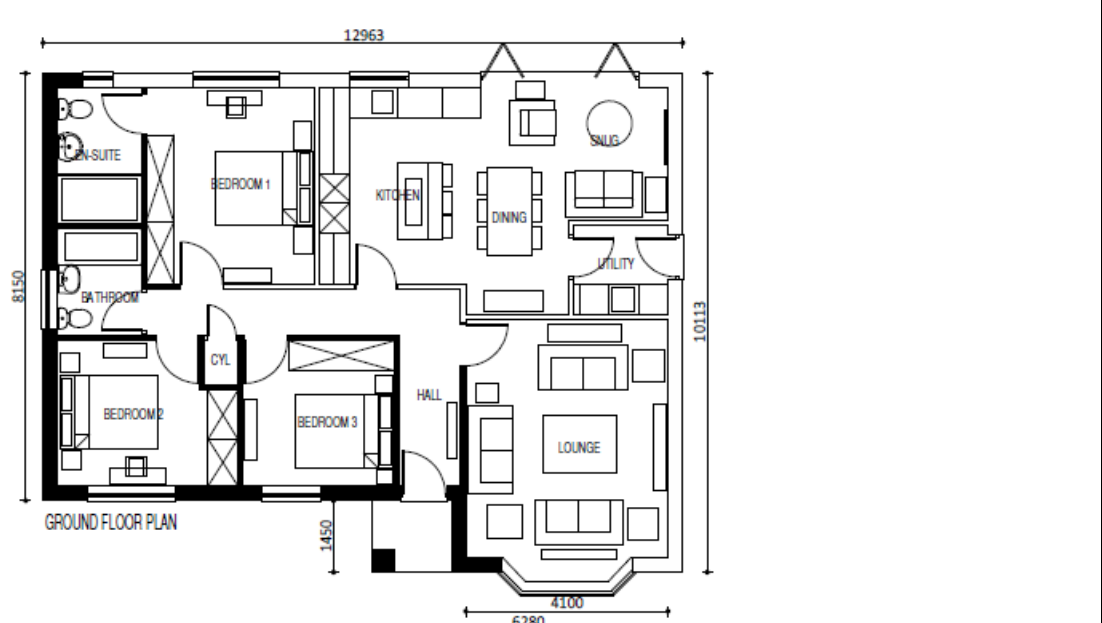
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3 bed bungalow. Type B927
86.13 sqm



3 bed bungalow handed Type B927
86.13 sqm



3 bed bungalow Type B1148

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106.7 sqm			
Existing	No	Proposed	Yes

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C3. Existing and proposed elevations



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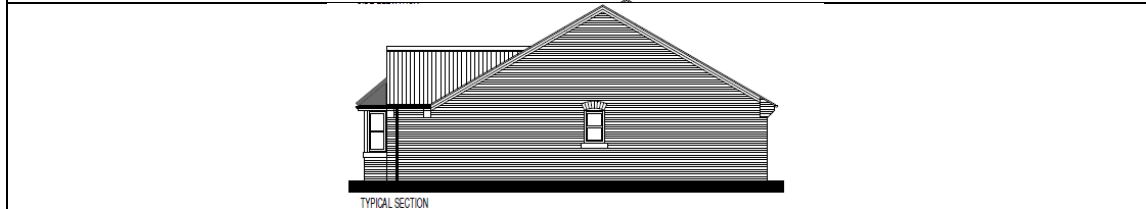
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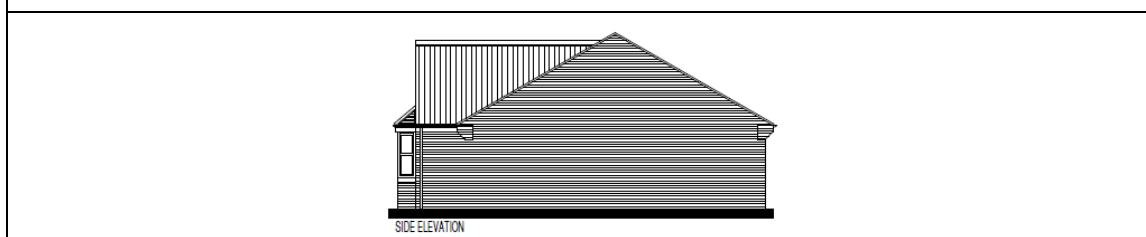




3 bed bungalow Type B927



3 bed bungalow handed



3 bed bungalow

Existing	No	Proposed	Yes
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C4. Existing and proposed site sections and finished floor and site levels

Existing	No	Proposed	Yes
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of any relevant vacant building(s) (see further guidance below on calculating the vacant building credit).

The development is for 9 dwellings, and therefore falls under the threshold of 10 dwellings or less.

The site is not part of a larger allocation.

The draft local plan refers to 9 dwellings.

The total floor space of dwellings is 718.2 sqm. If garages are included the total floorspace is 930 sqm .

The floorspace is below 1,000 sqm.

Affordable housing is not required.

F# Housing Mix

Policy H3 states;

Policy H1: Providing a mix of housing and meeting needs

A. New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.

B. The provision of specialist accommodation, especially for older people, will be required as part of the housing mix on larger allocations where they meet an identified need, unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme. Specialist accommodation on non-allocated sites will be supported within the development limits of settlements, where the proposal is of an appropriate scale in relation to the settlement.

