

Jan 2024



## PLANNING SUPPORT STATEMENT

(including Affordable Housing Statement)

Proposed Residential Development up to 26 dwellings following demolition of existing buildings – outline with all matters reserved except for means of access to, but not within the site (revised scheme)

Highfield Road, Bubwith (LOCAL PLAN ALLOCATION BUB-C)

On behalf of the Peach Family

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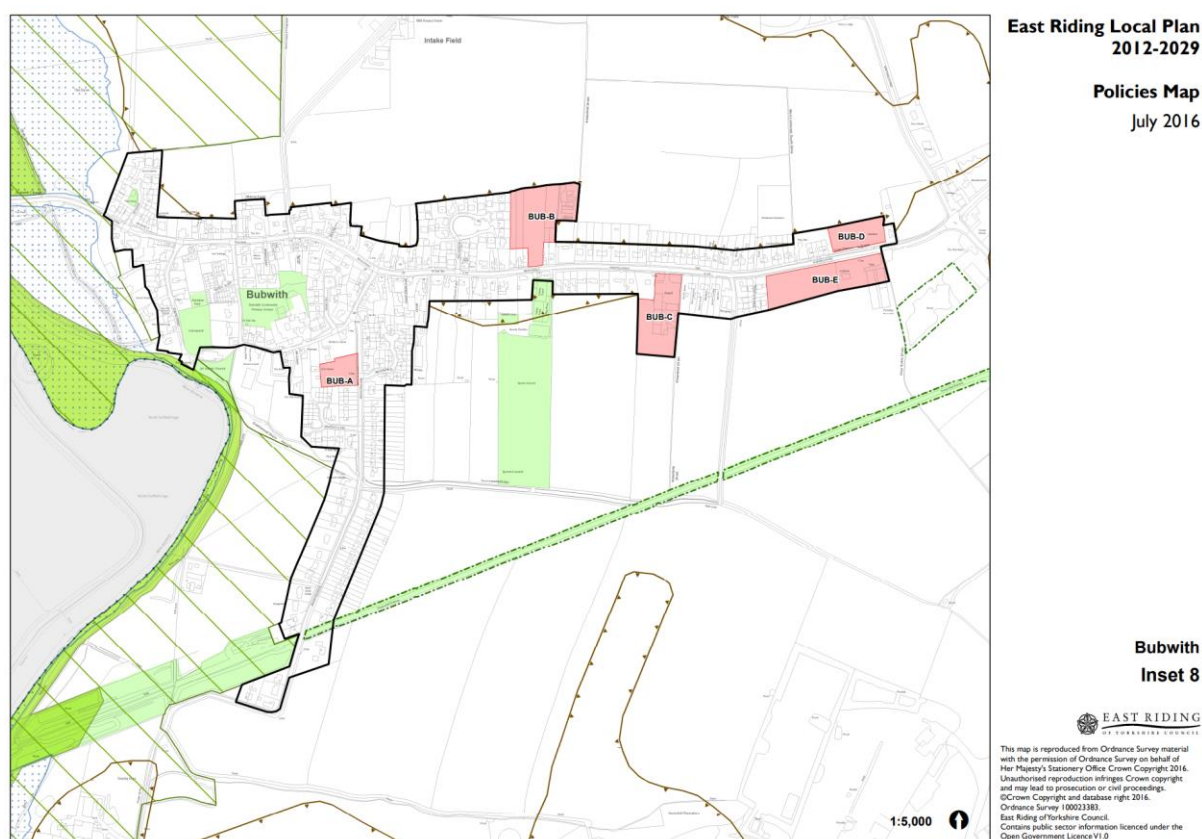
## 1.0 Introduction

- 1.1 This Planning Statement relates to an outline planning application submitted to East Riding of Yorkshire Council for residential development of up to 26 dwellings on land currently in use as a haulage yard at Highfield Road, Bubwith. The site is allocated for residential development in the Local Plan - Allocation BUB-C. The site is also proposed as an allocation in the Local Plan Update (ref BUB-C).
- 1.2 The planning application is resubmitted following the refusal of the previous application (LPA ref 23/01636/STOUT) for up to 33 dwellings which also included land to the east which was outside the Local Plan Allocation.

