



Community Pre-Application Consultation

Proposed Residential Development, comprising the erection of 97no. Affordable Dwellings, including Access, Open Space and Landscaping Land West of Topcliffe Road, Sowerby Gateway, North Yorkshire

Broadacres Housing Association, in association with Mulberry Homes Yorkshire Ltd, are preparing a planning application for submission to Hambleton District Council to develop land on the western edge of Sowerby Gateway to provide an affordable housing development of 97 new homes.

It is proposed that the development will comprise a mix of house types, together with supporting infrastructure, open space and landscaping. The proposed housing will provide for a range of family sizes, and will include 1-bedroom, 2 person flats; 2-bedroom, 3 person and 3-bedroom, 5 person bungalows; and 1-bedroom, 2 person, 2-bedroom, 4 person houses, 3-bedroom, 5 person houses and 4-bedroom, 6 person houses. Two tenure types are proposed, affordable rent (59 properties) and shared ownership (38 properties).

Vehicular and pedestrian access to the site is proposed from the recently constructed roundabout at the western end of Oak Drive, with a new road running south eastwards from the roundabout being constructed to provide a second access route to the development.

A copy of the proposed site layout and illustrations of the some of the proposed housing is provided overleaf. The proposed site layout plan and 3D visual representations may also be viewed on Prism Planning's website: www.prism-planning.com.

You may be aware that Thirteen proposed a similar development in 2019. They have since decided not to proceed. Broadacres Housing Association and Mulberry Homes Yorkshire Ltd have now stepped forward with their own proposal for the site.

Before submitting the application, Broadacres Housing Association and Mulberry Homes Yorkshire Ltd would invite your comments on the proposals. These will be taken into account before finalising the plans. Comments should be emailed or posted to the applicants, planning consultants, Prism Planning:

E-mail: admin@prism-planning.com or, by post: Milburn House, 17 Woodland Road, Darlington DL3 7BJ

Please note that the deadline from the receipt of comments is 30th October.

