

(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?

it is adjacent to the limit and well within the natural limits of the town boundry, less than 100m from the market square

Total site area in Hectares Ha:

0.10

What is the land currently used for?

garden

When will any current use cease?

30/07/2022

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:

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 is a self build plot for the owner of 18 church street who is 62, with a 70 yr and aims to build a home suitable for spending the rest of his life in. older people don't always need bungalows, a htooguhtfully build house with lift

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

there is a bus stop within 100m metres juts off the market square in Kirkbymoorside

Is the site serviced by any utilities	Water	<input checked="" type="checkbox"/>	Sewage	<input checked="" type="checkbox"/>
	Electricity	<input checked="" type="checkbox"/>	Gas	<input checked="" type="checkbox"/>
	Fibre broadband	<input checked="" 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  No   
When was this undertaken?
- 2) Ecology (provision of biodiversity net gains) Yes  No   
When was this undertaken?
- 3) Highways – Transport Assessment or Transport Statement Yes  No   
When was this undertaken?
- 4) For sites over 1ha or over 80 houses – has a Travel Plan been produced? Yes  No   
When was this undertaken?
- 5) Geotechnical survey (on unstable/sloping land) Yes  No   
When was this undertaken?
- 6) Flood risk Assessment for sites over 1ha Yes  No   
When was this undertaken?
- 7) Air Quality (Malton and Norton) Yes  No   
When was this undertaken?
- 8) Noise (if adjacent to a noise emitting use) Yes  No   
When was this undertaken?
- 9) Drainage – following the hierarchy of drainage – and including the findings of a percolation test Yes  No   
When was this undertaken?
- 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  No   
When was this undertaken?

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?

highest UK building standards, to minimise heat loss via insulation and only sue of renewabels for light and heating

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)?

sedum or turf roof, run off wildlife pond, all access paths, drving and hard standign to be porous and made of locally sourced limestone shippings

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?

there will be net biodiversty gains via the creation of a wildlife pond for the rain water run off; increased planting of indignious species of trees and hedging and widespread installation of bird boxes. the land around the

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

there are none on the site

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 is intended to be a self build site for the site owner. there will be sigicant open garden space

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.

HI

I AM A 62 YEAR OLD, WITH A 70 YEAR OLD PARTNER AND WE WISH TO FUFILL A DREAM TO BUILD OUR OWN HOME AND CREATE A HOME WHICH WILL FACILATE OUR LIVING A LOW CARBON LIFESTYLE FOR THE REST OF OUR LIVES WITHIN THE CENTRE OF KIRKBYMOORSIDE.

THE SITE IS WITHIN OUR GARDEN, SURROUNDED BY TALL HEDGES ON 3 SIDES. IT LOOKS OUT ONTO A PADDOCK THAT IS IN OUR OWNERHSIP AND THEN TO VIVERS HILL.

WE ARE KEEN BIRDWATCHERS AND IT IS OUR DESIRE TO MAKE THE GARDEN AN OASIS FOR BIRDS, WITH A WILDLIFE POND TO BOTH HELP MAKE GOOD USEAGE OF RAINWATER AND ENCOURAGE OTHER WILDLIFE

WE AIM TO BUILD A HOSUE OF THE HIGHEST ENVIROMENTAL STANDARDS, DESIGNED BY AN ARCHITECT TO ENSURE IT BOTH FITS IN WITH THE LOCAL VENACHULAR AND IS OF HIGH DESIGN MERIT.

IN BUILDIGN THE HOSUE WE WILL SOELY USE LOCLA BUILDRS AND CRAFTSPEOPLE AND WHERE POSSIBLE SOURCE MATERIALS LOCALLY. THIS WILL HAVE THE ECONOMIC IMPACT OF CREATING MORE THAN 6 SKILLED LOCAL JOBS FOR A YEAR.

