

LAND ADJOINING MEADOW LANE, DARLEY

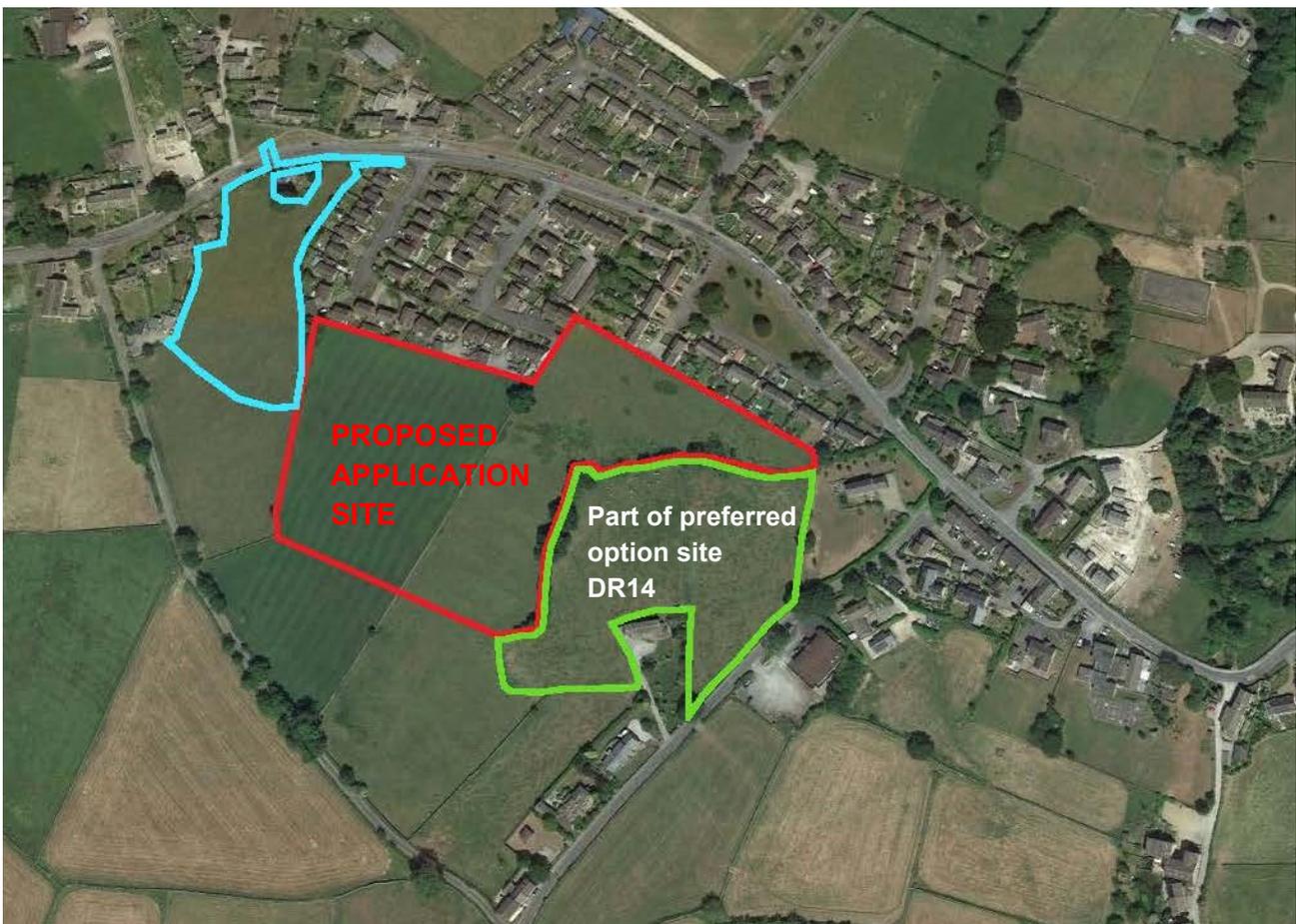
Proposed Outline Planning Application for up to 60 new homes



This land forms part of Harrogate Borough Council's 'Preferred Option Site', reference DR14, as shown on the plan above.

