

**LAND ADJACENT TO MANOR FARM
CATTERICK VILLAGE**

OUTLINE APPLICATION FOR 10 DWELLINGS

PALLET HILL SAND AND GRAVEL CO LTD

DESIGN AND ACCESS STATEMENT

APRIL 2016

**DAVIS PLANNING
PARTNERSHIP**

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**Land adjacent to Manor Farm, Catterick Village
Pallett Hill Sand and Gravel Co Ltd**

Proposed 10 new dwellings with access and associated car parking and landscaping. Outline application with all matters apart from access reserved.

Design and Access Statement

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1. Use

Existing Use

1.1 The 0.53 hectare site is currently part of a field comprising pasture land used for grazing stock and is as part of the Pallett Hill Farm. It is located off High Green at the south east part of the farm holding.



1.2 Parts of the OS enclosure on the east of the field to the east of plots 6-10 has been sold off to residents of adjoining residential properties in Garth Meadows for garden extensions. The bridleway which runs along the track from High Green to the north west corner of the site is mainly used by local people for access via a gate to the field to the west. The field gate on the north west boundary gives access for stock and for the farmer, Mr G. M. Simpson of Pallett Hill Farm.

1.3 There are established trees along the western boundary and a high domestic fence along the northern and western boundary of No 11 Chapman's Court.

1.4 Manor House stands to the south, to the west of this is the residential complex of converted farm buildings known as Chapman's Court. These dwellings are generally constructed from traditional local materials, stone and brick, with pitched pantile or slate roofs. Manor House and Chapman's Court are within Conservation Area as are the terraced properties of 38-44 High Green opposite the site entrance, which are rendered with slate roofs and which stand hard onto the road.

1.5 Nos 49 – 53 High Green are outside the Conservation Area as are the housing areas to the east at Garth Meadows and Arena View.

Site Issues

SINC – Pallett Hill Site of Nature Importance for Conservation

1.6 The proposed site adjoins the amended boundary of the Pallett Hill SINC. E3 Ecology Ltd are undertaking a Phase 1 ecological assessment of the site which will accompany this application, which involves an assessment of the use of the SINC by birds and how it should be protected. The scope of this assessment has been agreed with North Yorkshire County Council and Sara Robin of the Yorkshire Wildlife Trust, who have provided E3 with pre-application advice.

1.7 The application will adopt appropriate mitigation recommended as a result of the assessment.

Traffic

1.8 Pre-application consultations have taken place with North Yorkshire County Council's Highways Department on traffic impact and access requirements and their recommendations are included in the submitted scheme.

1.9 The pre-application consultation noted that there are yellow line restrictions at the junction of High Green and Main Road preventing parking at the junction. Areas of roadside parking clear of the carriageway are delineated in the area of The Bank and east of Garth Meadows so that the carriageway remains unobstructed. There is occasionally some roadside parking restricting the width of the carriageway in the vicinity of 10-11 and 35-37 High Green, but there is clear intervisibility along the road and traffic may have to give way to oncoming traffic for a few seconds. This is not an unusual situation in a village situation where roads were designed for lighter traffic than



current day use and where lane widths are restricted. All is within the speed restricted area and there is street lighting.

1.10 In the unlikely situation an obstruction occurs traffic can re-assign to use The Bank and/or Low Green where there are less frontage properties.

A1(M) upgrade

1.11 The A1(M) upgrade to motorway opens in 2017 and Highways England predict that there will be a significant overall reduction in traffic in Catterick using High or Low Green for access to Tunstall Road, the Garrison and Richmond as traffic will re-assign itself to the new Catterick Central Junction avoiding the need to go into Catterick Village.

Access

1.12 On 8th October 2015, James Tomlinson of North Yorkshire County Highways emailed Davis Planning Partnership following pre-application consultation and confirmed that the view of the County Council as Highway Authority was that access has sufficient visibility in each direction to allow safe operation. The proposal allows for the incorporation of some alterations to the road lining at the bend in order to achieve the forward visibility requirement for vehicles making a right turn into the development.

Adoptable Standard

1.13 The street will be built to an adoptable standard and subsequently it is proposed that it would be adopted by North Yorkshire County Council once complete.

Noise

1.14 Richmondshire District Council have advised in the pre-application consultation that they consider that, being mindful of the proximity of the site to the (current) A1 and the fact that noise was a reason for the refusal of the earlier application for holiday lodges, that noise is an issue which should be addressed in this application.

