

Case No. 19/02603/REMMAJ

Item No.01

Location: Land Comprising Field At 446321 456601, New Lane, Green Hammerton, North Yorkshire

Proposal: Reserved Matters Application for the erection of 80 dwellings with Access (within the site), Appearance, Landscaping, Layout and Scale considered pursuant to Outline Permission 17/01446/OUTMAJ

Applicant: Loxley Homes Limited

SUMMARY

The proposal is a Reserved Matters Application for 80 dwellings with appearance, landscaping, layout, scale and access (within the site) considered.

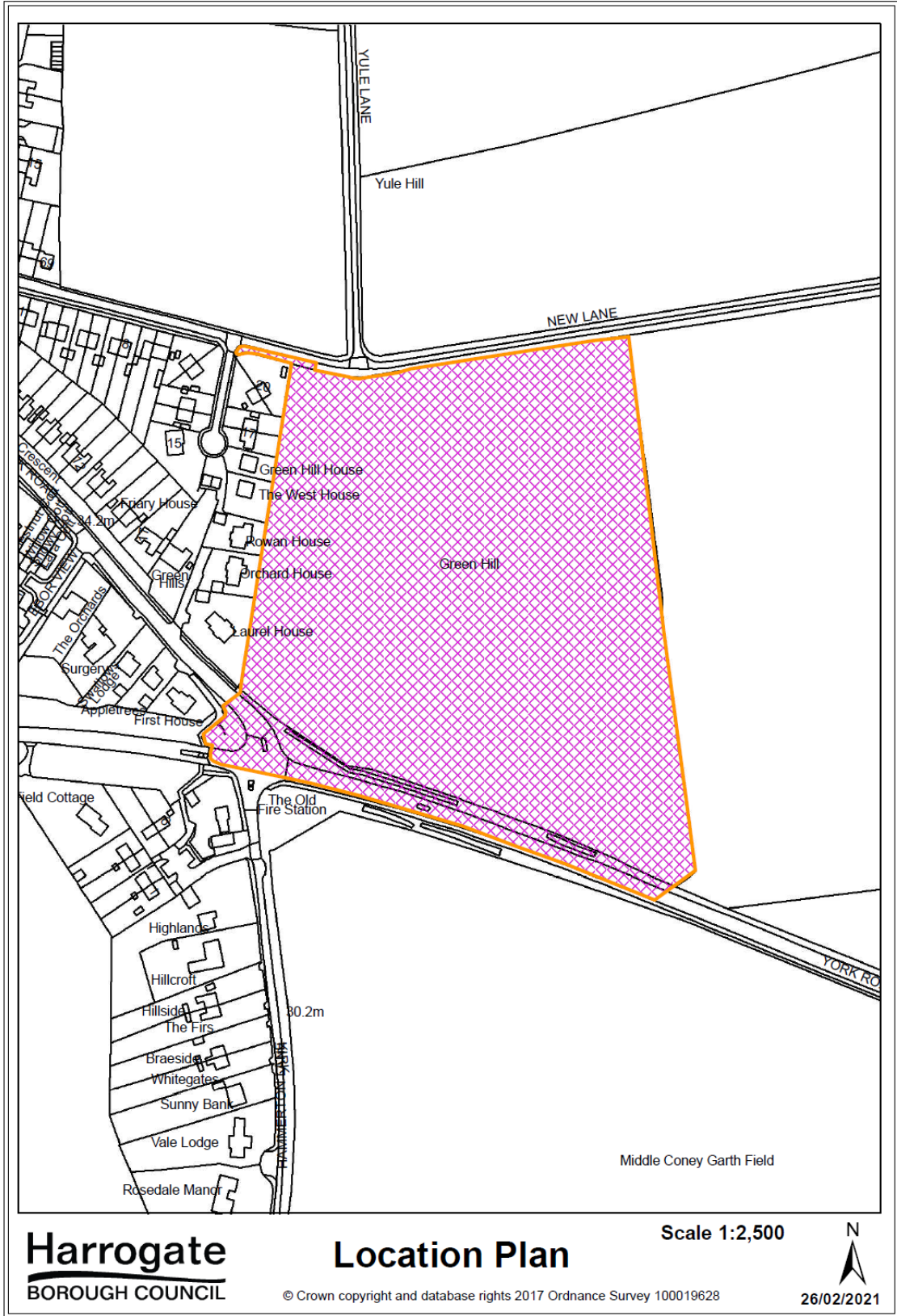
The principle of residential development on the site and matters pertaining to access to the site have already been established. The conditions attached to the outline permission remain applicable to the submitted scheme with particular reference to highway conditions relating to the re-alignment of the York Road junction.