The SPD includes;

2.5 The 2016 SHMA considers what types of homes, both affordable and market, will be needed over the period to 2029 (with an initial focus on the period up to 2021).

This analysis takes account of future changes to population and household structure. It concludes there will be a significant increase in lone person households and couples over 65 and an increase in the number of households with one dependent child. Using this information, there is an identified need for:

- Smaller market dwellings for elderly households;
- Smaller two and three bedroom market dwellings for families and single person households; and
- Smaller one and two bedroom affordable homes.

3 Decision Making

3.1 The indicative mix of mix of market houses provided in the 2016 SHMA should not be applied prescriptively and are only a starting point for considering how residential development can contribute to the overall mix of housing. It is important to adopt a balanced approach to this issue and recognise that policy requirements should not be seen in isolation from the need to encourage development coming forward.

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3.2 There may be site specific considerations that could affect housing mix and justify a deviation from the SHMA. Relevant considerations affecting housing mix include:

- Local design considerations (e.g. character and density);
- Site specific constraints (e.g. trees, ground levels and gradients); and
- Data on the size of the existing housing stock in the area.

3.3 Data on the size of existing housing stock (see Appendix A) should be taken into account when determining the mix of housing on new developments and may suggest local over/under provision of certain sized houses when compared to the overall East Riding target.

	1 bed	2 bed	3 bed	4 bed
Preston	3%	35%	46%	15%
East Riding target	0-5	35-40	40-45	10-15
Above /On/Below Target	On	On	Above	On
Proposal	0	22%	78%	0%

Developments which are purely single storey are rare. The local plan recognises the need for bungalows in the housing market;

6.7 The Housing Survey found that 20% of older people (over the age of 65) across the East Riding want to move to smaller (one or two bed) accommodation within the next five years. It also shows that the majority of people over 60 living in the East Riding would prefer to live in their own home. Whilst support and care can be provided to people in their own homes, in some cases it is better for people to move to more appropriate housing, for example a bungalow or specialist accommodation. The different types of specialist accommodation are set out in Table 5.

This development would help to meet that need.

Although the Council has not yet applied National Space Standards (but will do when the Local Plan is adopted) it is noted that the minimum space for a SINGLE bedroom is 7.5 sqm. In the 4 no smaller "3" bed bungalows the third bedroom is just 7.5 sqm. It is more likely that it will be used as a hobby room or office than as a bedroom. In this case the housing mix would be 7 * 2 bedroom dwellings and 2 * 3 bedroom.

The housing mix is the same as previously approved.

G Biodiversity and/or Geological Survey and Report
Attached. It concludes; Recommendations include: Badgers: - No further survey work or mitigation required Bats: – No further survey work required.

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Enhancement measures recommended

Great crested newts: – No further survey work or mitigation required

Nesting birds: – No further survey work required.

Recommendations and mitigation proposed

Reptiles: - No further survey work or mitigation require.

H Flood Risk Assessment



Not within an area which is at risk from flooding.
The site is less than 1ha.

A flood risk assessment is NOT required.

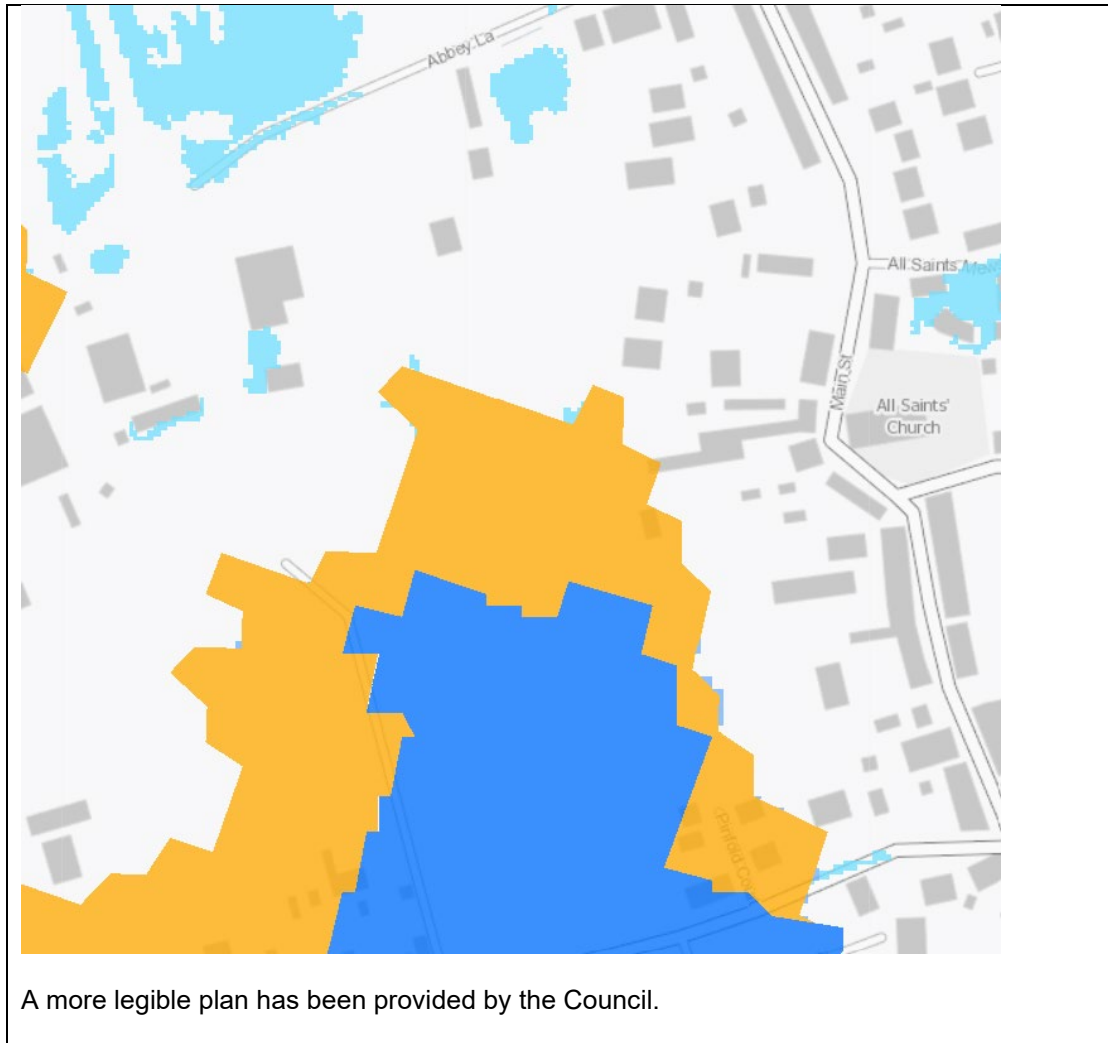
The SFRA Shows a proposed Flood Zone 3, and this is referred to in the draft allocation;

