



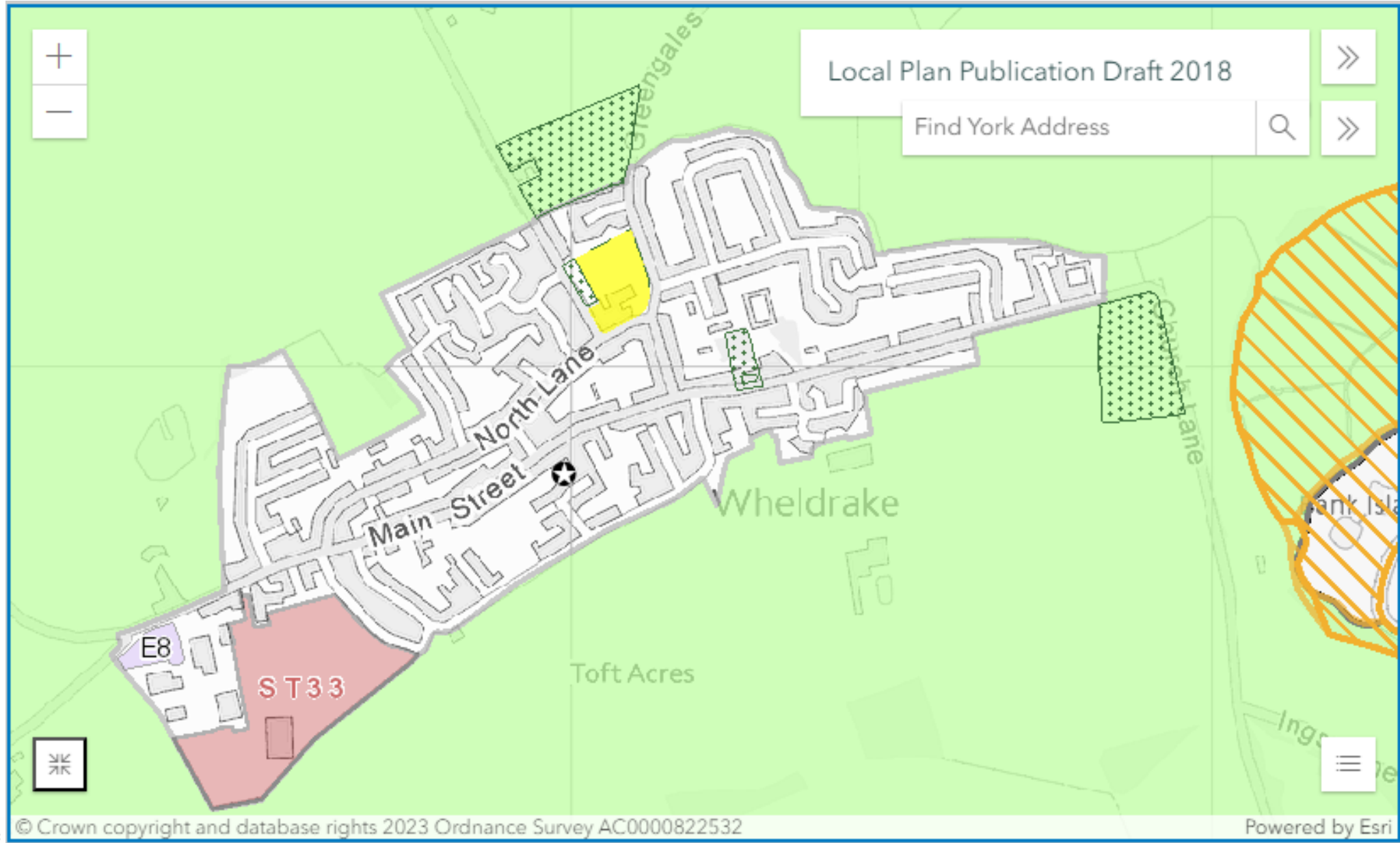
Planning Committee A

To be held on 6th December 2023

21/02283/FULM – Land To The East Of Millfield Industrial Estate, Main Street, Wheldrake, York

