



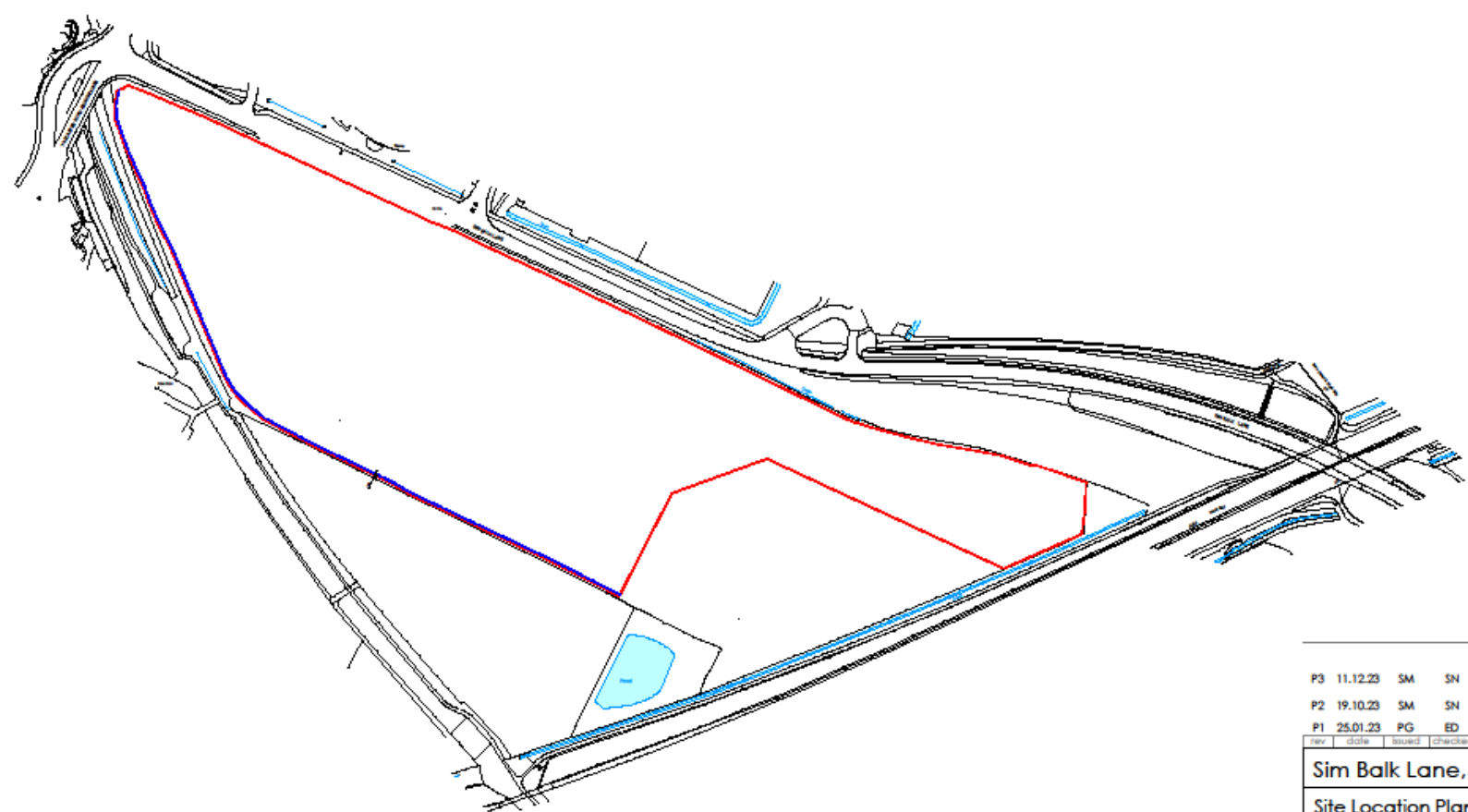
Planning Committee A

To be held on 5th February 2025


24/00129/FULM – Land to the South of Sim Balk Lane, York

Erection of 114no. dwellings with access, open space,
landscaping and sustainable drainage