Information Leaflet for Local Residents

This leaflet is provided to inform you of the landowners intention to submit, in the near future, an Outline Planning Application on Land adjoining Meadow Lane, Darley for the erection of up to 60 dwellings. Of these 18 Dwellings will be affordable in line with local policy.



Full Planning Permission was granted on 21st March 2018 for 18 dwellings on the land identified in blue. Planning application ref 17/02008/FULMAJ.

The proposed scheme shown below, is a low density development accessed via Meadow Lane. It has the potential , as requested by the local authority , to link to development sites to the West and East.



This proposal is for an outline planning application... *“Applications for outline planning permission seek to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority, before a fully detailed proposal is put forward...”* -Government Planning Portal



The application will be supported by the following documents:-

Topographical survey - showing all existing features of the site including landscaping, levels and boundary treatments.

Their findingsThe site is currently 2.8ha of grassland which slopes gently from south to north. Enclosed on the northern, western and part of the eastern boundaries by drystone walls. A strong line of trees forms the majority of the eastern boundary whilst intermittent trees are located along the western and northern boundaries. Species introduced into a landscaping scheme will be approved by the local authority.

Landscape and Visual Impact Appraisal - identifying landscape and visual effects that are likely to result from changes arising from the proposed development, and assesses their overall significance in the context.

Their findings ...The proposal is consistent with local core strategy planning policy which seeks to protect and conserve landscape character and design quality. The proposed layout reflects the pattern of existing development with properties of a similar size and scale to those in adjacent residential areas. The alignment and spacing of the proposed properties maintain visual permeability to the south and up the valley slopes, whilst retention of existing trees and proposed tree planting within the development will in time enhance and help assimilate the development into its setting.

Flood Risk and Drainage Report— identifying any flood risks on the site and existing drainage runs. The report also makes proposals for mitigation works to be introduced into the proposed scheme.

Their findings...

Overland Surface water - The proposed layout has been designed to ensure that the overland flood rate is kept free and water will be channelled by design to a safe route through the site. The current layout maintains a large area at the south of the site as open space and provides opportunity for the design of a safe exceedance route through the site via the highway and additional open space area.

Foul Water from proposed homes—Yorkshire Water have confirmed that foul water flows can be accommodated by the foul sewer in Meadow Lane.

Surface water from proposed homes — It is proposed that a connection to the existing highway drainage system, in Meadow Lane and then Main Street, is made. The flow rate into the system will be attenuated as far as possible within the site.



..... other support documents:-

Transport Statement— An assessment of the scheme against current highways standards and study of reported incidents in the vicinity of the proposed development.

Their findings... The proposed development will be adequately served by the existing 5.5m wide carriageway that is Meadow Lane and the connection to Main Street.

Arboricultural Survey - identifying the size, species, condition and cultural significance of the existing trees on the site.

Their findings ...Protected trees and hedgerows have been identified along the Eastern boundary. These will be retained as part of the proposal and protected during construction. The loss of any trees will be mitigated where practicable with replacement tree planting on site.

Ecology Survey - The main objective of the assessment was to determine the suitability of the site to support protected species and to check for any evidence of the presence of protected species as well as the presence of any protected or notable habitats.

Their findings... The investigation found that the sparse tree and hedge lines along existing boundaries contain the most ecological value with moderate potential for nesting birds and foraging potential for bats. The proposal will look to protect these boundaries. Any trees or hedges lost will be replaced and additional native species introduced as part of a landscaping scheme to be approved by the local authority.

We value your input.....

Copies of the development proposals can be found on the Lister Haigh website as follows: www.listerhaigh.co.uk/development/consultations

Should you have any questions, comments or feedback about the outline development proposals, please do not hesitate to contact by any of the following means

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