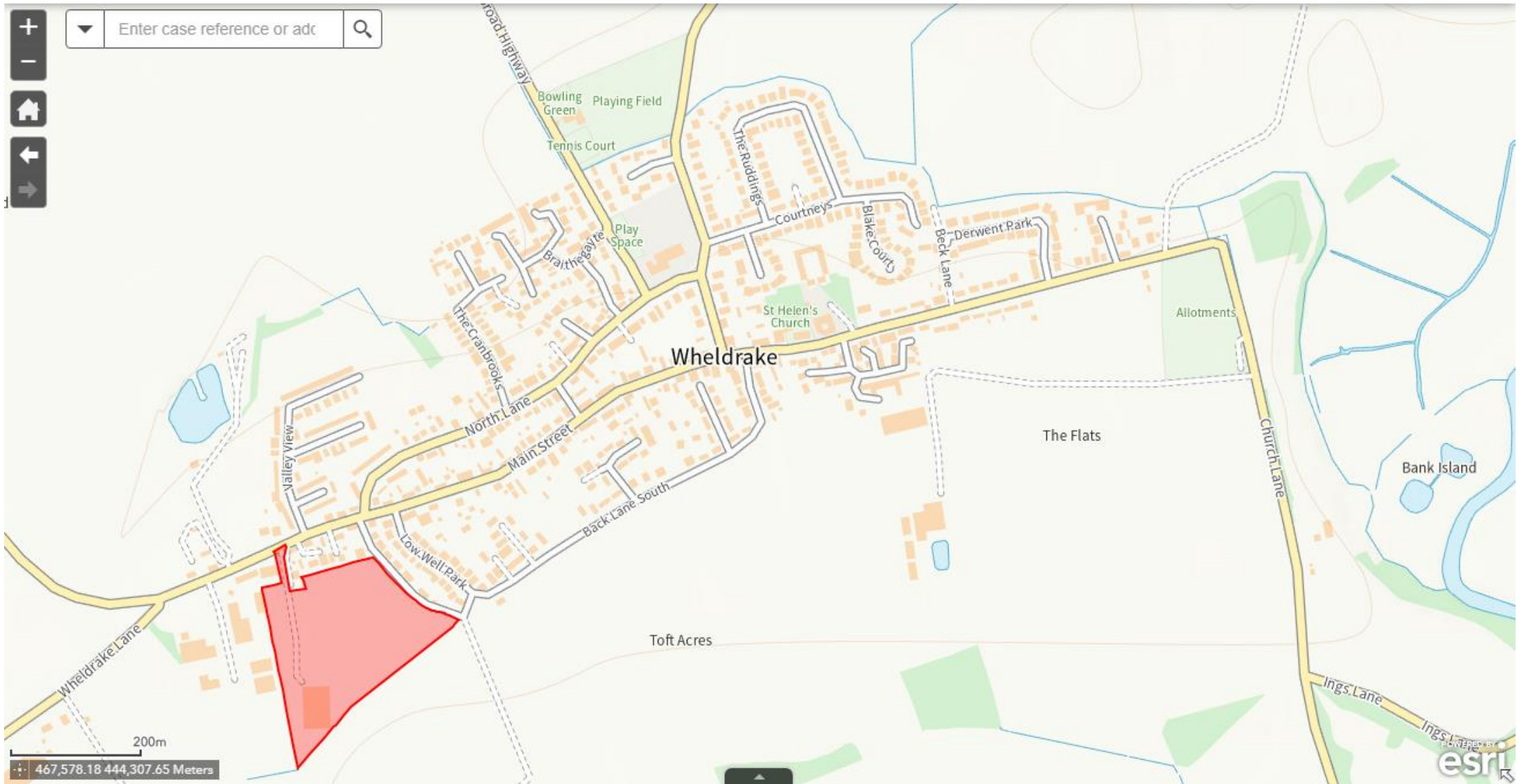
Erection of 139no. dwellings with associated landscaping and
infrastructure

Draft Local Plan
ST33 Allocation



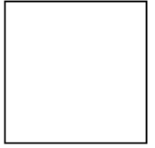
Aerial Image –
Wheldrake Village





Site Location Plan

Proposed Residential Development at Main Street, Wheldrake



Rev	By	Note	Date



28 The Brewery, Lanes Lane, York YO1 1SD Tel: 01904 627772
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PROJECT: Main Street, Wheldrake
 TITLE: Location Plan
 CLIENT: Barratt DW
 DATE: 12.06.19 SCALE: 1:1250@A3
 DRAW NO: YB1:1123.01
 DRAWN: SH CHECKED: SH



Location Plan

City of York Council Planning Committee Meeting 6th December 2023



Proposed Site Layout Plan

Main Street, Wheldrake



Sales Arena

- Boundary Treatments -**
- Proposed 1900mm close board timber fence
 - Proposed 1800mm high brick wall with piers and fence panels
 - Proposed 1900mm high brick screen wall
 - Proposed 900mm high black powder coated galvanized steel estate railings
 - Proposed 450mm high timber knee rail
 - Proposed 2600mm high acoustic timber fence
 - Proposed garden shed for cycle storage
 - Black faced chimney to key plots