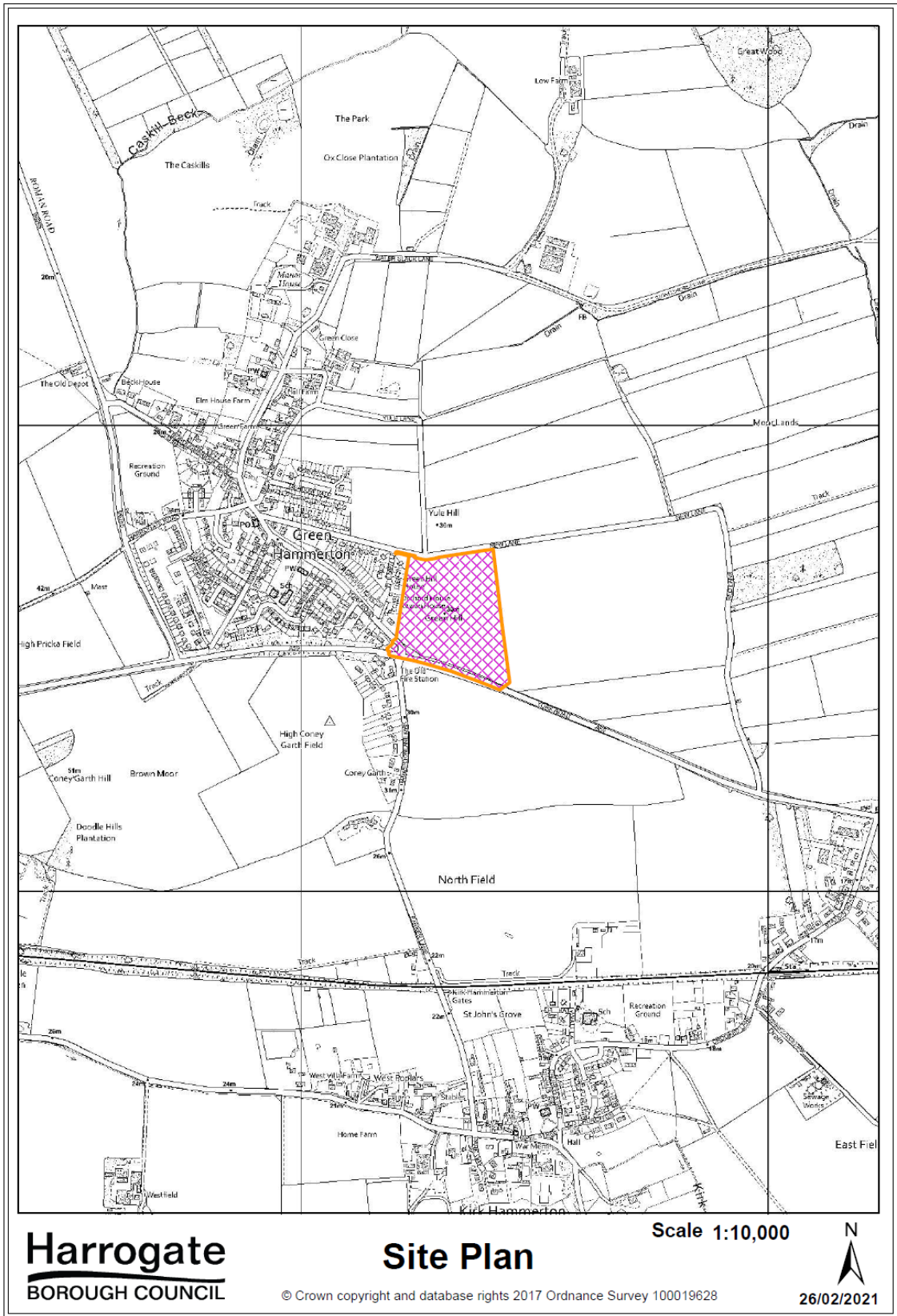
The proposed development would contribute to ensuring the district's housing needs are met, including the provision of 32 affordable dwellings as well as properties designed to be accessible and adaptable.

The proposal will have an acceptable impact upon the landscape character and spatial qualities of the area with a site layout and landscape design concept that accord with the principles and parameters established by the outline permission. The proposed scale and appearance of the houses are in-keeping with nearby existing properties as well as those houses currently under construction on New Lane. The site layout and internal access arrangement accords with highway standards, subject to confirmation from the Local Highway Authority.

Overall, the matters under consideration are considered compliant with the overarching policies of the development plan and national requirements.

RECOMMENDATION: Approve subject to conditions





1.0 PRELIMINARY MATTERS

- 1.1 Access to the case file on Public Access can be found here:- [view file](#)
- 1.2 This application is to be presented to the Planning Committee because the proposed development is for more than 50 dwellings.