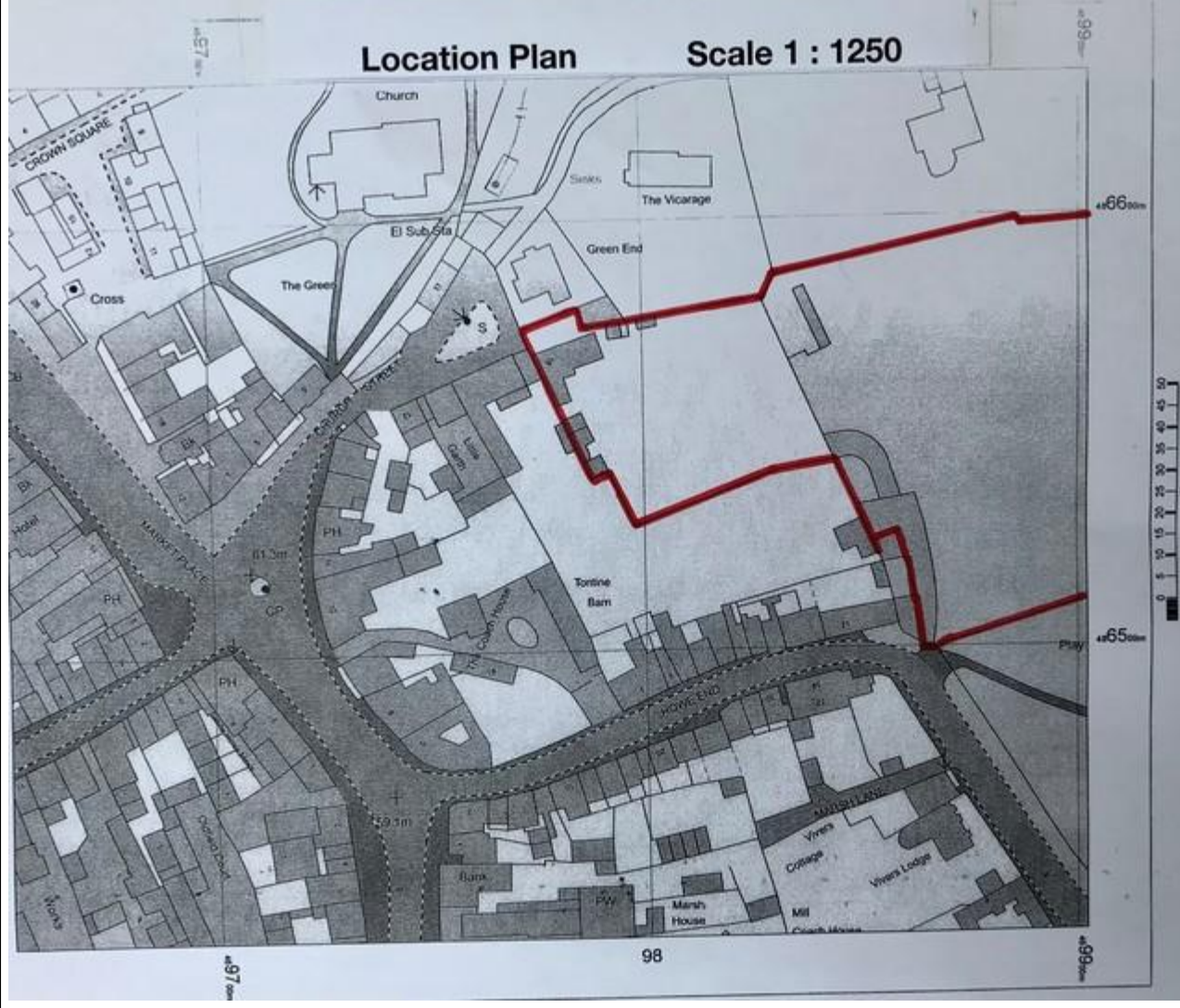
KIKRBYMOORSIDE HAS SEEN A GOOD DEAL OF COMMERCILA DEVELOPMENT OF HOUSING OF LATE WHICH IS GENERLALY OF LOW QUALITY AND NOT IN KEEPING WITH THE LOCAL BUILT ENVIROMENT, OR OF ANY ARCHITECTURAL MERIT., WE WANT TO BY CONTARST TO BUILD SOEMTHING RATHER SPECIAL AND SYMAPTHETIC TO THE LOCAL BUILT ENVIROMENT WHILST BEING OF ARCHITECTURAL MERIT AND EVIROMENTALLY SUSTAINABLE.

THE SITE IS WITHN THE HEART OF KIKRBYMOORSIDE AND DOES NOT EXTEND THE FOOTPRINT OF THE TOWN AT ALL. IT IS OUTSIDE THE CONSERVATION AREA BUT WILL BE BUILT WITH SYMPATHY FOR THE STYLE OF THE LOCAL HOUSING.