Schedule Of Accommodation

* Affordable - (Rented)				
A	Orchard	1 B 2 St	PS	C4
B	Tully	2 B 2 St	PS	C4
C	Primrose (Frd)	2 B 2 St	PS	11
F	Alder (End)	3 B 2 St	PS	13
K	Kirkdale	4 B 2 St	PS	C1
G	Ingleby	4 B 2 St	PS	C1
* Affordable - (RFS)				
A	Orchard	1 B 2 St	PS	C2
B	Tully	2 B 2 St	PS	C2
C	Primrose (End)	3 B 2 St	PS	C2
F	Alder (End)	3 B 2 St	PS	C1
G	Ingleby	4 B 2 St	PS	C1
Affordable Total				47
For Sale				
A	Orchard	1 B 2 St	PS	C1
B	Tully	1 B 2 St	PS	C1
D	Warren (Mid)	2 B 2 St	PS	C0
D	Warren (End)	2 B 2 St	PS	12
E	Archford (Mid)	3 B 2 St	PS	C0
E	Archford (End)	3 B 2 St	PS	06
G	Ingleby	4 B 2 St	SG	C1
H	Kennett (Mid)	3 B 2 St	PS	C3
H	Kennett (End)	3 B 2 St	PS	36
I	Farnham	3 B 2 St	Invog	C4
J	Milford	4 B 2 St	Invog	C0
L	Horsford (End)	4 B 2 St	BC	C2
L	Horsford (Det)	4 B 2 St	SG	C9
M	Avondale	4 B 2 St	SG	C3
N	Holton	4 B 2 St	SG	C9
O	Cheverth	4 B 2 St	SG	C7
P	Dracebridge	4 D 1.5 St	SG	C1
Q	Cornell	4 B 2 St	SG	C2
For Sale Total				67
Site Total				139
Gross site area = 46,753 M2 (11.55 Acres)				
Net Developable Area = 35,303 M2 (8.66 Acres)				
PGS = 6,696 M2				

24 No. Social Dwellings - Rented *
 05 No. Social Dwellings - Discount Sale *
 (30% Affordable Units = 42 Dwellings)

Rev	By	Note	Date
AM	PB	Context updated.	25.10.23
AL	SH	Speed restriction narrowings reduced to 3.5m width. Amends to narrowing adjacent plot 34.	15.06.23
AK	PB	Hedges removed and highway traffic calming measures updated. Parking for plots 33, 34, 48 & 49 amended.	13.06.23
AJ	PB	Parking provision amends. Car club parking introduced.	07.06.23
AI	SH	Parking spaces extended to allow 5.5m.	26.05.23

Status	Planning
Sketch	Planning Tender Construction As Built

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PROJECT Main Street, Wheldrake
 TITLE Proposed Site Layout
 CLIENT David Wilson Homes
 DATE 28.01.22 SCALE 1:500@A1
 DRAWING 1123.05 REVISION AM
 DRAWN SH CHECKED SH
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Proposed Site Layout
 City of York Council Planning Committee Meeting - 6th December 2023
 Subject to Planning

Main Street, Wheldrake

Indicative Highway Adoption Plan



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Schedule Of Accommodation

* Affordable - (Rented)			
A	Orchard	1 B 2 St	PS 04
B	Tulsi	2 B 2 St	PS 04
C	Primrose (Fnd)	2 P 2 St	PS 11
F	Alder (End)	3 B 2 St	PS 13
K	Kirkdale	4 B 2 St	PS 01
G	Ingleby	4 B 2 St	PS 01
* Affordable - (DFS)			
A	Orchard	1 B 2 St	PS 02
B	Tulsi	2 B 2 St	PS 02
C	Primrose (End)	3 B 2 St	PS 02
F	Alder (End)	3 B 2 St	PS 01
G	Ingleby	4 B 2 St	PS 01
Affordable Total 47			
For Sale			
A	Orchard	1 B 2 St	PS 01
B	Tulsi	1 B 2 St	PS 01
D	Warner (Mid)	2 B 2 St	PS 00
D	Warner (End)	2 B 2 St	PS 00
E	Archford (Mid)	3 B 2 St	PS 00
E	Archford (End)	3 B 2 St	PS 06
G	Ingleby	4 B 2 St	SG 01
H	Kennett (Mid)	3 B 2.5 St	PS 03
H	Kennett (End)	3 B 2.5 St	PS 36
I	Farnham	3 B 2 St	Imcg 04
J	Milford	4 B 2 St	Imcg 00
L	Horford (End)	4 B 2 St	SG 02
L	Horford (Dist)	4 B 2 St	SG 02
M	Avondale	4 B 2 St	SG 03
N	Holden	4 B 2 St	SG 09
O	Cheleworth	4 B 2 St	DG 07
P	Dracebridge	4 D 1.5 St	SG 01
Q	Cornell	4 B 2 St	SG 02
For Sale Total 97			
Site Total 139			
Gross site area = 46,753 M2 (11.55 Acres)			
Net Developable Area = 35,303 M2 (8.66 Acres)			
POS = 0.539 M2			