2.0 THE OUTLINE PERMISSION

- 2.1 Outline planning permission was granted on 13 February 2019 under application 17/01446/OUTMAJ for residential development of up to 80 dwellings with access to the site considered.
- 2.2 The approved scheme included details of access to the site, namely a new re-aligned York Road junction with vehicular access to the site via the re-routed section of York Road. Pedestrian, cycle and emergency vehicle access would be from New Lane.

3.0 MAIN ISSUES

- 3.1 The main issues for consideration are those matters reserved for approval following the outline permission which comprise the following:
 - Layout
 - Scale
 - Appearance
 - Landscaping
 - Access (within the site)
 - Other matters
- 3.2 Revisions to the proposed scheme have been made during the course of the application in order to address concerns raised by officers, statutory consultees and through third party representations. The revisions have been the subject of two rounds of public consultation.
- 3.3 The most recent revisions to the scheme involve minor changes to the housing mix as well as a complete set of new house types with consequential very

minor changes to the site layout and landscaping. Consultation is currently being carried out on these changes and the comments received will be reported verbally.

4.0 ASSESSMENT

4.1 Principle of development

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted Local Plan is the starting point for determination of any planning application.

4.3 The principle of residential development for up to 80 dwellings has already been established on this site with the grant of planning permission. As such, it has already been determined that this location is suitable for development in the form of housing and the principle of such is not a matter for consideration.

4.4 The only matters for consideration in this application are layout, scale, appearance, landscaping and access (within the site) and these are considered below.

4.5 Layout

4.6 “Layout” is an assessment of the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

4.7 Such an assessment is a key component of Local Plan Policy HP3 “Local Distinctiveness” which seeks to ensure inter alia that development respects the spatial qualities of the local area, including the scale, appearance and use of spaces about and between buildings or structures, visual relationships, views and vistas.

Layout: Form and Character

4.8 The Development Principles Plan (SK252 Rev I) approved at the outline stage establishes the parameters for future development on the site. The plan defines the 3.12 hectare area for built development (inclusive of dwellings, gardens and

roads) as well as the extent of landscaped open amenity space. A minimum 12.5m wide buffer extends along the western site boundary which must comprise private gardens to tie in with the existing pattern of development.

- 4.9 The proposed layout has changed during the course of this reserved matters application so that the built development (aside from underground LPG storage tank and underground pump station) is now confined to the build zone defined on the approved Development Principles Plan. This has in part been achieved by providing more two and three bedroom properties which has reduced the overall build floor area.
- 4.10 A key revision to the layout concerns the western boundary condition. As originally proposed, this side of the site comprised a straight row of 20 houses, mostly in the form of terraced housing which appeared as a solid wall when viewed from the west. Some houses extended into the buffer reserved solely for gardens.
- 4.11 Development on the western side is now reduced to 13 houses which are relocated further away from the site boundary with most having well in excess of 12.5m long gardens. The alignment is broken up with a looser arrangement of houses set within more generous-sized plots, better reflecting the existing pattern of development to the west. This arrangement allows for filtered views through the houses.
- 4.12 The relatively linear row of houses along the northern side of the site continues the existing build line along the southern side of New Lane and responds to the layout of the scheme under construction to the north (application 18/01532/FULMAJ). As such, the proposed development would be seen as an extension to this route. The pattern of development on the remaining part of the site is less formal to reflect the sites rural edge and setting. Views towards the development will be softened by the large areas of landscaping and proposed tree and hedge planting, particularly on the southern and eastern extents.
- 4.13 A focal point of the development is the central public open space (“village green”) located on the highest point of the site. The layout includes a visual link connection from Yule Lane (north) through to this open space and then

southwards along the new site entrance road and beyond. This, along with the new footpath and cycle link onto New Lane, will help to integrate the new housing with existing development.

- 4.14 At a net developable area of 3.12 hectares, 80 dwellings results in a density of 26 dwellings per hectare (dph) or 16 dph across the entire site (at 4.9 hectares). This density is below the Council's target density of 30 dph set out in Local Plan Policy HS1 "Housing Mix and Density" but it takes account of the character of the area and its location on the edge of the settlement. As such, it is considered to be an appropriate density making efficient use of the land, whilst responding to local context.

Layout: Heritage Assets

- 4.15 The development site is located approximately 190m away from the boundary of the Green Hammerton Conservation Area, with twentieth century housing occupying the intervening distance. It was acknowledged at the outline stage that there may be a limited view of the site from the boundary of the conservation area, north of the allotments on New Lane, and therefore the approved Development Principles Plan provides an area of no built form towards the north-eastern corner of the site.
- 4.16 The proposed layout shows the new houses and internal road layout set well back from New Lane in order to protect this view. The north-eastern corner will be laid out as landscaped open space with new tree planting which provides an appropriate setting for the houses, as well as views along New Lane.
- 4.17 Condition 27 of the outline permission requires an archaeological evaluation of the site to be undertaken and the results submitted with any reserved matters application demonstrating how the site layout takes account of the findings of the archaeological evaluation.
- 4.18 Accordingly, the results of an archaeological trial trench evaluation have been submitted, which has been reviewed by NYCC Heritage Unit. The Principal Archaeologist is satisfied that the majority of undated archaeological features found are of low significance and confirmed that no further investigations are required. As such, the proposed layout is considered acceptable in so far as

ensuring there are no harmful impacts arising from an archaeological perspective.

