

SCALBY VILLAGE TRUST

(Incorporating Scalby and Newby)

Registered Charity 255439; Registered with the Civic Trust.

20, North Street,
Scalby,
Scarborough
YO13 0RP

9th March 2011

Signet Planning,
The Hamlet,
Hornbeam Park,
Harrogate,
HG2 8RE

Dear Sirs,

Mixed Use Residential & Employment Development Land at High Mill Farm, Station Road, Scalby Scarborough Response to Design Code

Thank you for inviting Scalby Village Trust to your public exhibition on the 10th & 11th February. It was good to have some consultation with you at last, even though as we said at the meeting, it is rather too late to engage a community months after outline permission has been given. Especially when as a local organisation we would have had so much to offer you and your client through out the process.

Comments

Using the format of your comments form, please see the appendices for our detailed comments. Our general observations are:

The definition of the character areas and the master plan

The presentation here is very confusing especially as the boundaries of the various areas do not seem to match up with the master plan. For example the linea park's eastern boundary is at the business units and yet this area is shown on the plans as part of the village gateway – which is correct? We would be grateful if you would provide a clear master plan that shows the area boundaries on it so we can be clear which design code matrices apply to which areas.

Village gateway character area.

(Please see Appendix 1)

It is important to recognise here that this is a housing estate – not a village – dressing up reality with inappropriate language does not make responding to the nitty-gritty of your proposals any easier.

The design code given here is purely urban, there are no building features that give any indication that this estate is in a countryside setting. There is no room for front gardens or cars.

The view given of the 'village green' is misleading too as it is an elevation that will not be seen from the entrance of the site by car or foot. It also shows the site being very open and level which in practice of course it will not. The land here is hilly so the gateway area will look quite different.

Business Units

(Please see Appendix 2)

Unfortunately these business units are not in keeping with the area and are very architecturally numb and rather ugly. Your local examples are from Wykeham – some 10 miles away and are generally thought to be out of context for that village – never mind Scalby. There are some business units half a mile from the site at Scalby Lodge Farm which would have been a more mature choice. We suggest you go there for a look.

The Village Trust remains very concerned about access to the business units through the proposed 'compact' residential area, especially for supplies and commercial waste disposal. There is no where for the commercial waste vehicles to turn once in the complex unless the bins are stored on the frontages. Loading bays will have to be kept clear, so parking provision can not be provided as shown. They are also some way from the bus stops, which will encourage car use.

They will also have to have substantial external flood lighting and car park lighting for employees. There is also no sign of utility substation etc. which usually again take up parking places.

Wetland

(Please see Appendix 3)

Our major concern about this area is the lack of appreciation of the use of the Beck as a wildlife corridor and the absence of positive enhancement of this once the housing estate has been built.

There is no recognition given to the existing indigenous wildlife here, it does not even warrant a mention. Improvement of the habitat should be a priority.

The Village Heart

(Please see Appendix 4)

The phrase 'This is an inward looking community' that you used at the public exhibition to describe this estate is amply demonstrated here. Scalby and Newby already have thriving and active hearts to their villages and the underlying context throughout your document is that residents on this estate are not going to be encouraged to become part of either community, by design or intent. A village heart has a pub, shop a church, not rows of red brick terraces with no front gardens, no variety of style and no reason for people to be there.

The local context assertion that Scalby has two village hearts is misguided at best and condescending at worst. Again had the professionals chosen to engage the community by talking to them, they would not have made such a sorry mistake.

When asked at the exhibition about the contributions specified in the outline planning application, it was clear that no consultation had been done with the community about what its needs were, especially concerning the community building. Even the doctor's surgery knows

nothing about the funding proposal for their business, we have asked them – and then asked you, to have it confirmed that no local consultation with the surgery has taken place.

The Linear Park

(Please see Appendix 5)

There is no design code matrix for this area, so it is very difficult to envisage what this area will look like. What and where are the various surface treatments? Is there any traffic calming on the highway through this area? Please see our detailed answer to question 12.