Site Location Plan



Planning

P3 11.12.23 SM SN Addition of 1m strip on the boundary with city of York council land.				
P2 19.10.23 SM SN Amended red line boundary.				
P1 25.01.23 PG ED First Issue.				
rev	date	issued	checked	description
Sim Balk Lane, York				
Site Location Plan				
Site: Sim Balk Lane York, North Yorkshire		 Namen Architects Deck 3, The Waterscope 40 Leeds & Bradford Road Edinburgh, Leeds LS5 3BQ T: 0113 259 5600 office@namen.co.uk		
client: Rula Developments		scale: 1:2500@A3		revision: 0004-003-NIE-XX-XX-DR-A-000 P3
client ref: job ref: original ref: zone: level: type: note: drawing no:				

DO NOT SCALE - ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE - THIS DRAWING IS COPYRIGHT

View East across the site



View North (York
College in Distance)



Cycle Route Network
65 (to the South west of
the application site)



Sim Balk Lane (Adjacent junction to York College)



Sim Balk Lane junction with Tadcaster Road



Proposed Site Layout Plan

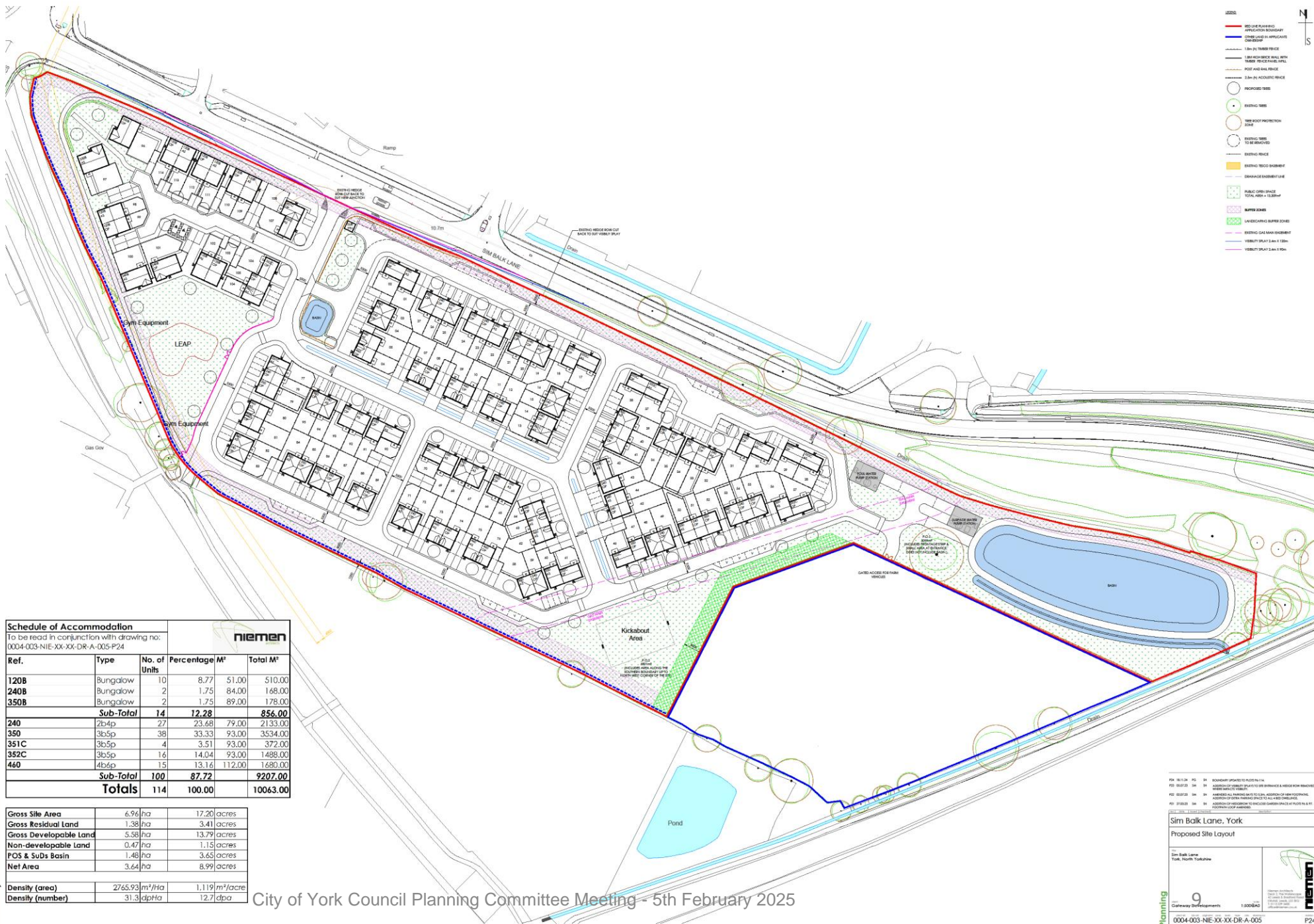
LEGEND

- RED LINE PLANNING APPLICATION BOUNDARY
- OTHER LAND IN APPLICANTS OWNERSHIP
- 1.8m (h) TIMBER FENCE
- 1.8M HIGH BRICK WALL WITH TIMBER FENCE PANEL INFILL