4.19 In reaching these conclusions, officers have had regard to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the duty to preserve the special architectural and historic interest of designated heritage assets and their setting.

Layout: Residential Amenity

4.20 Local Plan Policy HP4 “Protecting Amenity” requires development proposals to be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours.

4.21 The provision of a 12.5m garden buffer alongside the western boundary ensures there is a good separation from the neighbouring existing properties. With some of the properties positioned much further back in to the site, the back to back separation distances range from 21m to 38m. Existing boundary trees, hedges and planting will be retained. As such, the proposal will not result in undue harm in terms of privacy.

4.22 Officers acknowledge the sensitivity of the western side of the development in terms of residential and visual amenities. An illustrative section drawing has been submitted which shows the proposed houses along the western edge to sit lower than the adjacent existing houses to the west. Notwithstanding this, a condition is recommended to require final details of site levels and finished floor levels across the entire site, including western boundary, to ensure there is an acceptable relationship with the neighbouring houses which, together with the separation distances, will ensure the houses do not appear overbearing or cause significant overshadowing to rear gardens.

4.23 The new dwellings within the development have been orientated to ensure the amenities of future occupiers are protected.

4.24 Scale

4.25 The consideration of “scale” relates to the size of the development, including the height, width and length of each building within the development in relation

to its surroundings and is a requirement of Local Plan Policy HP3 “Local Distinctiveness”.

4.26 A concern for Members when considering the outline scheme was the potential height of the houses given the prominence of the site in some views. Condition 32 was therefore imposed on the outline permission to restrict dwellings to no more than two storey. Accordingly, the proposed dwellings are two storey high with no additions at roof level. The ridge heights vary from 8.1m to 8.4m and the eaves height across all units is 4.87m.

4.27 A condition is recommended on any grant of permission to remove permitted development rights for all houses within the development in respect of dormer windows and/or roof extensions.

Scale: Housing Mix

4.28 Local Plan Policy HS1 “Housing Mix and Density” states that housing developments should seek to deliver a range of house types and sizes that reflect and respond to the identified housing needs and demands of the district’s households. There is however an emphasis on the provision of two and three bedroom houses but recognising that larger family housing will also be required.

4.29 The original housing mix included an over-concentration of large detached 4 and 5-bed units which together made up 56.5% of the total housing mix. The latest mix set out in the Accommodation Schedule is broken down as:

Unit Size	Total Number	Percentage
1-bedroom	4	5%
2-bedroom	20	25%
3-bedroom	31	39%
4-bedroom	25	31%
TOTAL	80	100%

4.30 The proposed mix now delivers a higher concentration of 2 and 3-bed units (64%) which better reflects the suggested housing mix for the district set out in the Council’s Housing and Economic Development Needs Assessment

(HEDNA). The inclusion of a higher number of smaller house types allows for an improved site layout better suited to the characteristics and spatial quality of the locality.

- 4.31 32 (or 40%) of the 80 homes would be provided as affordable housing in accordance with Condition 4 of the outline permission and the requirements of Local Plan Policy HS2 “Affordable Housing”. The mix comprises 4 x 1-bed (12.5%), 20 x 2-bed (62.5%) and 8 x 3-bed (25%) units. The Council’s Housing Team has confirmed this mix is acceptable.
- 4.32 20 (or 41%) of the market homes would be built to be accessible and adaptable to achieve M4(2) of Building Regulations. This is in excess of the 25% requirement stipulated in Policy HS1 and will ensure a high proportion of houses can be adapted to meet the changing needs of future households. A further 20 (or 62%) of the affordable homes would also be designed to achieve M4(2) standards.

Scale: Internal Size

- 4.33 Local Plan Policy HS5 “Space Standards” requires that all new market and affordable homes meet the Nationally Described Space Standards (NDSS). The NDSS is an important tool when assessing the quality of new homes in order to ensure that an adequate level of internal space is provided for the given level of occupancy and so is fit for purpose. The standards are expressed as a minimum and should be exceeded if it is to be demonstrated that a scheme offers a good standard of internal residential accommodation.
- 4.34 The dwelling sizes either meet or exceed the minimum internal space standards which is positive. Some of the house types include a first floor study which is of a size capable of being used as a bedroom. However, the overall required dwelling size would still be met or exceeded if this room was used as a bedroom. The rooms are of a regular shape to aid their use and built-in storage is provided.
- 4.35 Overall, the proposed dwellings are considered to be comparable in size and scale with existing houses to the west as well as those under construction on

the nearby development site to the north. The houses would offer a good standard of internal residential accommodation.

