



---

ARCHITECTS

# DESIGN ACCESS STATEMENT

Job no.5757

HOUSING DEVELOPMENT - HIGHFIELD ROAD, BUBWITH

REV C04 - SEPT 2023

To be read in conjunction with drawings.

Pearce Bottomley LLP  
10 High Street  
Tadcaster  
LS24 9AT  
T. 0113 281 2000  
pbp@pbarchitects.co.uk  
[www.pbarchitects.co.uk](http://www.pbarchitects.co.uk)

RIBA   
Chartered Practice

## Report Control

	Author	Role	Date
Prepared	<b>Kasturi Khanolkar</b>	Architectural Assistant	19/04/2023
Reviewed	<b>Richard Appleyard</b>	Partner	21/04/2023
Approved	<b>Richard Appleyard</b>	Partner	25/04/2023

## Report History

Revision	Date	Status	Author	Comment
P01	25/04/2023	Information	KK	Draft Issue
C01	02/05/2023	Planning	KK	Issued for Planning
C02	06/07/2023	Planning	KK	Issued for Planning
C03	31/08/2023	Planning	RTA	Revised issue for planning
C04	01/09/2023	Planning	RTA	Revised issue for planning

### DISCLAIMER

Pearce Bottomley LLP has used reasonable skill and care in completing this work and preparing this report, within the terms of its brief and contract and taking account of the resources devoted to it by agreement with the client. We disclaim any responsibility to the client and others in respect of any matters outside the stated scope. This report is confidential to the client and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. The opinions and interpretations presented in this report represent our reasonable technical interpretation of the data made available to us. Pearce Bottomley LLP accepts no responsibility for data provided by other bodies and no legal liability arising from the use by other persons of data or opinions contained in this report.

Except for the provision of professional services on a fee basis, Pearce Bottomley LLP does not have a commercial arrangement with any other person or company involved in the interests that are the subject of this report.

COPYRIGHT © Pearce Bottomley LLP

Contents

1. Introduction ..... 4

2. Application Site ..... 4

3. Design ..... 6

4. Conclusion ..... 9

## 1. Introduction

- 1.1. This statement has been prepared in support of the outline planning application for a new housing development on Highfield Road, Bubwith. The proposal seeks to provide up to 26No.dwellings at site identified as Bub-C (as set out in the Adopted Allocation Local Plan 2016). It is also a retained / proposed allocation (BUB-C) in the emerging Local Plan (Update Oct 2022). The development will also create a footpath link to the public right of way to the east.
- 1.2. The new housing development is aimed at providing long-term family homes and affordable units, to help meet the housing needs of smaller family dwellings within the area.
- 1.3. This document illustrates how the dwellings could be laid to deliver a suitable mix and attractive layout ensuring no overlooking or residential amenity issues.
- 1.4. This document should be read in conjunction with PBA Drawing 5757-(00)14 P01 Site Plan Proposed Indicative Layout submitted along with the application.

## 2. Application Site

### 2.1. Background

- 2.1.1. Bubwith is a village and civil parish in the East Riding of Yorkshire, England. The village is situated about 6 miles (10 km) north-east of Selby, and 12 miles (19 km) south-east of York. It is situated on the east bank of the River Derwent, (west of which is the Selby District of North Yorkshire) and lies between Selby and Market Weighton on the A163 road.
- 2.1.2. The village of Bubwith has a strong rural character which connects well to the wider context. Whilst a modest village, Bubwith is well located for most amenities with the village having its own GP surgery, primary school and a range of shops, pubs, and services as indicated in Figure 1. Though not in the immediate vicinity, the village is served by several high schools in the area, most notably Barlby 5.7 miles to the west. North Duffield Primary school is a short trip away (1.8 miles).



Figure 1- List of facilities found in the village.

- 2.1.3. The village has good connectivity to Barlby, Osgodby and Howden and links to the M62 motorway. The nearby former RAF base, now an industrial estate, provides local employment opportunities.

Below is a list of facilities found in the village and indicated in Fig 1.

Leisure Facilities

1: Bubwith Leisure and Sports Centre

Healthcare

2: Bubwith Surgery

## Primary Schools

3: Bubwith Community Primary School

## High Schools

4: Barlby High School (closest) Off Map: 5.7 Miles away

## Pubs/Restaurants

5A: The White Swan

5B The Jug and Bottle

## Shops/Leisure

6A Mounfield Butchers

6B McColls/Bubwith Post Office

6C Highfield Garage

- 2.1.4. The main street through the village (A163) has bus stops at regular intervals connecting the village to the wider area. Train stations can be found at Wressle (3.2 miles) and Howden (4.5 miles).
- 2.1.5. Bubwith has a total population of 1,232<sup>1</sup>, this existing population is spread across 510 households <sup>3</sup> with a mean average of 2.42 people per dwelling. Most of the population falls within the 16 to 64 category and households are made up of a mix of family types as below <sup>2</sup>. Most houses are owned with few rental properties.