The Millside

(Please see Appendix 6)

The Trust appreciate that some architectural design features have been incorporated into this area, but feel that the design brief chosen is wholly inappropriate for this rural setting, adjacent to the listed stone mill buildings and overlooking the habitat of Scalby Beck. Please see our detailed answers to your questions in the appendix.

The Villas

(Please see Appendix 7)

The street scene view in your literature shows some 2 storey houses that have design elements that emulate local homes. However, the typical street scene shown is far from typical in this area, so we find it very difficult to say what we like or otherwise of this character area, as the majority of it is not shown. The master plan shows several terraces, ten 1.5 storey buildings and many 3 storey blocks of flats. How will these look?

The ‘pedestrian bridge link to East Avenue – Emergency Access only’ is actually a ‘road bridge for emergency vehicles also forming the pedestrian link to East Avenue’. Your phraseology on the master plan is quite misleading and should be amended as it has caused a significant amount of concern and confusion. Presumably it and the other bridge will be cycle track too.

There is significant badger set in this character area. No reference is made to the conservation and protection of the animals and their habitat and we would like to hear what your proposals are.

The area between Scalby Beck/Cow Wath Beck and the housing boundary hedge is not mentioned at all. What is the proposal for the land here; ecological areas have to be carefully planned and managed to attract flora and fauna. How are wild habitats going to be improved to compensate for the significant loss of wild habitat on the rest of the estate?

There is also an engineering structure in the Villas character area. What are your proposals for this?

The Open Space & cyclists in general

(Please see Appendix 8)

The needs of cyclists do not appear to have been considered at all in this design brief. They have rarely been mentioned once and appear to have no facilities either on or off the highway. Bearing in mind the great play made during the permission process on the provision of bicycles to each

home etc. this is very surprising and totally unsatisfactory. It is not clear from any plans which footpaths are shared use.

Other Comments

(Please see Appendix 9)

Promotion of the exhibition

The Village Trust would finally like to make some observations about this part of the consultation process.

Having been invited to the public exhibition, the Trust was alerted to look out for further promotion for the general public. No one saw anything. At the meeting we were informed that there had been a piece of editorial in the Scarborough Evening News and an A4 notice up outside the site entrance, when the road had been closed. The obvious inadequacy of this is borne out by the very poor attendance figures at the exhibition and it reflects very poorly on your organisation. At the Trust open meeting this week in excess of 120 villagers came to see the design information- none of those who attended had been aware of the exhibition.

Finally, we hope you will take on board our thoughts and we look forward to hearing from you with the various pieces of clarification,

Yours sincerely

Caroline Pindar
Chairman Scalby and Newby Village Trust

Cc Scalby & Newby Parish Council
Cc Scalby & Newby Scarborough Borough Councillors

Village Gateway Area

Q1. What do you like about the Village Gateway Area?

See below

Q2. What could be improved about the Village Gateway Area?

In your 'local context you show predominantly stone buildings – yet none are shown in the entrance area street scene. Why are there is there no stone in this area if it is to blend with the local context? There is no evidence factually or pictorially to substantiate your claims that this will have a traditional 'North Yorkshire village' appearance – even the modern examples you show are from Northamptonshire! The local context is predominantly detached or semi detached dwellings with gardens – not what is proposed here. The look and the feel of your proposal does not in any way reflect local character and as you so clearly state – it should. Also the spacing and density of the buildings is inappropriate. This should not be an urban housing estate with urban type density. The area would be much improved with stone buildings sympathetically designed for a village setting with gardens, architectural interest, greater gaps and lower densities.

Q3. Design Code Matrix – are there any details you would change for the Village Gateway Area?

Architectural Style

In order to be able to say what details we would change, we need to be told the details and the design matrix is only brief and generic. It is also at odds with the text and pictures making it very unclear exactly what you are proposing.

Under 'architectural style' your description of the buildings is traditional and compact with a variety of detached, semi-detached and mews – predominantly properties are connected, with archways to rear courtyards & limited gaps'. Your master plan shows perhaps 1 detached residence! Would you please give a proportion of each type of dwelling for this area (and indeed all the individual areas) so we can properly assess how the area will appear? We were told at the exhibition you would do this for us.

