



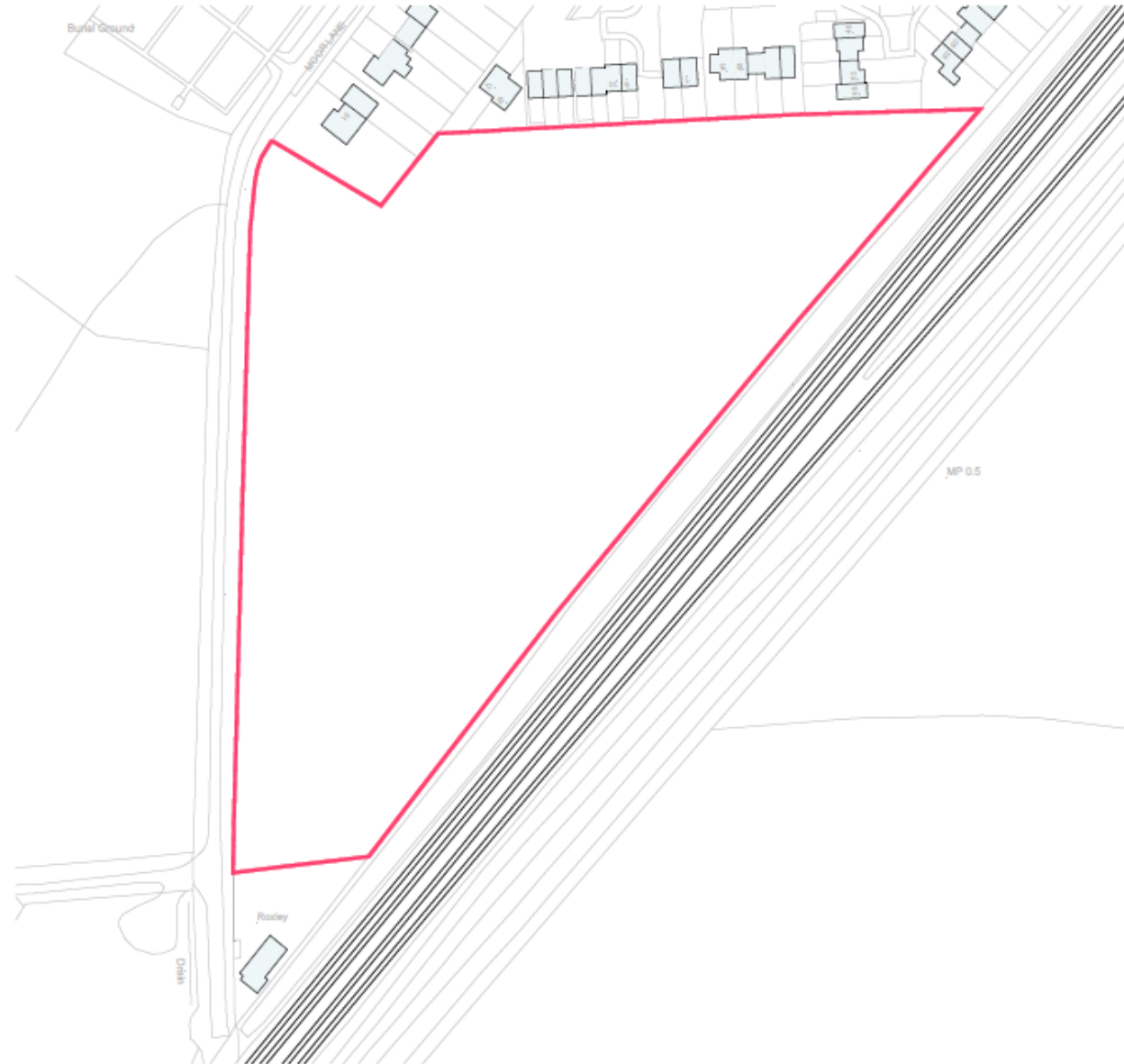
Planning Committee A

To be held on 5th October 2023

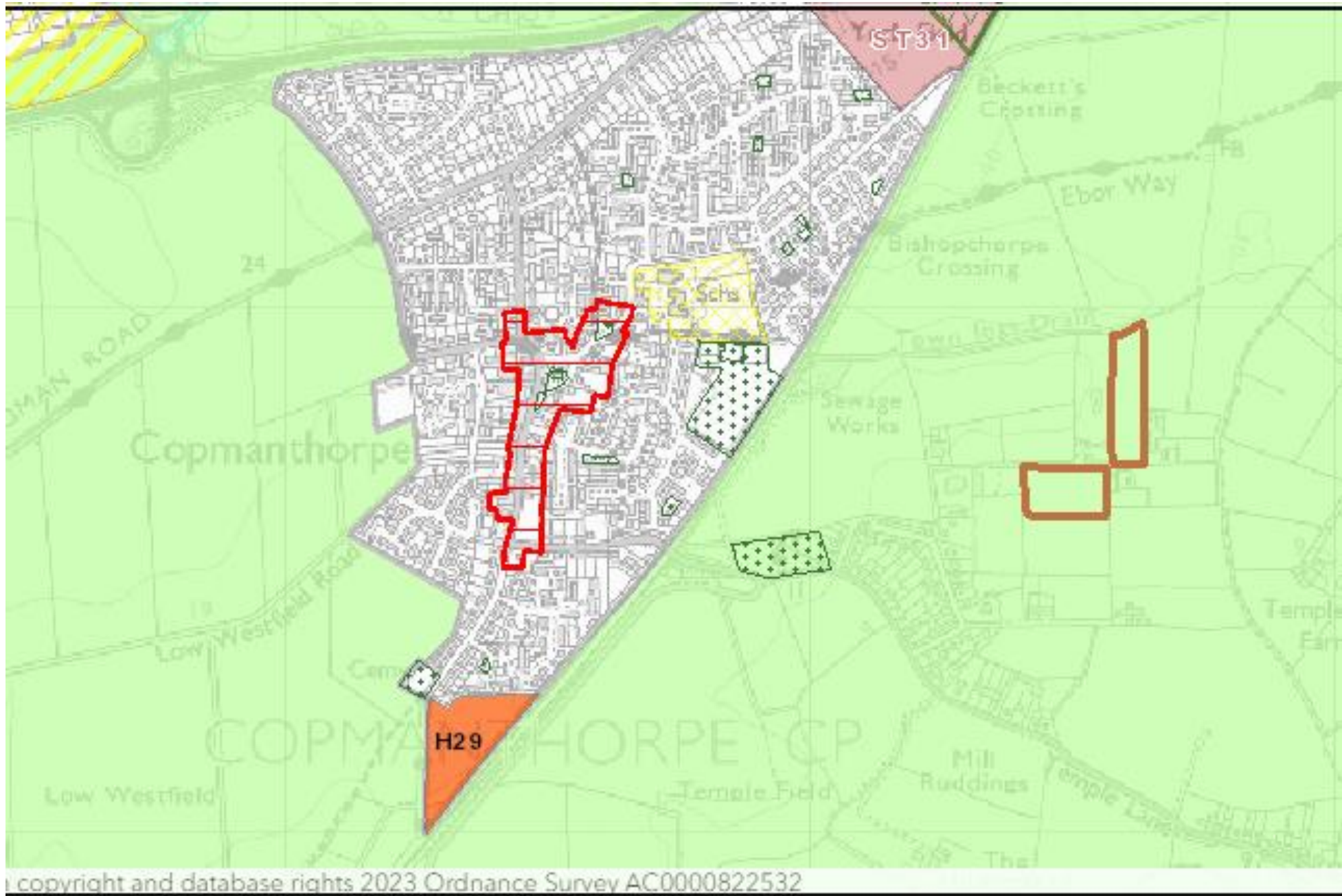
19/00602/FULM - Land To The South East Of 51 Moor Lane, Copmanthorpe, York

Erection of 75 dwellings, landscaping, public open space and associated infrastructure.