## Age of Population

0 to 15: 17.61

16 to 64: 60.88

65+: 21.51

## Household composition

7.6% One family all over 65 years old

12% One family only cohabiting couple

4.5% One family lone parent

17.1% One person household

3.3% Other

82.3% of houses are owned.

- 2.1.6. Property Market: Whilst Bubwith provides a mixture of family types, the housing market in the area makes it difficult for first-time buyers, young families, and households on lower incomes. A Rightmove search [02.05.23] revealed just 3 houses for sale in Bubwith and no houses on the rental market. Of the 3 properties available on this date, all were priced above the average for the wider area:
- Properties available <sup>3</sup>
- 2no 3 Bed at £325,000
- 1no 4 Bed at £415,000

<sup>1</sup> East Riding Intelligence Hub [accessed 04.08.21] <https://intel-hub.eastriding.gov.uk/parish-profile/>

<sup>2</sup> East Riding Draft Local Plan available from <https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/local-plan-update/draft-local-plan-update-consultation/>

<sup>3</sup> Rightmove [Accessed 02.05.23]

<https://www.rightmove.co.uk/property-for-sale/find.html?searchType=SALE&locationIdentifier=REGION%5E4954&insId=1&radius=0.0&minPrice=&maxPrice=&minBedrooms=&maxBedrooms=&displayPropertyType=&maxDaysSinceAdded=&includeSSTC=on&sortByPriceDescending=&primaryDisplayPropertyType=&secondaryDisplayPropertyType=&oldDisplayPropertyType=&oldPrimaryDisplayPropertyType=&newHome=&auction=false>

## 2.2. Local Area Plan

2.2.1. Bubwith is identified as Rural Service Centre in the Local Area Plan.

2.2.2. The plan has identified housing requirement for Bubwith (2020 to 2039) as 53 dwellings proposed over 3 sites<sup>4</sup>.

The allocations identify as key drivers:

- Completent the linear character of the village with its historic central core.
- Maintaining the rich bio-diverse areas to the west and north of the village and the surrounding landscape.

2.2.3. The site in question is identified as Bub-C, a brownfield site with indicative site capacity of 29nos dwellings. It was allocated in the 2016 Local Plan and has been slightly extended to include the frontage dwelling.



Figure 2 - Housing Allocation in Local Area Plan

## 2.3. Site – Bub C

2.3.1. The site measuring approximately 0.85Ha is currently partly in use as a haulage depot and green field agricultural land.

2.3.2. The site is located on Highfield Road and is bounded by existing residential development on both sides, with the A163 to the north.

2.3.3. The brownfield site currently falls in Flood Zone 1.

## 3. Design

### 3.1. Design Concept

3.1.1. The proposal for the site is for a residential development consisting of up to 26 dwellings with associated infrastructure and landscaping and will include affordable units in accordance with current council requirements. The development seeks to provide Bubwith with the required numbers without losing the character of the area.

3.1.2. The scheme will align with the historic character of the village and maintain the biodiversity of the surrounding landscape.

3.1.3. The haulage yard is to be removed while retaining the existing house.

<sup>4</sup> East Ridings Proposed Submissions Local Plan Allocations Document Update 2022 <https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/local-plan-update/proposed-submission-local-plan-update/>

### 3.2. Use

- 3.2.1. The application proposes a change of use from industrial and agricultural land to residential dwellings in accordance with the site's allocation for residential use.

### 3.3. Amount

- 3.3.1. The proposed development is for up to 26No. dwellings. An illustrative / indicative layout is submitted to demonstrate how this could be achieved together with opportunities for landscaping and improved pedestrian links to the east and south.
- 3.3.2. The indicative layout of the development comprises of 4 beds detached (4no), 3 bed detached (4no), 3 bed semi-detached (12no) and 2 bed semi-detached (6no). Of these 26 units, the development will include affordable units in accordance with current council requirements (25% as per East Riding of Yorkshire Council).

### 3.4. Layout

- 3.4.1. Internally, the dwellings will be designed to provide well-proportioned family accommodation over two storeys.
- 3.4.2. The outline layout aims to mimic the organic nature of the adjacent housing estates and the countryside. It is designed around the central access road with dwellings on either side.
- 3.4.3. The existing Intake Field drain at the east side of the site along the north-south direction has been retained.

### 3.5. Scale

- 3.5.1. The proposed footprint of the new dwellings is proportionate to the existing dwellings in Bubwith and is to be in keeping with the surrounding locality.
- 3.5.2. The scale of the proposal in the context of the plot is respectful of the surrounding area and respects the vernacular of this area.
- 3.5.3. The development does not impose itself on any surrounding properties.
- 3.5.4. All openings and windows will be designed to not overlook any neighbouring dwellings.