As mentioned earlier, under building heights you specify a mix of 2 & 2.5 storeys – please also give us the proportion of these. Your views show 2 storeys – your master plan shows up to 2.5 storeys, the proportion of building heights is very important for the street scene.

With 'limited gaps' between homes, what are your proposals for wheelie bin storage? All homes have two and many have three in Scarborough and they must be stored behind the properties with easy access for people to put them out for weekly emptying or they will just remain on street all week. Some sort of construction in the front of the properties to visually hide the bins is not a good enough solution – you do not see that in 'traditional North Yorkshire villages'.

You detail gated archways to rear courtyard areas – how will these work in practise and are these courtyards really car parks?

What are the low walls forming the front boundaries built from and where are they and the hedges proposed, as none can be seen in your promotional literature? There is precedent in Scalby for properties on a modern estate to have restrictive covenants on them preventing home owners erecting walls, garages, conservatories, high hedges, external lighting etc at the front of

their properties in order to maintain the designed in ambiance – will you do something similar here?

Parking provision will of course need very careful planning in order to keep the estate looking as you show it in your street scene portrayals. There will need to be at least 2 off street parking places per household – this includes parking having to be off the little access roads you show that seem to service many of the properties. What is the balance of parking you talk about?

Materials

In general, if this matrix is to be used as the specification for the building materials – as told to us by Mr Stott – it must be much firmer and precise than the 4 words given here. What is the purpose of asking people their views when the walling specification just says brick/render!

Where is the stone that you demonstrate is an important part of the local context? The gateway area especially should be stone.

The roofing material specification is limited to just colour. What are the tiles made of?

You give no details about surface treatments. What material are the access roads? Your plans imply they are not tarmac as they are differentiated from the main roads. What is the surface material of the ‘courtyards’? How are the parking bays differentiated? What is the surface treatment of the ‘arrival squares’? No traffic calming is shown. With small gardens and lots of open space, children will be playing outside – all routes should have traffic calming even the bus route.

There is no specification for windows or doors which are just as important in visual terms as roofs.

There are no street lights shown. We suspect these have been deliberately left off any plans/views as they will show that this is a truly urban housing estate, but careful specification of the lighting columns could help ameliorate this hugely.

Also shown on the plan is a left turn off the main route that appears to link through to the business units. Where is this blocked to prevent through traffic?

Further questions are:

Who will clean and maintain the pond and monitor its safety? You have said you intend to provide it so some plans must have been made towards is long term maintenance. Litter bins and dog litter bins must be included in all public open spaces – as well as seating and ‘art’.

Business Units

Q4. What do you like about the Business Units?

See below.

Q5. What could be improved about the Business Units?

As already stated in our general observations of this area, the light industrial units do not show any local context. Local business units at Scalby Lodge Farm are so close and these units would be much improved if these had been used for local context. The result is again an urban buildings proposal for a countryside setting. The attempt to 'ruralise' the units by adding timber cladding has no relevance to Scalby. Stone should feature heavily on the exterior of these units and eaves heights should be 6m maximum to keep them to 2 storeys. Advertising boards should also not be allowed at the entrance to the estate or on the estate.

Q6. Design Code Matrix – are there any details you would change for the Business Units?

Architectural Style

There is no differentiation in the matrix text between the office buildings and the light industrial units. Surely each building type needs individually specifying – they certainly appear significantly different in the street scenes shown. Which buildings are you stating will have the 10m max. eaves height? What is the height of the office buildings?

To be in keeping with rural workshops the eaves height should be a maximum of 6m as stated earlier.

We note that you keep the parking to the rear of the buildings in the business area and compare this with the lack of rear parking in the rest of the 'Village Gateway Area', why is this?

We also do not understand the wooden cage effect on the frontages of the office buildings, what is the purpose of these – again they give a very urban feel.

Security is vital to businesses and it is very important that this is taken fully into account at design stage.

Materials

Again the description of the materials is really too skeletal (just 14 words!) for us to really get an impression of what the proposals are. But there should be some stone feature walls and other details at to promote the rural feel promised and some dry stone wall external features like those shown in outside the Wykeham barns.

We do note that the same tiles are proposed for all the roofs – like those in the rest of the Gateway area.

