

(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?

Total site area in Hectares Ha:

What is the land currently used for?

When will any current use cease?

What is its proposed use?

Please specify

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

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?

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?

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

nearest public transport is a bus stop less than 150m away

Is the site serviced by any utilities

Water	<input type="checkbox"/>	Sewage	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	Gas	<input type="checkbox"/>
Fibre broadband	<input type="checkbox"/>	Community heating	<input type="checkbox"/>
None of these	<input checked="" 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 for energy efficiency, insulation and sustainability

no gas and only renewable energy sources to be used

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)?

it is intended to build a large wildlife pond to take rainwater run off, all paths, driveways and hardstanding will be porous made of limestone chippings. boundaries will be marked by new hedges and trees

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?

wildlife pond will be created, new boundary hedges planted, and additional native trees planted. land around the pond will not be gardened to encourage wildlife. sedum or turf roof will be used to encourage insects

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 a single property self build site.

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

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 HAVE ALSO SUBMITTED A PLAN FOR A SITE WITHIN MY GARDEN.

THIS APPLICATION IS MY PREFERRED ROUTE HOWEVER, THE SITE IS SUBJECT TO A RESTRICTIVE COVENANT IN FAVOUR OF THE CHURCH WHICH LIMITS USE TO AGRICULTURAL PURPOSES. THIS WILL NEED NEGOTIATING/ BUYING AWAY WHICH MAY NOT BE POSSIBLE, HENCE SUBMITTING TWO APPLICATIONS.

IT IS WORTH NOTING THAT THIS SITE HAS HISTORICALLY HAD BUILDING ON IT AS SHOWN BY EARLY ORANGE SURVEY MAPS, SO HAS HISTORICALLY BEEN WITHIN THE DEVELOPED AREA OF KIRKBYMOORSIDE AND IS WITHIN THE FOOTPRINT OF THE TOWN.

KIRKBYMOORSIDE WOULD BENEFIT FROM A HIGH QUALITY, HOUSE OF ARCHITECTURAL MERIT WITH A STRONG ENVIRONMENTAL FOCUS AND SYMPATHETIC TO THE LOCAL COMMUNITY.

THIS DEVELOPMENT WILL CREATE/ SUPPORT AT LEAST 6 LOCAL SKILLED JOBS FOR A YEAR AND HAVE AN OVERALL POSITIVE IMPACT ON THE TOWN.

Form Name: ryedale\_site\_submission\_form

# Proposed development site on paddock off Howe End Kirkbymoorside

Date Created: 24 July 2021

This site is approximately 0.35 of an acre and is the lower third of a paddock owed by the owner of 18 Church Street Kirkbymoorside.

The site will be accessed off an existing access track owned by the paddock's owner and used as secondary access to 16 & 18 Church Street and to the barn conversion at the start of the track. It is proposed that the track would be widened a little to facilitate access to the site and for utility and emergency service vehicles. The existing turning area will also be widened to allow for utility vehicles to turn.

The site has historically had building upon it as shown in older Ordnance Survey maps of Kirkbymoorside aligned with the row of buildings that currently line the north side of Howe End.

The site is proposed for a **self build** house of approximately 250 square meters plus garage, to be an ambitious and iconic individually architect designed house of design merit, that will both fit in with the local vernacular, be environmentally friendly and be of minimal visual impact on the site. Kirkbymoorside has had little if any development of houses of this quality in recent years and such an environmentally friendly self build will act as a beacon to encourage other similar high quality development.

This will be achieved by using natural materials, a flat sedum or turf covered roof on a 2 story building which will nestle in the natural dip in the land on the south east corner of the site. The house will be built to the highest level of insulation standard and airtightness, have solar panels and be heated entirely by renewable energy sources. It will have an electric car charging point. Access track, driveway and parking areas will be surfaced with limestone chippings, which are a permeable surface, minimising rainwater run off and are a natural local product and reflective of the local vernacular.

The site boundary will be marked by a new hedge and mature tree planting to help the site sit within the natural landscape. Rain water run off will be diverted to a new wildlife pond adding to bio diversity, as will additional fruit tree planting to supplement the current 3 mature fruit trees.