Highway beyond site boundary indicative and to be subject to separate consent

Adoptable Highways

C	PB	Context updated.	25.10.23
B	SH	Speed restriction narrowings reduced to 3.8m width. Amends to narrowing adjacent plot 34	15.06.23
A	PB	Highway traffic calming measures updated.	13.06.23
Rev	By	Note	Date

Status	Planning
Sketch	Planning
Tender	Construction
As Built	As Built

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PROJECT Main Street, Wheldrake
TITLE Proposed Site Layout - Highways
CLIENT David Wilson Homes
DATE 07.06.23 SCALE 1:500@A1
DRAWING 1123.61 REVISION C
DRAWN PB CHECKED SH
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Proposed Site Layout - Highways

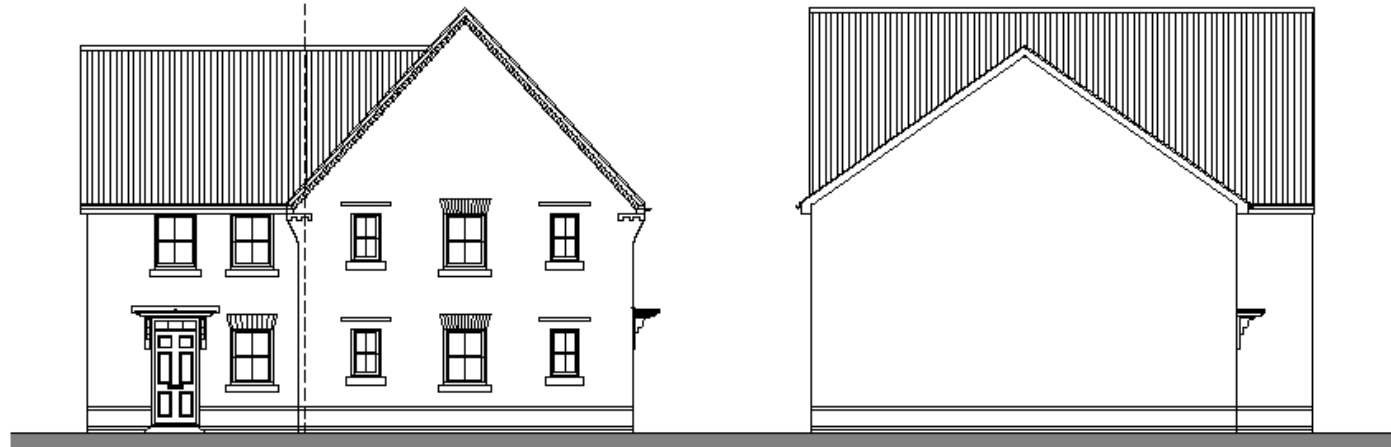
Subject to Planning

Main Street, Wheldrake



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Proposed Elevations
Tulip – Orchard –
Primrose House type



FRONT ELEVATION 1

SIDE ELEVATION



REAR ELEVATION

FRONT ELEVATION 2

Plots -
28-29-30

Rev	By	Note	Date
B	PB	Plot numbers updated.	21.02.23
A	PB	Warden replaced with Primrose. Plot numbers amended in line with layout drawing 1123.05 revision F	25.07.22

Status	Planning
Sketch	Planning
Tender	Construction
As Built	



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PROJECT Main Street, Wheldrake
TITLE Tulip-Orchard-Primrose Elevations - Type B - A - C
CLIENT David Wilson Homes
DATE 29.04.22 SCALE 1:100@A3
DRAWING 1123.30 REVISION B
DRAWN SH CHECKED SH

