
PROPOSAL

Outline planning permission - layout scale and access to be determined only
erection of 16 first home dwellings including associated infrastructure

SITE

Land to the west of
Church Lane
Keyingham
East Yorkshire

CLIENT

Prepared for Mr K
Thompson by Benson
Planning Studio

DESIGN & ACCESS STATEMENT



07757 121639



JOHN@BENSONPLANNINGSTUDIO.CO.UK



BENSONPLANNINGSTUDIO.CO.UK



CONTENTS

01

INTRODUCTION AND
CLIENT INFORMATION

P3

05

PROPOSAL

P14

09

RESIDENTIAL
AMENITY

P34

02

SITE
DESCRIPTION

P6

06

LOCAL PLAN
POLICIES

P18

10

FLOOD
RISK

P36

03

PLANNING
HISTORY

P9

07

NATIONAL PLANNING
POLICY FRAMEWORK

P24

11

ACCESS

P38

04

FIRST
HOMES

P11

08

BUILDING FOR A
HEALTHY LIFE

P29

12

CONCLUSION

P42

01

INTRODUCTION &
CLIENT INFORMATION

Benson Planning Studio has prepared this document for Mr K Thompson as supporting documentation for the outline planning application for the erection of 16 dwellings and associated infrastructure on a parcel of undeveloped land to the west of Church Lane, Keyingham.

Given the location of the site and following discussions with the Councils Rural Housing Enabler, it has been determined that a site comprising 2 and 3 bedroom First Homes could possibly be supported because the defined and established need combined with the highly sustainable location, makes this site ideal for such a development.

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 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 site is directly adjacent to 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 Application is supported by plans and technical documents as detailed in the table below. The reader is urged to read this Statement alongside the documents listed.

| DOCUMENT | CONTRIBUTOR |
|----------------------------------|------------------------|
| Planning Application Form | Benson Planning Studio |
| Architectural Plans and Drawings | CCFD (Hull) Ltd |
| Design and Access Statement | Benson Planning Studio |
| Ecology Report | Curtis Ecology |
| Arboriculture Report | Mark Feather |

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.

02

SITE
DESCRIPTION

The area identified for development is a parcel of land on the western side of Church Lane in the village of Keyingham.

The land itself has been primarily used for grazing animals and is enclosed by a low wire fence on all flanks. There are mature trees abutting the northern boundary of the site, outside the eastern boundary alongside Church Lane and some along the southern boundary adjacent to the A1033.

Gated access to the site is on the eastern boundary, very close to the northern edge of the land.

On the opposite side of the road are residential properties which are primarily bungalows.

To the west of the site is a large agricultural field.

The site lies outside but adjacent to the Development Limits of the village.

LOCATION PLANS



■ APPLICATION SITE

03

PLANNING
HISTORY

| REFERENCE | PROPOSAL | DECISION |
|------------------|---|-----------------|
| 23/01277/OUT | Erection of 20 first home dwellings including associated infrastructure (Layout, Access and Scale to be considered) | Withdrawn |

04

FIRST
HOMES

Overview

First Homes are a new Government scheme for affordable home ownership designed to help local first time buyers and key workers onto the property ladder, by offering homes at a discount compared to the market price. This could save each buyer a significant amount of money, making deposits and mortgages more affordable. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold.

On 24th May 2021, the Government published a Written Ministerial Statement (WMS) to set out the Government's plans for the delivery of First Homes defining the product and changes to planning policy. These changes came into effect from 28th June 2021.

The Government have clarified that despite absence of First Homes from the July 2021 National Planning Policy Framework (NPPF), the WMS on First Homes does not cease to apply and should be read alongside the NPPF as a statement of national planning policy. The WMS still represents current national policy on First Homes and exception sites.

The following provides details of the key elements of how First Homes are defined, eligibility criteria and how First Homes will be applied to development proposals within East Riding of Yorkshire Council area.