There are no materials given for windows or doors. Please do so. The office blocks appear to have large sheet glass ground floor windows – is that correct. Do the industrial units too? In terms of street scene, these will inevitably have to have shutters over them when the buildings are unoccupied for insurance purposes and they look horrendous. It is far better just to design out the need for such features.

Again there is no mention of street furniture, lighting columns, flood lighting all of which have a huge visual impact on the street scene and which have been ignored. Please let us know what your proposals are.

Again there is no mention of surface treatments. What are they to be?

Wetland

Q7. What are thoughts on the use, layout and appearance of this area of open space?

As part of the design code, it is essential here to be given some details of the type and density of planting proposed. These are the equivalent details for open space to roofing and surface finishes in the built up area.

Specification of footpath surface finishes is missing, as is the surface finishes of the parking areas around the houses shown. These must be shown here otherwise the plan shown could easily be misinterpreted as all grasses as it is shown all green.

It is also unclear exactly how much of this space is public open space and how much is private garden. Please will you show this in your response to us?

This area is essential for the protection of Cow Wath Beck as is all the wooded area to on its southern banks and much more emphasis should be given to the support and development of the wildlife corridor. No mention is given to the protection of the species in/near Cow Wath Beck or the further enhancement of the corridor post construction of the estate. The text is all about walkers & width of footways when the emphasis should be on wildlife and how the open space will be integrated into the local landscape. The design should show how protection measures will be installed and how enhancement of the corridor will attract wildlife.

The open space shows a recreational walk. Has this area been designed in accordance with 'Secure-by-Design' standards to ensure residents and recreational walkers get maximum pleasure out of the area.

As before, it is essential that litter and dog litter bins are provided in all public open spaces.

Industry experience of variable height retention ponds is that they are always fenced off in areas with full access to the general public as they are engineering structures. The photograph you show of a water retention pond does not show any fencing. Will this be the case? How will discharge overflow from the pond be dealt with? With no details given there is a significant worry that it will be into Cow Wath Beck which is totally unacceptable. What protection is to be given to the beck from fuel spillages etc.?

The Village Heart

Q8. What do you like about the appearance of the village heart character area?

See below.

Q9. What could be improved about the appearance of the village heart character area?

Firstly please see our comments about the village gateway – many of which apply here and should be included in your considerations of this character area.

The basic assertion is that the architectural style is to be of traditional appearance. Where in these modern brick terraced houses is this? We see small red brick rectangular terraces, with no architectural detail, no interesting rooflines, no feature windows and flat frontages. A great play is made of the local context, with photographs that show very interesting and varied homes, of all shapes and sizes – none of which are actually in the designs. The text and the reality are again mismatched.

The area should have a varied building line, a variety of sized and shapes of home, with an interesting roof line, a mix of building materials, front gardens, driveways – none of these appear. This is a cheap, numb design with a military barracks type of appearance.

Q10. From studying this table are there any details you would change for the Village Heart character area?

Architectural style

The building types are described as terraced townhouses – even this description betrays the reality of the village heart as housing more suited to the town, not here is a truly rural setting. In ‘building heights’ you state that buildings will be predominantly 2 to 2.5 storey with some 3 storey where appropriate. A careful examination of the master plan shows that a significant number of the buildings proposed are of 3 storey height – which is correct please? Again the building height must be limited to 2 storeys to meet with local context.

You specify ‘limited gaps’ between homes and we would reiterate here what are your proposals for wheelie bin storage? All homes have two and many have three in Scarborough and they must be stored behind the properties with easy access for people to put them out for weekly emptying or they will just remain on street all week. Some sort of construction in the front of the properties to visually hide the bins is not a good enough solution – you do not see that in ‘traditional North Yorkshire villages’.

We are very confused by the phrase ‘semi-public realm’. What does this mean? Is the land privately owned or it is not? This question also applies to the vague description of parking – if the ‘village heart’ is to attract people to the community building where are they to park? It appears the public parking for the users of the hall is also designated for the office workers.

You say landmark buildings will define this area. We are unsure what other buildings this refers to other than the one community building. Please will you tell us more about the other landmark buildings in this character area?