### Background

- 1.3 The site is allocated for housing in the 2016 Allocations Document. The site has reference BUB-C with an indicative capacity of 22 units. Within the 2016 Allocations Document there are a further 4 allocation sites in the village (identified as a Rural Service Centre). The extract below shows the 5 allocations. The total indicative capacity for these sites is 78 dwellings (NB Policy S5 suggests housing target for Bubwith is 80 units).

### Adopted Local Plan (2016) – Policies Map - allocations



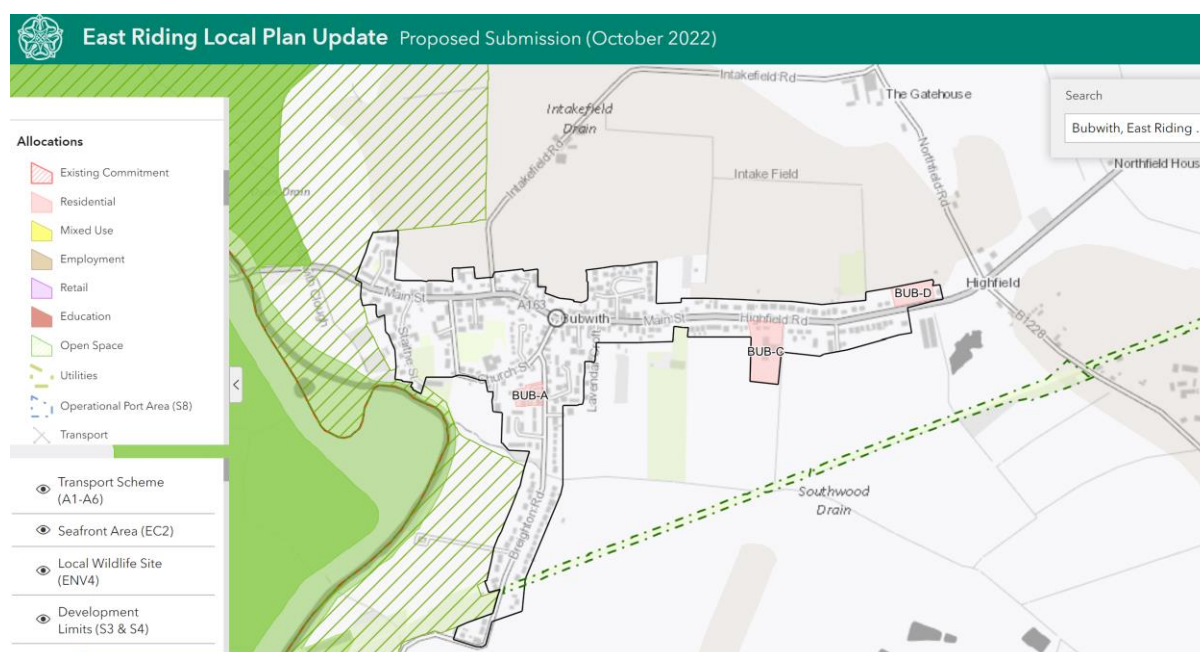
- 1.4 It is also noted that the 2016 Local Plan is subject to a review. The Local Plan update (2021) was lodged to the Planning Inspectorate in March 2023. The submission version of the Local Plan also proposes to allocate the application site, still under reference BUB-C. However it is noted that current residential allocations BUB-B and BUB-E have been de-allocated with only 3 allocations

proposed going forward. The deallocation of these 2 sites is proposed due to the fact they are not considered to be deliverable. Allocations BUB-B and BUB-E were to contribute 28 and 12 dwellings to the settlements housing supply.

1.5 It is therefore considered that 40 of the 78 houses identified in the Allocations Local Plan for Bubwith will not be delivered. There is therefore a clear shortfall at present in terms of complying with the adopted Development Plan.

1.6 The extract below is taken from the Publication Version of the Allocation Plan (dated October 2022 / submitted to Planning Inspectorate in March 2023) and shows the application site as BUB-C together with proposed allocations at BUB-A and BUB-D. Adopted allocations BUB-B and BUB-E have been deleted.

### Local Plan Update – Proposed Submission October 2022 - Allocations



1.7 The above emerging allocations are identified as delivering 42 units with BUB-C proposed to deliver 29 units (BUB-A is 5 and BUB-D is 8).