The home can be:

- a new home built by a developer
- a home you buy from someone else who originally bought it as part of the scheme

First Homes are a specific kind of discounted market sale housing and fall under the 'affordable housing' definition for planning purposes as set out in the National Planning Policy Framework.

Specifically, First Homes are discounted market sale units which:

- a. must be discounted by a minimum of 30% against the market value
- b. are sold to a person or persons meeting the First Homes eligibility criteria
- c. on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer

What type of properties are First Homes?

- First Homes are homes suitable for first-time buyers.
- First Homes are of the same type and quality, and meet the same standards, as the other newly built homes for open market sale within the same development.
- The maximum price of a First Home, after the discount has been applied is £250,000 in England (£420,000 in London)

Eligibility

To be able to purchase a First Home in the East Riding of Yorkshire, you should be:

- over the age of 18
- have a local connection to the East Riding of Yorkshire
- have a gross household income less than £70,000 per year

A local connection means either:

- normally resident in the area of East Riding for at least six out of the last twelve months or three out of the last five years
- by virtue of family association normally meaning that the applicant has parents, grandparents, adult children, grandchildren, a brother or a sister currently living within the East Riding who have been normally resident within the East Riding for at least five years
- secure employment for at least 1 year and a minimum of 20 hours per week

05

PROPOSAL

Aims of proposal

1. Affordable housing provision
2. A well designed residential development which provides a good level of architectural design
3. A new place for sustainable development which is set within a well-planned infrastructure network in west of the village
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. High quality accommodation
8. Aid local housing supply (Windfall site)
9. Ensure the final layout fully responds to the constraints and opportunities afforded to the site

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. Overcoming concerns raised with the previous application.

Opportunities

1. Create good standard of design
2. Highly sustainable site
3. Provision of quality affordable housing on site
4. Windfall site to aid housing supply
5. Best use of land with no defined use such as agriculture, commercial etc
6. Land use compatible with surrounding residential development to east
7. Site developed to fullest but without being over developed
8. Mixture of house types which will appeal to a variety of end users

Key Considerations

1. Principle of Development
2. Layout
3. Design
4. Residential Amenity

Proposal

This site has remained undeveloped, largely due to its location outside the Settlement Limits of Keyingham, and the owners have sought ideas on how best to develop the site to its most potential. The inception of First Homes has meant that there is an opportunity to develop this site to its full potential and provide much needed homes into the area.

At this stage, detailed design has not been established but the layout and access arrangement show how the site can be developed in the future.

The Planning Guidance Note on Housing Mix (June 2020) indicates that there has been a shortage of new 2 and 3 bedroomed properties approved within the Beverley housing market sub-area between 2012 and 2019. The provision of a combination of both house types aligns with the Councils wider ambitions.

The site layout has been fully considered throughout the formulation of the final proposal for this scheme and it is considered that the proposed dwellings fully accord with its surroundings and would not harm the amenity of those living around the site.

Typical Internal Layout

| TYPE | GROUND FLOOR | FIRST FLOOR |
|---------------|--|-------------------------|
| Two bedroom | Lounge Open Plan Kitchen / Dining Toilet | Two Bedrooms Bathroom |
| Three bedroom | Lounge Open Plan Kitchen / Dining Utility Toilet Store | Three Bedrooms Bathroom |

Landscaping / Boundary Treatments

Details would be provided within a Reserved Matters application.

Land Contamination

None of the land associated with this planning application is known to be contaminated in any way

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 potential harm to residential amenity. The amount of development therefore respects the site and its surroundings.

