

Planning Application: 17/01449/MREM

Countryside Properties

Appendix A

Additional information received from Michaela Corbett, Planner, Countryside Properties in respect of questions raised

27th January 2020

In regards to the conditions we (Countryside Properties) have submitted for discharge:-

Condition 8 - there has been an archaeological assessment undertaken on site. This report deemed that, due to the location of the site, further works may be necessary and, along with the geophysical survey, highlighted the areas of the site which may be of interest. Following this, trench trialling took place on site and an archaeological evaluation of findings was undertaken. This concluded that there was little archaeological value on site and we believe this have now satisfied this condition, so we have submitted the reports to discharge the condition. We are awaiting council (Ryedale District Council) comment and they will advise, along with North Yorkshire Archaeology, if this is sufficient or further works need to be undertaken to discharge the condition. This condition is pre-commencement so no works will take place until we have agreement. The expiry date for the condition application is the 17th of February, but we have not had any response yet.

Condition 19 - We have submitted the attached information as our proposals for s278 highways works, following advice of our highways consultant. We are awaiting comment from the council's highways department (North Yorkshire County Council) to deem this acceptable. This condition is pre-commencement so no works will take place until we have agreement. The expiry date for the condition application is the 17th of February, but we have not had any response yet.

In terms of the other conditions please see below:

1. Details of the layout, scale, appearance, access and landscaping (the reserved matters') shall be submitted to and approved in writing by the

Local Planning Authority before any development is commenced and the development shall be carried out as approved. - we have submitted our plans to the council (Ryedale District Council) and these have been sent out for consultation.

2. Application for approval of the reserved matters shall be made to the

Local Planning Authority not later than three years from the date of this permission.

(17/01449MREM submitted by Gladman Developments Ltd on 15th December 2017) - this reserved matters application continues through planning.

Landscaping

6. The reserved matters application for landscaping shall include a detailed Open Space and Landscape Masterplan, a planting schedule of the type, number and size of species of trees and shrubs and details of seeding and/or turfing and a programme for implementation of the planting

that shall be submitted to the Local Planning Authority for their approval in writing. The Landscape Masterplan shall demonstrate that the landscaping proposals have taken account of and been informed by the existing landscape characteristics of the site. The landscape planting shall thereafter be laid out and carried out in accordance with the approved Landscape Master Plan and programme.

– we have submitted landscaping plans with our reserved matters layout.

Open Space

7. The reserved matters layout shall include details of the areas to be laid out as formal Public Open Space (POS) totalling at least 1.5ha and shall include details of the locations within the scheme where the open space shall be sited and when they will be provided. The formal public open provision shall include the following:

A Local Equipped Area of Play (LEAP) of at least 0.04ha to the north western indicative open space and should be fenced and include at least five pieces of equipment, two benches and a litter bin. The specific design and layout of this whole area should be submitted to and approved by the Local Planning Authority prior to its construction.

– we have indicated on the layout where the LEAP will be. Final details of the equipment, bench and litter bin will be provided and agreed following RM approval, but prior to the construction of the LEAP.

A play area to the southern section of the indicative open space area constituting a Neighbourhood Equipped Area of Play (NEAP) of at least 0.06ha and have at least 8 pieces of equipment, two benches and a litter bin. The balance of this area should also have a litter bin and a dog bin. The specific design and layout of this whole area should be submitted to and approved by the Local Planning Authority prior to its construction.

– as above.

POS which is suitable and available for ball games. The design of this area should be submitted to and approved by the Local Planning Authority prior to the commencement of development.

– we will submit final details following RM approval, and prior to commencement of development.

Amenity

6. As part of any reserved matters application a mitigation scheme for protecting the proposed dwellings from traffic noise will be submitted to and approved in writing by the Local Planning Authority. No residential property shall be occupied until the mitigation measures have been implemented in accordance with the approved mitigation scheme.

– as indicated in the noise report done by Wardell Armstrong (attached) some of the plots on site will need acoustic ventilation and/or glazing and this will be agreed on a plot by plot basis. We have Wardell Armstrong putting together proposals based on our current proposed layout, but this can't be agreed until the layout has been completely agreed by the council (Ryedale District Council).

Would you be able to give some consideration to having an open day in Kirkbymoorside where the plans could be displayed and members of the public would be able to ask representatives of Countryside Properties about the proposed development. It would be most convenient if this could be on a Wednesday, which is market day, and include a session in the evening. The Moorside Room would be an ideal venue and it would be most convenient if this could be arranged for Wednesday 5th February, before the closing date for observations on 7th February.

This is something we discussed internally and with the council (Ryedale District Council), but we had concerns that it may not be very beneficial. In most cases when we have held public meetings for reserved matters applications, most people are objecting the site as a whole or number of houses, which has been agreed at outline and feeds into Ryedale's overall

required housing supply. Additionally, as the site has already been consulted on both at outline stage and at the initial reserved matters, and we have aligned our plans very closely with the agreed masterplan and initially submitted reserved matters plans, there has been very little change to consult on. It was felt a more appropriate action to take would be to send the revised plans out and invite comments via the council (Ryedale District Council) so anything that locals wish to comment on that has not yet been agreed by planning could be taken into account and actioned where possible.

However, if you feel it would be beneficial it's something I'm happy to discuss in more detail tonight. Given the timings for the consultation period I may struggle to get enough people together, especially on an evening, to run a drop in session. I will try to get a gauge on who may be available.

Michaela Corbett

Planner, Partnerships Yorkshire

Countryside Properties

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