Site Location Plan (Extract)



Draft Local Plan
Proposals Map
Extract – H29
Housing Allocation



Existing dwelling at
No.51 Moor Lane



Moor Lane



Neighbouring
properties to the
North of the site



Neighbouring
Properties to the
North





Site Boundary with Railway Line



View towards Railway Line from within the site

Site viewed from
opposite side of
Railway Line



Site viewed from
Public Right of Way
to the West



Denford AFF Housetype – 2 Bed

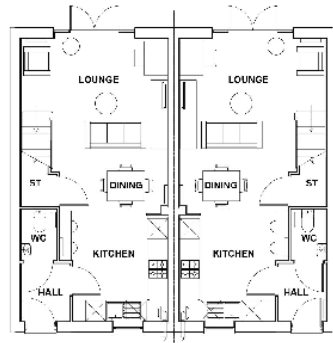


FRONT ELEVATION

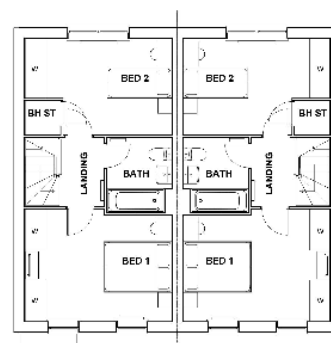
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BDW-STD-HT-5052



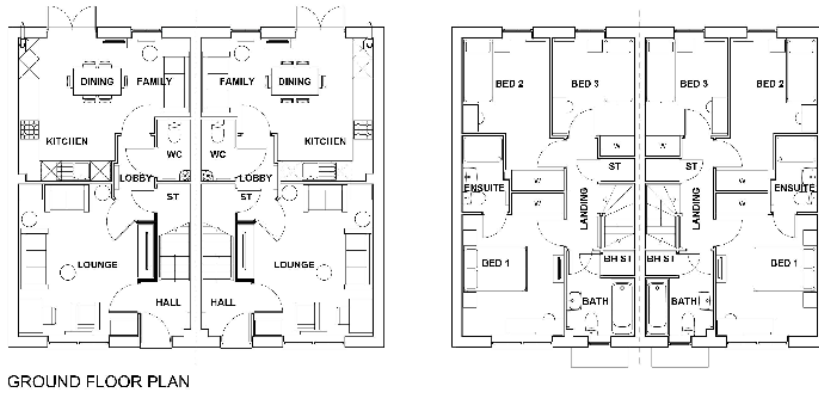
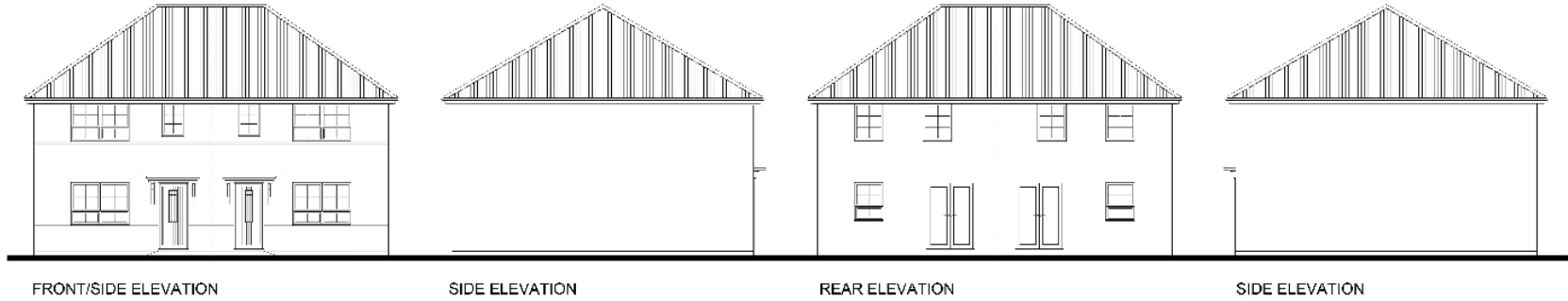
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 DATE: MAR 23
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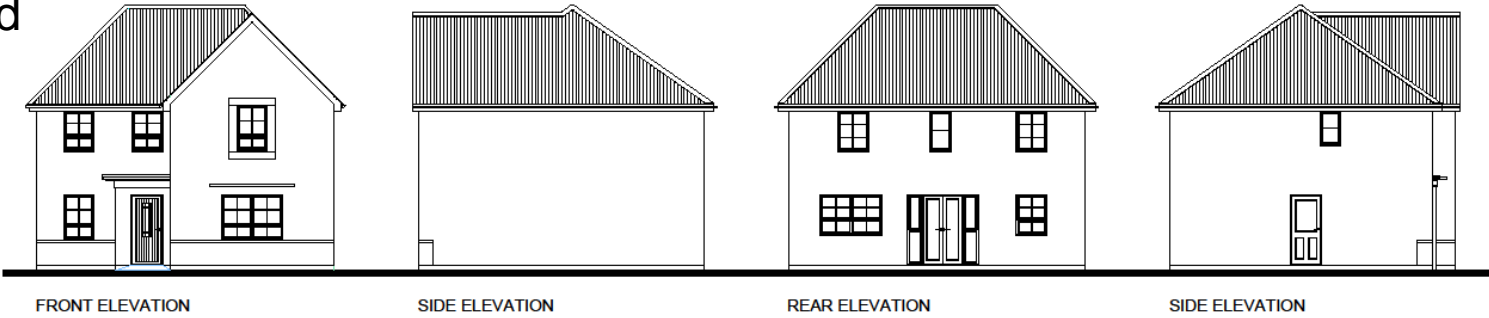