Layout

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

Parking / Access

East Riding or Yorkshire Council Sustainable Transport Supplementary Planning Document (May 2016) provides the required guidance on the number of car parking spaces required for dwellings.

| LOCATION | PROPERTY TYPE | REQUIREMENT | PROVISION | AREA | COMPLIANCE |
|-------------|------------------------|-------------|-----------|---------------------------|------------|
| Countryside | 9 x 2 bedroom dwelling | 18 | 18 | Private Driveway and Bays | Yes |
| Countryside | 7 x 2 bedroom dwelling | 14 | 14 | Private Driveway and Bays | Yes |

06

LOCAL PLAN
POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs Local Planning Authorities to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise. Section 38(3) of the Act provides that the Development Plan includes the ‘development plan documents (taken as a whole) which have been adopted or approved in relation to that area.’

The adopted statutory Development Plan for the area comprises the East Riding Local Plan Strategy Document.

Material considerations also include national policy, which is primarily expressed through the National Planning Policy Framework and National Planning Practice Guidance, as well as additional guidance produced by the Council in the form of Supplementary Planning Documents (SPDs).

The East Riding Local Plan Strategy Document was adopted in April 2016 to guide development across the region until 2029. It sets out the overarching spatial strategy and housing requirements for the area for the plan period.

In general the Local Plan seeks to ensure that, amongst other things, new development and existing areas are accessible and sustainable and to make the most efficient use of the East Ridings land, particularly previously development land, to ensure that as many new houses as possible are delivered to meet identified and specific needs for its residents.

East Riding Local Plan Strategy Document April 2016

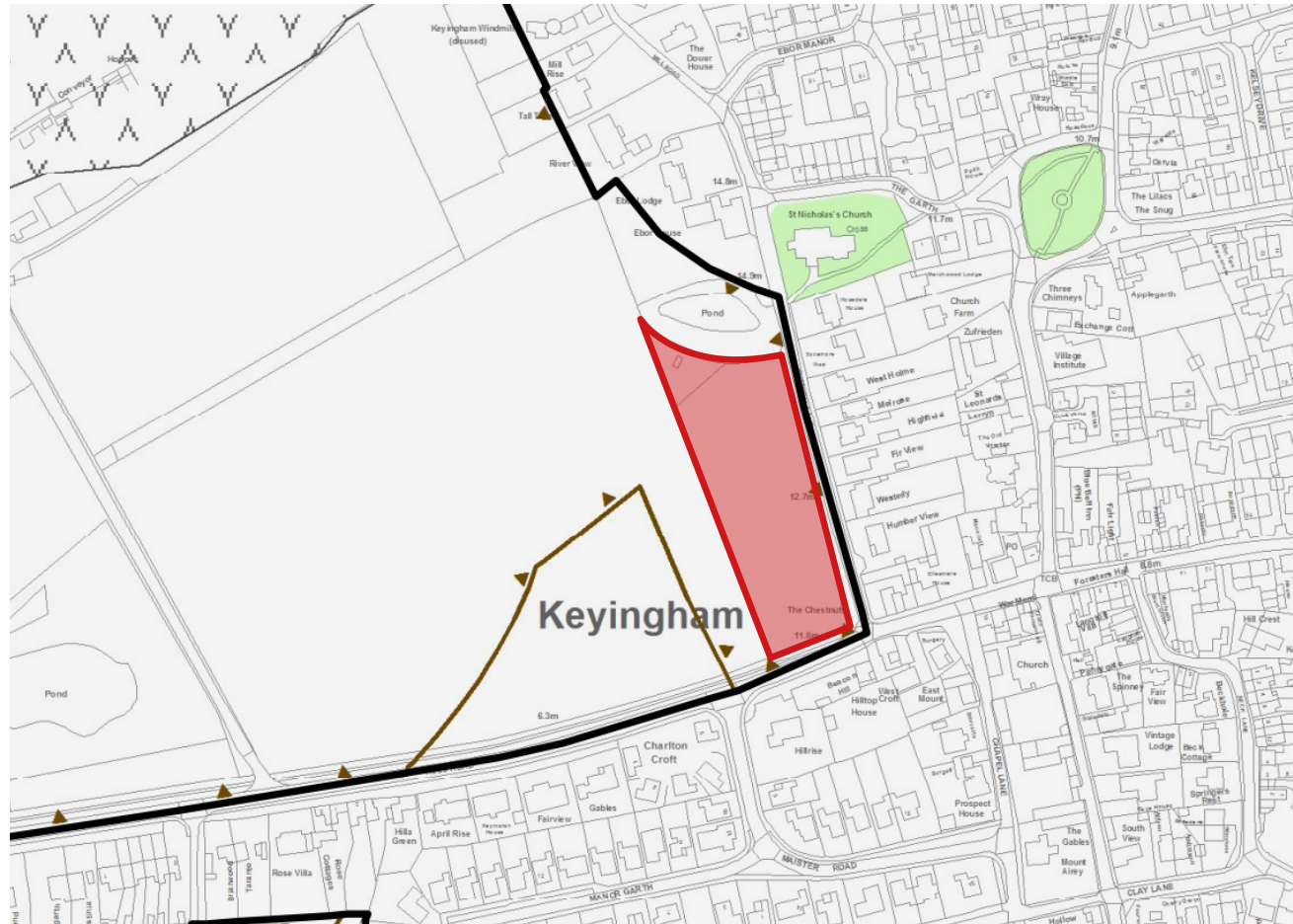
| | |
|--------------------|--|
| Policy S1 | Presumption in favour of sustainable development |
| Policy S3 | Focusing development |
| Policy S5 | Delivering housing development |
| Policy S8 | Connecting people and places |
| Policy H1 | Providing a mix of housing and meeting needs |
| Policy H2 | Providing affordable housing |
| 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 & Central sub area |