1.8 In light of the above it is considered there are clear planning grounds to support the outline planning application for residential development on the allocated site.

### Planning History

1.9 The site was subject to a refusal in December 2023 (LPA reference 23/01636/STOUT) for a larger scheme (up to 33 dwellings) which included unallocated land to the east of the allocation. The 33 unit scheme was refused on grounds of principle (i.e. residential development in 'countryside'), encroachment into the countryside and lack of a tree survey).

1.10 This revised application addresses the 3 reasons for refusal in that the red line boundary is now fully within the site allocation (reasons 1 and 2) and the indicative layout demonstrates there will be no impact on trees within the site (reason 3).

1.11 It was also noted that within the officer report for the 33 unit scheme, comment was made about mix with a request for more smaller units. Whilst matters of layout (and therefore mix) remain a reserved matter, the submitted Indicative

Layout for the 'up to 26 unit' scheme includes a greater number of 1 and 2 bed units.

### Site Location

- 1.12 The site (2.1ha) is located at the western end of the village to the south of Highfield Road. The site is allocated for residential development in the adopted Local Plan. The site is currently in use as a haulage yard with housing to the north, east and west with fields to the south (in the ownership of the applicant). Further details are set in Chapter 2.

### The Proposed Development

- 1.13 The Proposed Development comprises an outline planning application (all matters reserved except for means of access to, but not within the site) for up to 26 dwellings.
- 1.14 The application is accompanied by an Indicative Site Layout and Design & Access Statement demonstrating how 26 dwellings could be delivered with a mix of 1, 2, 3 and 4 bed dwellings.
- 1.15 Access will be taken from Highfield Road utilising an existing access point serving the haulage yard.
- 1.16 Further details are set out in Section 2 and in the supporting plans, technical reports and Design & Access Statement submitted with the application.

### The Planning Application

- 1.17 This statement describes the application site and proposed development (Section 2) and identifies and examines the policy issues of relevance to the application, referring both to the relevant Development Plan and the advice of Central Government as set out and contained in the NPPF (Sections 3 & 4).
- 1.18 This statement will fully justify the development proposals for the subject site and will advance justification for the proposed development. On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being fully in accordance with the advice of Central Government and relevant policies of the adopted Development Plan.
- 1.19 The planning application is supported by a comprehensive package of information including:
- i. Completed application forms;
  - ii. Architectural Plans prepared by Pearce Bottomley Architects [PBA];
  - iii. Design and Access Statement prepared by PBA;
  - iv. Transport Statement prepared by Sanderson Associates;
  - v. FRA and Drainage Statement prepared by Andy Moseley Associates;
  - vi. Preliminary Ecological Appraisal (including Bat Survey) prepared by MAB;
  - vii. Phase 1 Desk Study (incl Coal Mining Report) prepared by Solmek; and
  - viii. Planning Statement prepared by Alistair Flatman Planning.



## 2.0 Site Location and Proposed Development

### Site and Surrounds

- 2.1 The site (0.85ha) is at the eastern end of Bubwith to the south of Highfield Road. Access is taken from Highfield Road. Bubwith is identified as a Rural Service Centre in the Local Plan.
- 2.2 The site comprises an existing haulage yard and is considered to be previously developed. This element of the application site is rectangular in shape and allocated for residential development in the Local Plan (LPA ref BUB-C).
- 2.3 There are existing dwellings to the west and east of the site with open fields to the south.
- 2.4 The site is not subject to any ecology, heritage or landscape designations and sits within Flood Zone 1.
- 2.5 There are a few smaller trees on site and a hedgerow running north – south through the site.