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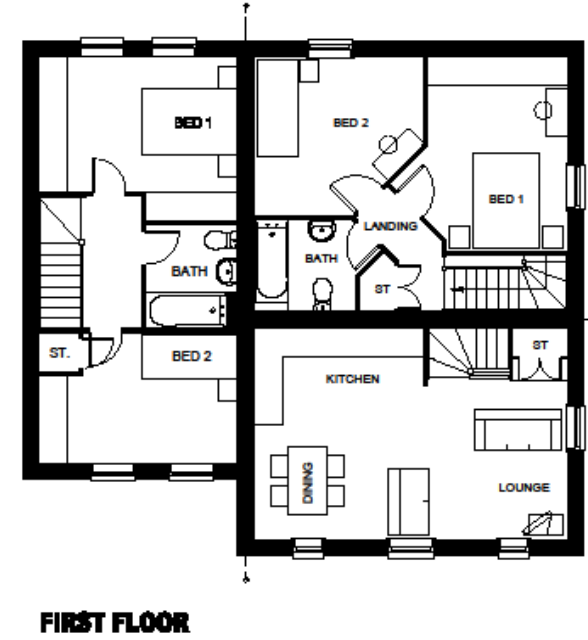
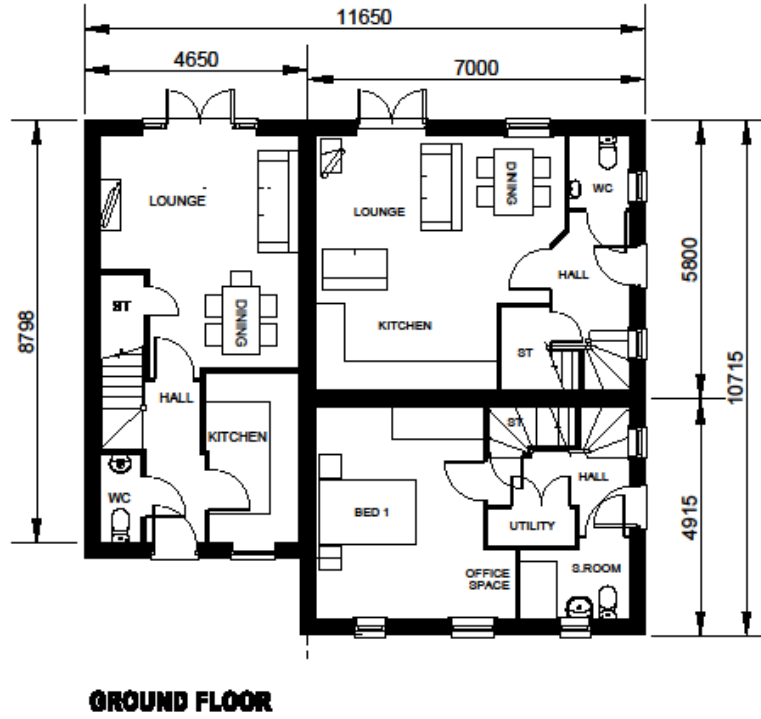


Tulip - Orchard - Primrose Elevations (Terrace x3) - Type B - A - C

City of York Council Planning Committee Meeting - 6th December 2023



Proposed Floorplans
Tulip – Orchard –
Primrose House type



Plots -
28-29-30

Rev	By	Note	Date
B	FB	Plot numbers updated.	21.02.23
A	FB	Warden replaced with Primrose. Plot numbers amended in line with layout drawing 1123.05 revision P	28.07.22

Status	Planning
Search	Planning Tender Construction As Built



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PROJECT Main Street, Wheldrake
TITLE Tulip - Orchard - Primrose Plans - Type B - A - C
CLIENT David Wilson Homes
DATE 29.04.22 SCALE 1:100@A3
DRAWING 1123.36 REVISION B
DRAWN SH CHECKED SH

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Main Street, Wheldrake

Proposed Elevations House type Kennet (Terrace 3x)



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

Plots -
3-4-5, 12-14-15, 39-40-41

C	PB	Plot numbers updated	21.02.23
B	PB	Plot numbers amended in line with layout drawing 1123.05 revision P	28.07.22
A	SH	Plot numbers amended in line with layout drawing 1123.05 revision J	28.04.22
Rev	By	Note	Date

Status	Planning
	Sketch Planning Tender Construction As Built

PRA Architecture
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PROJECT Main Street, Wheldrake
 TITLE Kennet (Terrace x3) Elevations - Type H
 CLIENT David Wilson Homes
 DATE 21.03.22 SCALE 1:100@A3
 DRAWING 1123.30 REVISION C
 DRAWN PB CHECKED SH

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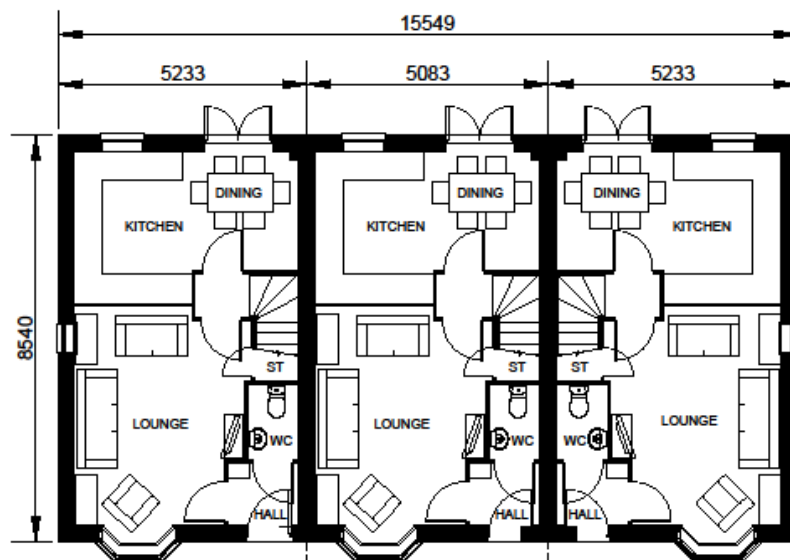