Other Documents

Strategic Housing Market Assessment (SHMA - 2019)
 Housing Mix Guidance Note (June 2020)
 Housing Land Supply Position Statement for the period 2021/22 to 2025/26 (May 2021)
 Sustainable Transport Supplementary Planning Document (May 2016)
 Affordable Housing Supplementary Planning Document (April 2016)

Designations

The site is unallocated within the Keyingham Policy Map
 The site is identified as outside the Development Limits of the village
 The land is not located within a Conservation Area
 There are no Listed Buildings close to the application site



■ APPLICATION SITE

The overarching principle contained in the National Planning Policy Framework (NPPF) is the promotion of sustainable patterns of development. This is reflected in Policies S1 and S2 of the Local Plan, which contains a presumption in favour of sustainable development and seeks to address climate change by supporting development that reduces greenhouse gas emissions. In the Local Plan the Council identifies a Settlement Hierarchy, which seeks to focus development into existing settlements, where development would generally make the best use of existing services and infrastructure and minimise the need for travel. This aligns with one of the core planning principles of the NPPF to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Policy S3 identifies Keyingham as a 'Rural Service Centre.'

Within the Development Limits of villages, as set out in the Policies Map, new housing, is supported under this policy, where it does not detract from the character and appearance of the village. However, the application site lies outside of the development limits of Keyingham as identified on the Policies Map. In this instance Policy S4 applies and guidance within the NPPF sets out that outside a development limit land will be regarded as open countryside. That said, the application site is located directly adjacent to the village and within walking distance to all amenities within Keyingham. Part 4.42 of the Local Plan states that *'proposals for affordable housing may take place in the Countryside and will be considered against Policy H2. This sets out that sites for affordable housing will normally be well related to Development Limits.'* Policy S4 is a mechanism to achieve a balance between allowing development and protecting the character of the countryside. Consequently, development limit boundaries have been established through the Development Plan process and although the site is accessible to services and facilities it is physically located outside the development limits and represents a projection of built form into the defined countryside.

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. 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 the site is not previously developed, in its current form, it presents no viable use aside from grazing land. The provision of smaller homes such as 2 and 3 bedroom dwellings is generally welcomed. The Beverley SHMA Housing Market sub area states that there is an under proliferation of 2 bedroom houses and approved 2 and 3 bedroom units approved falls below the desired mix.

