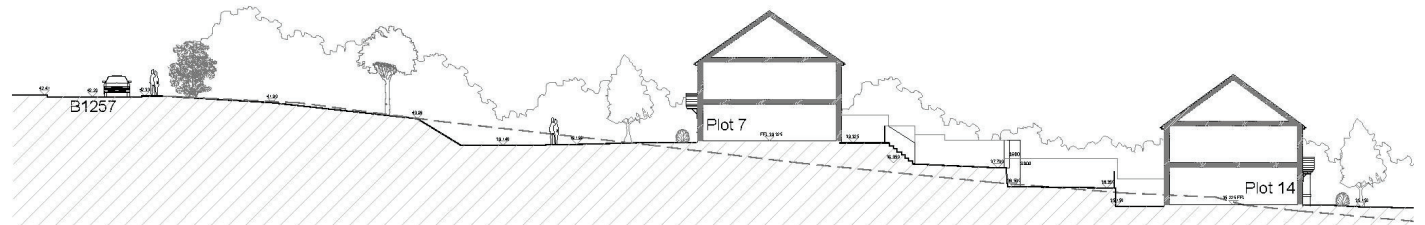


4.0 Proposal

4.4 Materials - Retaining Walls

Due to the site sloping significantly towards the North, the proposal introduces a number of retaining walls. The section to the right demonstrates a gradual decline towards the north with the use of stepped terraced rear gardens. By utilising the retaining walls in the rear gardens it does not affect the visual impact of the proposal to visitors or residents entering the site and eliminates the use of a single large retaining wall within the site.

Therefore the proposed retaining walls are sympathetic to the surrounding context and the users of the new development, allowing for a aesthetically pleasing development.



Section which demonstrates the gradual stepping of the site with the use of retaining walls in the rear gardens



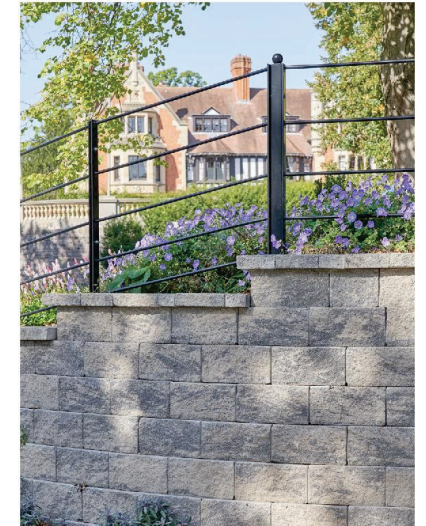
Tobermore Secura Grand - Natural or similar approved



Example of a retaining walls along Amotherby Lane, which is in close proximity of the proposed site



Tombermore Precedents images for rear garden retaining walls.



4.0 Proposal

4.5 Landscape Strategy

The development retains the woodland boundary line and hedge row facing onto B1257, Malton road. The hedge row will help with the noise impact from Malton road. We have introduced a soft landscaping buffer zone between B1257 and the first row of houses to reduce the impact of noise.

Public open space has been proposed to the South, East and North of the proposed development, with the inclusion of a childrens play area to the South of Amotherby Community Primary School. The Public open space to the South and East provides a aesthetically pleasing walk for pedestrians and cyclists utilising the diverted public right of way through the site leading to Amotherby Lane and Meadowfield.

A kiss and drop facility has been proposed to help aid Amotherby Community Primary School and to reduce the impact of traffic along Meadowfield during school peak times. This will improve safety for the children attending the school and the existing residents along Meadowfield. To provide a safe entrance into the school from the kiss and drop area a new proposed fence and gate will be erected to the south of the primary school.

Front gardens will see the introduction of trees, ornamental hedging and low level planting where appropriate, helping to soften the visual impact of the parking. The existing woodland boundary will be enhanced with new hedges and native shrubs.

Public open space will propose species rich grassland, native shrubs and extra heavy standard trees.

4.6 Sustainability

The proposal has fully considered sustainability. The types of efficiencies included within the development have been influenced by the site, types of dwellings, construction viability and longevity of the buildings for future

years, based upon material choice and maintenance required.

Being 100% affordable dwellings, the site is providing 60% affordable rent and 40% shared ownership, this is more affordable housing than the local planning policies require for a site of this size. The development offers new dwellings for local people, allowing families to remain living in the area.

Retaining the public right of way through the site to Amotherby Lane and the access to Meadowfield helps promote pedestrian and cycle routes. The introduction of large areas of public open space and a children's play area will create a sustainable living environment, minimising the reliance on private cars.

The proposal will be introducing an energy efficient heating system with all dwellings utilising individual air source heat pump system. All dwellings will also have solar panels and the provisions for an electric car charging ports.

A full sustainable drainage design has been developed for this site based upon the hierarchy for the appropriate disposal of surface water and is included within the planning application.



5.0 Conclusion

5.1 Design Summary

In summary, the proposed scheme aligns with the vision set out in Ryedales District Councils planning policy documents and is consistent with the councils aspirations for the area. The development will enhance the social, environmental and economic values within the surrounding area whilst fulfilling local and national objectives.

The proposed development has a total area of 2.68ha. As this is a large site it lends itself to a significant amount of public open space, therefore the developed area for residential units has a total area of 1.79ha, allowing for the remaining land to be utilised by the local community as public open space, children's play area and a kiss and drop facility.

The proposal is sympathetic to the surrounding context and offers facilities for the local community, whilst taking the strain from Meadowfield residents during peak school hours with the introduction of the kiss and drop area to the north.



Entrance to the site



View from the entrance to the kiss and drop towards the entrance to the site



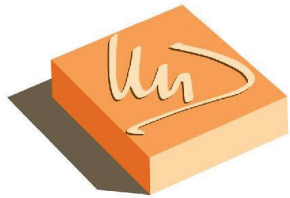
First street to the south upon entrance to the site



Proposed block plan in context

Residential Development, Malton Road





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