

Land South of Aspen Way, Slingsby

Proposed Housing Development - Public Consultation

Proposal

The proposals seek to provide up to 38 new dwellings on land to the south east of the existing built up area of the village.

The indicative layout demonstrates a mix of two, three, four and five bed properties, including affordable housing at 35% in line with policy requirements. The proposed development will be designed to reflect the pattern and scale of surrounding developments, with vehicular access from Aspen Way to the north.

Transport and Access

A Transport Statement will be prepared and submitted as part of the planning application as requested through pre-app discussions by North Yorkshire County Council as the local highway authority. The document will provide an assessment of the transport implications of the proposed development.

The proposed development will provide a purpose built major/minor priority T-junction with Aspen Way. The proposed site access will provide footways on both sides of the access road and will connect to the existing footway infrastructure on Aspen Way.

Ecology

An Extended Phase 1 Habitat Survey has been undertaken at the site in July 2017 which targeted the following species relevant to the application site and proposed development:

- Bats
- Great Crested Newts
- Badger
- Reptiles
- Birds
- Hedgehogs

The Extended Phase 1 Survey and Ecological Assessment concludes that no protected species were identified on site therefore the proposed development is unlikely to impact upon any protected species or associated habitats. Additional bat activity surveys have also been undertaken at the site in July 2017 which did not identify any roosting bats on site.

Design Objectives

The site layout has been designed by award winning architects MawsonKerr.

In order to achieve a generous, desirable and sustainable place to live, high standards of layout design have been used. The new layouts negotiates the existing hedgerows and mature trees in order to retain the rural character of the site.

The new houses are provided with at least two parking spaces per dwelling, with additional visitor parking allocated elsewhere on the site.

The development will maximise green space around the new properties with front and back gardens to each property and green public space between the new streets.

The new road into the site will be located behind the new houses lining the west of the site. These houses are to have front elevations and front gardens facing the western site boundary, this will allow the development to have a rural feel when viewed from The Balk.

In line with the draft housing allocation the proposed development includes:

- A comprehensive scheme for both fields;
- The retention of hedge to boundary with B1257;
- The retention of mature trees lining the Balk and suitable landscape / open space buffer along the western boundary of the site in order to ensure the protection of these trees;
- Vehicular access from Aspen Way to extend up to the boundary with the western field, so as to ensure unfettered access of both fields;
- Pedestrian and cycle only access to the Balk and the Street;
- Scale of buildings to be limited to one and two storey heights;
- Well designed streets and spaces;
- Sustainable drainage system to be integrated into design;
- Technical capability for electric vehicle charging through the provision of a 13 amp electrical socket;
- Lighting scheme to minimise glare, reduce energy use and protect amenity.

We welcome your comments on the proposals

Proposed Site Layout



This public consultation forms part of the pre-application process and any feedback received will inform the final version of the proposed planning application to be submitted to Ryedale District Council.

Feedback forms are available at this exhibition which can be completed and handed in, or posted to Savills at City Point, 29 King Street, Leeds, LS1 2HL.

Thank you for taking the time to view the exhibition.

