

# Proposed Residential Development

Land to the east of Laverton Lane

## Get in Touch

We welcome your comments on the draft development proposals. You can submit your views to us in a number of ways:

1. Complete the feedback form available at:  
[www.saddingtontaylor.co.uk](http://www.saddingtontaylor.co.uk)
2. Write to us at:  
**Saddington Taylor,**  
Ashburn House,  
84 Grange Road,  
Darlington, DL1 5NP.
3. Send an email to:  
[info@saddingtontaylor.co.uk](mailto:info@saddingtontaylor.co.uk)

## When should I provide my comments?

Please provide your comments on the draft proposals by **20 November 2020**. This will allow sufficient time for us to consider your comments before finalising the planning application.

## What Happens Next?

All representations received will be carefully considered. A 'Consultation Statement' will be submitted with the planning application which provides details of all comments received and explains any design changes made in response to public consultation. Following the receipt of a planning application, Harrogate Borough Council will carry out its own consultation exercise.

## Relevant Matters

The application site already has outline planning permission for up to 37 dwellings. The principle of development is therefore established, as is the means of access to the proposed development. We welcome your comments on design matters (such as appearance, landscaping, layout, and scale) and any related technical matters.

## Data Protection

By responding to this consultation you agree that we can use your comments in the preparation and submission of the planning application. Unfortunately, we cannot accept confidential comments but we will not disclose your contact details or address to a third-party or store this information on a database.



## Public Consultation: Have Your Say

Saddington Taylor have been instructed to undertake a public consultation on behalf of Mulberry Homes Yorkshire. We are keen to hear your views on proposals for the construction of 33 dwellings on land to the east of Laverton Lane, Kirkby Malzeard.

Outline planning permission for up to 37 dwellings was granted in January 2019, and Mulberry Homes Yorkshire is now preparing a planning application for the approval of reserved matters. The development would include 13 Affordable Homes, to be delivered in partnership with Broadacres.

The site layout overleaf shows how the proposed development could be laid out and provides a summary of the key features of the development, as well as listing the main opportunities, benefits and constraints for the development of the site for housing.

Details can also be viewed at [www.saddingtontaylor.co.uk](http://www.saddingtontaylor.co.uk)

Please submit your comments by **20 November 2020**.







### Development Proposals

- Construction of 33 dwellings.
- Mixture of 1, 2, 3 and 4-bed homes.
- Private gardens.
- Off-street parking.
- Cul-de-sac layout.
- Access off Laverton Lane.
- Pedestrian access off Back Lane.

### Design Features

- Use of building materials which are sympathetic to the character of Kirkby Malzeard.
- Retention of most trees and hedges.
- New landscaping and planting.
- Surface water attenuation tank.

### Community Benefits

- Provision of 13 Affordable Homes.
- Mixture of housing types and sizes to cater for differing needs.
- Attracting new residents who would support local services.