### The Proposed Development

- 2.6 The Proposed Development comprises an outline planning application for up to 26 dwellings. The outline application is submitted with all matters reserved except for means of access to, but not within, the site.
- 2.7 The proposal is accompanied by an indicative layout demonstrating how 26 dwellings can be accommodated on site together with landscaping.
- 2.8 The Indicative layout includes a mix of housetypes and sizes as well as identifying 25% affordable units. The indicative layout suggests a mix of 1, 2, 3 and 4 bed dwellings. The indicative layout shows 4 4-bed detached, 4 3-bed detached, 4 3-bed semis, 12 2-bed semis and 2 1-bed flats. This would deliver a mix of smaller and larger family dwellings. The indicative layout is copied below for information (over the page).
- 2.9 Parking would be provided as a mix of driveway and integral / detached garages with driveways. In addition to providing adequate off street parking, each dwelling has its own private garden area.
- 2.10 The layout has been informed by the shape of the site and the existing access point.
- 2.11 Boundary treatments will be mix of fencing and hedge planting. The existing hedge through the site would be maintained together with boundary trees.
- 2.12 The indicative layout also seeks to ensure field access is retained to the south together with option for improved pedestrian links to the footpath along the eastern boundary.
- 2.13 Copied below is the proposed site layout for up to 26 dwellings (please note this is indicative):

Indicative Site Layout – up to 26 dwellings



## 3.0 Planning Policy Review

### National Planning Policy Framework (December 2023)

- 3.1 The National Planning Policy Framework (revised December 2023) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

**Set out below is a summary and assessment of the relevant sections of the NPPF.**

- 3.2 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-231 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

### Achieving Sustainable Development

- 3.3 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 11 sets up the presumption in favour of sustainable development stating:

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>6</sup>; or

ii. 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.

- 3.4 The site is allocated for residential development in the adopted Development Plan (Allocations Plan - LPA ref BUB-C) and is identified as a housing site in the emerging Local Plan (Submission Local Plan Allocations Document - LPA ref BUB-C). Surrounding land to the north, east and south is in residential use.
- 3.5 The current Local Plan (Policy S5) seeks to deliver 80 dwellings in Bubwith across 5 allocations (totalling 78 units). However it is noted that 2 of these allocations are undeliverable and have been deleted from the Publication Draft Allocation Plan. These deleted sites contribute 40 units towards the 78/80 units target.
- 3.6 The proposal will deliver housing on an allocated site together with additional units on adjacent land to deliver housing requirements for Bubwith in accordance with Local Plan Policy S5.
- 3.7 The proposal is therefore consistent with para 11 [c] as set out above.



### Delivering a sufficient supply of homes

- 3.8 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes. Paragraph 60 confirms the Government's objective of significantly boosting the supply of housing with paragraph 70 confirming the role of smaller sites in meeting housing requirements of an area.
- 3.9 This site sits on land allocated for housing under ref BUB-C (Allocation Local Plan). The principle of development is therefore considered acceptable and the site will contribute to supply of housing within the District.
- 3.10 Paragraphs 75-81 confirm the importance of maintaining a minimum 5 year supply of deliverable housing sites. Where this 5 year supply is not maintained Local Plan policies can be considered out of date (as per Para 11 'd' of the NPPF). This proposal will assist the Council in maintaining their supply of housing which identifies 78 (allocation totals) / 80 (target in Policy S5) dwellings in Bubwith, of which 40 cannot now be delivered.
- 3.11 As such the proposal is considered acceptable in principle with regards NPPF paras 60 and 70.

### Promoting Sustainable Transport

- 3.12 Chapter 9 of the NPPF refers to highways matters with para 115 advising 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.
- 3.13 Access to the site is taken from existing access point on Highfield Road. The proposal would result in a small increase in number of trips compared with the existing use but this is not material and there are associated benefits in removing larger vehicles from the network. Adequate off street parking and visitor parking can be delivered together with vehicle turning areas to serve the proposal.
- 3.14 As such the development of up to 26 dwellings will not give rise to any highway safety or capacity issues. The proposal is therefore consistent with NPPF para 115.

### Design

- 3.15 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development. The application is submitted in outline with details on design matters to be agreed at reserved matters stage.
- 3.16 However an indicative layout has been submitted to demonstrate how 26 dwellings could be located on site together with gardens, parking and planting.
- 3.17 Paragraph 135 sets out a number of design criteria to be considered in terms of design of development stating:

*Planning policies and decisions should ensure that developments:*

*a) 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;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) 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<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

3.18 The residential proposal (and indicative layout) is inkeeping with its surroundings whilst the layout reflects the shape of the site. The indicative layout enables a mix of 1, 2, 3 and 4-bed dwellings to be delivered. The existing hedge within the site could be retained and enhanced with opportunities for new planting along southern and western boundaries. The submitted Design & Access Statement sets out further design considerations and envisages mix of detached and semi-detached, 2 storey dwellings on the site.