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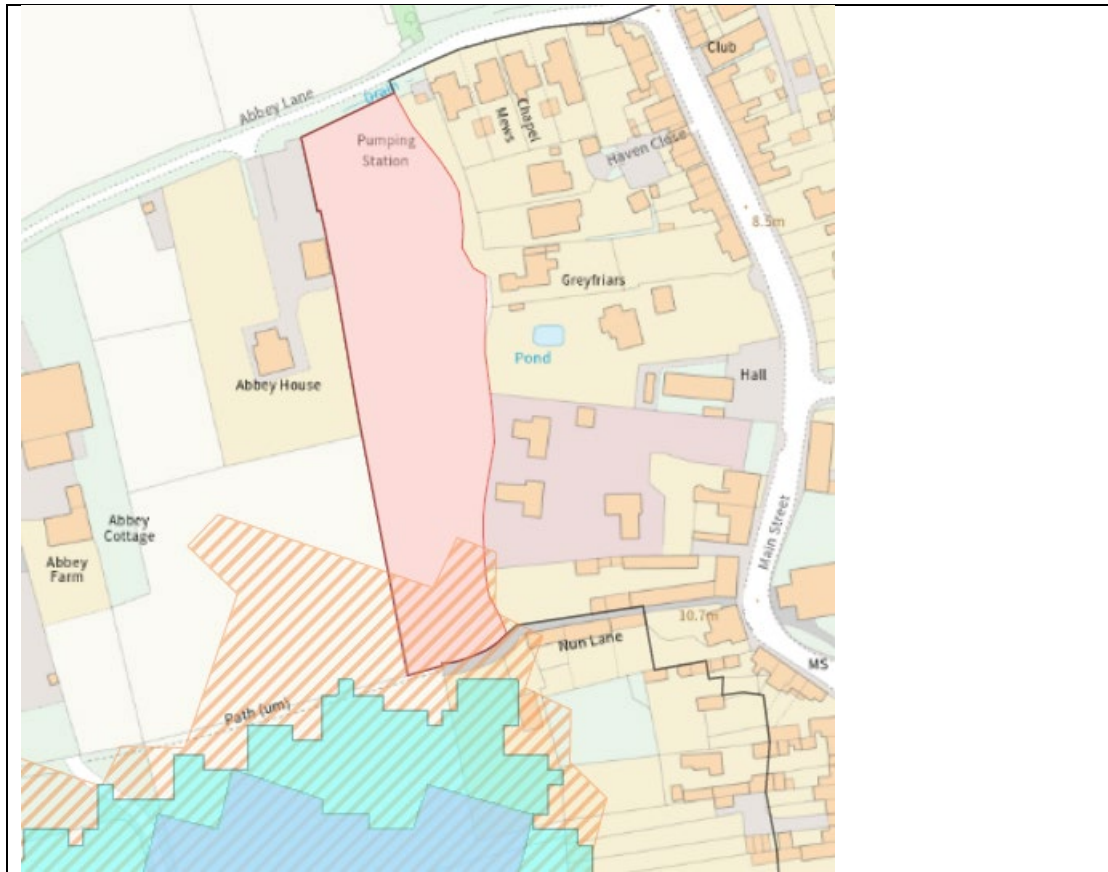