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 PPC, 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. Policy S5 sets out the distribution of dwellings that new housing development should seek to accord with across the plan period, with 23,800 net additional dwellings (or 1,400 per annum) the expected target and 1000 of these provided in villages and the countryside. Therefore the provision of 16 affordable dwellings on this windfall site will further aid the housing supply for the Council.

Policy A1 Part A5, is clear that it new housing development should *'contribute to the overall mix of housing in the sub area, including through the delivery of smaller properties.'* Although there is no specific definition of what a 'smaller property is' it is considered that the provision of 2 and 3 bedroom dwellings would sit comfortably on the site and would not result in it's over development to the detriment of existing or future residential amenity or that of the wider visual amenity.

Policy H1 of the Local Plan and the Council's guidance note on housing mix recommends that the mix of housing on new developments should be *0-5% 1-bed; 35-40% 2-bed; 40-45% 3-bed and only 10-15% 4-bed* to reflect the need for market housing across the East Riding. Given the level of housing development in and around area, it is considered that the respective mix of housing is being met 2 and 3 bedroom homes would align with the size of the site that is available to develop.

Policy H1 indicates that new residential development should contribute to the overall mix of housing in the locality, by taking into account the current need, particularly for older people, first time buyers, current demand and existing housing stock. The Local Plan allocates 1000 new dwellings to villages and the countryside over the plan period and such windfall sites must be assessed on their merits.

Policy H4 requires proposals for new residential development to make the most effective use of land by optimising housing density. While a more dense housing scheme could have been achieved this would have resulted in the removal of further boscaige and while this has little ecological value in itself, it does provide a natural and well established screen from the wider area so the provision of 9 dwellings is seen as the optimum viable use of the land. 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 (dph), unless there is (Part C) appropriate justification for a lower density development.

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 sustainable and accessible location close to all the services provided in Keyingham. The Council's Sustainable Transport SPD sets out that for 2 and 3 bedrooms properties in the countryside, 2 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 proposed development would represent an acceptable density of development within this location but an assessment of the design and its impact on the character and appearance would be assessed within a Reserved Matters application subject to outline consent being granted.

Policies ENV1 and ENV2 expect all development to contribute to safeguarding and respecting the diverse character and appearance of the area and it is stated that this will be achieved through, amongst other things, design and layout, which achieve a high quality of design that has regard to the specific characteristics of the site's wider context and character of the surrounding area, and which integrate sensitively into the existing landscape and contribute to a sense of place. These policies reflect the general thrust towards promoting high standards of design in the NPPF where it states that development involving poor design that fails to take opportunities available for improving the character and quality of an area should be refused. While the site is located outside, but adjacent to, the Development Limits of the village, it is considered that it would assimilate with ease into the visual context of the locality.

Policy H2

Although the Local Plan and more specifically, Policy H2, is silent on First Homes, in this instance we have assessed the proposal against the requirements of Policy H2 Part C.

| SECTION | PROPOSAL | COMPLIANCE | DECISION |
|---------|---|------------|---|
| A | Site is well related to the development limits of a Major Haltemprice Settlement, Principal Town, Town, Rural Service Centre or Primary Village | Yes | The application site is directly adjacent to the Development Limits of the village and within walking distance of all the amenities within the village |
| C | Development meets an identified local need for the type and scale of development proposed | Yes | The requirements and eligibility of First Homes is that future occupants have a local connections |
| D | Development is of a scale and design that is appropriate to the role, character and appearance of the settlement | Yes | Aside from a bungalow, the remaining 19 dwellings will be two storeys in height which would be acceptable in a village with similar style properties |
| E | Proposal should provide for 100% affordable housing | Yes | First Homes are a new Government scheme for affordable home ownership designed to help local first time buyers and key workers onto the property ladder, by offering homes at a discount compared to the market price |

07

NATIONAL PLANNING POLICY
FRAMEWORK (NPPF)

The National Planning Policy Framework (NPPF) was originally published in March 2012 and most recently revised in July 2021. The NPPF is a material consideration in determining planning applications (Paragraph 2). The Government expects communities to plan positively to support sustainable development (**Paragraph 29**). So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (**Paragraph 10**). It also follows that development plans, under the current plan-led system, ought to be consistent with the objectives, principles and policies set out in the NPPF.