3.19 The proposal (as envisaged in the indicative layout) would result in a well-designed scheme with benefits to visual amenity of the site through high quality design.

#### **Meeting the challenge of climate change, flooding and coastal change**

3.20 Paragraph 165 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding.

#### **Conserving and enhancing the natural environment**

3.21 Paragraph 180 of Chapter 15 advises that the planning system 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;*

*e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected*

*by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*

*f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

- 3.22 The site is not subject to any landscape, heritage or ecological designation.
- 3.23 Paragraph 186 relates to ecology and biodiversity considerations when determining planning applications. There are no known protected species or ecology designations on site. As such it is considered the site is of low wildlife value. Further details are set out in the submitted Preliminary Ecological Appraisal (MAB Environment & Ecology) and Bat Report (incorporated into the Preliminary Ecological Appraisal) for the demolition of existing buildings on site.
- 3.24 Paragraph 189 refers to ground conditions advising that when making decisions, consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Ground Reports have been prepared for the wider site identifying potential for contamination and advising on foundation details which would need to be addressed prior to development taking place. The proposal will also assist in remediating the site in accordance with NPPF para 190.

#### **Compliance with the NPPF**

- 3.25 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- It is promoting sustainable development by delivering an accessible and allocated previously developed site within Bubwith;
  - The proposal will assist in the Council delivering and maintaining its five-year housing land supply;
  - The proposal will not give rise to any harm to highway safety / capacity issues nor any ecology, landscape or heritage interests
  - As illustrated by the submitted indicative layout, the development proposal will provide a high quality development that is sympathetic to and reflective of the character of the surrounding area.

#### **Statutory Development Plan – Adopted (2106) and Emerging (2023)**

- 3.26 The site sits in Bubwith in the East Riding of Yorkshire and as such the development plan consists of the adopted Strategy Document (April 2016) and adopted Allocations Document (July 2016). Bubwith is identified as a Rural Service Centre (Policy S3). The western half of the site is an allocated housing site in the Allocations Document (Adopted July 2016) under reference BUB-C. The relevant Strategy Document Policies are set out below.

#### **Strategy Document (April 2016)**

- 3.27 The Strategy Document is the main document setting out the strategic level Policies and Vision to guide the delivery of development and investment

decisions and the overall future for the district up to 2029. The key relevant policies are examined below.

### Policy S5 – Delivering Housing Development

- 3.28 This policy sets out housing requirements for the district during the plan period, namely 23,800 dwellings in the period 2012-2029. Table 2 (copied below) sets out the requirements for Rural Service Centres:

Table 2 - Housing requirement in Rural Service Centres and Primary Villages

| Distribution of dwellings (2012/13 - 2028/29) |     |                  |     |
|---|-----|------------------|-----|
| Rural Service Centres                         |     | Primary Villages |     |
| Aldbrough                                     | 100 | Bilton           | 2*  |
| Beeford                                       | 90  | Brandesburton    | 60  |
| Bubwith                                       | 80  | Cherry Burton    | 60  |
| Gilberdyke/Newport                            | 49* | Dunswell         | 7*  |
| Holme on Spalding Moor                        | 225 | Easington        | 19* |
| Hutton Cranswick                              | 170 | Eastrington      | 40  |
| Keyingham                                     | 215 | Flamborough      | 110 |
| Kilham  | 90  | Leconfield       | 70  |
| Leven   | 210 | Melbourne        | 30  |
| Middleton on the Wolds                        | 70  | Nafferton        | 105 |
| Patrington                                    | 140 | North Cave       | 60  |
| Snaith  | 245 | North Ferriby    | 160 |
| Stamford Bridge                               | 295 | Preston          | 95  |
| Wetwang                                       | 70  | Rawcliffe        | 23* |
|   |     | Roos             | 40  |
|   |     | Skirlaugh        | 70  |
|   |     | South Cave       | 160 |
|   |     | Swanland         | 165 |
|   |     | Thorngumbald     | 16* |
|   |     | Tickton          | 4*  |
|   |     | Walkington       | 70  |
|   |     | Wawne            | 40  |
|   |     | Wilberfoss       | 80  |
|   |     | Woodmansey       | 50  |

\*These figures represent the number of extant planning permissions as at November 2013 (including a discount for non delivery) added to the number of completions in between April 2012 and November 2013. No specific allocations for residential development will be made based on current evidence regarding the level of flood /health and safety risk in these settlements.