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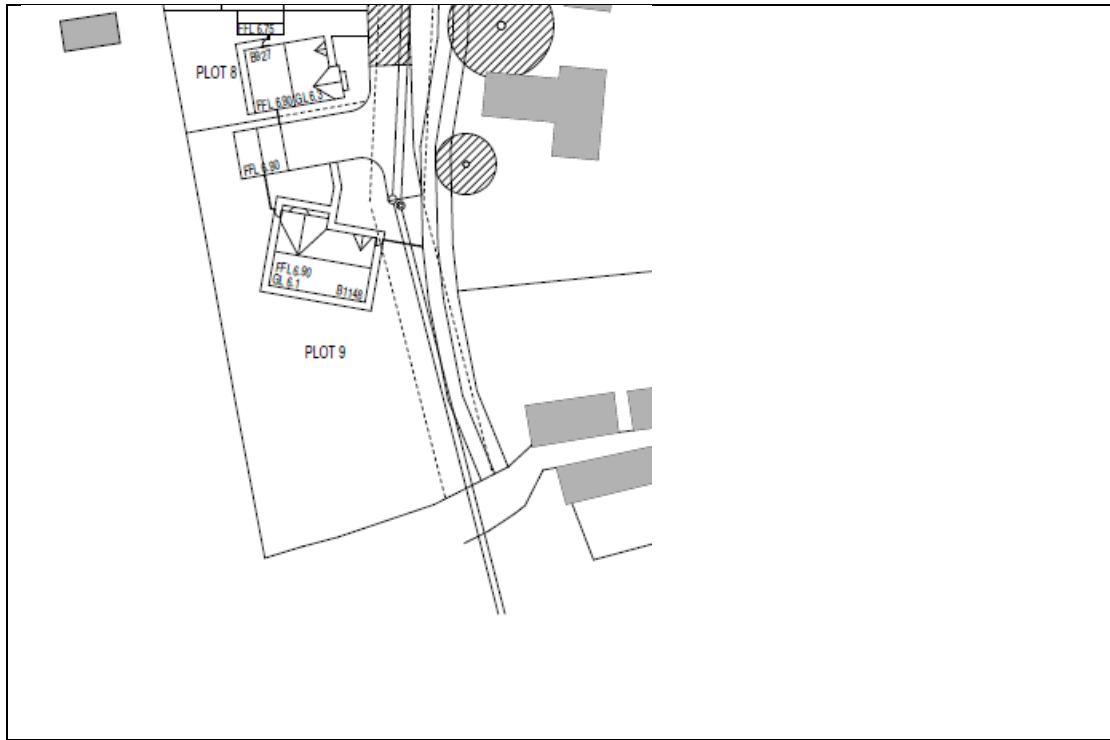
The footprint of the dwelling on plot 9 is outside the possible flood zone (shown orange hatch).

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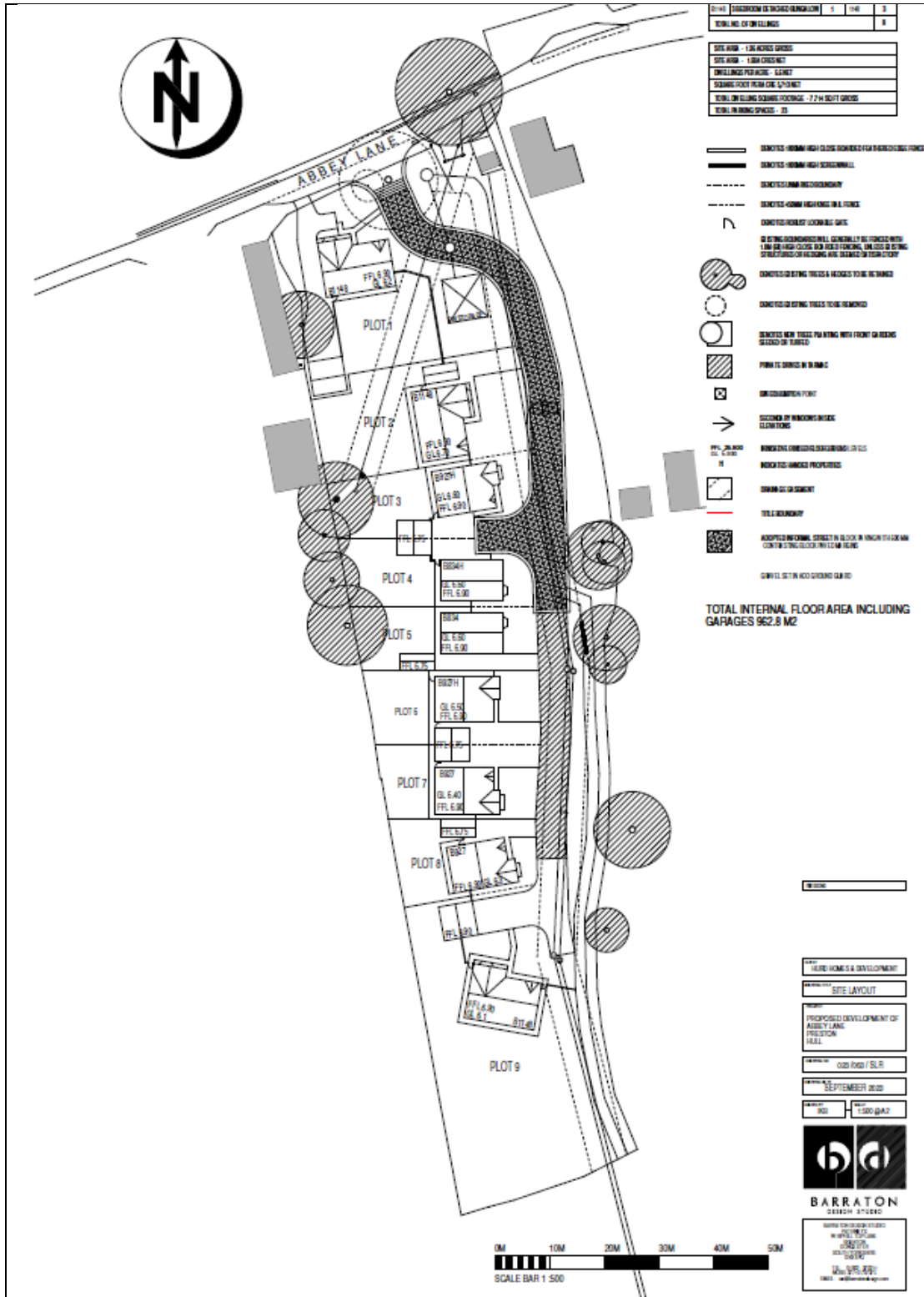