- POST AND RAIL FENCE
- 2.5m (h) ACOUSTIC FENCE
- PROPOSED TREES
- EXISTING TREES
- TREE ROOT PROTECTION ZONE
- EXISTING TREES TO BE REMOVED
- EXISTING FENCE
- EXISTING TESCO EASEMENT
- DRAINAGE EASEMENT LINE
- PUBLIC OPEN SPACE TOTAL AREA = 13,309m²
- BUFFER ZONES
- LANDSCAPING BUFFER ZONES
- EXISTING GAS MAIN EASEMENT
- VISIBILITY SPLAY 2.4m X 120m
- VISIBILITY SPLAY 2.4m X 90m

Schedule of Accommodation						
To be read in conjunction with drawing no: 0004-003-NIE-XX-XX-DR-A-005-P24						
Ref.	Type	No. of Units	Percentage	M ²	Total M ²	
120B	Bungalow	10	8.77	51.00	510.00	
240B	Bungalow	2	1.75	84.00	168.00	
350B	Bungalow	2	1.75	89.00	178.00	
Sub-Total		14	12.28		856.00	
240	2b4p	27	23.68	79.00	2133.00	
350	3b5p	38	33.33	93.00	3534.00	
351C	3b5p	4	3.51	93.00	372.00	
352C	3b5p	16	14.04	93.00	1488.00	
460	4b6p	15	13.16	112.00	1680.00	
Sub-Total		100	87.72		9207.00	
Totals		114	100.00		10063.00	

Gross Site Area	6.96 ha	17.20 acres
Gross Residual Land	1.38 ha	3.41 acres
Gross Developable Land	5.58 ha	13.79 acres
Non-developable Land	0.47 ha	1.15 acres
POS & SuDs Basin	1.48 ha	3.65 acres
Net Area	3.64 ha	8.99 acres
Density (area)	2765.93 m ² /ha	1,119 m ² /acre
Density (number)	31.3 dph	12.7 dpa