### Job Hole, 18 Church Street, Kirkbymoorside.

### Location Plan

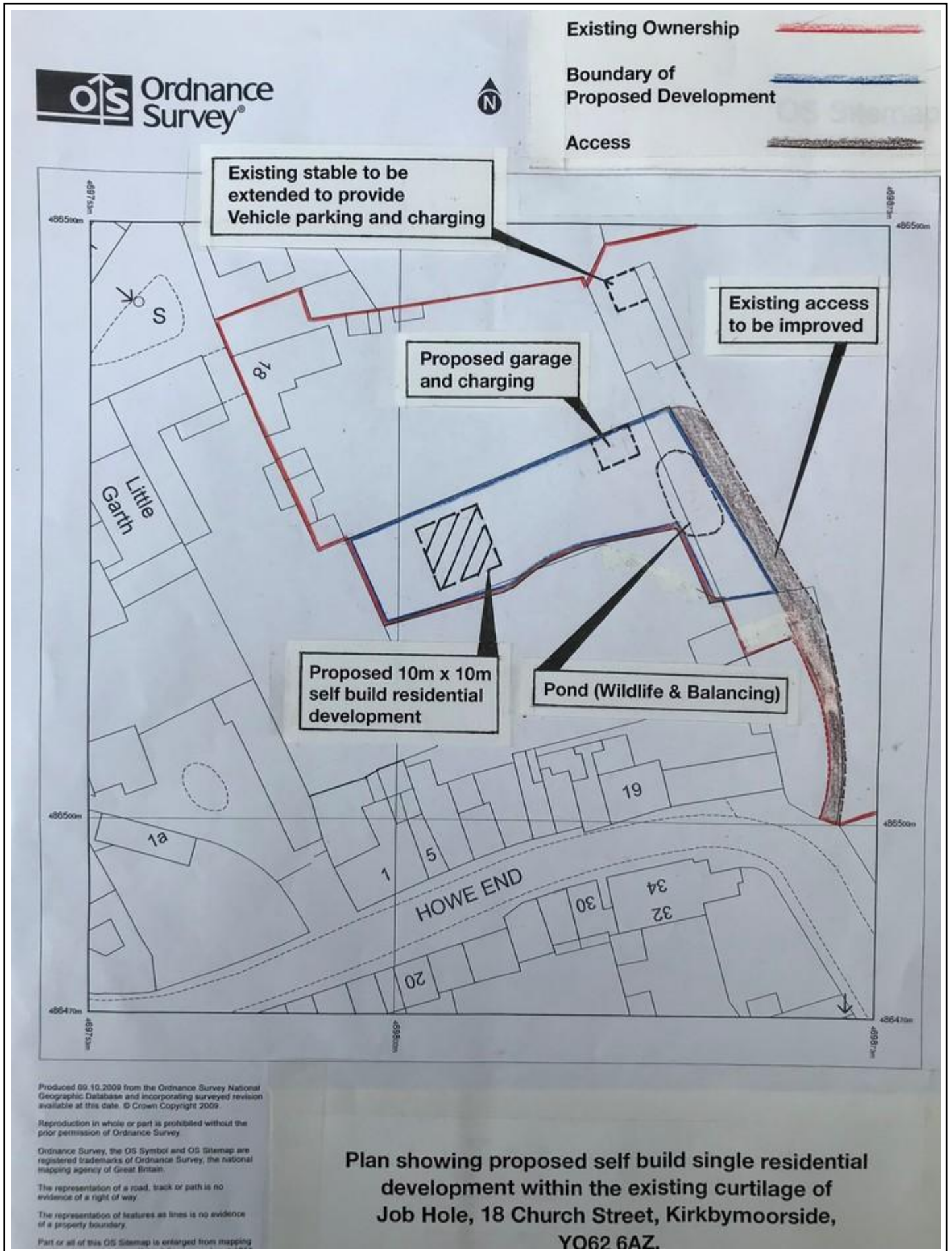
Scale 1 : 1250



03 February 2015  
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**BLACKWELL**  
www.blackwellmapping.co.uk  
TEL: 0113 245 2623  
comments@maps.blackwell.co.uk







## **Supporting statement for self-build plot in the garden of 18 Church Street YO62 6AZ.**

### **Site Location**

The site is within the traditional heart of the town of Kirkbymoorside; less than 100m from the Market square and the Parish Church. The site is contiguous with the town development boundary. The Town development boundary does not always seem to reflect the physical curtilage of the village and has been drawn to include some sites which are either some distance from the centre of the village or are a major extension to it. This site, being within a garden and largely currently occupied by a garage and paving would not change the boundary of the village or its development pattern.