4.36 Appearance

4.37 The NPPF places greater emphasis on the importance of good design and the creation of high quality buildings and places. The National Design Guide: Planning practice guidance for beautiful, enduring and successful places (2019) outlines the Government's priorities for well-designed places and components of good design. This is a material consideration in determining planning applications.

4.38 Local Plan Policies HP3 "Local Distinctiveness" and NE5 "Green and Blue Infrastructure" set out expectations of well-designed schemes, including that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements.

4.39 In consideration of "appearance", it is necessary to consider those aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

4.40 The proposed dwellings would be seen in the context of the varied styles of twentieth century houses adjacent to the site as well as the new houses under construction. The scheme comprises a mix of semi-detached and detached houses with 11 different house types to help create a varied street scene. The elevational treatment includes certain features, such as stone corbels and square edged window heads and cills, across all the house types to "tie" the development together as well reflect the local vernacular. A number of the house types are provided with faux chimneys which adds visual interest and is in-keeping with other houses in the area.

4.41 All dwellings have good sized private gardens and benefit from easy access to the central public open space ("village green") as well as other areas of open space on site for informal recreation. 11 market homes ("Penwood" and "Skywood") have integral garages with the remaining properties provided with

front / side driveways for car parking as well as a detached garage in most cases.

4.42 A key factor when assessing the appearance of a scheme is the integration of the affordable homes. They must be well integrated within the development and be visually indistinguishable from the market homes and not all concentrated in one area.

4.43 The 32 affordable homes are provided in clusters of semi-detached properties at various locations across the site. The affordable homes will have the same external treatment as the market homes in terms of elevation style and use of materials and this is important for integrating the homes. As such, the proposal is acceptable in terms of providing for a balanced community.

4.44 The materials to be used would be reflective of the local area with predominantly red brick and white render to key frontages with a mix of slate and clay roof tiles and faux chimneys provided for some house types.

4.45 Boundary treatments include a mix of 1.5m and 1.8m high fencing along with brick front boundary walls, 1.2m high estate and vertical black railings. 0.45m high timber knee rail would bound the areas of open space.

4.46 The use of high quality external materials and the detailed design will be an important factor in ensuring the quality of the scheme intended at the application stage is delivered. To this end, a condition is recommended to require samples of the external materials to be submitted for approval.

4.47 Landscaping

4.48 "Landscaping" is a key aspect in consideration of the proposal and covers issues relating to the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

4.49 Local Plan Policy NE4 "Landscape Character" seeks that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and that particular regard is had to maintaining the aesthetic and biodiversity qualities of the natural and man-made heritage

such as trees and woodland, hedgerows, walls and so on. Three Birch trees on the western boundary are protected under Tree Preservation Order 29/2007.

- 4.50 The proposed scheme follows the landscape design concept established by the outline permission. The areas of open space to the south-eastern corner and along the eastern boundary will allow for structure planting comprising groups of trees and individual specimen trees within and adjacent to hedgerows. The central public open space will be designed to be an informal village green to include specimen tree planting and together with the green buffer provided along the western edge it is envisaged that the planting will help to integrate the development into the landscape.
- 4.51 The submitted Landscape Masterplan shows the different landscape treatment across the site and includes areas of wildflower and native species meadows and woodland planting to the north-east and south-east with a SUDS pond located towards the south-eastern corner. The trees and existing hedgerows along the boundaries will be retained and strengthened to provide further screening and softening of the development in views.
- 4.52 The proposal will necessitate the removal of a section of hedgerow (50m length in total) to facilitate the York Road junction re-alignment and vehicular access into the site but it is considered that the proposed amount of new planting will compensate for this loss, as well as provide new opportunities for biodiversity as a result of the varied landscape treatment.
- 4.53 The landscaping scheme is a key element of the proposal and it will be important to ensure that opportunities to maximise tree canopy and woodland cover are taken as well as provision of individual planting within garden spaces. The Council's Arborist is keen to ensure that the principle of 'right tree-right location' is adopted, with appropriate tree species proposed for suitable locations within the scheme. There needs to be an appropriate diverse mix allowing for a sustainable tree stock to establish and larger mature trees should not be overlooked in the final tree selection, as they can enhance the wider landscape as they continue to grow. It will be important to ensure there is an appropriate future maintenance and aftercare regime in place.