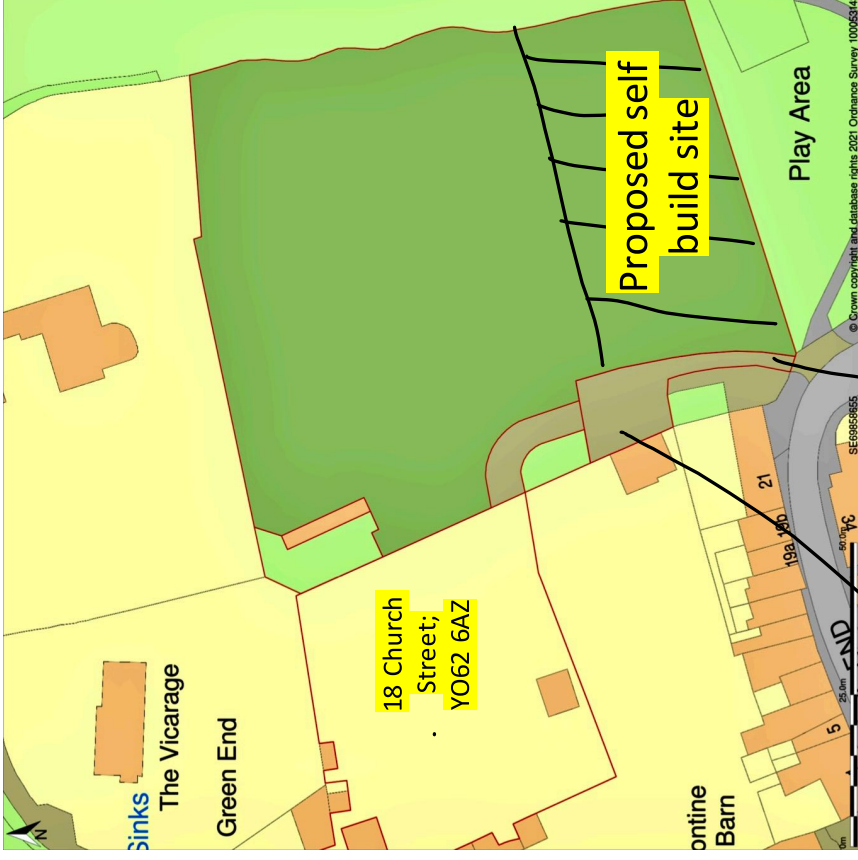
Kirkbymoorside has grown and developed over the centuries and the pattern of development and buildings has changed. This site has previously had significant buildings upon it and is congruent with the town's development boundary. The proposed development will be in broad alignment with the properties on the north side of Howe End and so be a natural and organic extension of existing housing. There is other existing housing to the east, west and south of the site, so it does not move the overall development footprint of the town. The property site is within the heart of town, within an easy 150m walk of the commercial centre of Kirkbymoorside, encouraging walking as the primary means of accessing local facilities.

The current landscape designation of the field is similar to that of all other open space that surrounds the town and similar to that of the land upon which a new 200 house development is underway to the west of the village.

By siting the building plot in the bottom east corner of the paddock, where there is a natural dip, having a roof of sedum or turf, planting a hedge as the boundary from the rest of the paddock and increasing tree coverage of the plot the visual impact on the landscape will be minimised and the new house will not be intrusive into the view from the top of Vivers Hill, where there is public foot path.

The house will be designed by local architects and be built by local builders, using building material suppliers based in Ryedale to maximise the local economic benefit of the build. This bespoke property will create the equivalent of 6 person years of skilled work in the local economy.

The presence of a house alongside the playground may also have the effect of deterring some of the anti social behaviours currently reported as occurring close to the play area.



Turning circle, to be extended.

