



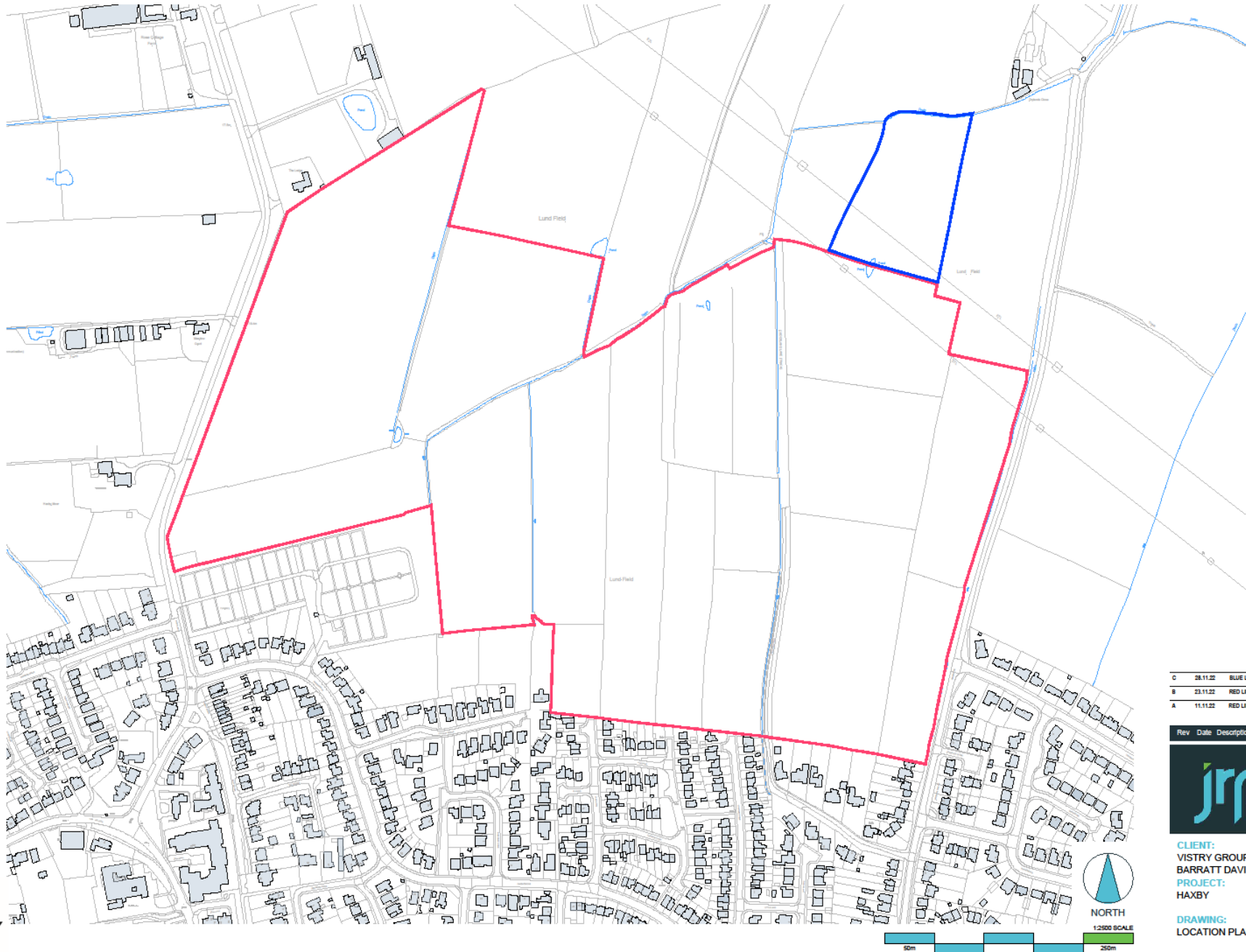
Planning Committee A

To be held on 19th June 2025

23/00160/OUTM - Land To The South Of Rose Cottage Farm And The Lodge, Moor Lane, Haxby

Outline application with all matters reserved except for access for up to 700 dwellings (Class C3 with a potential element of C2 for older persons accommodation), self build plots, provision of open space including informal sports pitches and allotments, flood storage measures, Gypsy and Traveller pitch provision, early years nursery (Class E), landscaping and associated infrastructure.

