

# Community Consultation Leaflet

## Land off Chartermark Way, Colburn

On behalf of our client, Michael Wheatley Construction Ltd, we write to inform you of their intention to submit an outline planning application to North Yorkshire Council for residential development of land off Chartermark Way, Colburn ("the site").

North Yorkshire Council (Richmondshire Area) cannot demonstrate a five-year housing land with the current supply of 2.7 years falling substantially below the required level.

The land was formerly designated for employment use, however following adoption of the Richmondshire Core Strategy (December 2014) the land currently holds undesignated status, situated between existing residential development to the east and west.

Over the course of the last 15 years, the site has been extensively marketed for commercial use and has been previously subject to two time expired outline applications which sought to bring the application site and wider surrounding land forward for employment uses. A recent outline application for commercial use was granted in April 2024, albeit the lack of commercial interest in the land has continued. To date, despite considerable efforts, the land has failed to attract any market interest and in therefore in accordance with the National Planning Policy Framework an appropriate alternative use should be considered.

In summary, the proposed development will deliver much-needed homes in a variety of sizes and styles, however at this time the Applicant is only applying for Outline planning permission with detailed consideration of access. Details of scale, appearance, layout and scale will be determined as part of a subsequent Reserved Matters submission once the site is acquired by a housebuilder.

Notwithstanding this, the intention of the Applicant is to secure a parameters plan (overleaf) as part of the Outline application, which will secure the following principles:

- Provision of a mixture of house types to meet local need ;
- Designated area of open space with play equipment for the enjoyment of existing and future residents;
- Retention of woodland in the southern part of the site to support ecological enhancements;
- Landscape planting within the layout and along sensitive boundaries;
- Potential connections to existing public footpaths, supporting pedestrian permeability and sustainable travel;
- Avoiding areas at high risk of flooding are avoided; and
- A layout that reflects the site's topography, with slope direction and surrounding landscape informing the layout.

A copy of the Indicative Parameters Plan is provided overleaf and can be downloaded from the Johnson Mowat website together with an electronic feedback form for submitting any comment. Please visit: [www.johnsonmowat.co.uk/consultations](http://www.johnsonmowat.co.uk/consultations)

Alternatively, comments can be emailed to:- [consultation@johnsonmowat.co.uk](mailto:consultation@johnsonmowat.co.uk)

Following this consultation, we will review and consider all comments received prior to the submission of a formal application to North Yorkshire Council.

The website will remain open for comments and feedback throughout the lifetime of the planning application.

*Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue.*



**JohnsonMowat**  
Planning & Development Consultants

# Parameters Plan



P:\3488 - Colburn Business Park\00-Drawing\001-Proposed Outline Site Layout.dwg 14/08/2024

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Northpoint:



Rev	Date	Amendments	By	Chkd
A	14/08/24	Site layout amended following drainage, highways and client comments.	ST	ADP
1	14/08/24	Redevelopment from final of pump station procedure, schedule updated.	ST	ADP

- 2 Bed House
- 3 Bed House
- 4 Bed House
- Proposed Ornamental Shrub Planting
- Proposed Native Species Planting
- Proposed Native Species Light Woodland Planting
- Proposed willow/grass mix
- Proposed trees
- Existing Trees
- Retention / Adapted Access
- Site Boundary
- Cartilage with Clients Ownership
- Designated Visitor Parking



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Project:  
**Proposed Residential Development, Colburn Business Park**  
Client:  
Wheatley Construction

Drawn by:  
**Proposed Outline Site Layout**

Date:	Scale:	Drawn:	Checked:
Sept 25	1 : 500	ST	ADP
Project No.:	Site:	Sheet:	Status:
3488	A1	Outline	
Drawing Number:	Revision:		
3488-DEN-ZZ-00-DR-A-1000	B		

Name	Unit Count	Percentage
2 Bed House	31	41%
3 Bed House	32	43%
4 Bed House	12	16%
<b>Total</b>	<b>75</b>	