Plans should positively seek opportunities to meet the development needs of their area. Development proposals which accord with an up-to-date development plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (**Paragraph 11**).

The NPPF encourages growth. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

Decision makers at every level should seek to approve applications for sustainable development where possible (**Paragraph 38**).

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 affordable new homes
- Sustainable location

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

- Effective use of land
- Sustainably located development
- Additional tree planting within core of the site

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 62 states 'within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.'

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 72 states 'Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area.'

Paragraph 78 states 'in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.'

Paragraph 79 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'

Paragraph 104 seeks sustainable transport, with promotion of walking, cycling and public transport, environmental impacts taken into account, and well-considered patterns of movement which relate to the design.

Paragraph 105 requires significant developments to be 'focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.'

Paragraph 106 states that planning should 'minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities' and 'provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking.'

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.’

Paragraph 170 states that planning decisions should contribute and enhance the natural and local environment through means such as protecting and enhancing valued landscapes, recognising the intrinsic value of the countryside and minimising impacts on and providing net gains for biodiversity.

Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment by:

- a. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)

- b. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland
- c. maintaining the character of the undeveloped coast, while improving public access to it where appropriate
- d. minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures

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:-

- Promotion of affordable housing
- 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
- 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

08

**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 16 dwellings, it is important that the development is not discordant. The proposal accords with the surrounding built form and fully integrates into the surrounding the residential land use as the site is located directly adjacent to the Development Limits | ○ ○ ● |
| 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 highly sustainable location and within walking distance to all the facilities in the settlement Keyingham is also served by regular bus services and the nearest bus on Main Street, a short walk from the application site | ○ ○ ● |
| Facilities & Services | Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes. | No significant infrastructure is required but the local established facilities will meet the needs of the future occupants. The site is a short walk from all the amenities in the village | ○ ○ ● |
| 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 16 new dwellings will provide a windfall development to aid the Councils affordable housing supply and such dwellings would likely be occupied by single people, couples or small families | ○ ○ ● |

| 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 16 dwellings ensures that the surrounding built form is not over dominated by the new housing. The density of the housing scheme meets the general requirements of the Local Plan | ○ ○ ● |
| A Memorable Character | Create places that are memorable | Although the application site is visible from a number of vantage points, this is true of most 'new build' developments and can be said for that of the development at the eastern end of the village (15/03146/STREM). Although only outline consent is sought at this stage, a concerted effort will be made to use good design practices and quality materials throughout which would lessen the visual impact of the proposal but at the same time provide a good quality architectural statement | ○ ○ ● |
| 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. Future design will 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 and the provision of landscaping throughout creates active frontages. The useable garden spaces are at the rear and screened from public view by fencing. | ○ ○ ● |
| 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 entrances accessed directly from the public domain at the front. The proposed dwellings are easy to distinguish through the soft and hard 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 modest 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 and side of the each dwelling 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 public domain and the housing layout respects the grain and fabric of the site | ○ ○ ● |
| Back of Pavement, Front of Home | The space between the back of the pavement and the face of buildings has 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. | ○ ○ ● |

