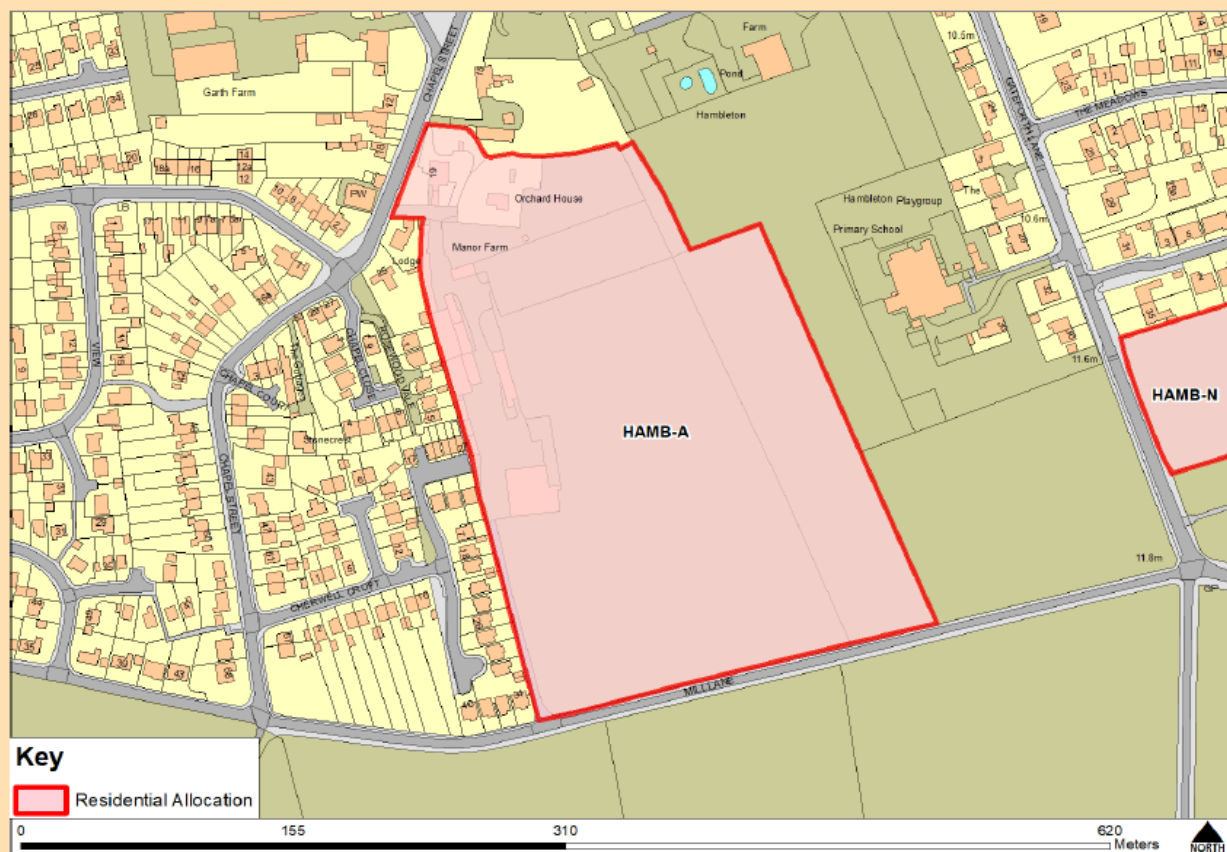


HAMB-A

Location: Manor Farm, Chapel Street.

Total Site Area: 6.39 hectares



This site is allocated for residential development.

Indicative dwelling capacity: 128 dwellings

Site Requirements

In addition to satisfying the requirements of relevant planning policies, development proposals on this site will be required to:

1. Provide a development that is sensitively sited and designed, reflecting the rural and agricultural form and character of the village in terms of form, scale, density, layout and materials, in order to ensure the development compliments the existing form and character of this part of the settlement, preserves and where appropriate enhances the setting of the adjacent Listed Garth House, and respects the setting and views of the Hambleton Hough Locally Important Landscape Area. Development should be carefully designed to ensure the impacts on the surrounding landscape character and existing views towards Hambleton Hough are retained and enhanced, where possible, through design considerations such as road orientation to facilitate views towards Hambleton Hough.

2. Provide vehicle, cycling and pedestrian access from Chapel Street.
3. Provide cycling and pedestrian access links onto Mill Lane.
4. Provide a minimum of 10% affordable dwellings on the site.
5. Provide S106 financial contributions for additional early years, primary, secondary and Special Educational Needs and Disability (SEND) school places to meet demand arising in the Plan Area as a result of the development at Hambleton Church of England primary, Selby High, or other schools serving the development.
6. Remediate any contaminated land that is present on the site in accordance with Policy NE8 (Pollution and Contaminated Land). This site has been used as agricultural land, and these activities may have given rise to land contamination and/or ground gas issues.
7. Due to the identified heritage assets in this location (the site is adjacent to Garth House, a Grade II Listed Building), incorporate the recommended mitigation measures as set out in the Heritage Impact Assessment which has been undertaken to preserve and where appropriate enhance these features. In particular, the design and layout of the scheme should mitigate harmful impacts on the setting of Garth House through careful design of the access (wall, trees and junction), incorporation of the farm buildings which provide the agricultural character and context, appropriate housing density and protection of distant, partial views of Garth House.
8. Undertake an archaeological field evaluation commensurate to the significance of the archaeology (because the site has been identified as having potential archaeological features either on-site or close by or later prehistoric, Romano-British and Anglo-Saxon settlement) and the results to inform the design of the scheme accordingly.
9. Retain and enhance the existing mature hedgerow along the southern and eastern extents of the site through a suitable landscaping scheme, to provide screening of views from these directions. Viewpoints towards the Hambleton Hough should be considered in the layout of the landscaped screening.