Kennet Elevations (Terrace x3) - Type H

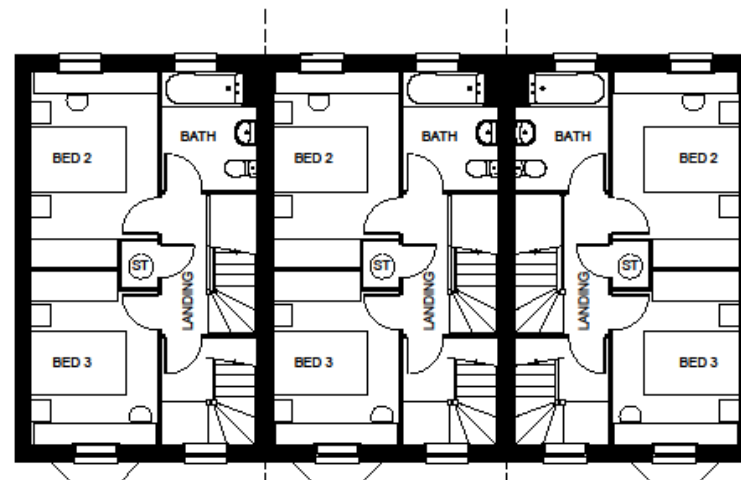
City of York Council Planning Committee Meeting - 6th December 2023

Proposed Floor Plans
House type Kennet
(Terrace 3x)

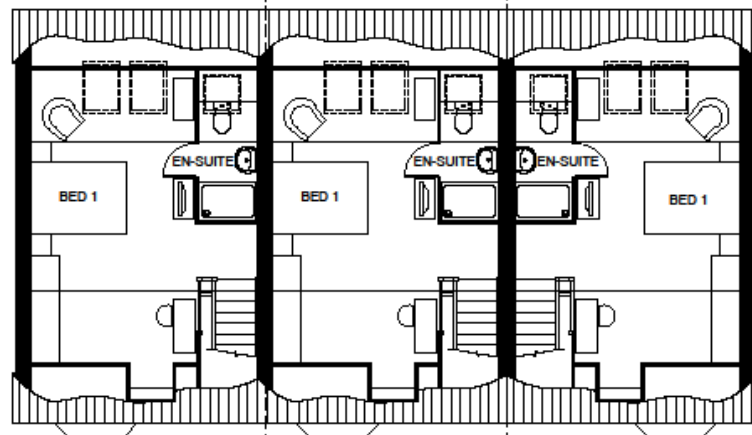
Main Street, Wheldrake



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Kennet Plans (Terrace x3) - Type H

City of York Council Planning Committee Meeting - 6th December 2023



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Plots -
3-4-5, 12-14-15, 39-40-41

C	PB	Plot numbers updated.	21.02.23
B	PB	Plot numbers amended in line with layout drawing 1123.05 revision P	28.07.22
A	SH	Plot numbers amended in line with layout drawing 1123.05 revision J	28.04.22
Rev	By	Note	Date

Status	Planning
	Sketch Planning Tender Construction As Built

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PROJECT Main Street, Wheldrake
 TITLE Kennet (Terrace x3) Plans - Type H
 CLIENT David Wilson Homes
 DATE 21.03.22 SCALE 1:100@A3
 DRAWING 1123.29 REVISION C
 DRAWN PB CHECKED SH

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Proposed Elevations and Floor Plans – Ingleby House type