1.15 Pallett Hill Sand and Gravel Co Ltd have therefore commissioned Blue Tree Acoustics Ltd to undertake an assessment of

the proposal in relation to noise and this will accompany the submission of the application.

1.16 The proposed development if permitted will only be built and occupied after the opening of the A1M) upgrade, which moves source of traffic noise from the motorway further away from Pallett Hill Farm. This noise source was one of the foundations for Members resolution to refuse the application for the holiday lodges proposed on the field to the west of this application. The holiday lodges were located in the field to the west of this site along the western boundary of the lake, much closer to the road than the development proposed on this site. All noise aspects are assessed in the Blue Tree Acoustics Assessment.

On Site Issues

1.17 There are no areas affected by surface water flooding on the site. The undulating ground form is anecdotally due to the ad hoc removal of material from the site over many years by local people for construction purposes in the village.



1.18 Children's play is available nearby east of Arena View. Should this application be approved, the applicant would propose that a

contribution be made towards local play facilities through the process of an agreement with the Council.

Proposed Use

1.19 The proposal is for 10 new dwellings accessed from High Green. The indicative layout, (see Appendix B), shows how development can be set out on the site to accord with the standards set out by North Yorkshire County Council for access and parking and Richmondshire District Council for residential amenity.

1.20 The layout provides for 6 detached market housing dwellings and 2 pairs of semi detached affordable dwellings.

2. Amount

2.1 The site provides the following dwellings:-

Type	Floor Area Sq m	Bedrooms	Persons	No
A	139	4	7	2
B	97	3	5	1
C	133	4	6	1
D	106	4	6	2
E	71	2	4	1
F	94	3	5	1
G	68	2	4	2
TOTAL				10
Site Area				0.53 ha

2.2 The development is set around a green central open space. A central green corridor is required to create a focal point for the development and a setting for the bridleway.

2.3 The number of dwellings is appropriate to the size of the site and the character of the surroundings. The proposed distribution of development on the site is in character with the grain of development in the locality with the higher density dwellings located on the north east part of the site backing onto the established residential area of Garth Meadows and the lower density development is located to the north of Chapman's Courts where Nos 10 and 11 comprise substantial dwellings in large grounds.

3. Layout

3.1 The indicative layout is shown to enable the Local Planning Authority to make an informed decision on whether the number of dwellings proposed can be set out on this site in a manner which complies with the standards set by the Authority for distances between buildings and standards set for access and parking specified by North Yorkshire County Council.

3.2 The layout sets the 10 dwellings centred around a green space which allows for access to each dwelling and the continued use of the bridleway through the site.

3.3 The layout also allows for provision for an emergency access in some future time from possible development to the north on Bishops Way extension phases 2 and 3, which would be accessed from Bishops Way, but would require an emergency access to High Green in the form of a knock down bollard or similar for use by emergency vehicles.

3.4 Dwellings 1-6 each have double garages with parking and turning within the site. Dwellings 7-10 have 1.5 parking spaces per dwelling.

3.5 Each dwelling has an open aspect to the front either on to private open space or communal green space and a private enclosed rear curtilage.

3.6 A number of different layouts were considered in the design stage including a layout comprising entirely detached dwellings, however the requirement set out in the Richmondshire District Council Core Strategy for 40% of the site to have affordable housing dictated a mix of house types and designs.

3.7 All the properties proposed have an aspect on to the central /green spine amenity area which gives a focal point to the layout. The speed bump at the access point will signal the start of the informal mixed use surface which can accommodate vehicular traffic, walkers and bicycles.

3.8 The theme of curved walls set by the entrance wall at walls at 53 High Green and 11 Chapman's Court is extended into the layout on Plots 1 and 10. Bin storage is provided within the proposed garages at Plots 1-6 and to the rear of properties on Plots 7-10.

4. Scale

4.1 The scale of the development is kept to 0.53 hectares to integrate with the surrounding existing development at Chapman's Court and Garth Meadows and to "infill" the gap between the existing built up areas.

4.2 The scale reflects the scale of the Chapman's Court complex to the south and is appropriate for a small infill housing site on the edge of a village.

4.3 The number of dwellings, 10 in all, would not overwhelm this locality or cause traffic which would materially adversely impact upon the quiet and tranquil edge of village location.