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I Foul and Surface Water Assessment

Details of foul and surface water drainage were submitted and approved pursuant to the previous approval. Those details will be resubmitted.

J Heritage Statement

A. Archaeology

An archaeology scheme was submitted following the previous approval. The work was carried out. No further archaeological work is required.

B. Listed Buildings



TA 13 SE, ABBEY LANE (south side) 1/28': Abbey House Farmhouse -II . Farmhouse. 1820-40, perhaps with earlier origins; alterations and additions to rear of c1965. Yellow-grey brick in Flemish bond to front and right return; left return in thin red brick. Welsh slate roof. 2-room, central entrance-hall plan with later rear additions. South front: 2 storeys, 3 bays; symmetrical. Entrance has projecting Doric porch with slender columns carrying entablature with plain frieze, moulded cornice and flat hood; pilasters flanking 6-field-panel door and radial overlight in reveal. Large 12 pain sashes with narrow glazing bars in reveals with apainted ashlar sills and wedge lintels. Plain eaves board, corniced wooden gutter. Hipped roof. Corniced end stacks. Interior largely altered in C20.

The property is not included in the application site and the fabric of the building will not be touched by the development.

The dwellings are single storey and will not have an adverse effect on the listed building.

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See further comments following "Conservation Area" below.

C. Conservation Areas



The site is not in the Conservation Area but adjacent to it.

The character of the Conservation Area is described as;

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The character of the Preston Conservation Area is to be found in the close-knit back-of-pavement edge disposition of its properties throughout its central core. The importance of its Grade I Church at the high-point of the Area is central, (both literally and figuratively) to the cohesion of the village. Dwellings are predominantly two-storey - only the former Vicarage (three storeyed) rising above this. The landscape and street-scape of the Conservation Area is unashamedly hard.

The single storey dwellings will not detract from the character or appearance of the area.

The comments of the Conservation officer and historic England are set out above.

The officer report on the previous application contained a thorough discussion of heritage issues

7.12 Objections have been received in relation to the impact of development upon the character and appearance of the area, the setting of the adjacent Grade II Listed Building at Abbey House and the Conservation Area in the village. Historic England have raised no objections to the amended proposals for nine bungalows.

7.13 The area of the proposed residential development is currently a grassed field, largely surrounded by fencing and hedging, with existing dwellings (a mix of bungalows and houses) lying to the east and west. Abbey House to the west is a Grade II Listed Building and the Conservation Area of Preston lies just to the east of the site with the Grade I Listed Church of All Saints beyond existing development and tree cover further to the east. The location of the site is therefore sensitive.

7.14 In relation to these matters, the application would need to be determined in accordance with the statutory requirements of sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the policy requirements of sections 12 and 16 of the NPPF and Policy ENV3 of the East Riding Local Plan.

7.15 To take account of the sensitivity of the site, ERLP AD policy PRES-A recommended that measures needed to be taken to ensure that the features and setting of the Abbey House are preserved, and the special desirability of preserving or enhancing the character or

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appearance of the Preston Conservation Area. It has to be acknowledged that development cannot be achieved on the site without introducing some harm to the significance to the setting of designated heritage assets through reducing the open setting of the Preston Conservation Area to the east and that of listed Abbey House to the west.

It is considered that the applicant has taken appropriate measures to ensure the impact on the heritage assets are minimised, including a reduction in the number of dwellings proposed and the use of single storey buildings.

7.16 As detailed by the Conservation Officer, the level of harm caused to the significance of the heritage assets would be classed as less than substantial (i.e. the heritage asset would not be completely lost). The application would therefore need to be determined in accordance with paragraph 196 of the NPPF and Policy ENV(C) of the ERLP SD, to ascertain whether the public benefits of the development of an allocated site can be considered to outweigh the identified harm.

