

Officer Update Note
Skipton and Ripon Area Planning Committee
3 March 2026

Item 4

APPLICATION NUMBER:	HGT22/03438/FUL MAJ	PARISH:	Masham
APPLICANT:	Loxley Homes (Masham) Ltd, Trustees of the Swinton Heirs' Trust, Trustees of William's Fund, Broadacres Housing Association, Mulberry Homes Yorkshire Ltd	VALID DATE: EXPIRY DATE:	27 September 2022 31 March 2026
PROPOSAL:	Erection of 46 dwellings, new vehicular access from Swinton Road, public open space and landscaping with associated foul and surface water drainage infrastructure		
LOCATION:	Fields to the North and South of Swinton Road, Masham, North Yorkshire		
RECOMMENDATION:	To DEFER determination to allow the applicant(s) to consider the Arboricultural response and submit further technical evidence and/or justification for consideration prior to formal determination		

1. Consultation Responses

A response from the Council's Arboricultural Officer has been received since the Officer Report was published.

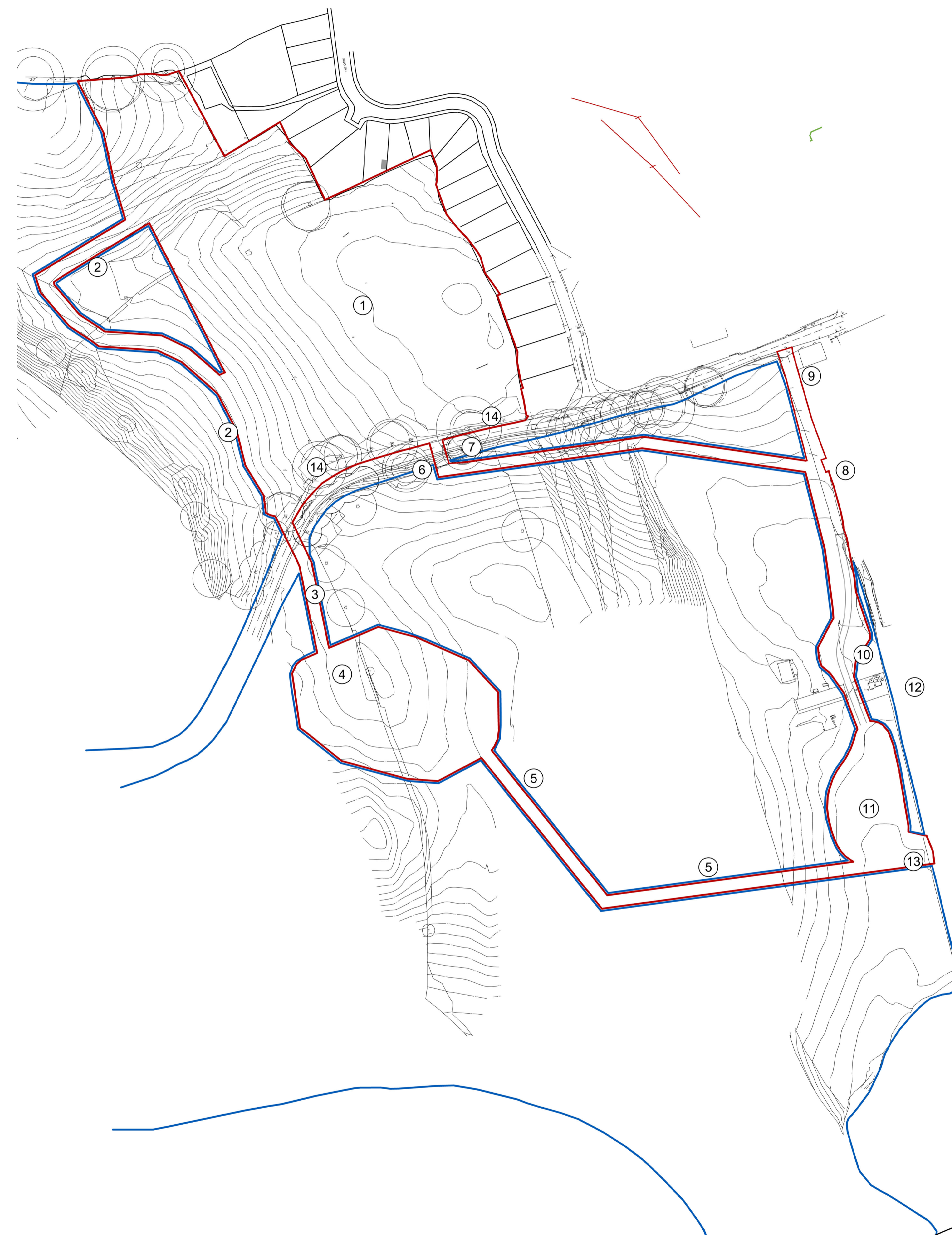
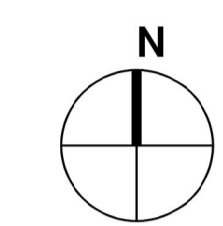
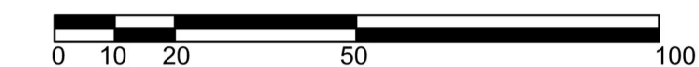
An Arboricultural objection is raised with concerns summarised as:

- Out of date tree survey
- Constraints Plan required, including all aspects of hard infrastructure, flood area and tree constraints
- Potential breaches of Root Protection Areas (RPAs) and/or RPAs not adjusted to reflect realistic rooting areas
- Arboricultural Impact Assessment (AIA) has not assessed or considered impacts of drainage infrastructure to the south
- AIA does not assess level changes across the site – particularly serious in relation to veteran tree (T8) whose RPA and buffer zone are extensive.

The Arboricultural Officer confirms support for the direct loss of trees (T12 and T14) needed to facilitate access into the main development area.

2. Officer Report – Change to Recommendation

RECOMMENDATION: That members are minded to DEFER determination to allow the applicant(s) to consider the Arboricultural response and submit further technical evidence and/or justification for consideration prior to formal determination.



- OTHER LAND OWNED BY THE APPLICANTS
- APPLICATION SITE

Southgate House
 Pontefract Road T: +44 [0] 1132 008 900
 Stourton F: +44 [0] 1132 008 901
 Leeds E: admin@metgeoenvironmental.com
 West Yorkshire W: www.metgeoenvironmental.com
 LS10 1SW

Station	Easting	Northing	Level
B1	422104.935	490392.459	89.566
B2	422033.405	490454.867	93.260
B3	422092.141	490400.768	89.786
M1	422104.330	490391.618	89.551
M2	422247.096	490435.493	85.249
M3	422318.483	490453.767	85.216
S1	422096.604	490445.008	88.276
S2	422030.168	490539.613	93.368
S3	422286.921	490364.792	84.658
S4	422355.664	490335.805	83.504
S3X	422330.168	490456.915	84.564
S4X	422208.346	490408.225	87.663

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M1	422104.330	490391.618	89.551
M2	422247.096	490435.493	85.249
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S4	422355.664	490335.805	83.504

- SITE NARRATIVE:**
1. MAIN DEVELOPMENT SITE AREA
 2. 1m DEEP CUTOFF DITCH FOR HILLSIDE FLOW DIVERSION.
 3. PROPOSED SW CONNECTION FOR CUTOFF DITCH TO EXISTING FLOODED AREA.
 4. ADDITIONAL FLOOD HOLDING AREA.
 5. PIPED SURFACE WATER DRAINAGE TO WATER COURSE.
 6. PROPOSED FOUL AND SURFACE WATER OUTFALLS FROM DEVELOPMENT SITE.
 7. AREA FOR ELECTRICITY POLE CONNECTION FROM U/G TO EXISTING ABOVE GROUND CABLES.
 8. PROPOSED FOUL MANHOLE CONNECTION TO EXISTING SEWER.
 9. LINE OF EXISTING FOUL SEWER.
 10. EXISTING FIELD ACCESS TRACK UPGRADED AND EXTENDED TO PROVIDE ACCESS FOR Y.W TO HYDROBRAKE.
 11. ADOPTABLE DRY BASIN
 12. EXISTING WATERCOURSE
 13. HYDROBRAKE CONNECTION TO WATERCOURSE.
 14. GENERAL WORKS TO EXISTING TREES AND BOUNDARIES BETWEEN DEVELOPMENT SITE AND ROAD EDGE.

UNLESS STATED OTHERWISE, THE DESIGNS SHOWN ARE SUBJECT TO DETAIL SITE SURVEY AND INVESTIGATIONS AND/OR APPROVAL OF THE RELEVANT VARIOUS LOCAL AUTHORITY OFFICERS, STATUTORY UNDERTAKERS, FIRE OFFICERS AND ENGINEERS. THEY ARE PROJECT AND SITE SPECIFIC.

THIS DRAWING SHOULD NOT BE SCALED FROM.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

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DRAWING STATUS			
DRAWN BY: NJV			
SCALE: 1:1250 @ A1			
DATE: 190921			
H	RED LINE AMENDED FOR DRAINAGE	111125	NJV
T	HOUSING LAYOUT OMITTED	230126	NJV

A1

LOXLEY HOMES - MASHAM - PROPOSED RED LINE

LEEDS
LEICESTER
PONTEFRACT

Loxley Homes

CLIENT LOXLEY HOMES
PROJECT TITLE LAND NORTH OF SWINTON ROAD MASHAM (SITE MB)
DRAWING TITLE PROPOSED SITE LOCATION

PROJECT NO. VAD.20.41
DRAWING NO. PL205
REVISION 1

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PLANNING