Site Location Plan



C	28.11.22	BLUE LINE AREA ADDED	LB	VS
B	23.11.22	RED LINE AMENDMENT	LB	VS
A	11.11.22	RED LINE AMENDED IN CYPRIUS GROVE AREA	LB	VS

Rev

Date

Description

Drawn

Check



Architecture
Planning
Urban Design
Landscape

CLIENT: VISTRY GROUP BARRATT DAVID WILSON		DRAWING NUMBER: 22 5606 02	
PROJECT: HAXBY		SCALE @ A2: 1:2500	
DRAWING: LOCATION PLAN		DRAWN: LB	DATE: SEP 22
		CHECKED: VS	DATE: SEP 22

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02 / LOCATION PLAN

City of York Council Planning Committee Meeting - 19th June 2025

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Moor Lane – looking
north, away from
Haxby



Application site
adjacent to Larch Way



Crooklands Lane
public footpath within
the site



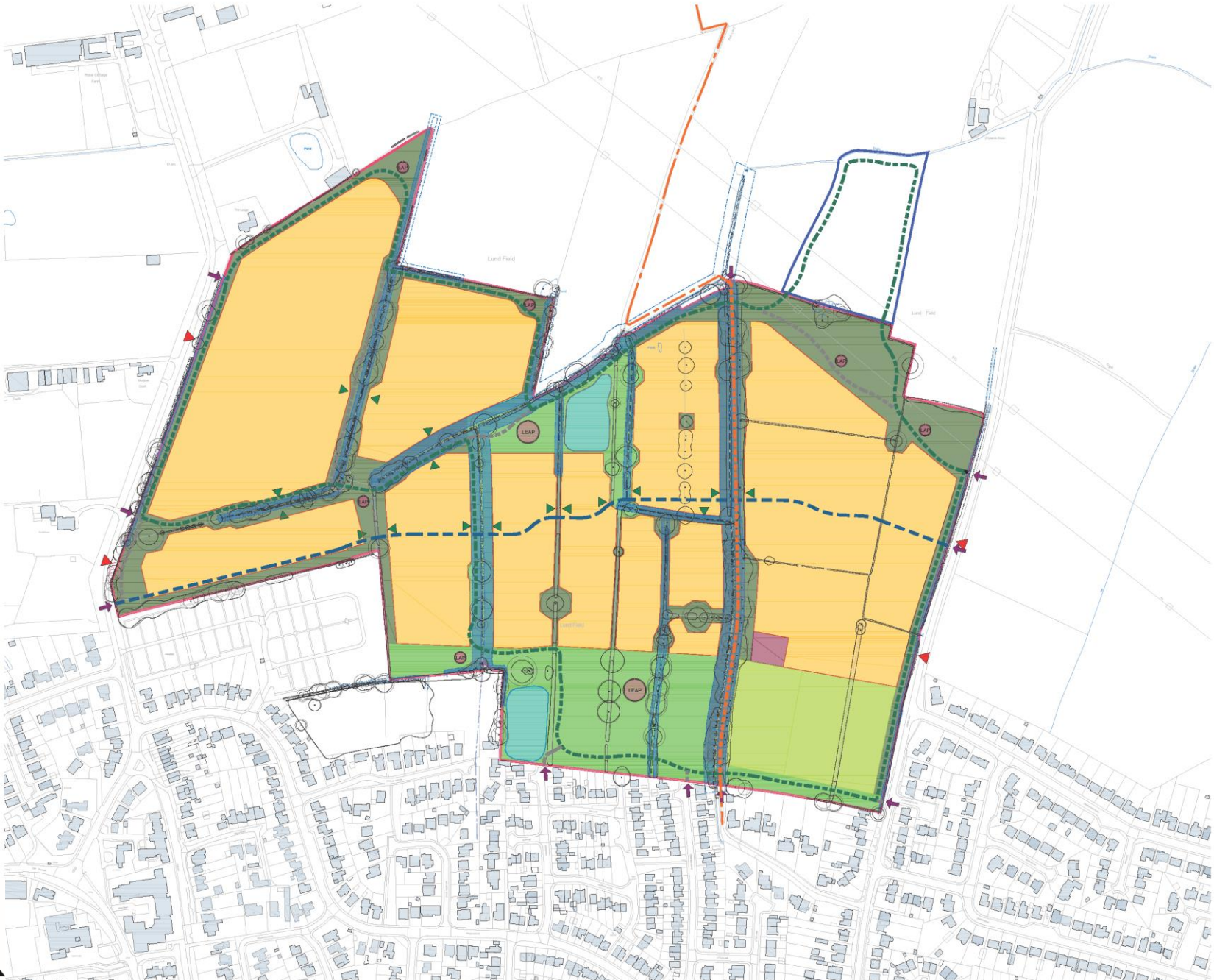
Crooklands Lane
(where it becomes
the public footpath)