Also in the view of the 'arrival square' we can see what appear to be large windows – what are these for and please see our notes on 'secure by design'?

Materials

Again there is only reference to brick and render. How does this brick & render differ from the brick and render that is described as a limited range of materials in the village gateway? The traditional building material in the village is stone so must feature in this character area.

The roofing material specification is limited to just colour. What are the tiles made of?

You give no details about surface treatments. What material are the access roads? Your plans imply they are not tarmac as they are differentiated from the main roads. What is the surface material of the 'courtyards'? How are the parking bays differentiated? What is the surface treatment of the 'arrival squares'? No traffic calming is shown. With small gardens and lots of open space, children will be playing outside – all routes should have traffic calming even the bus route.

There is nothing in the design code for windows or doors which are just as important in visual terms as roofs. Please put these details in.

There are no street lights shown. We suspect these have been deliberately left off any plans/views as they will show that this is a truly urban housing estate, but careful specification of the lighting columns could help ameliorate this hugely.

To summarise much of the above, you should incorporate stone buildings with varied rooflines, roofscapes and interesting building lines. Buildings should have architectural details that reflect the local style with varied spaces and gaps and an overall feeling that reflects the rural setting. The proposal is for a generic urban housing estate and is not an appropriate design for High Mill Farm.

Q11. What do you consider would be the best use for the community building?

We are of course very interested in the proposed community building and are anxious to know how you envisage this being owned, operated and maintained in a way which this landmark building deserves. What criteria did you do to establish the need for this within your estate? Until we know more detail of the residents you hope to attract to this estate it is hard to know what they will want, surely you must know who your target market is. We will be very interested to hear what you have in mind.

APPENDIX 5

Linear Park

Q12. What are your thoughts on the use, layout and appearance of this area of open space?

From the master plan it is impossible to tell whether this area is a substitute for resident's private gardens or not. We sincerely hope it is not and that it is a genuine open space. The plan appears to show the buildings fronting on to this area with no vehicle access, no parking and no access for public service vehicles. Please confirm where residents will park, etc and where access to the houses is and what the various surface treatments to the rear of these buildings are.

Where will people coming to the allotments and the playground park?

What lighting is proposed?

Surely within the park area is the last place you should be building 3 storey blocks of flats?

The Millside character area

Q13. What do you like about the appearance of the Millside character area?

Whilst we have tried to be as positive as we can about the other areas, the Village Trust strongly feel the Millside area is architecturally very ugly with little or nothing in its favour, even though it does at least have some actual design elements. But the overall appearance is very unfortunate bearing in mind it's proximity to the listed mill.

We can not match at all the master plan with the typical street layout shown. In the street layout we see a local widening of the highway in front of one semi with what appears to be some sort of canopy. What is this? Where does it feature on the estate? What are the trees/columns in the middle of the road? Again what is semi-public realm – what does the phrase mean? In the typical street scene we see 2 storey blocks with vehicles parked at the front – yet on the master plan many blocks do not appear to have a road frontage – what will these look like?

The area between Scalby Beck and the housing boundary hedge is not mentioned at all, even though it is shown within this character area. What is the proposal for the land here; ecological areas have to be carefully planned and managed to attract flora and fauna. How are wild habitats going to be improved to compensate for the significant loss of wild habitat on the rest of the estate?

Access will be required to maintain the balancing pond, how will this be achieved and how will the overflow be managed?

Q14. What could be improved about the appearance of the Millside area?

Much improvement could be made to the appearance by using materials shown in your local context photographs, stone buildings, with maximum 2 storey height, with rural frontages and traditional windows that complement the listed mill buildings.

Q15. From studying the table are there any details you would change for the Millside area?

Architectural Style

The basic style here has been inappropriately chosen. Expanses of plate glass, metal window frames and grey concrete roof tiles have no place in a rural setting, especially adjacent to Scalby Beck. The buildings could still have a contemporary edge with stone features & traditional widows, by introducing interesting rooflines etc. and still keeping the maximum building height at 2 storeys.

Please confirm the percentage of each type of proposed building type. Examination of the master plan shows very few detached buildings.