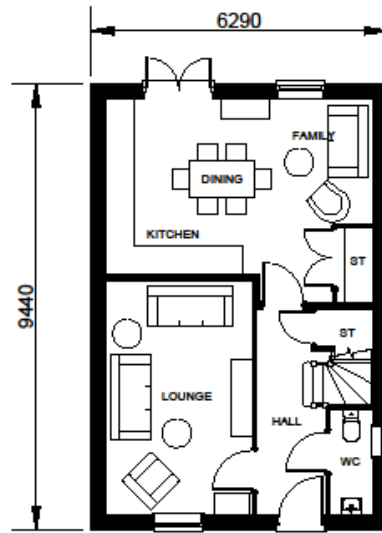
Main Street, Wheldrake



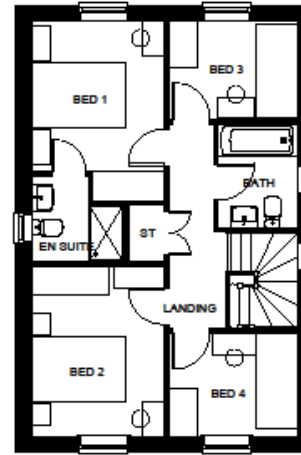
FRONT ELEVATION

SIDE ELEVATION

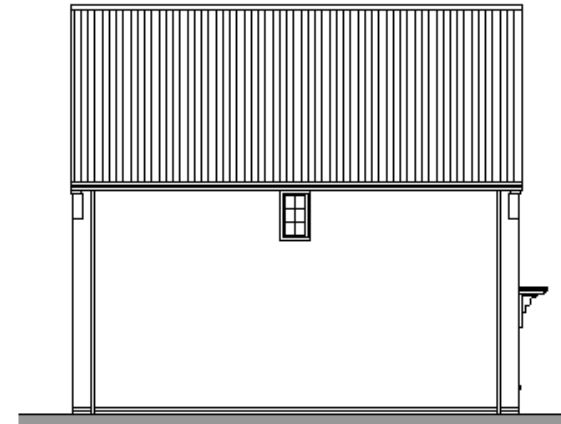
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Plots -
45, 88, 135

Rev	By	Note	Date
C	PB	Plot numbers updated.	21.02.23
B	PB	Plot numbers amended in line with layout drawing 1123.05 revision J.	28.07.22
A	SH	Plot numbers amended in line with layout drawing 1123.05 revision J. Door surround and canopy detail simplified.	28.04.22

Status	Planning
Sketch	Planning
Tender	
Construction	
As Built	

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PROJECT Main Street, Wheldrake
TITLE Ingleby Plans & Elevations - Type G
CLIENT David Wilson Homes
DATE 21.03.22 SCALE 1:100@A3
DRAWING 1123.43 REVISION C
DRAWN PB CHECKED SH

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Main Street, Wheldrake

Proposed Elevations Kennet – Hereford House type



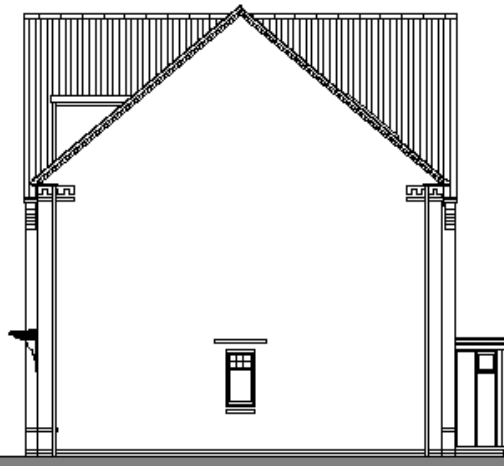
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FRONT ELEVATION 1



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION 2

Plots -
90-91, 117-118

Rev	By	Note	Date
B	PB	Plot numbers amended in line with layout drawing 1123.05 revision P	26.07.22
A	SH	Plot numbers amended in line with layout drawing 1123.05 revision J. Door surround and canopy detail simplified.	26.04.22

Status	Planning
Sketch	Planning Tender Construction As Built

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PROJECT Main Street, Wheldrake
TITLE Kennet - Hereford Elevations (Semi-Detached)
CLIENT David Wilson Homes
DATE 21.03.22 SCALE 1:100@A3
DRAWING 1123.32 REVISION B
DRAWN PB CHECKED SH

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CITY OF
YORK
COUNCIL

Kennet - Hereford Elevations (Semi-Detached)