7.17 In considering the application site for inclusion within the ERLP AD, consideration was made in relation to any proposals needing to ensure the features and setting of the adjacent Listed Buildings were preserved and to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area within policy PRES-A and its supporting text. This is in accordance with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and planning guidance in section 16 of the National Planning Policy Framework as well as relevant policies in relation to heritage assets within the ERLP SD. Furthermore, outline planning permission has already been granted for the development of up to 20 dwellings on the land which remains extant. It has therefore been accepted that residential development of a suitable scale and design can be achieved on the site which would satisfy these interests as well as generally in terms of the character and appearance of the surrounding area at the time the site was allocated.

7.18 The proposals provide for a reduced number of dwellings on the site, all of which are lowrise single storey bungalows with a maximum height of 5.4m to roof ridge. Three styles of bungalow are proposed which are a mix of 2 and 3 bedroom properties. All have detached garages, some single and some double, with a maximum roof height of 5m. The designs and scale of the bungalows and garages is considered acceptable and they give variety within the layout. They would also be consistent in nature with the bungalows on Abbey Lane to the east of the site. Suitable external surface materials for the properties would need to be secured under an appropriate condition to ensure that they were sympathetic to surrounding

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development. The Conservation Officer has commented that bungalows are not typical of the Conservation Area. However the site is not within the conservation area, and bungalows are present within the immediate vicinity of the site.

7.19 The choice of bungalows is considered to represent the most appropriate form of development in balancing the level of harm on the adjacent heritage assets whilst providing an appropriate level of housing development on the allocation which would contribute towards meeting the housing needs of the village. Dwellings which were 2-storey in nature or a higher density of development on the site would significantly increase the level of harm compared to the proposals under consideration. On this basis, it is considered reasonable to remove permitted development rights for extensions to the roof form of the dwellings in order to allow a measure of control over further development which could affect these interests.

7.20 The layout of the development is influenced by the water main which runs along the eastern side of the site and its associated maintenance strip, and this area is largely occupied by the road serving the development. This provides good separation between the bungalows and residential properties to the east. The bungalows are orientated so that their rear gardens face west which aids in maintaining some sense of space between them and the listed dwelling at Abbey House beyond the border.

7.21 The mature trees and hedgerows around the site which are beneficial to the rural character and appearance of the area, as well as to biodiversity are indicated to be largely retained. Additionally under Policy PRES-A of the ERLP AD any development on the allocation is required to provide additional soft landscaping to the western and southern borders of the allocation to help soften the impact of the development and integrate it into the surrounding landscape and provide a buffer to commercial development further to the west. This once established would also help in reducing the impact of development on Abbey House to the west. The submitted plans show some planting though this would need to be significantly increased to meet these aims. These matters as well as others in relation to landscaping would need to be addressed within any detailed scheme of landscaping which would be secured under an appropriate condition.

7.22 Although the Conservation Officer has commented that the proposals would impact on views towards St Augustine's Church in Hedon to the south, the church is over 1.8km away from the site, with intervening development and landscape features between them. It is considered that the proposals would have negligible impact on views towards the church

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and so should not weigh against the proposals.

7.23 On consideration of the above, the measures introduced within this proposed scheme of development effectively limits the level of harm that would be caused to the setting of the heritage assets to an acceptable degree whilst maintaining an acceptable number/density of dwellings. The less than substantial harm would be outweighed through the public benefits of providing housing towards meeting an identified need on this allocated site.

7.24 Subject to appropriate conditions, the development would be acceptable in terms of the density of development and its impact on the character and appearance of the area and setting of adjacent heritage assets in the form of the Conservation Area and Listed Buildings which would be preserved to an acceptable degree, and would retain/incorporate existing landscaping and green infrastructure within the development and provide the new soft landscaping required to the southern and western borders of the site. This would be in accordance with such requirements which are found in provisions within ERLP SD policies S1, S3, H4, ENV1, ENV2, ENV3, ENV4 and ENV5, ERLP AD policy PRES-A, the Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the NPPF (in particular within its "Achieving well designed places", "Conserving and enhancing the natural environment" and "Conserving and enhancing the historic environment" sections).

The same comments would apply to this application.

K Land Contamination Assessment

A report was submitted and agreed for the previous application. It is resubmitted.

L Lighting Assessment

Not applicable

M Noise Impact Assessment

A report was submitted dealing with noise from nearby industrial premises. It was accepted by the Council. It is now resubmitted.

Not a significant generator of noise

N Open Space Assessment

A. Loss of existing open space or built sports facilities

Does not result in loss of open space

B. Open space required as part of new development for other purposes

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Open space is only required for developments of MORE than 10 dwellings or 1000 sq m. The Local Plan includes;