09

RESIDENTIAL
AMENITY

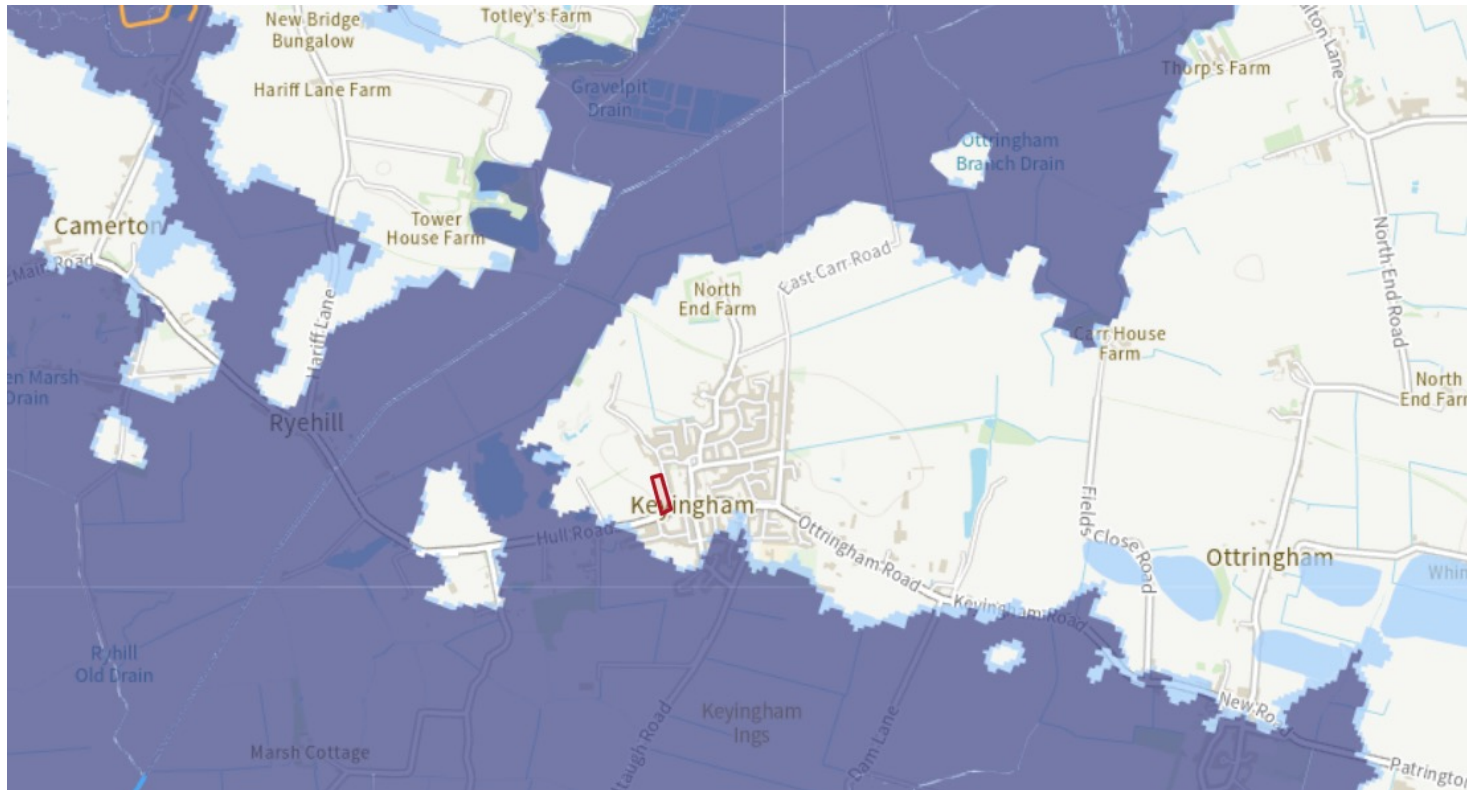
In terms of residential amenity, it is important that the existing occupants of nearby dwellings are not harmed by any factors such as overlooking, over dominance, enclosure, loss of light and loss of outlook.

