

(FOR OFFICE USE) SITE REFERENCE NUMBER:

Address of site

Postcode

Grid references (if possible)

You must provide a clearly annotated map of the site in question- site outlined clearly with the access to any roads identified. If you are unable to attach the map, you will be unable to send the form to us. You can do this by using the **'Upload & Attach File'** button.

Other documents referenced within the form can be attached to evidence your responses and whilst this is welcomed, this is not a mandatory requirement in order to submit the form.

How many landowners are there?

Landowner 1

Landowner Full name:

Landowner Address:

Postcode

Landowner email address:

Landowner 2

Landowner Full name:

Landowner Address:

Postcode

Landowner email address:

Please provide confirmation from each landowner that they are in agreement with the proposed site inclusion and for the proposed use. Please ensure that they consent to providing this and their contact details (Please provide this on the extra page). You can do this by using the **'Upload & Attach File'** button.

Has the site been marketed for sale? Yes No

Is the landowner a Developer? Yes No

Does a developer have an 'option' on the land? Yes No

Agent's full name

Agents address

Postcode

Agent's email address

Where is the site in relation the existing Development Limits of the Settlement?

The site straddles the development line

Total site area in Hectares Ha:

0.12

What is the land currently used for?

Domestic garden

When will any current use cease?

05/07/2021

What is its proposed use?

Residential

Please specify

If it is for housing, how many units do you anticipate your scheme will be able to deliver?

1

Can the site achieve an appropriate density to achieve the most efficient use of the land, whilst still considering any local design context?

Yes

No

When is the land anticipated to be available?

0-5 years

Do you have a developer interested in/contracted to your site?

Yes

No

Please provide a contact:

This will be a self build development

Would you consider (through consultation) the sub-division of the site for a smaller area, if this was considered to be a better response to the site's circumstances?

Yes

No

Would you be prepared to release land for other types of housing delivery (such as self-build)?

Yes

No

Are you aware of any restrictive covenants on the land or legal agreements such as ransom strips?

Yes

No

If so, please outline how these can be addressed/overcome?

Is the site capable of delivering Affordable Housing as set out in the current Ryedale Plan Policy SP3 (as amended in line with national planning guidance)?

Yes

No

Would you be willing to consider your site for solely affordable housing delivery?

Yes

No

What provision has been made for Ryedale's elderly population, including a 5% allowance for bungalows on sites of 50 dwellings or more?

This property will be built and then occupied by the current owner of the land

Is your site previously developed land?

Does not include gardens or buildings in agricultural use (as per the NPPF definition)

Yes

No

Is it subject to a land contamination survey?

Yes

No

Please provide electronic copies of this. You can do this by using the 'Upload & Attach File' button.

What is the nearest public transport to the site? Please provide details

A public bus service. the bus stop is located less than 100m from the site

Is the site serviced by any utilities	Water	<input type="checkbox"/>	Sewage	<input type="checkbox"/>
	Electricity	<input checked="" type="checkbox"/>	Gas	<input type="checkbox"/>
	Fibre broadband	<input type="checkbox"/>	Community heating	<input type="checkbox"/>
	None of these	<input type="checkbox"/>		

Has your site being subjected to any surveys concerning:

1) Archaeology	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
When was this undertaken?		<input type="text"/>			
2) Ecology (provision of biodiversity net gains)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
When was this undertaken?		<input type="text"/>			
3) Highways – Transport Assessment or Transport Statement	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
When was this undertaken?		<input type="text"/>			
4) For sites over 1ha or over 80 houses – has a Travel Plan been produced?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
When was this undertaken?		<input type="text"/>			
5) Geotechnical survey (on unstable/sloping land)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
When was this undertaken?		<input type="text"/>			
6) Flood risk Assessment for sites over 1ha	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
When was this undertaken?		<input type="text"/>			
7) Air Quality (Malton and Norton)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
When was this undertaken?		<input type="text"/>			
8) Noise (if adjacent to a noise emitting use)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
When was this undertaken?		<input type="text"/>			
9) Drainage – following the hierarchy of drainage – and including the findings of a percolation test	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
When was this undertaken?		<input type="text"/>			
10) Concerning any heritage assets (such as Listed buildings or Conservation Areas) in or adjacent to the site has a statement of significance been prepared	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
When was this undertaken?		<input type="text"/>			

Please provide electronic copies of any survey(s) that your site has been subjected to. You can do this by using the 'Upload & Attach File' button.

Is the site adopting the Energy Hierarchy of the Local Plan Strategy? In so far as:

- Minimising energy usage;
- Using on-site renewable energy;
- Using decentralised low carbon energy delivery on the site;
- Sustainable building design and delivery;

Yes No

What build standards are proposed to be met in relation to this?

High efficiency glazing
Substantial internal insulation
High quality design
Supplemented solar power generated
Rainwater harvesting for grey water usage

Will the development provide private e-vehicle charging infrastructure?

Yes No

Will the eventual development comply with the national space standards?

