

INFORMATION LEAFLET



JohnsonMowat
Planning & Development Consultants

Dear Residents,

This leaflet is provided to inform you of DH Land Strategy's intention to submit, in the near future, an Outline planning application on land at Spring Lane Farm, Pannal, for the erection of 52 dwellings. Of these, 21 dwellings will be affordable in line with local policy.

This outline application will seek approval for the principle of development along with two points of vehicular access at Yew Tree Lane and Spring Lane.

Location Plan



Improvements to Spring Lane are proposed in the form of a pedestrian footpath along the site frontage.

The proposals will retain existing boundary hedgerows and onsite trees where possible and include the planting and landscaping of the site including additional native tree species. Extensive Public Open Spaces is provided across the site including key green corridors and "The Green" which allows for views to the open countryside. These areas are publicly accessible and will provide biodiversity enhancement opportunities.

Additional community benefits are provided in the form of a 10 space car park / drop off and pick up area associated with Pannal Methodist Church and Burn Bridge Pre-school and Nursery to the south west of the site.

Drainage proposals include on-site surface water attenuation tanks which will capture excess surface water (in periods of heavy rain) and restrict the flow released to the existing Clark Beck.

Copies of the development proposals can be found on the Johnson Mowat website as follows:
www.johnsonmowat.co.uk/consultations

Should you have any questions, comments or feedback about the development proposals, please do not hesitate to contact hello@johnsonmowat.co.uk or submit the online feedback form available on the website. We request that any comments are provided by the 3rd November 2017.

Outline Residential Development with Access (with all other matters reserved)

Proposed Residential Development at Spring Lane, Pannal



-  Proposed Tree to be planted across the site.
-  Existing trees and hedgerow to be retained as much as possible.
-  Existing farm buildings of Spring lane Farm on Boundary edge.
-  Clark Beck which sits on the boundary edge, east of the site, requires 20m standoff.
-  Opportunity to form principal access gateway into the site.
-  Key Frontage views overlooking Public Open Spaces.
-  Opportunity to create Footpath/Cycleways into the site.
-  Opportunity to retain the view over open country side at site entrance.
-  Opportunity for car park / drop off to serve day nursery.

Rev	By	Note	Date

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PROJECT	Spring Lane, Pannal	SCALE	1:1000@A2
TYPE	Illustrative Masterplan	REVISION	-
CLIENT	DH Land Strategy	DRAWN	GF
DATE	17.10.17	CHECKED	PJR
DWG NO	Y81:1055.05	DO NOT SCALE FROM DRAWINGS. ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECTS. COPYRIGHT RESERVED	

Illustrative Masterplan

Spring Lane Farm, Pannal