4.54 The S106 legal agreement accompanying the outline permission contains obligations relating to the long-term management of the areas of public open space. The outline permission also includes conditions relating to tree protection (Conditions 7 and 8) and final details of the new structure tree planting (including detailed planting drawings) and their long term management and maintenance (Condition 29) are submitted for approval. A further condition is recommended to require replacement planting takes place for all trees that fail within the first 5 years of planting.

4.55 Access

4.56 "Access" matters relate to the accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

4.57 Access arrangements to the site were approved as part of the outline permission and detailed in approved drawings 1700301 Rev D and 1700304 Rev D. Local representations have been made concerned about the proposed re-aligned York Road access and road safety, but these matters were fully considered at the outline stage and they are not matters for consideration as part of this application.

4.58 Furthermore, the outline permission includes a number of highway related conditions requiring final detailed designs for the new access arrangements, including details of the construction access, and internal road layouts to be approved prior to commencement of development. Condition 16 also includes the submission of an independent road safety audit to be carried out for the off-site highway improvement works comprising the York Road realignment as well as programme for completion. These works must be completed prior to first occupation of the development.

4.59 The matters of concern for this application relate to the internal circulation routes within the site. The Highway Authority during the course of the application requested a number of minor alterations to the internal road layout including extending turning heads, vehicle tracking, re-positioning of the LPG underground storage tank as well as more visitor car parking. The latest Site

Layout Plan seeks to address these details. All adopted roads would have at least 5.5m wide carriageway with 2m wide footpaths. Appropriate sized turning heads have been provided to the end points of roads. Final comments from the Highways Authority are awaited and will be reported verbally.

- 4.60 An issue of significant concern for officers, the Highways Authority and local residents has been the potential for a new vehicular access to be created off New Lane, as the original reserved matters submission showed a layout with Plots 1-8 having a separate vehicular access off New Lane. Reference to this access was also included in the original Design and Access Statement.
- 4.61 Officers confirm this scenario would breach the parameters of the outline permission where the approved Development Principles Plan allows for only a pedestrian / cycle footway and secondary emergency vehicle link, via New Lane. Accordingly, the site layout has changed, so that all plots are accessed from the internal road system via York Road and reference in the Design and Access Statement to general vehicular access from New Lane has been removed.
- 4.62 At the request of the Parish Council, the latest Site Layout Plan includes 2no. retractable bollards at the New Lane emergency vehicle access point and a timber 'kissing-gate' at the pedestrian access point. Further, Condition 13 of the outline permission stipulates that there should be no vehicular access to the development other than from York Road.

4.63 OTHER MATTERS

- 4.64 **Sustainability:** Local Plan Policy CC4 "Sustainable Design" expects all development to be designed to reduce carbon emissions as well as encourage all developments to meet the highest technically feasible and financially viable environmental standards during construction and occupation. An Energy Statement has been submitted, which has been updated. This details how carbon reductions are to be achieved by adopting a 'fabric-first' approach.
- 4.65 Thermally efficient materials will be used in the construction and external walls, acoustic and roof insulation will be sourced from mineral / glass fibre wools. The homes will be provided with low energy lighting and fittings (white goods)

as well low energy mechanical extract ventilation systems. The applicant also pledges to exceed the current national energy performance requirements (i.e. Part L of the Building Regulations) by 10% to help further tackle climate change. This will result in A-rated homes (minimum requirement for new build houses is B-rating) which will ensure the homes are future proof.

4.66 Local representations have been made about the use of LPG gas. It is intended that Calor Gas will provide the underground storage installation, to be located within the central village green space and surrounded by planting. There is an adjacent parking bay for maintenance vehicles. This fuel type is being used on the nearby housing scheme under construction as well as new housing developments elsewhere in Green Hammerton. It is advised that that having several developments using the same fuel type (and same supplier) in proximity will be efficient for maintenance and refuelling.

4.67 A condition is recommended to ensure that the development is carried out in accordance with the measures and targets set out in the amended Energy Statement.

4.68 **Designing out crime:** All areas of the site can be viewed from windows of the new houses and so, there is a good level of natural surveillance across the site. The Police Architectural Liaison Officer notes there is a lack of physical demarcation between public and private areas as well as between some frontages of dwellings. The latest Landscape Masterplan does however refer to tree and shrub planting in front gardens which will help to define spaces as well as break up hard lines of buildings. A mix of timber and red brick boundary walls are proposed to the sides of properties and low height knee rail enclosure at the outward facing perimeters.

4.69 **Ecology:** Condition 10 of the outline permission requires an Ecological Mitigation and Enhancement Plan to be submitted alongside any reserved matters application. Accordingly, a Biodiversity, Mitigation and Enhancement Strategy accompanies the application so that satisfies that element of the condition.