There are 7 properties on the eastern side of Church Lane which would 'view' the development and while their view across this field would change, this is not a material planning consideration and would not be assessed. 10 of the proposed 16 dwellings would be sited along the eastern side of the site but there would be sufficient separation distance between existing and proposed dwellings not to cause any adverse impact on residential amenity. Furthermore, existing retained trees would also provide a natural buffer and screen. Whilst it is accepted that the proposed development would represent a change in circumstances for those living opposite, it would not result in significant or unacceptable loss of residential amenity for these residents or for the future occupiers of any of the proposed dwellings. The proposal is therefore in accordance with Policy ENV1 of the Local Plan.

10

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.



SOURCE: ENVIRONMENT AGENCY

11

ACCESS

Pedestrian

The planning issues which are addressed in the application are:

- Approaches to and around the site
- Car parking

The planning issues which are to be addressed in a future Reserved Matters application are

- Entering the accommodation
- Internal arrangements
- Use of surfacing materials

The layout of the site would extremely simple with all users having short direct access from their vehicle.

Vehicle Access

Car parking will be provided on site with two spaces designated per dwelling and the new access arrangements from Church Lane and the A1033 allows for suitable and safe access and egress without harming highway and pedestrian safety. Access and egress on Church Lane is consistent with the properties on the eastern side of the road.

Two properties would require access and egress onto the busier A1033 but this arrangement is already in situ with properties along a long stretch of the southern half of the road. Given that this is a classified road it is important that vehicles can leave the site in a forward gear and this can be achieved.



It is not considered that a modest residential development of this site would have any adverse impact on traffic flow on Church Lane, within the village or the wider road network in the locality.

Public Transport

The site is located in adjacent to the Development Limits of the village and close to main roads in the area but it is also served by regular bus services which are shown in the table below.

| SERVICE | ROUTE | FREQUENCY |
|---------|---|-----------|
| 75 | Hull Interchange - Hedon - Thorngumbald - Burstwick - Keyingham - Ottringham - Patrington - Hollym - Withernsea | Daily |
| X7 | Hull Interchange - Hedon - Thorngumbald - Ryehill - Keyingham - Ottringham - Patrington - Hollym - Withernsea | Mon - Sat |

12

CONCLUSION

Policy S4 lists the forms of development that are generally considered acceptable in such locations where they respect the intrinsic character of their surroundings, one of these forms being affordable housing for local people, which would include rural and entry level exception sites. Policy H2 elaborates further in relation to affordable housing in the open countryside, lending support for sites for such purposes that are well related to the development limits of Rural Service Centres such as Keyingham, where they meet an identified need for the type and scale of development proposed, are of a scale and design appropriate to the role, character and appearance of the settlement; and provide for 100% affordable housing unless it is demonstrated within a viability assessment that this is not achievable in which case at least 80% of the units should be affordable ones. The Local Plan is silent on First Homes but, in line with existing criteria required for affordable housing provision, all respective elements have been met.

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 affordable residential development to accessible and sustainable locations to meet the needs of the area.

The site is in an accessible location where there is a good level of service provision including public transport links, shop, a local primary school and recreation facilities. The site is well related to the settlement, being directly adjacent to the defined Development Limit, and is surrounded by other residential development to the east.

Policy EC4 deals with sustainable transport issues including highway and parking matters with the aim being to increase overall accessibility, minimise congestion and improve safety. Paragraph 111 of the NPPF is clear that 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. The provision of such a development would not adversely impact on the wider road network in this part of the area.

In considering the principle of development, there is no question that the proposal before you not only helps address a need for affordable housing within the local area but will also offer a much-needed increase in affordable housing contribution to the wider East Riding area. Taking the above into consideration, on the principle of development, the proposal for 100% affordable housing as a First Homes site before you is wholly compliant with the Local Plan and should be championed in light of the current housing need.

Full consideration has been taken to the principle of an affordable housing scheme, 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 and the National Planning Policy Framework.

It is considered that the proposed new dwellings are acceptable and there are no material planning considerations which would indicate that the recommendation should be other than for support.