City of York Council Planning Committee Meeting - 6th December 2023

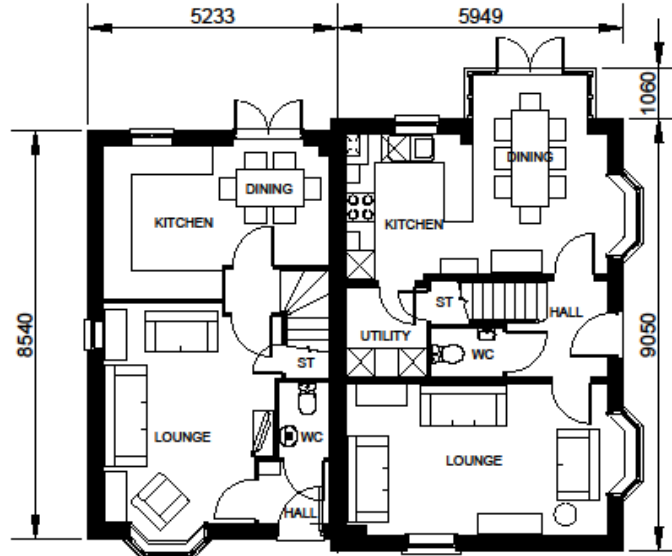
Main Street, Wheldrake

Proposed Floorplans
Kennet – Hereford
House type

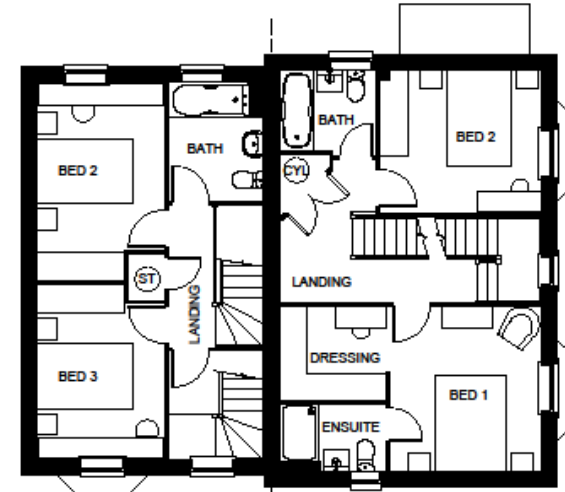


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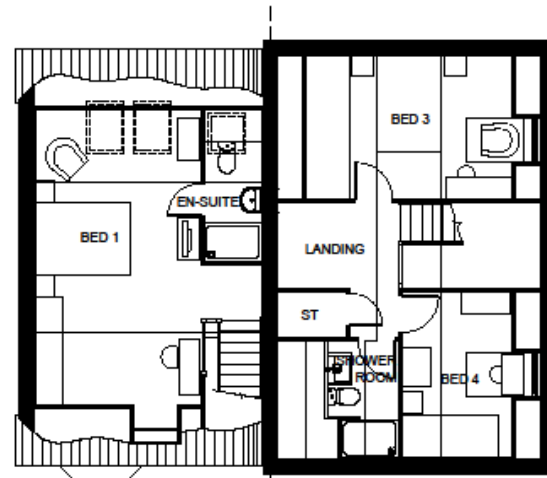
WHERE QUALITY LIVES



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Plots -
89-90, 118-119

Rev	By	Note	Date
C	PB	Plot numbers updated. Handing amended.	21.02.23
B	PB	Plot numbers amended in line with layout drawing 1123.05 revision F	25.07.22
A	SH	Plot numbers amended in line with layout drawing 1123.05 revision J. Door surround and canopy detail simplified.	25.04.22

Status	Planning
Sketch	Planning
Tender	Construction
As Built	

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PROJECT Main Street, Wheldrake
 TITLE Kennet - Hereford Plans (Semi) - Type H - L
 CLIENT David Wilson Homes
 DATE 21.03.22 SCALE 1:100@A3
 DRAWING 1123.31 REVISION C
 DRAWN PB CHECKED SH

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CITY OF
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COUNCIL

Kennet - Hereford Plans (Semi-Detached) - Type H - L

City of York Council Planning Committee Meeting - 6th December 2023

Main Street, Wheldrake

(B)

House type Character Analysis



PROPOSED



EXISTING

Proposed Landscape Master Plan



- KEY**
- Site boundary
- EXISTING**
- Trees & vegetation to be retained
 - Trees & vegetation to be removed or cut back (Subject to arboricultural report)
 - Tree root protection area
 - PROW
- PROPOSED**
- POS Trees
 - Plot small trees & specimen shrubs
 - Native mixed hedgerow
 - Plot hedgerow (small native or ornamental species)
 - Ornamental shrubs
 - Public open space; amenity, mown grass
 - Mown grass edges & paths
 - Meadow grass
 - Front gardens
 - Rear gardens
 - Bulb planting
 - Footpath
 - Indicative location of seating within public open space
 - Indicative location of play area (400 sq metres)

Trees and specimen shrubs in grass verge add height and greenery to street scene

Hedgerows to front gardens used to enclose and provide privacy to properties

Potential future access

Rear garden trees and hedgerow planting soften the boundary between the existing and proposed development

Structural planting separates and screens parking bays while providing interest to the street scene

Access from Back Lane South into public open space

Existing hedgerow to be retained and managed along eastern boundary to provide visual enclosure; hedgerow to be augmented with adjacent tree planting and wildflower swathes

Access from Back Lane South into public open space; connection to existing right of way to south east

LEAP proposed as focal point within public open space to provide play opportunities for both existing and new residents within the village; natural surveillance possible from surrounding housing

Housing frontages face green corridor to southern boundary with additional tree planting implemented to filter views of development

Existing mature hedgerow to be retained and managed to provide optimal screening

Gaps within hedgerow to be filled with suitable native hedgerow species if required (Subject to Arboricultural survey and report)



Rev	Date	By	Note
M	20/2/23	KG	Updated in line with revised layout
L	17/02/23	KG	Updated in line with revised layout
K	21/12/22	KG	Minor changes in line with client comments
J	21/12/22	KG	Changes in line with new layout
I	23/1/22	VR	Layout changes
H	06/7/22	VR	Layout changes
G	04/7/22	VR	Layout changes
F	05/5/22	VR	Layout changes
E	24/3/22	VR	Layout changes
D	17/3/22	VR	Layout changes
C	1/3/22	VR	Layout changes
B	05/10/21	LB	Layout changes
A	27/9/21	HS	Minor amendments