DENFORD AFF (AS-OP)

Hallcroft AFF Housetype – 3 Bed



Radleigh Housetype – 4 Bed

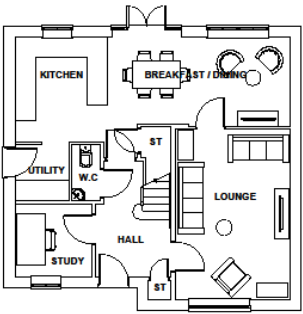


FRONT ELEVATION

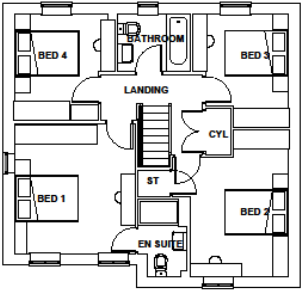
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



RADLEIGH (AS)

BDW-STD-HT-3197



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Windermere Housetype – 4 Bed

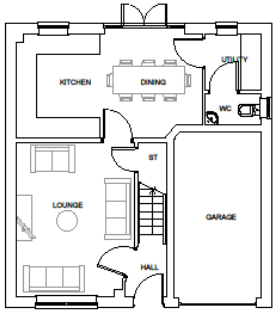


FRONT ELEVATION

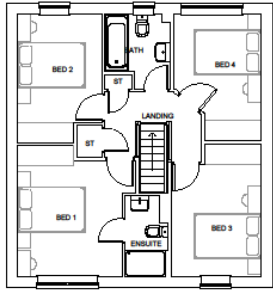
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



WINDERMERE (OP)

City of York Council Planning Committee Meeting - 5th October 2023

BDW-STD-HT-3192



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Landscape Masterplan



LANDSCAPE MASTERPLAN KEY

DISTINGUISHING 4 HEDGES

- Symbol 1: Hedged Area (Hedged Area)
- Symbol 2: Hedged Area (Hedged Area)

PROPOSED TREES

- Symbol 3: Semi-mature Tree (20-30m Girth)
- Symbol 4: Semi-mature Tree (10-20m Girth)
- Symbol 5: Semi-mature Tree (10-20m Girth)
- Symbol 6: Semi-mature Tree (10-20m Girth)
- Symbol 7: Semi-mature Tree (10-20m Girth)

BIODIVERSITY ENHANCEMENTS

- Symbol 8: Hedged Area (Hedged Area)
- Symbol 9: Hedged Area (Hedged Area)
- Symbol 10: Hedged Area (Hedged Area)

PROPOSED GRASS AREAS

- Symbol 11: Hedged Area (Hedged Area)
- Symbol 12: Hedged Area (Hedged Area)
- Symbol 13: Hedged Area (Hedged Area)

LANDSCAPE DESIGN STRATEGY

The landscape strategy for the site aims to achieve the following:

- Ratios and enhance existing hedges and trees to site boundaries.
- Provide mitigation for the loss of vegetation through the planting of new hedges, specimen trees and individual trees.
- Provide protection and enhancement for wildlife by providing corridors, hedge, tree & woodland planting of native species.
- Provide a network of circulation corridors for residents through the use of permeable tree, hedge and shrub planting on selected areas and in their gardens.