INDICATIVE
ONLY



Land Use Plan



- KEY TO LAND USE PLAN
- APPLICATION BOUNDARY
 - LAND IN THE APPLICANTS CONTROL
 - POTENTIAL AREA FOR BING ENHANCEMENTS
 - EXISTING TREES & HEDGES
 - NATURAL OPEN SPACE, INCLUDING GREEN CORRIDORS AND NORTHERN BUFFER
 - AMENITY OPEN SPACE
 - MINIMUM 50% AREA FOR ALLOTMENTS TO BE PROVIDED WITHIN AREA OF OPEN SPACE
 - AREA WITHIN WHICH INFORMAL SPORTS FACILITIES WILL BE PROVIDED
 - EXISTING WATER COURSE
 - EASEMENT MEASURED FROM TOP OF BANK AS DEFINED BY TOPOGRAPHIC SURVEY AND IN ACCORDANCE WITH IOR REQUIREMENTS
 - INDICATIVE LOCATIONS OF ATTENUATION BASINS (BFI EXCEPT FOR EXTREME EVENTS)
 - AREA WITHIN WHICH A NURSERY WILL BE PROVIDED
 - DEVELOPMENT ZONE WITHIN WHICH CIRCA 750 DWELLINGS WILL BE PROVIDED
 - 3 GIPSYS & TRAVELLER PITCHES TO BE PROVIDED WITHIN THE APPLICATION BOUNDARY
 - LOCAL EQUIPPED AREA FOR PLAY (LEAP)
 - LOCAL AREA FOR PLAY (LAP)
 - PROPOSED PEDESTRIAN ACCESS POINT
 - PROPOSED VEHICLE ACCESS POINT
 - INDICATIVE LOCATION OF VEHICLE ACCESS BETWEEN PARCELS
- VEHICLE ACCESS AND CIRCULATION WITHIN THE SITE IS TO BE ESTABLISHED AT RESERVED MATTERS STAGE AS PART OF THE DETAILED LAYOUT, INCLUDING THE CROSSING OF AREAS OF OPEN SPACE AND GREEN CORRIDOR WHERE NECESSARY
- PUBLIC FOOTPATH EXTENDING THROUGH THE SITE ALONG CROOKLAND LANE TO BE RETAINED WITHIN A GREEN CORRIDOR OF MINIMUM 23M WIDTH, SUBJECT OF AN APPLICATION TO UPGRADE TO A BROADEWAY
 - PROPOSED SHARED PEDESTRIAN & CYCLE ROUTE THROUGH GREENSPACE, 3m WIDTH, TO PROVIDE A CIRCULAR SANG OF 304m LENGTH
 - PROPOSED SHARED PEDESTRIAN & CYCLE ROUTE THROUGH GREENSPACE, 3m WIDTH
 - PROPOSED SHARED PEDESTRIAN & CYCLE ROUTE ALONGSIDE STREET 3m WIDTH
 - EXISTING PUBLIC FOOTPATH