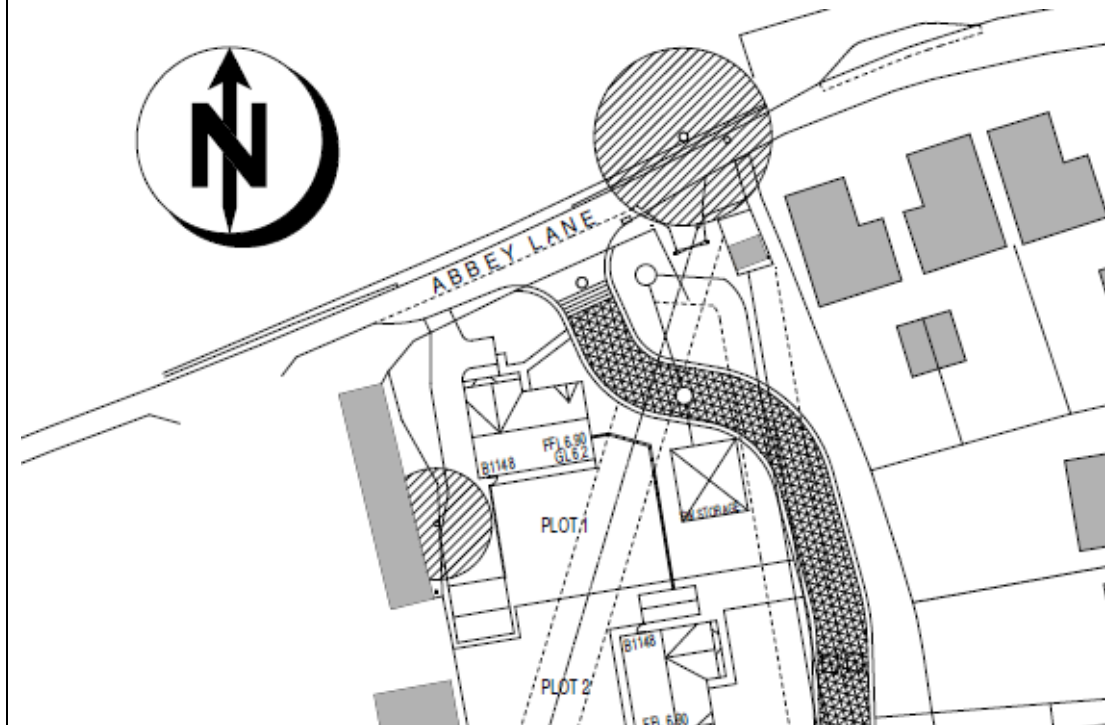
9.30 The Council will usually require open space to be provided on-site. In some cases, where it is not practicable to provide open space on-site, it may be delivered through Planning Obligations and/or CIL in accordance with national planning policy on planning obligations. For example, if there is a shortfall in a type of open space that cannot practically be delivered on-site, such as woodland (a semi natural and natural green space). Obligations will only be sought from developments of more than 10 housing units or more than 1000sqm. Further guidance on the circumstances where open space should be provided on or off-site and what form this should take, including off-site contributions, will be set out in a Supplementary Planning Document.

The SPD includes;

7.3 The supporting text to policy C3 confirms open space will only be sought via a planning obligation from developments of more than 10 housing units or more than 1,000m2.

The development is for not more than 10 dwellings. The development, including garages, has a floor area of 930 sq m. The development is therefore below the threshold.

An area of greenspace is, however, provided at the site entrance;



O	Structural Survey
Not applicable	

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Planning Statement
No – but see Design and Access Statement

P Town Centre Use Impact Assessment
Not a development which has an impact on a town centre.

Q Transport Assessment
Local Transport Projects carried out an assessment at outline stage. This included;
<p>4.1 Conclusions</p> <p>4.1.1 Local Transport Projects Ltd (LTP) has been commissioned by Hurd Homes & Developments to undertake a Highway Access Appraisal (HAA) for a development proposal comprising twenty residential dwellings at land located south of Abbey Lane in Preston, East Riding of Yorkshire. The findings are outlined below:</p> <ul style="list-style-type: none"> • Projected Vehicle Trip Generation - The proposed development is anticipated to generate up to 11 two-way vehicle movements during the AM and PM peak hours. • Speed Survey – A speed survey was not carried out due to the negligible traffic flows currently experienced on Abbey Lane. For a robust assessment of the visibility requirements, a ‘worst case’ design speed limit of 30mph was used. • Visibility Requirements - The proposed access is required to provide a visibility splay of 2.4m x 43m under MfS guidelines. • Achievable Site Access Visibility Splays – A visibility survey carried out at the proposed site access indicated that the achievable visibility splays measured in excess of the 2.4m x 43m required by MfS. Some vegetation to the right of the proposed access (within the public highway and / or land under the control of the applicant) will need to be removed to ensure the required visibility splay to the right of the access can be met. • Abbey Lane Two-Way Operation - The width of Abbey Lane between the junction and proposed site access varies in width between 4.4m and 2.8m, making it impossible for two vehicles to pass each other. The adopted highway plans for Abbey Lane indicate that the area of land on the northern side of Abbey Lane forms part of the adopted highway. It is therefore considered that this area can be used to create an area of widened carriageway/passing place to allow for the two-way movement of vehicles. <p>4.1.2 It is concluded that a suitable access can be created onto Abbey Lane to serve the proposed development of twenty dwellings. However, some widening work at the bend on the northern side of Abbey Lane (within the adopted highway boundary) and along the site frontage is required to enable the two vehicles to pass each other.</p> <p>4.1.3 The proposal is therefore considered to be in accordance with the ‘National Planning Policy Framework’ (NPPF) which states that “development should only be prevented or refused on grounds where the residual impacts of development are severe” (DCLG,2012)..</p>
The scheme for the improvement of Abbey lane will be resubmitted via a condet.