PLAY AREA DETAIL TO BE DESIGNED BY CONSULTANT

LANDSCAPE TREATMENTS

TREE PLANTING

Enhance planting of semi-mature and native trees alongside the site to the maximum extent possible. The planting of mature trees to the site boundary will be in keeping with the scale and context of the development and to ensure that the site, including the roofline of the housing when viewed from a distance, fitting in with the surrounding public realm, open spaces and local points of interest within the site. Where possible there will be an emphasis on native species which are locally prevalent and trees of the proposed and planted in accordance with BS5838:2014.

SHED PLANTING

Planting of semi-mature and native trees alongside the site to the maximum extent possible. The planting of mature trees to the site boundary will be in keeping with the scale and context of the development and to ensure that the site, including the roofline of the housing when viewed from a distance, fitting in with the surrounding public realm, open spaces and local points of interest within the site. Where possible there will be an emphasis on native species which are locally prevalent and trees of the proposed and planted in accordance with BS5838:2014.

ORIENTATIONAL HEDGE PLANTING

Decorative and orientational hedges are proposed in various locations throughout the site to define plot boundaries, screen open spaces, separate areas of the site, and to provide a sense of enclosure. The planting of hedges will be in keeping with the scale and context of the development and to ensure that the site, including the roofline of the housing when viewed from a distance, fitting in with the surrounding public realm, open spaces and local points of interest within the site. Where possible there will be an emphasis on native species which are locally prevalent and hedges of the proposed and planted in accordance with BS5838:2014.

NATIVE HEDGE PLANTING

All existing hedges are to be retained except for where they are in a poor state of health. Native species hedges will be planted and hedges on the site boundary will be in keeping with the scale and context of the development and to ensure that the site, including the roofline of the housing when viewed from a distance, fitting in with the surrounding public realm, open spaces and local points of interest within the site. Where possible there will be an emphasis on native species which are locally prevalent and hedges of the proposed and planted in accordance with BS5838:2014.

GRASS TREATMENTS

A variety of grass treatments are proposed throughout the site to define different areas of open space and to provide a sense of enclosure. The planting of grasses will be in keeping with the scale and context of the development and to ensure that the site, including the roofline of the housing when viewed from a distance, fitting in with the surrounding public realm, open spaces and local points of interest within the site. Where possible there will be an emphasis on native species which are locally prevalent and grasses of the proposed and planted in accordance with BS5838:2014.

REV	DATE	DESCRIPTION	BY	CHECK
G	26.08.23	LANDSCAPE PROPOSALS UPDATED IN ACCORDANCE WITH SITE LAYOUT REVISION Y	LB	VS
F	20.08.23	LANDSCAPE PROPOSALS UPDATED IN ACCORDANCE WITH SITE LAYOUT REVISION X	LB	VS
E	21.08.23	PLANTING CHANGES TO PLANNING COMMENTS RECEIVED 18TH AUGUST	LB	VS
D	15.08.23	UPDATED TO SITE LAYOUT REVISION Y, INCLUDING RELOCATION OF PLANTING STRIP AND SW STORAGE TANK	LB	VS
C	24.10.22	LANDSCAPE PROPOSALS UPDATED IN ACCORDANCE WITH SITE LAYOUT REVISION D	LB	VS
B	06.08.22	LANDSCAPE PROPOSALS UPDATED IN ACCORDANCE WITH SITE LAYOUT REVISION B	LB	VS
A	01.08.22	HEDGE TYPES SEPARATED	LB	VS
Z	12.05.22	LANDSCAPE PROPOSALS UPDATED IN ACCORDANCE WITH SITE LAYOUT REVISION Z	LB	VS
Y	01.08.22	LANDSCAPE PROPOSALS UPDATED IN ACCORDANCE WITH SITE LAYOUT REVISION Y	LB	VS
X	01.08.22	LANDSCAPE PROPOSALS UPDATED IN ACCORDANCE WITH SITE LAYOUT REVISION X	LB	VS



jrpa
ARCHITECTURE | PLANNING | LANDSCAPE

CLIENT: BARRATT YORKSHIRE EAST
PROJECT: MOOR LANE, COPMANTHORPE
DRAWING: LANDSCAPE MASTERPLAN

DRAWING NUMBER: 18.5213.150
SCALE @ A1: 1:500
DRAWN: LB
CHECKED: VS
DATE: MAR 21

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