The site is surrounded by a high hedge on both long sides and a hedge and wall to the rear. The development will have minimal visual impact on the neighbouring house at 16 Church Street which cannot see this plot from their house and is not overlooked by any other property, other than the site owners at 18 Church street

Infill development within gardens and yards is a common form of development within Kirkbymoorside and one of the traditional ways the town has evolved.

Whilst there has been extensive development with Kirkbymoorside, it has largely been of commercially developed properties of limited architectural merit and often with no connection to the historic vernacular of the town.

### **The site**

The site is 40% of the garden of 18 Church street and is separated from the rest of the garden by a large hedge. The site currently has a large double garage and paved hardstanding upon it. The proposed site will look out across a paddock owned by the site owner which will give good views to the house occupiers.

The site is proposed for a high quality 200 square metre self-build, individually architect designed house to be a building of high architectural merit, sympathetic to the local built environment and to have a low environmental impact. Such an ambitious high quality new house built to exacting standards and designed to be a beacon of architectural and environmental merit are rare in Kirkbymoorside.

By adopting a two story, flat, sedum, roofed design the new house will not intrude upon the views or amenity value of 18 Church street.

The site is not visible from the road or by any neighbours and is accessed up a private track owned by the site owner.

It is proposed to slightly widen the access track and increase the size of the track head to ensure access for utility and emergency vehicles and facilitate their being able to turn round at the track head. The track will continue to be surfaced with permeable materials such as limestone chippings which both reduce the risk of run off and are harmonious with the local environment.

The boundary of the widened track will be planted with a hedgerow and trees supplementing a post and rail fence currently used to fence off the field.

The plot will be extended beyond the garden to the east into the paddock by approximately 10 metre to incorporate a drainage ditch to allow the creation of a large wildlife pond which will also take roof run off water. The boundary will be marked by fruit trees.

The existing house will use the stables and hardstanding at the north end of the paddock, connected by a gate to the garden as a garage and will use the current access to the stables via the paddock gate from the track.

### **Social benefit & Economic benefits**

The property will be designed to enable the site owner and his partner who are in their 60s to continue living in Kirkbymoorside for the rest of their natural lives. It will incorporate features that will maximise their ability to live into later life without support and to maintain a healthy and active lifestyle within the local community. The sites location in the heart of Kirkbymoorside will facilitate a lifestyle based largely on walking to local amenities, so minimising car usage. There is extensive research evidence that older citizens live their best lives if they are live in the physical heart of a community close to facilities rather than on the edge of a community in retirement bungalows

The property will support homeworking for the site owner who has variety of busines interests which will continue for the next decade at least and will reduce his need to commute to other urban centres so having a positive impact on the environment.

The building contractors, architectural practice and structural engineers will all be based in Ryedale so maximising the economic benefit of the build which is expected to create or sustain the equivalent of 5-man years of local employment. Local builders' merchants and steel suppliers will be used to maximise the retention of economic benefit within the Ryedale community.

### **Environmental impact.**

The house that it is proposed to build on the site will be heavily insulated, as airtight as practicably possible and two story, with a flat sedum covered roof, with roof mounted solar panels. Extensive use of advanced glazing will be made to maximise solar gain whilst maintaining high insulation values

No gas will be connected to the site, heat and light will come entirely from renewable energy sources.

An electric car charging point will be provided, and an electric car charging point will be included in the garage arrangement for the existing house at 18 Church Street.

All drives, parking, and paths with be made of permeable material such as limestone chippings and rainwater from the roof will drain into a large wildlife pond to be created at the front of the property.

### **Biodiversity impact**

The proposed house for the site will be built to the highest standards of energy efficiency, have as many roof amounted solar panels as practicable and use only renewable sources of energy rather than gas. The site would not have any non-permeable landscape features to minimise the impact of surface water runoff and the runoff from the sedum roof will go into a large wildlife pond.

The wildlife pond will be significant, at least 50 square metres in size and built at the front of the extend plot, incorporating an existing drainage ditch. This will reduce the risk of flooding in the drainage culvert and provide a significant wildlife feature, which will add to biodiversity on site.

In the other changes to the paddock owned by the site owner that is adjacent to the plot, there will be additional tree planting to make the boundary of the widened access track, currently marked by post and rail alone, a small orchard will be planted around the wildlife pond and fruit trees planted along the sides of the access to the stables on the paddock which will become the garage for the exiting house. An electric car charging point will be installed here too.