



**Kirkbymoorside Town Council**  
**Application No: 17/01449/MREM**  
**Applicant: Countryside Properties**  
**Land off Westfields, Kirkbymoorside**

It is understood that the current status of the reserved matters proposal **Application No: 17/01449/MREM** is still outstanding and is the subject of a detailed set of amended plans to both the layout and individual dwelling type designs.

Concern has been expressed by members of the Town Council and the public with regards to the limited consultation period and the absence of adequate notices being issued. The absence of site notices has been explained by virtue of the fact that this application is ongoing, however, the scale of the application should warrant an extension to the consultation period and publicity of the same.

It has been confirmed by the Planning Authority that the reserved matters application would be required to be determined by Ryedale District Council's Planning Committee and the development cannot lawfully commence on site until all necessary approvals are in place. The outline permission also includes a number of conditions that are required to be discharged before development can take place.

The Town Council seeks assurance from the Local Planning Authority, Ryedale District Council that the Standard Conditions detailed in Annex A of the Appeal Decision Appeal Ref: APP/Y2736/A/14/2217803 will be strictly adhered to.

It was noted at the meeting of the Kirkbymoorside Town Council Planning Committee on 6<sup>th</sup> February 2020 (recorded at minute P19060) that the dwelling types and numbers detailed in the description of application 17/01449/MREM have not been updated since the original submission by Gladman Developments in 2017. The current application submitted by Countryside Properties (with the same application number) relates to: Erection of 225 dwellings comprising, 44no. 4 bedroom, 119no. 3 bedroom and 51no. 2 bedroom dwellings and 20no. 1 bedroom dwellings together with associated landscaping, public open space to include children's play areas, highways improvements, and allocation of land for use of the existing primary school (Details to outline application 13/01314/MOUT refers).

***Standard Condition 6. of the Appeal Decision Appeal Ref: APP/Y2736/A/14/2217803 - Landscaping***

*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.*

The landscaping shown on the current plan, along the eastern boundary is not in line with the original master plan, which showed a 10m wide barrier of high trees. The Town Council request that the landscaping on the eastern boundary include more suitable trees that would create a woodland in place of the proposed shrubs, providing the requisite screen from the properties on West Pastures.

Bearing in mind the importance of preserving trees it would be preferable for native broad leaf trees of a sufficient maturity to be planted throughout the site, rather than saplings which will take considerably longer to get established, and in preference to conifers, which whilst fast growing in the long term would not be ideal. Furthermore, the Woodland Trust recommend Willow and Alder trees as suitable species to be planted next to the storage tank and soak away/pond located at the south west of the site as these species naturally grow near water.

There is concern about the number of trees that will be felled in order to accommodate the development. The Town Council request the planting of multiple trees for each individual mature tree that is felled.

***Standard Condition 19. of the Appeal Decision Appeal Ref: APP/Y2736/A/14/2217803 - Highways and Transport***

*Prior to commencement of the scheme hereby approved, the details of any required off-site highways improvement works should be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented in accordance with the agreed details.*

There still remains concern about access to the site from the A170, however the Town Council must have confidence in the expertise of the technical consultee, NYCC Highway Authority, who will need to determine that the reserved matters in this respect have been satisfactorily addressed.

Concern has been raised with regards to safety at the point of exit onto the layby from the emergency access on the eastern boundary. This is a long straight route on a gradient so it is highly likely that cyclists will be approaching this junction at speed, onto a highway. Additionally appropriate measures should be in place to ensure that it is only used by pedestrians and cyclists and no vehicular access is permitted with exception of emergency vehicles.

There is concern for the safety of pedestrians accessing the proposed bus stops as insufficient provision has been made for the safe crossing of the A170. The plans indicate a small island but this is not considered to be adequate and a traffic-light controlled pelican crossing would be recommended.

The 30mph and 40mph speed restrictions should be extended beyond the new junction. The criteria for extension of speed restrictions should be determined by NYCC Highways Authority.

Additional Environmental considerations:

Ryedale District Council have declared a climate emergency therefore it would be good to adopt a proactive approach and implement energy saving and environmentally considerate measures on any new developments to include the provision of solar panels and electric vehicle charging points.

The Town Council reiterate concerns regarding the impact on the infrastructure that an increase of 225 dwellings in Kirkbymoorside would have. The development will result in an approximate additional 430 electors which would equate to an approximate 17% increase in the electorate. The Town Council appeal to members of the Ryedale District Council Planning Committee to bear this impact in mind and recognise the importance of monitoring the development to ensure that it is designed and delivered in the best interest of the locality.