DEVELOPMENT AREAS	AREA (HA)	OPH	UNITS
RESIDENTIAL	13.52	32	750
AMENITY OPEN SPACE	0.11		
WATER	0.07		
LEAP	0.07		
LAP	0.07		
GRAND TOTAL	13.77		
GRAND TOTAL	13.77		

17 / LAND USE PLAN

City of York Council Planning Committee Meeting - 19th June 2025

Client: VETRY GROUP
BARRETT DAVIES WILSON
PROJECT: HANBY

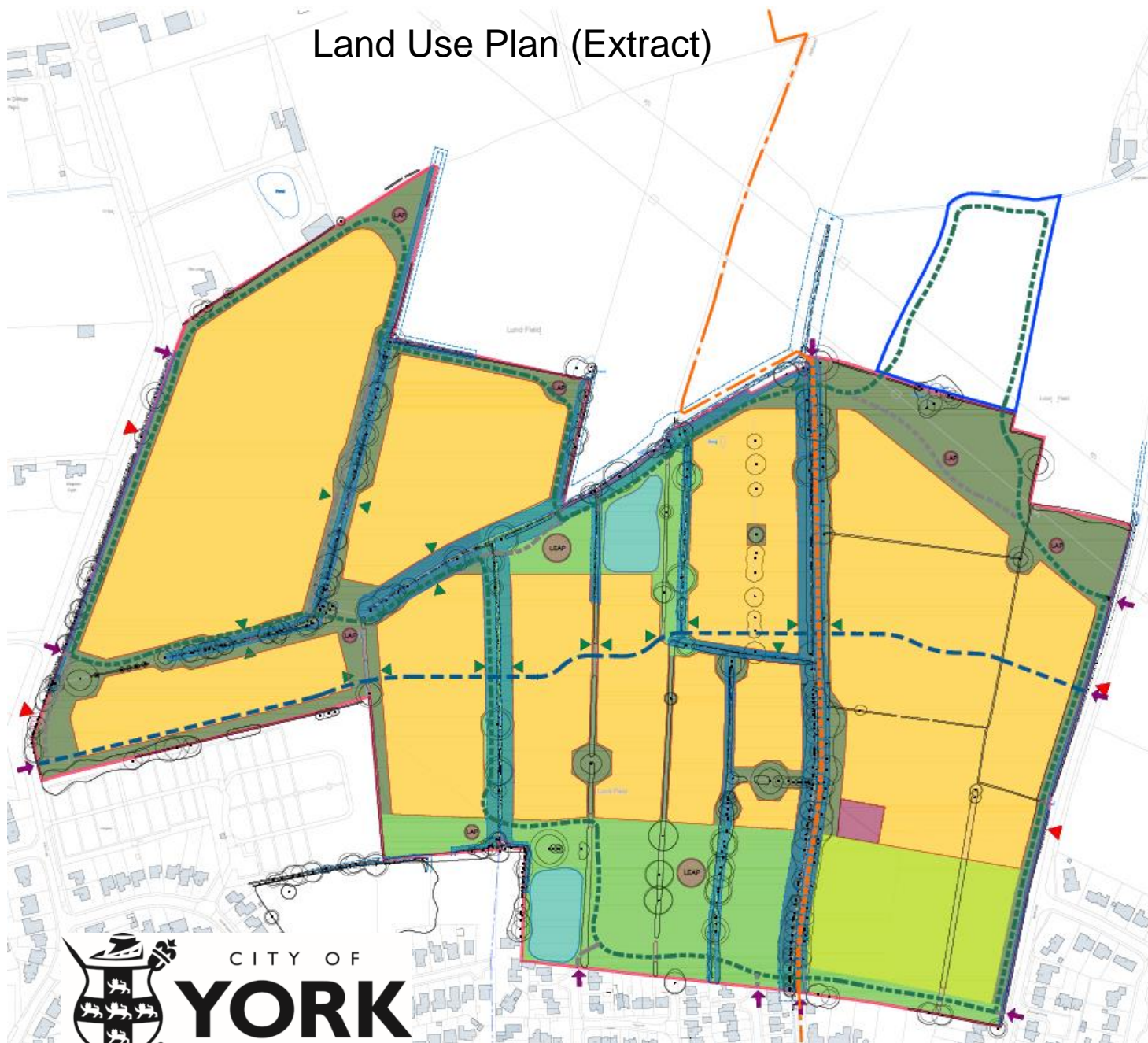
22 5006 17
SCALE @ A0
1:1000

DATE: NOV 22
REV: 01

17 / LAND USE PLAN

17 / LAND USE PLAN

Land Use Plan (Extract)



KEY TO LAND USE PLAN

- APPLICATION BOUNDARY
- LAND IN THE APPLICANTS CONTROL
- POTENTIAL AREA FOR BNG ENHANCEMENTS
- EXISTING TREES & HEDGES
- NATURAL OPEN SPACE, INCLUDING GREEN CORRIDORS AND NORTHERN BUFFER
- AMENITY OPEN SPACE
- MINIMUM 0.53HA AREA FOR ALLOTMENTS TO BE PROVIDED WITHIN AREA OF OPEN SPACE
- AREA WITHIN WHICH INFORMAL SPORTS FACILITIES WILL BE PROVIDED
- EXISTING WATER COURSE EASEMENT MEASURED FROM TOP OF BANK AS DEFINED BY TOPOGRAPHIC SURVEY AND IN ACCORDANCE WITH IDE REQUIREMENTS
- INDICATIVE LOCATIONS OF ATTENUATION BASINS (DRY EXCEPT FOR EXTREME EVENTS)
- AREA WITHIN WHICH A NURSERY WILL BE PROVIDED