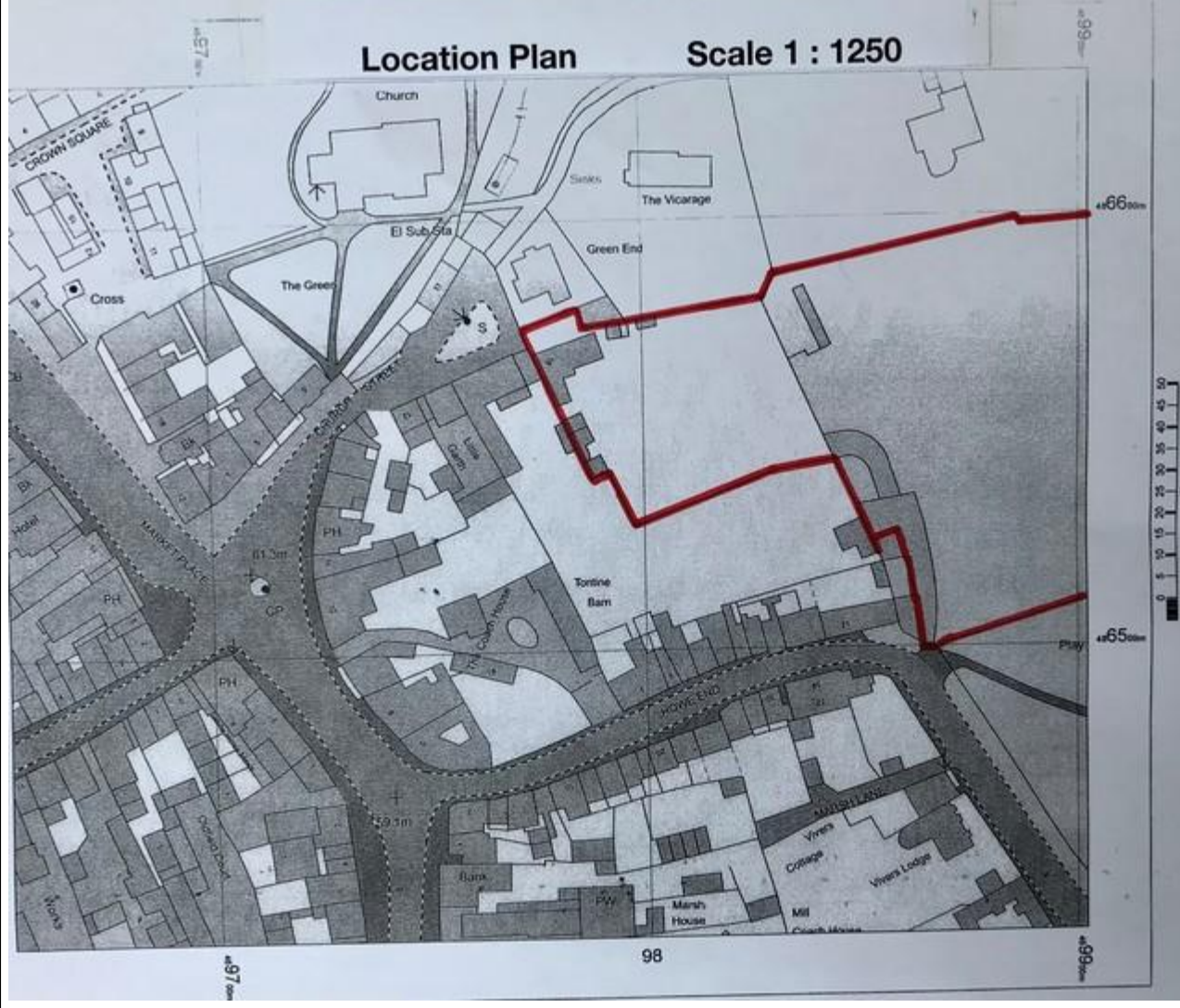
Access track

All land within the red boundary lines is owned by the site owner

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

### Location Plan

Scale 1 : 1250



03 February 2015  
BW1-00397  
maps.blackwell.co

1:1250 scale print at A4, Cer  
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**BLACKWELL**  
www.blackwellmapping.co  
TEL: 0113 245 2623  
comments@maps.blackwell.co