

# INFORMATION LEAFLET



**JohnsonMowat**  
Planning & Development Consultants

Dear Residents,

This leaflet is to inform you of the intention of Jack Lunn (Properties) Ltd to submit, in the near future, a Full Planning Application on Land north of Ripley Road, Scotton for the erection of 16 dwellings to Harrogate Borough Council. Of these, 6 dwellings will be affordable in line with local policy.

It is the intention to build 1no. 1 bed house, 3no. 2 bed houses, 6no. 3 bed houses, 4no. 4 bed houses and 2no. 5 bed houses in a style and material which reflects the local character.

## Location Plan



An ecological and design led approach to the development proposals has been taken with the overall layout and density responding to the site's location adjacent to open countryside.

The proposals will look to retain existing boundary hedgerows and trees. Additional hedgerow and boundary planting will also be incorporated into the scheme through an ecological plan which increases biodiversity opportunities throughout the site.

The planning application incorporates both areas of Public Open Space (POS) and a wildlife enhancement zone in the west of the site which includes species diverse planting and enhancement of the existing pond to create desirable wildlife habitats.

The application will shortly be submitted to the Council and will be supported by a suite of technical documents including Design and Access Statement, Highways Statement, Tree Survey, Flood Risk and Drainage Strategy, Ecological Appraisal and Ground Investigation Report.

Copies of the development proposals can be found on the Johnson Mowat website as follows:  
[www.johnsonmowat.co.uk/consultations](http://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](mailto:hello@johnsonmowat.co.uk) or submit the online feedback form available on the website. We request that any comments are provided by 22<sup>nd</sup> May 2019.

Land north of Ripley Road, Scotton