- 3.29 In light of the above, the requirement for Bubwith in the adopted Local Plan is 80 dwellings. This will be delivered over 5 allocations (BUB-A to E) – the allocations deliver a total of 78 dwellings. The site falls within BUB-C.

### Policy H1 – Providing a mix of housing and meeting needs

- 3.30 Policy H1 seeks to ensure that new residential developments 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. Whilst the application is lodged in outline, the indicative layout has been prepared with this in mind.

### Policy H2 – Affordable Housing

- 3.31 Proposals for new residential development over 10 units will be required to deliver affordable housing. The requirement at this location is 25%.

### Policy H4 – Making the most efficient use of land

- 3.32 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. Developments will be

encouraged to achieve a density of at least 30 dph although the Policy also provides grounds / justification for lower densities.

#### Policy ENV1 – Integrating high quality design

- 3.33 All development proposals will contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use. The policy advises that 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. Thereafter a number of criteria are set out relating to design that will be considered in order to achieve high quality design and sense of place.

#### Policy ENV2 – Promoting High Quality Landscapes

- 3.34 Policy ENV2 seeks to ensure proposals are sensitively integrated into the existing landscape and, where possible, seek to make the most of the opportunities to protect and enhance landscape characteristics and features. In this case, there is an opportunity to enhance the landscape boundary between town and country.

#### Policy A6 – Vale of York sub area

- 3.35 The site sits in the Vale of York sub area. Policy A6 gives further guidance on what should be considered in this sub area. In terms of housing, Policy A6 seeks to contribute to the overall mix of housing in the sub area, including through the delivery of smaller properties.

#### Allocations Document (July 2016)

- 3.36 The site is an allocated housing site in the adopted Allocations Document under reference BUB-C. The allocation suggests need for landscaping to eastern, southern and western boundaries of the site.
- 3.37 The Local Plan extract is copied below:

**Policy BUB-C - Land South of Highfield Road (0.83ha)**

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

- a. Provide additional landscaping to the western, southern and eastern boundaries.

### Bubwith

- 10.7** The site is currently in use as an agricultural field and haulage depot. It is bounded by existing residential development on two sides, with the A163 to the north, and has an indicative capacity of 22 dwellings. Removal of the haulage yard would enhance the character and appearance of the site and the residential amenity of the surrounding area. The risk of contamination from the current use will need to be appropriately investigated, and any necessary remediation carried out, before development takes place. Additional landscaping will be required to the western, southern and eastern boundaries of the site to help soften the impact of the development and integrate it into the surrounding landscape.



3.38 This guidance has been taken into account when considering design and layout of the proposal.

**Local Plan Update – Publication Version submitted March 2023**

3.39 It is noted that the LPA have submitted their updated Local Plan document to the Planning Inspector. The update Local Plan confirms Bubwith as being a Rural Service Centre.

3.40 However, Policy S5 has been updated to reduce the number of units expected to be delivered in Bubwith to 50 (from 80 in the 2016 Local Plan). The updated Local Plan also reduces the proposed allocations in Bubwith from 5 to 3 (the 2 deleted allocations are deemed by the LPA to be undeliverable). The application site is still an allocation, albeit with a slightly increased indicative capacity at 29 (from 22 in the adopted Local Plan). The other two allocations (BUB-A and BUB-D) will deliver 5 and 8 units giving a total of 42. This is 8 short of the 50 unit total set out in Policy S5.

3.41 Whilst limited weight can be afforded to this Publication Version, it is useful in identifying the direction of travel for Bubwith in terms of housing delivery.

3.42 The assessment of the above is set out in the following section.

## 4.0 Planning Assessment

4.1 This Chapter considers the principle of the Proposed Development and an assessment of the details regarding design against relevant policy requirements.

### Principle

4.2 The application site sits within housing allocation BUB-C. The site is also proposed as a residential allocation within the emerging Local Plan. The existing allocation sets a target of 22 dwellings from the allocation, with the emerging allocation raising this to 29 units. The principle of developing on the allocated site is clearly acceptable.