- DEVELOPMENT ZONE WITHIN WHICH CIRCA 700 DWELLINGS WILL BE PROVIDED

3 GYPSY & TRAVELLER PITCHES TO BE PROVIDED WITHIN THE APPLICATION BOUNDARY.

- LEAP LOCAL EQUIPPED AREA FOR PLAY (LEAP)
- LAP LOCAL AREA FOR PLAY (LAP)

- ➡ PROPOSED PEDESTRIAN ACCESS POINT
- ➡ PROPOSED VEHICLE ACCESS POINT
- ➡ INDICATIVE LOCATION OF VEHICLE ACCESS BETWEEN PARCELS

VEHICLE ACCESS AND CIRCULATION WITHIN THE SITE IS TO BE ESTABLISHED AT RESERVED MATTERS STAGE AS PART OF THE DETAILED LAYOUT, INCLUDING THE CROSSING OF AREAS OF OPEN SPACE AND GREEN CORRIDOR WHERE NECESSARY

- - - - - PUBLIC FOOTPATH EXTENDS THROUGH THE SITE ALONG CROOKLAND LANE. TO BE RETAINED WITHIN A GREEN CORRIDOR OF MINIMUM 23M WIDTH. SUBJECT OF AN APPLICATION TO UPGRADE TO A BRIDLEWAY
- - - - - PROPOSED SHARED PEDESTRIAN & CYCLE ROUTE THROUGH GREENSPACE, 3m WIDTH. TO PROVIDE A CIRCULAR SANG OF 3048m LENGTH.
- - - - - PROPOSED SHARED PEDESTRIAN & CYCLE ROUTE THROUGH GREENSPACE, 3m WIDTH.
- - - - - PROPOSED SHARED PEDESTRIAN & CYCLE ROUTE ALONGSIDE STREET 3m WIDTH.
- - - - - EXISTING PUBLIC FOOTPATH