4.4 The scale of development is appropriate to the

entrance which remains in the form of a field entrance and it enhances the character of a rural environment.

4.5 All dwellings are two storey with pitched roofs and traditional appearance which gives the total development a scale which has a comfortable fit with the existing barn conversion area of Chapman's Court.

5. Landscaping

5.1 The existing trees along the western boundary of the site are to be retained and these provide both a landscaped backdrop for the proposed development and also a screen for views into the site from the bridleway and public viewpoints to the west.

5.2 On site landscaping will compliment the native tree species of this landscaped screen and continue the theme of deciduous native indigenous species of trees.



5.3 The main public green area within the site will be laid out as grass with appropriate ground cover plants and shrubs.

5.4 There are three main areas of tree planting shown on the indicative layout, one at the north eastern part of the site to screen views in from the bridleway and two at the site entrance to soften the appearance of the built development when viewed from the High Green.

5.5 Should this application be approved, it is expected that a planning condition would be imposed requiring a detailed landscaping scheme for the whole site and the details of all boundary treatments.

6 Appearance

6.1 The overall concept of the indicative design is to give the development a visual impact from its traditional rural vernacular design using traditional local building materials and an air of permanence and rural compatibility.

6.2 Although this is an indicative design, the site has been set out in a manner to echo rural settlements where houses and cottages are set around a communal green area and are constructed from local stone or bricks and where residents may experience a safe communal frontage and private and safe rear private gardens.

6.3 Windows will be traditional vertical emphasis may have stone cills.

6.4 Walls will be constructed from local stone or brickwork and roofs will be pantiles or slate to echo the architectural style prevalent in the Conservation Area and in the converted barn complex at Chapman's Court to the south.

6.4 This Design and Access statements sets the principles of the design to be carried out in detailed planning application. The principles set rely on the site factors and the character and appearance of the immediate locality.

6.5 This is a very desirable site for a high quality development being set against a background of open countryside with views to the west across the lake and to the west to Wensleydale and Richmond and the high quality conversions achieved at Chapman's Court.

6.6 The external appearance of the dwellings is proposed to be of traditional vernacular architectural style to enhance the layout and echo the best of local vernacular architecture and the Conservation Area.

7. Access

7.1 Vehicular and pedestrian access in accordance with the standards required by the County Council will be provided from High Green as shown on the indicative layout.

7.2 This road way which will be constructed to adoptable standards but as a mixed use road it will be constructed with surface materials of a sympathetic appearance to the overall development, specifically to avoid the appearance of large areas of tarmac.

7.3 The route of the bridleway through the site will be retained through the site. This route will be curtailed by the A1(M) construction, however the right of way will remain open to all potential users. It is presently used mainly by local persons mainly to walk dogs and this local use will also be enhanced by surface treatment, (it is often extremely muddy making walking difficult for the elderly or infirm).

7.4 There is presently a dog "poo" bin on site and this will be relocated to still encourage responsible dog owners to use the site but to respect that this is a residential environment. Walkers will be guided through a pleasant and well maintained residential environment on their way to their country walk.

7.5 The speed hump at the site entrance will encourage low speeds.

7.6 The proposed access and highway works will all accord with the requirements of the North Yorkshire County Council.

Appendix A Location Plan

Land Adjacent to Manor Farm Catterick Village
Design and Access Statement



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Site area : 0.53 ha

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**PALLET HILL FARM CATTERICK
LAND ADJACENT TO MANOR FARM
LOCATION**

Scale	1:2500 (at A4)
Date	October 2015
Drawing No	15.70.001
Rev	00

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Appendix B

Indicative Layout



LEGEND

Type	Floor area	Bedrooms	Persons	No
A	139 sq m	4	7	2
B	97 sq m	3	5	1
C	133 sq m	4	6	1
D	106 sq m	4	6	2
E	71 sq m	2	4	1
F	94 sq m	3	5	1
G	68 sq m	2	4	2
Total				10
Site Area	0.53 ha			

Client	Pallett Hill Sand and Gravel Company Limited
Project	Land adjacent to Manor Farm Catterick
Title	HOUSING DEVELOPMENT INDICATIVE LAYOUT
Date	January 2016
Scale	1 : 500 (at A3)
Drawing no	09.34.15 Revision 03
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