4.3 In terms of housing delivery within Bubwith, adopted Policy S5 seeks to deliver 80 dwellings in Bubwith whilst the emerging, revised version of Policy S5 seeks a reduced figure at 50 dwellings.

4.4 Coupled with the figures set out in Policy S5 are the indicative capacity figures set out with each of the proposed allocation sites within Bubwith. In the adopted Local Plan there are 5 allocations giving a total of 78 dwellings, 2 units short of the target of 80 dwellings. In the revised / updated Local Plan, there are 3 allocations with a total of 42 dwellings, 8 units short of the target of 50 dwellings.

4.5 In light of the above, this is a deliverable, allocated site with no ecological, heritage, landscape, ground or flood risk issues that would prevent delivery of housing. The proposal is considered to be consistent with NPPF guidance to boost the supply of housing and Local Plan policy S5 which seeks to deliver 80 dwellings in Bubwith during the Plan period to 2029.

4.6 In addition, it is noted that Policy H2 of the adopted Local Plan seeks to ensure developments of over 10 units deliver affordable housing. In this location, the requirement would be 25 % of units. The indicative layout shows provision of 7 dwellings (out of 26) to meet this requirement. This is the only site in Bubwith large enough to deliver more than 10 units and so the only one capable of delivering affordable housing in the settlement. The other deliverable allocations at BUB-A and BUB-D will deliver 8 units each under the adopted Local Plan or 5 and 8 under the emerging Local Plan. See Affordable Housing Statement at the end of this section.

4.7 The proposal should be further supported given it can and will deliver affordable housing in Bubwith in accordance with Policy H2.

4.8 In light of the above, the principle of development is therefore considered to be acceptable.

### Design and Residential Amenity – indicative layout

4.9 The proposed development seeks outline consent for up to 26 dwellings. The application is accompanied by an indicative site layout demonstrating how the allocated site can be satisfactorily developed.

4.10 The indicative layout demonstrates a mix of smaller 1 bed (2 flats), 2 bed (12 units) and 3 bed family dwellings (8 units) to meet identified need for smaller units (Policy A6) with a limited number of larger 4 bed units (4 units). The 3 bed

units would be set out as detached or semi-detached units. 25% of the units would be affordable and it is envisaged they would be 2 storey in height.

- 4.11 All units would have off street parking and private garden areas with plenty of opportunity for new planting.
- 4.12 In terms of mix and need, it is considered the proposal (including 1, 2, 3 and 4 bed units) would be consistent with guidance set out in Local Plan Policies H1 and A6.
- 4.13 The indicative layout would result in a density of around 30 dph based on a developable area of 0.85ha. This complies with the aim of achieving 30 dph set out in Policy H4.
- 4.14 In terms of residential amenity, the indicative layout confirms 26 dwellings can be developed on site with all dwellings enjoying private amenity space and ensuring there are no issues of overlooking / loss of privacy. Similarly the proposal would not harm the living conditions of dwellings to the north.
- 4.15 In light of the above, the proposal is considered to be consistent with Policies H4 and ENV1 of the adopted Local Plan.

#### Highways – Means of Access

- 4.16 Means of access to the site is proposed from the existing access onto Highfield Road. The means of access can be safely delivered on the site whilst traffic generation from 26 dwellings would also not give rise to any capacity of safety issues. It is noted the proposal would result in a slight increase in vehicle movements over existing but this is not significant and the removal of HGV from the site / local highway network is a benefit.
- 4.17 Further details are set out in the submitted Transport Statement (this is based on the previous scheme for 33 dwellings and so is still relevant for a scheme with fewer units).
- 4.18 The indicative layout demonstrates that adequate off street parking can be achieved for residents (driveways and garaging providing 2 spaces per dwelling) and visitors (spaces along spine road which will serve the wider scheme) whilst the layout also provides turning areas for refuse vehicles.
- 4.19 In summary it can be seen the Proposed Development will not have a detrimental impact on the local highway network and is therefore in accordance with the NPPF.