- 4.70 The strategy incorporates utilisation of precautionary measures of working to mitigate any potential harm to wildlife during construction. Once completed, proposals for biodiversity net gain include planting of wildflowers and native trees and shrubs, the provision of SuDs wetland and integrated swift and bat bricks as well as gaps below fences to allow access for hedgehogs. The Council's Ecology Officer is satisfied with the recommendations of the report and that ecological matters can be adequately dealt with as part of Condition 10.
- 4.71 **Drainage:** The outline permission is based on a Flood Risk Assessment and Drainage Strategy (June 2017) where the relevant drainage statutory consultees confirmed acceptance, subject to final technical drainage details to be submitted for approval prior to installation of the surface water drainage infrastructure pursuant to Conditions 22 and 23 of the outline permission. The conditions require information on the detailed design of the proposed surface water drainage scheme as well as the associated ongoing management and maintenance.
- 4.72 The approved surface water drainage strategy is based on surface water from the whole site being piped to a new SUDS basin to be located in the open space area on the south-east part of the site. From this location, a new underground surface water pumping station and rising main will pump water in a north-easterly direction to a new sewer to be constructed eastwards along New Lane and across the agricultural land beyond (where the necessary easements have been obtained by the applicant), eventually discharging into Pool Beck and thence to River Nidd. The SUDS basin will be designed to cater for a 1 in 100 year storms plus 30% for climate change, but to be 'dry' in normal conditions and therefore forming part of the publically accessible usable open space.
- 4.73 No further details with regards to surface water drainage have been included with the reserved matters submission as it is the applicant's intention to submit full technical details of the surface water drainage strategy for approval in accordance with the conditions on the outline permission. The relevant drainage consultees have therefore confirmed that they have no comments to

make on the reserved matters application but await the details to be submitted at the conditions stage.

4.74 A condition is recommended to require details of site levels and finished floor levels across the site to ensure the development would not adversely affect flood risk and/or drainage for existing houses as well as new houses within the development.

5.0 PLANNING BALANCE AND CONCLUSION

5.1 The principle of residential development on the site has already been established by the outline permission. The quantum of development (i.e. up to 80 dwellings) and the access arrangements to the site were also agreed.

5.2 The scheme under consideration is the reserved matters submission in respect of the matters of layout, scale, appearance, landscaping and access (within the site).

5.3 The matters under consideration are considered to be compliant with the overarching policies of the development plan and national requirements. In this respect, site layout and landscape concept design accords with the parameters and principles established by the outline permission. The scale and appearance of the proposed development are considered acceptable and reflective of the wider local grain and vernacular. The layout and internal access arrangement accords with highway standards, subject to confirmation from the Highway Authority.

6.0 RECOMMENDATION

6.1 That the application be **APPROVED** subject to conditions

6.2 PLANNING CONDITIONS

Commencement condition

Condition stating approved plans

Condition requiring details / samples of external materials

Condition requiring details of existing and proposed site levels / finished floor levels

Condition requiring replacement tree / shrub planting in the event of failure of new planting

Condition removing permitted development rights in respect of dormer windows / roof extensions

Condition removing permitted development rights in respect of extensions or outbuildings other than a shed not exceeding 2.5 sqm for Plots 5 to 17

Condition removing permitted development rights in respect of garage conversions

Condition requiring excavations / trenches to be covered overnight during construction to prevent mammals from being trapped.

Condition requiring the development to be carried out in accordance with the measures and targets set out in the Energy Statement (Rev A).

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

APPENDICES

5.0 Consultations

5.1 NYCC Highways and Transportation: Changes to site layout required including visibility splays; footpath widening; access arrangements to some properties need to be re-considered; New Lane to be used for emergency vehicles only.

- 5.2 Further response: Comments on the revised site layout, including the need to show vehicle tracking; more visitor parking spaces; relocation of underground LPG tank; visibility splays shown with landscaping removed to facilitate splays.
- 5.3 Awaiting Highway comments on the latest Site Layout Plan.
- 5.4 **NYCC Heritage Unit:** No objections and no further site investigations are required.
- 5.5 **NYCC Lead Local Flood Authority (SuDS):** No drainage comments for the Reserved Matters application but expect to be consulted on any relevant conditions imposed on either the Outline Permission or any grant of Reserved Matters.
- 5.6 **Ainsty (2008) Internal Drainage Board:** No objections. Planning conditions relating to surface water drainage are within the outline permission 17/01446/OUTMAJ.
- 5.7 **Yorkshire Water:** No observations at this time but await the information relating to the drainage conditions.
- 5.8 **Environment Agency:** No comments received.
- 5.9 **County Education Officer:** Awaiting comments based on the latest revised housing mix. Condition 6 of the outline permission deals with arrangements for the provision of improved educational facilities.
- 5.10 **Police Architectural Liaison Officer:** Revised plans address issues raised about the terraced properties and no external access to rear gardens. The lack of physical demarcation between the frontages of some properties and the public realm and also the lack of physical demarcation between private frontages of some dwellings remains an issue.
- 5.11 **Housing Department:** Imbalance between affordable and market housing with the majority of affordable offered as terraced properties. Over-concentration in one location and some house types problematic.
- 5.12 Further response: Dwelling mix meets the requirements of Housing. Replacement of terraced housing with semi-detached units is a vast

improvement and the site is better integrated. Revisions to house types are acceptable.