Yes No

What forms of green and blue infrastructure will the site incorporate, and what will be their purpose (recreational/climate change resilience)?

Permeable access and drives.
Existing large number of trees/hedges to be retained.

Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?

Yes No

Has an arboricultural assessment been undertaken?

Yes No

Please provide electronic copies of any this. You can do this by using the **'Upload & Attach File'** button.

How would the site deliver biodiversity net gains?

The site already has a high level of biodiversity, the new development should not impact this position.
New hedges will be created on the severed property boundaries

How does the site respond to the presence of any public rights of way?

Not applicable

Commercial sites:

Will the site promote the viability and vitality of the Principal Town or Local Service Centre?

Yes No

What type of premises will be proposed on the site:

Will the development be capable of meeting the usual range of site-specific s106 requirements, such as on-site open space and affordable housing as set out in the Ryedale Plan- Local Plan Strategy?

Yes No

If not, why?

This would be a single residential self build development, within an existing large garden setting.

Will the development deliver the requirements of the Ryedale CIL Charging Schedule?

Yes

No

If not, why?

Supporting Documentation

You must provide us with a map which shows the extent of the site that you wish to submit. If you are unable to attach the map, you will be unable to send the form to us.

I confirm that I have attached a map to this application

Declaration

I confirm that all the information given on this form is true and correct to the best of my knowledge.

Confirmation

Date

04/07/2021

Contact name

Contact email address

Extra Page

Please use the space below to tell us anything else you have not been able to provide details for on the form.

PLEASE SEE THE ATTACHED SUPPORTING NARRATIVE.

Supporting statement for a proposed self build residential property within the curtilage of The Green, 16 Church Street, Kirkbymoorside, YO62 6AZ

Location

The existing property lies within the heart of the Kirkbymoorside, less than 70m from the market square (junction of Piercy End/West End/Market Place & Church Street) and immediately opposite All Saints Parish Church. The existing house is a large, well maintained listed building, with outbuildings and a garage with access to the rear.

The town development limits cut through the middle of the rear garden of the existing property in an illogical and arbitrary manner. There is clearly a strong argument for a review of the development limits as they relate to this particular part of Kirkbymoorside to create a sensible and cohesive rounding off of the small number of existing properties within the immediate east side of the town. The double garage for the property is located in the south east corner of the curtilage, beyond the current development limit.

Vehicular access is gained via a well established private green route off the corner of Howe End and Old Road. There are currently three properties which benefit from this access. The overall size of the existing site is 2655m².

Proposed Development Site

It is proposed to construct a 12m x 10m (approx) self build two storey stone residential property in the location shown on the attached plan with an overall site area of 1160m².

The proposed site is strategically located in the east leg of the garden to enable the future owners of "The Green" and of the subject property to both have discrete enjoyment of their respective properties. It is intended to have a traditional red pantile roof, incorporating the roof space as first floor accommodation, with vellux type opening lights in the upper storey. This would enable the structure to have a lower roof line. It would be designed to have a "barn like" vernacular appearance, with modern high quality glazing features to the front and rear elevations (east & west) taking advantage of the views and

significant thermal gain. The property will rely on electricity for power and heating, which it is planned to be in part supplemented from sustainable sources. A 100amp power source is currently available at the garage. It is anticipated that the development would be particularly heavily insulated and draught proofed throughout to ensure that wherever possible online energy use would be minimised. Rainwater would be harvested to provide a grey water source for some domestic and also garden use.

The current owners are +65 years and will live in the property. The overall interior design will ensure that it is capable of being comfortably used for the full length of life of the owners, hopefully without the necessity to have recourse to external care facilities. The existing site is generally well screened from adjacent properties, however, strategic additional screening with vegetation would be implemented to reduce any perceived intrusion.

Social, Environmental & Biodiversity Benefits

The proposed development will provide well designed, comfortable accommodation to end of life without, hopefully, recourse to the social care facilities and public cost. Lying within the heart of the town it will enable the occupants, no matter how old they become to continue to enjoy the significant benefits of living within the Kirkbymoorside community.

It is anticipated that the overall design of the property would minimise both water and electricity usage. Vehicle access into and through the property would continue to be a permeable surface to minimise runoff, there is no existing runoff or flooding problems.

Noise from the proposed property will be minimal and anticipated not intrusive to neighbours.

It is proposed that the existing house will have a garage constructed within the retained curtilage located to the west side as shown on the plan and this will use a largely existing access route within the property.

The garden of both the existing property and the proposed development is surrounded by hedges and including 35No mature or maturing trees, all of which are to be retained. It will be necessary to create new hedge lines on the new internal boundaries and possibly plant trees as appropriate. The existing trees and hedges provide cover for a significant variety of wildlife, further hedges will undoubtedly enhance this position.

This proposal is therefore recommended for inclusion within the Ryedale Council schedule of approved sites and a site visit to inspect the general layout prior to decision by officers and council members is encouraged and would be welcomed.

C I Watson

1st July 2021