R Tree Survey/Assessment

A. Tree Survey
The horse chestnut tree on the site frontage has been removed.

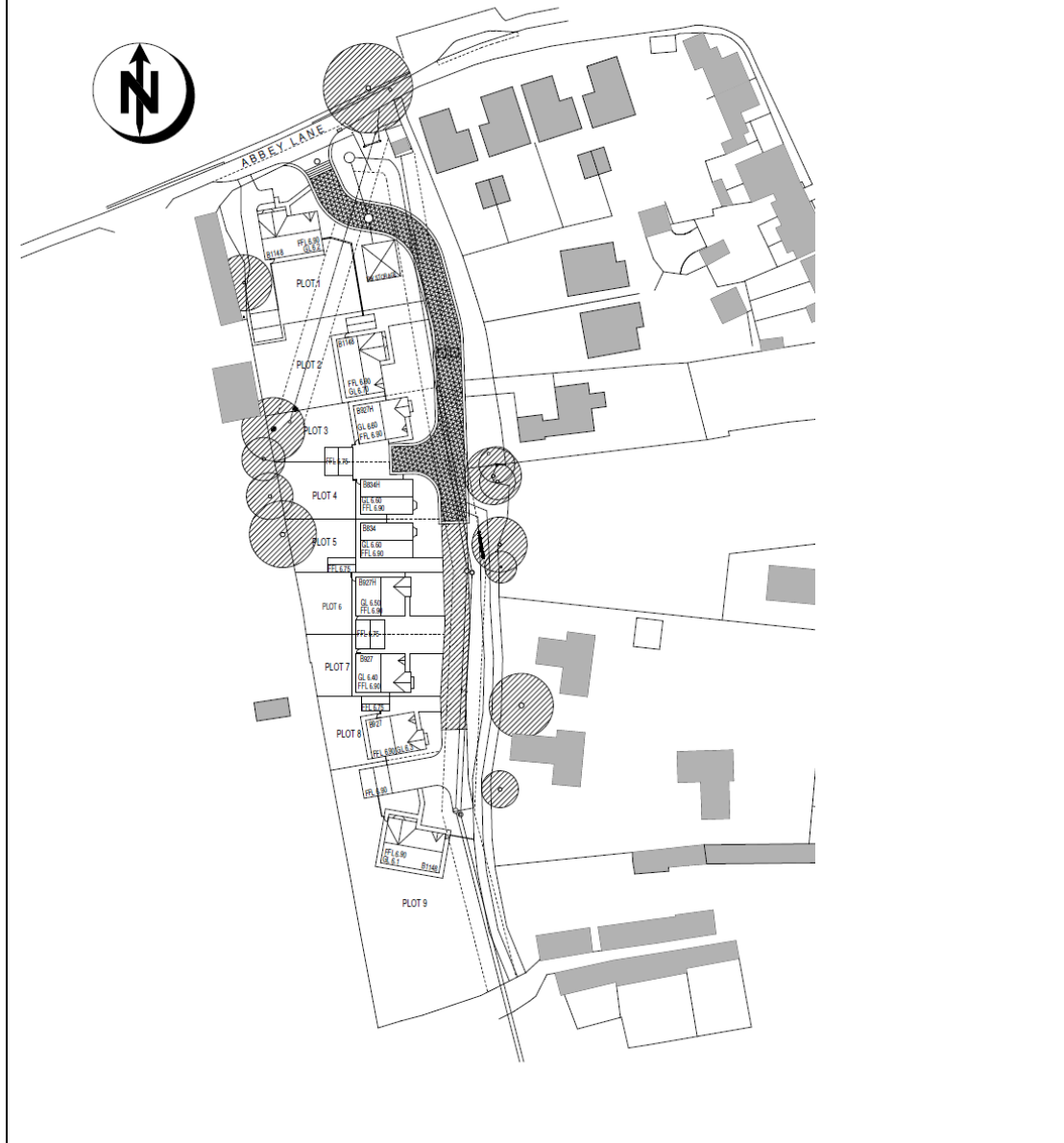
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The only other trees are on or adjacent to boundaries and will not be affected;



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S Site Waste Management Plan

Not applicable

Photographs, Photomontages and Models



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Existing private drive to Greyfriars. Although this is fenced, it is owned by the applicant.



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Abbey Lane

Planning Obligations – Draft Heads of Terms

No – not required as there is no requirement for affordable housing or open space.

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Dip TP MRTPI

12 December 2023

Appendix

List of Submitted Documents

Number	Description	Submitted	Comment
20191126	Application statement	12 December 2023	
	Site layout	12 December 2023	
PH1	Contamination report	12 December 2023	
	Contamination part 1	12 December 2023	
	Contamination part 2	12 December 2023	
	Contamination part 3	12 December 2023	

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	Contamination part 4	12 December 2023	
	Contamination part 5	12 December 2023	
	Contamination part 6	12 December 2023	
	Noise report	12 December 2023	
B834	2 bed dwelling	12 December 2023	
B834	2 bed dwelling handed	12 December 2023	
B927	3 bed dwelling	12 December 2023	
B927	3 bed dwelling handed	12 December 2023	
B1148	3 bed dwelling	12 December 2023	
	Garage	12 December 2023	
	Double garage	12 December 2023	
	Location plan	12 December 2023	
	Ecology report	12 December 2023	
20231006	Materials schedule	12 December 2023	

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