City of York Council Planning Committee Meeting - 5th February 2025

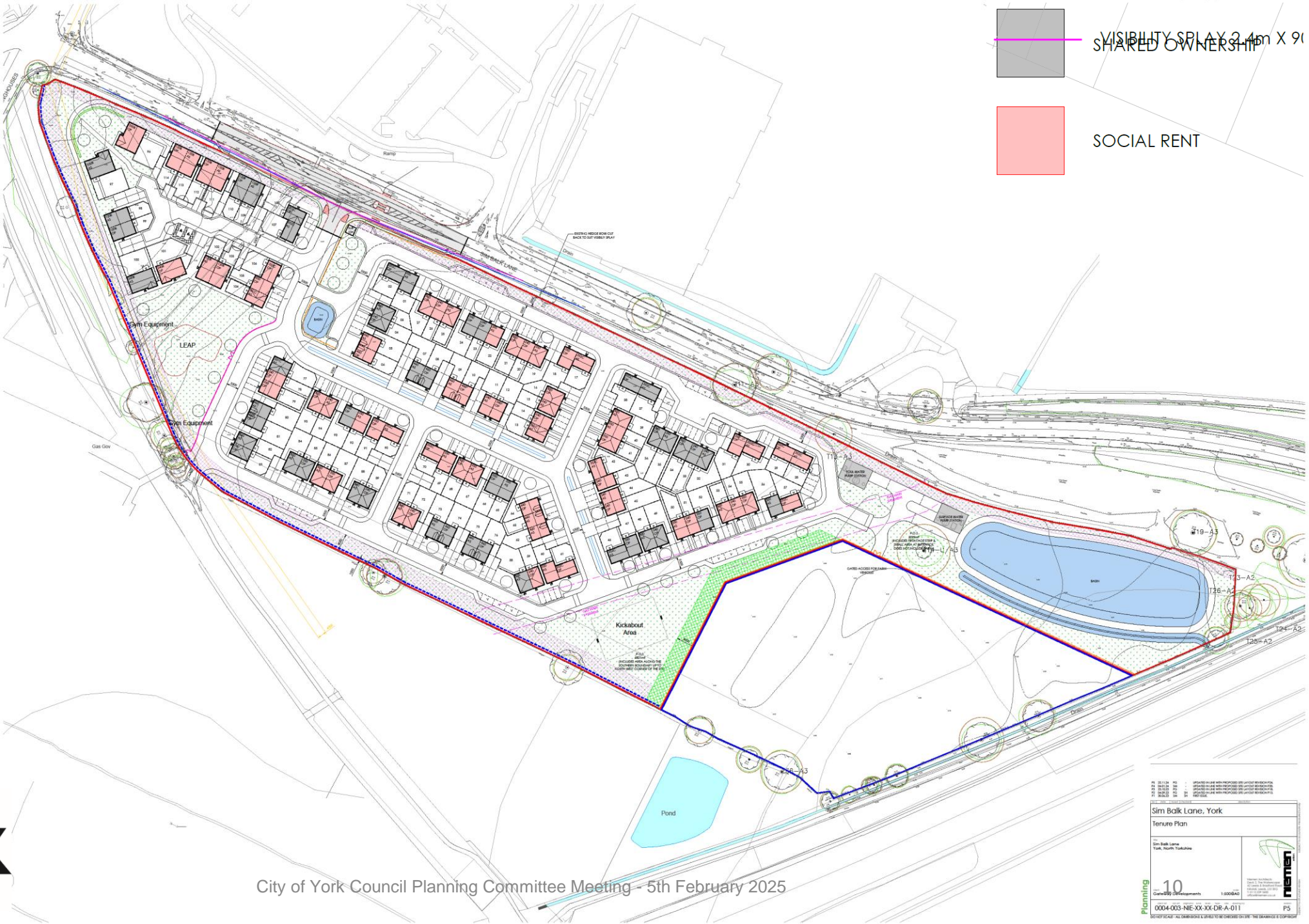


Proposed Tenure Layout

VISIBILITY SPLAY 2.4m X 9m

SHARED OWNERSHIP

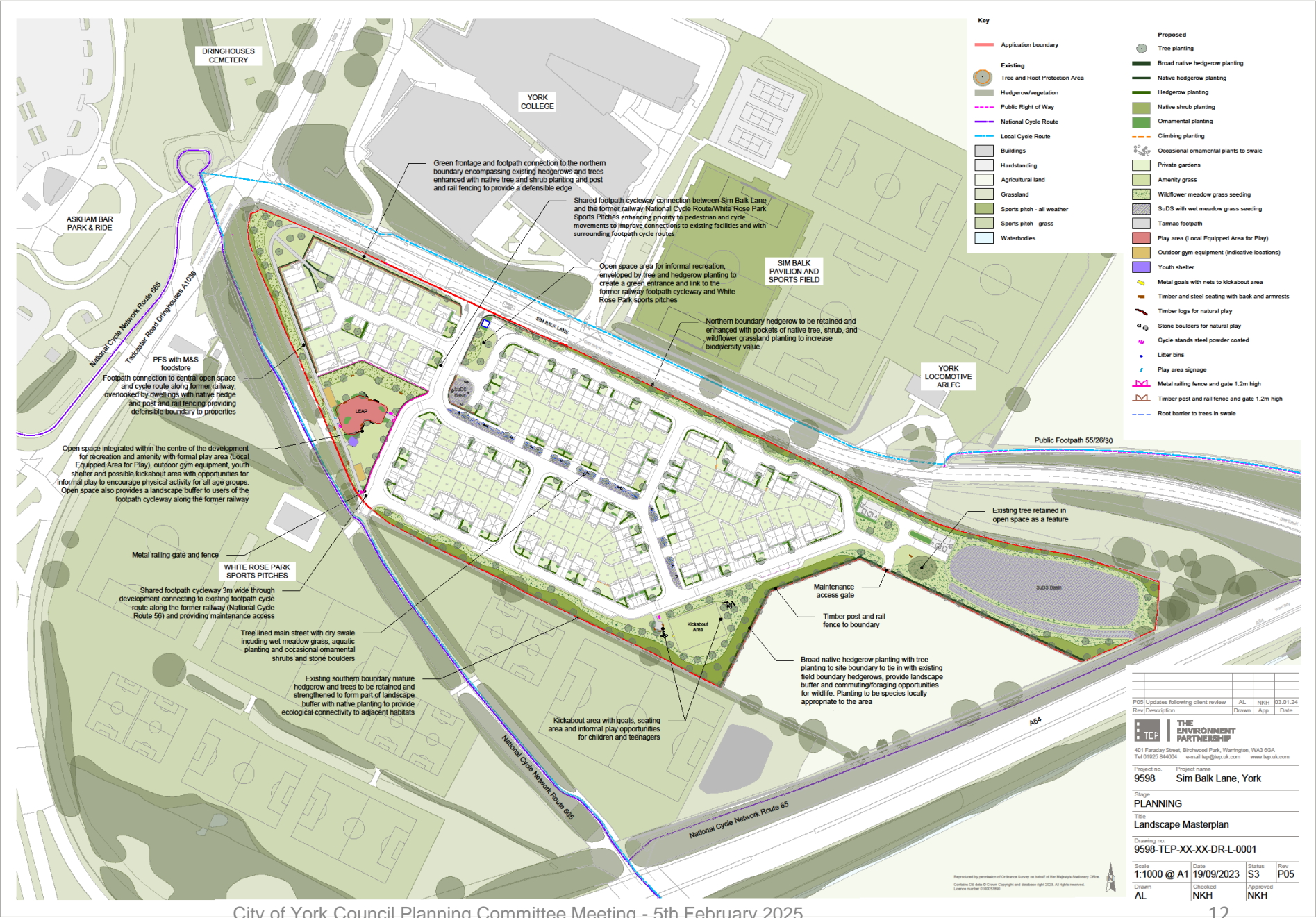
SOCIAL RENT



Indicative Streetscenes



Landscape Masterplan



Proposed Boundary Treatments

- LEGEND:**
- 1.8m (h) TIMBER FENCE
 - TIMBER POST AND RAIL FENCE
 - 2.5m (h) ACOUSTIC FENCE
 - 1.8m (h) BRICK WALL WITH TIMBER FENCE PANEL INFILL

FOR FENCING DETAILS REFER TO DRAWING '0004-003-NIE-XX-XX-DR-A-131'

SITE BOUNDARY LINES NOT SHOWN FOR DRAWING CLARITY