#### Landscape and Ecology

- 4.20 The proposed indicative layout sets out how landscaping and planting can be incorporated onto the site, and particularly along the southern boundary, to create an attractive setting for the development. The layout also demonstrates how the existing hedge can be incorporated into plots whilst there would be no harm to existing trees. The additional planting will provide opportunities for biodiversity enhancements.
- 4.21 The site is currently dominated by large buildings and hardstandings so the introduction of gardens and associated planting will be beneficial to landscape and ecology interests.
- 4.22 The submitted Ecology Report confirms the site is of little ecological value or interest.

### **Flood Risk and Drainage**

- 4.23 The site sits in Flood Zone 1. The scheme will include a suitable surface water and foul water drainage system to ensure there are no flooding or drainage issues within, or off, the site.

### **Affordable Housing Statement**

- 4.24 The proposal is for up to 26 dwellings and as such there is a requirement for affordable housing. The requirement in this location is 25% or 7 units.
- 4.25 The application is submitted in outline although the indicative layout identifies 7 units to meet the affordable housing requirement.
- 4.26 Ultimately the location of these dwellings will be subject to future reserved matters applications. Similarly, the tenure of the 7 units can be discussed and agreed so they are most appropriate for local need. At this stage there is no registered provider on board.
- 4.27 In light of the above the proposal is considered to be consistent with relevant Local Plan policies and the Affordable Housing SPD (and its later Addendum).

## 5.0 Conclusion

- 5.1 This Planning statement relates to an outline planning application submitted to East Riding of York Council for residential development on allocated housing site BUB-C to deliver up to 26 dwellings. The application is submitted on behalf of the landowners.
- 5.2 The planning application is resubmitted following the refusal of the previous application (LPA ref 23/01636/STOUT) for up to 33 dwellings which also included land to the east which was outside the Local Plan Allocation. The previous reasons for refusal are addressed in that the revised scheme is located solely within the site's allocation and the indicative layout demonstrates there will be no loss of trees from the site.
- 5.3 The whole of the application site is allocated for residential development within Bubwith. The adopted Local Plan (Policy S5) seeks to deliver 80 dwellings in the plan period to 2029. This is proposed to be achieved through development of 5 allocated sites (including the application site).

### Site Location and Proposed Development

- 5.4 The site (0.85ha) is located at the western end of the village to the south of Highfield Road. The site is allocated for residential development in the adopted Local Plan. The site is currently in use as a haulage yard with housing to the north, east and west with fields to the south (in the ownership of the applicant).
- 5.5 The Proposed Development comprises an outline planning application (all matters reserved except for means of access to, but not within the site) for up to 26 dwellings. The application is accompanied by an Indicative Site Layout and Design & Access Statement demonstrating how 26 1, 2, 3 and 4-bed dwellings could be delivered. Access will be taken from Highfield Road utilising an existing access point serving the haulage yard.

### Assessment

- 5.6 The outline planning application proposed development of land allocated in the Local Plan (BUB-C) together with land to the east to deliver up to 26 dwellings.
- 5.7 Policy S5 of the adopted Local Plan identifies a requirement for 80 dwellings in Bubwith to be delivered over 5 allocations. The application site (BUB-C) is part of the 80 dwellings. However, 2 of these allocations are now considered to be undeliverable meaning that 40 of the allocated units are unlikely to be delivered. There is therefore a clear undersupply position in Bubwith. The proposed 26 dwellings would assist in meeting this shortfall and boost the supply of market and affordable housing (25% of units) in Bubwith.
- 5.8 The proposal would deliver smaller family dwellings (12 are 2-bed with 8 shown as 3-bed with 4 4-bed) together with 2 1-bed flats as well as 25% affordable housing. This is the only site in Bubwith large enough to trigger policy requirement for affordable housing.
- 5.9 Matters of design are reserved for future determination. However dwellings would be 2 storey and benefit from private parking areas and gardens ensuring there are no highway or residential amenity issues. Development density would meet the 30 dph suggested in Policy H4.



- 5.10 The site is not subject to any ecology, heritage or landscape designations and sits within flood zone 1. Technical reports submitted with the outline application demonstrate there are no planning grounds to refuse the proposal.
- 5.11 With regards the relevant adopted policies of the Local Plan, the proposal is consistent with guidance on design, amenity, landscaping and highways as set out in S5, H1, H2, H4, A6, ENV1 and ENV2.

### Summary

- 5.12 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that outline planning consent should be granted for the submitted planning application.