### 3.6. Appearance

- 3.6.1. The design of the buildings will be of a high quality.
- 3.6.2. Materials used will complement the character of the built environment of the village.

### 3.7. Access

- 3.7.1. The proposed development will alter the public highways as a result of the new access to the site from Highfield Road.
- 3.7.2. A Transport Statement was commissioned and produced by Sanderson Associates. Visibility splays from the newly formed access road to Highfield Road will be formed suitable to the speed limit of the road.
- 3.7.3. The access road around the site provides suitable vehicle turning areas and visibility splays to suit the speed limit of the road.
- 3.7.4. The site and dwellings will benefit from the same public transport provision as before. No new provisions have been proposed. Existing bus stop may have to be relocated to accommodate the new entrance and exit from the site.
- 3.7.5. Access to each dwelling will be provided via footpaths. Access into the dwellings is via level approach and a level threshold. Door opening widths and circulation within the principal storey will be designed to comply with Part M requirements.

- 3.7.6. Pedestrian paths will link to the fields along the south boundary. A pedestrian footpath will connect to the existing footpath No.18 adjacent to the site along the east boundary and leading to Bubwith Bridleway No. 23 (Old Railway Path).
- 3.7.7. There are no public rights of way on the site. The public right of way around the site will remain as existing.
- 3.8. Parking
- 3.8.1. Parking will be provided in accordance with Highways guidance.
- 3.8.2. Each dwelling will also include 1 no. lockable cycle shed.
- 3.9. Landscaping
- 3.9.1. The provision of both hard and soft landscaping throughout the scheme will enhance the appearance of the development as well as providing a buffer for the surrounding residential properties. There is a mix of house types in the locality and the proposal will positively contribute to this mix and maintain the character of the area.
- 3.9.2. Existing large trees will be retained on site.
- 3.9.3. New trees will be planted around the perimeter of the site and in between properties so as not to pose any overbearing impact on neighbouring properties and to retain privacy from the public footpath that will remain around the site.
- 3.10. Flood Risk Assessment & Drainage Strategy
- 3.10.1. Andrew Moseley Associates were instructed to undertake a Flood Risk Assessment and Drainage Strategy for the site.
- 3.10.2. The site is in an area identified as having a low probability of flooding on the EA Flood Map and is in Flood Zone 1. Therefore, it is not necessary to carry out a further sequential or exception test.
- 3.10.3. Mitigation measures will be considered within the detailed design to address or reduce the risk of flooding to within acceptable levels. Finished floor levels will be set at 150mm above ground level as recommended in the report.
- 3.10.4. A new foul drainage system will be required to serve the new development will be designed and constructed in accordance with the current Building Regulations, BS EN:752 'Drainage and Sewer Systems Outside Buildings', the Local Authority Building Control specifications and requirements, Sewers for Adoption 7th Edition and the Civil Engineering Specification for the Water Industry.
- 3.10.5. Yorkshire Water has stated that foul water can discharge to the existing 150mm foul water sewer running along the northern boundary of the site. Further investigation of the existing sewers will be required to confirm whether gravity connection is feasible.
- 3.10.6. Any proposed connection onto the public recorded sewers will require a S106 connection application.
- 3.10.7. The primary option for surface water disposal is to discharge surface water into the Intake Field Drain. The report identifies that surface water disposal through infiltration is not feasible. Yorkshire Water has stated that the sewers do not have capacity. Therefore, there is no suitable public sewer in the vicinity of the site which could be utilized to dispose of surface water.
- 3.10.8. Sustainable drainage (SuDS) systems/techniques will be developed to drain the site of surface water runoff. These could be in the form of permeable paving, rainwater harvesting, ponds, and other above ground green systems.
- 3.10.9. The report has identified that attenuation will be required as the means of surface water disposal is into a watercourse at a restricted discharge rate.
- 3.10.10. The surface and foul water drainage design will be developed in accordance with the recommendations in the Flood Risk Assessment and Drainage Strategy report.



- 3.11. Transport
- 3.11.1. Due to the rural nature of the site, the site is considered accessible by sustainable modes, with most daily services and amenities available within walking distance of the site.
- 3.11.2. An assessment of the predicted multimodal traffic generations from the proposed development has identified that the demand for active travel and public transport journeys are modest and at a level which is unlikely to adversely affect the existing infrastructure provision.

#### **4. Conclusion**

- 4.1. The Applicant seeks approval for outline proposal of the new residential development of up to 26 dwellings on the plot identified as Bub-C.
- 4.2. The proposal complies with local planning guidance in respect of Use; Amount of development; Layout; Scale; Landscaping; Appearance; and Access and as such we ask the local Planning Authority to assess the application and offer its support for the proposal.
- 4.3. The impact of the proposal and the flood risk is considered throughout every aspect of the design to ensure a high-quality design of this development, as well as providing significant community benefit to the wider area of Bubwith.