Please also on the same plan confirm the percentage of 2, 2.5 and 3 storey buildings. We feel these general descriptions given are difficult to understand when juxtaposed with a pictures that all show only 2 storey building heights.

Gaps between buildings must allow for the rear storage of all residents wheelie bins.

There is no mention of front gardens here. All these estate houses should have a delineated front garden to meet with the local context especially if the highway surface is to be a shared surface.

The parking provision described is vague. Please give proportions of each type of parking.

Materials

Again the materials specified are generic as for the rest of the site (except for the mention of glazing here) – brick, render red & grey roof tiles. There is no provision of the rosemary tiles mentioned in the local context, no appreciation of the proximity of the Yorkshire stone mill buildings and still no mention of fenestration, surface treatments etc. Please supply these.

The Villas

Q16. What do you like about the appearance of The Villa's character area?

After referring extensively to local context, this 'urban' design completely spoils the expectations brought about by the text. The homes on Station Road should have much to offer this portion of the suburban housing estate and whilst some attempt has been made with architectural interest in the roof lines and frontages, detail and interest are missing. Look at the photos and the description you include of the local context, where are the faceted windows, the bay windows, the balconies, the tiled porches and the rosemary tiles?

The area between Scalby Beck/Cow Wath Beck and the housing boundary hedge is not mentioned at all. What is the proposal for the land here; ecological areas have to be carefully planned and managed to attract flora and fauna. How are wild habitats going to be improved to compensate for the significant loss of wild habitat on the rest of the estate?

Access will be required to maintain the balancing pond which is not shown and how will the overflow be managed?

Q17. What could be improved about the appearance of The Villa's character area?

It is hard to say when we only get to see the appearance of one of the types of building in this area. The detached homes should have more variation in materials, some with small window panes say, some with gable frontages, but no comment can be given about the semi-detached houses, terraces or three storey blocks as they are not shown.

Q18. Are there any details you would change for The Villas character area? **Architectural Style**

In order to be able to say what details we would change, we would need to be told the details and unfortunately here the design matrix is again brief and generic.

We need to know what the proportion of detached and semi detached homes is to be in order to get a feel for the area. There also appears to be a number of terraced properties and three storey blocks which are not described in the design. Why are they omitted from the design code? We are anxious to see an impression of the blocks, as they will be very visible from homes on the other side of Scalby Beck.

From the master plan there appear to be no detached garages as specified in the design code, and yet your illustrative layout shows the great majority of properties in this area will have them. Which is correct? Please show us which properties will have detached garages and which will have integral garages. Please also put in the design code the number of garaging/ off road parking spaces to be built with each property, including the flats, as there seems to be no parking provided for them.

As before, what proportion of each type of building height will there be in the Villas area? The master plan shows ten buildings up to 1.5 stories high. These are considered very important to the Trust as they are the only properties that cater for the older populace. There is much play made of children's play areas and kick about areas, but very little for older people. These are not shown in any sketch or mentioned in the design code. They must be.

Materials

Again we are faced with brick and render, when you recognise in your text that the area features half timbering, tile hanging and rosemary tiles. Incorporating these, as would seem to have been promised in the local context, would make all the difference to the feel of this part of the housing estate.

What are the surface treatments? Particularly what is the surface treatment of the light green areas of 'courtyards'?

APPENDIX 8

Open Space

Q19. What are your thoughts on the use, layout and appearance of this area of open space?

Are the footpaths across this space to be cycle tracks too?

It is very difficult to tell what the appearance of this area will be as no surface treatments have been given.

APPENDIX 9

Other Comments

Q20. Do you have any other comments relation to the proposals for the Design Code?

Parking

In the design codes there is no figure given for the number of designated parking spaces per residential unit. On an estate like this, where commuting will be required, there should be two. Please give details for each character area.

Listed building 2 storey height restriction

The design code makes no reference to the 2 storey height restriction as shown in dotted yellow on the master plan. Please confirm adherence to this in the design code.

Secure by Design

Would you please confirm that the estate has been designed with the industry standard design codes, such as Secure by Design which specifically refers to public open spaces etc?