5.13 Condition 4 of the outline permission requires full details of the affordable housing strategy, including tenure split, to be approved prior to works commencing on site.

5.14 **Arboricultural Officer:** Potential to increase tree canopy cover in certain parts of the site. The principle of 'right tree-right location' should be adopted with appropriate tree species being proposed for suitable locations.

5.15 **Ecology Officer:** No issues raised subject to implementation of the measures contained in the Biodiversity, Mitigation and Enhancement Strategy.

5.16 **DCS Open Space:** Awaiting comments based on the latest revised housing mix. Condition 5 of the outline permission requires details of public open space and village hall provision to serve the development.

6.0 Representations

6.1 Representations that have been received can be read in full via Public Access.

6.2 45 individual representations were received following the first consultation period carried out during July / August 2019. The points raised are summarised as:

- Inappropriate location for housing
- Scheme too dense and more suitable for an urban setting
- Affordable housing units are concentrated in a block promoting segregation
- Line of housing alongside western boundary will restrict views
- Site layout doesn't meet the 12.5m green buffer zone
- Impact on local landscape views
- More tree planting and landscaping is required
- Allotments should be provided
- Lack of an equipped play area
- The houses should be more traditional in appearance
- Secondary vehicle access onto New Lane will lead to unrestricted traffic on unsuitable narrow lanes

- A remodelled junction on A59 will worsen sightlines and is unsafe with vehicles travelling at speed
- Increased traffic on the A59
- Clarity required on maintenance of boundary hedges and verges
- Lack of public consultation and/or engagement

6.3 A petition with 173 signatories was received also raising: inadequate buffer zone; potential second emergency access onto New Lane; safety concerns with the new access onto the A59 which will require speed restrictions and road widening; and that the number of houses should be restricted given that HBC now has a sufficient housing supply and there are no places in the Primary School.

6.4 A second round of formal public consultation was carried out during August / September 2020. Seven representations have commented on the revised proposal:

- Inappropriate location for housing and not an allocated site in Local Plan
- No reference to 3000 homes to be built nearby
- No reduction in number of houses
- Significant visual impact – houses should be moved towards the bottom of the site
- What is the height of the houses and separation to the western boundary?
- No planting along border with existing houses and private garden is not a green buffer
- Impact on light to adjacent properties and their gardens
- Lack of green planting, including hedges
- Vehicular access on New Lane will cause a ‘rat-run’ – it should have bollards if to be used only for emergency vehicles
- Realigned York entrance is dangerous and a roundabout is needed
- Lack of proper carbon reduction measures
- Local school is landlocked and no land for expansion
- Limited services and employment opportunities in Green Hammerton
- Lack of public engagement and consultation

6.5 A third round of public consultation is currently being carried out. The comments received will be reported verbally at the meeting.

7.0 Views of parish council

7.1 The Parish Council first round of comments raised the following:

- Inappropriate in the density proposed
- HBC now has more than a 5-year housing supply which should allow a re-think on number of houses appropriate for a rural setting
- Landscaping on south east and west corners doesn't go far enough in mitigating visual harm
- Will appear as an urban development in a rural setting
- Overconcentration of affordable houses some with no back entry to their gardens
- 12.5m buffer is garden length for the affordable houses – if the buffer isn't extended then a condition is required to ensure houses can't be extended
- New Lane should be kept as an emergency access only with bollards to prevent any other vehicular access
- Construction traffic should not use the New Lane exit
- Assurance is required that the new access from A59 is completed before work commences and it is the only entrance to be used for site traffic.
- A59 speed limit of 60mph should be reviewed.
- Site layout needs to consider house spacing, avoiding building too close to hedges on New Lane and affecting views of Vale of York.
- Query whether the school can cope with extra children particularly given the other new housing developments and that the school is landlocked
- Site needs a re-think to ensure it fits into a village framework and positively contributes to the environment.

7.2 The second round of Parish Council consultation comments made a number of recommendations:

- Pedestrian access to New Lane should be a fence entrance (kissing gate)
- Bollards to be fitted at the emergency access point to New Lane

- Landscaping on the area of land between A59 and York Road will create visibility issues
- Realignment of pathway to Kirk Hammerton to designated crossing point on A59
- Converting the crossing point to a pelican crossing.

7.3 Further comments received will be reported verbally at the meeting.

Case Officer: Helen Goulden

Expiry Date: 12 March 2021