

Our proposals for Harlow Grange

Welcome to our exhibition

Thank you for attending today's exhibition, which will provide you with information about Taylor Wimpey's detailed plans for the consented development at Harlow Grange.

Outline planning permission for circa 124 new homes was granted in January 2015.

Taylor Wimpey Homes is now in the process of preparing a Reserved Matters application for around 121 homes to submit to Harrogate Borough Council.

What are we consulting on today?

Our current proposals are for around 121 high-quality family homes of one to five bedrooms, including a proportion of Affordable homes.

We welcome your feedback on our proposals presented at this exhibition today, please complete a feedback form before you leave in order to tell us what you think.

Your feedback will help us refine our proposals in readiness for submitting a planning application in the near future.



Key facts

Reserved matters of a consented scheme for circa 121 homes

Your feedback will help us refine our proposals

A wide range of house types (1-5 bedrooms)

You can comment on the proposals today

Bespoke House types & elevation treatments

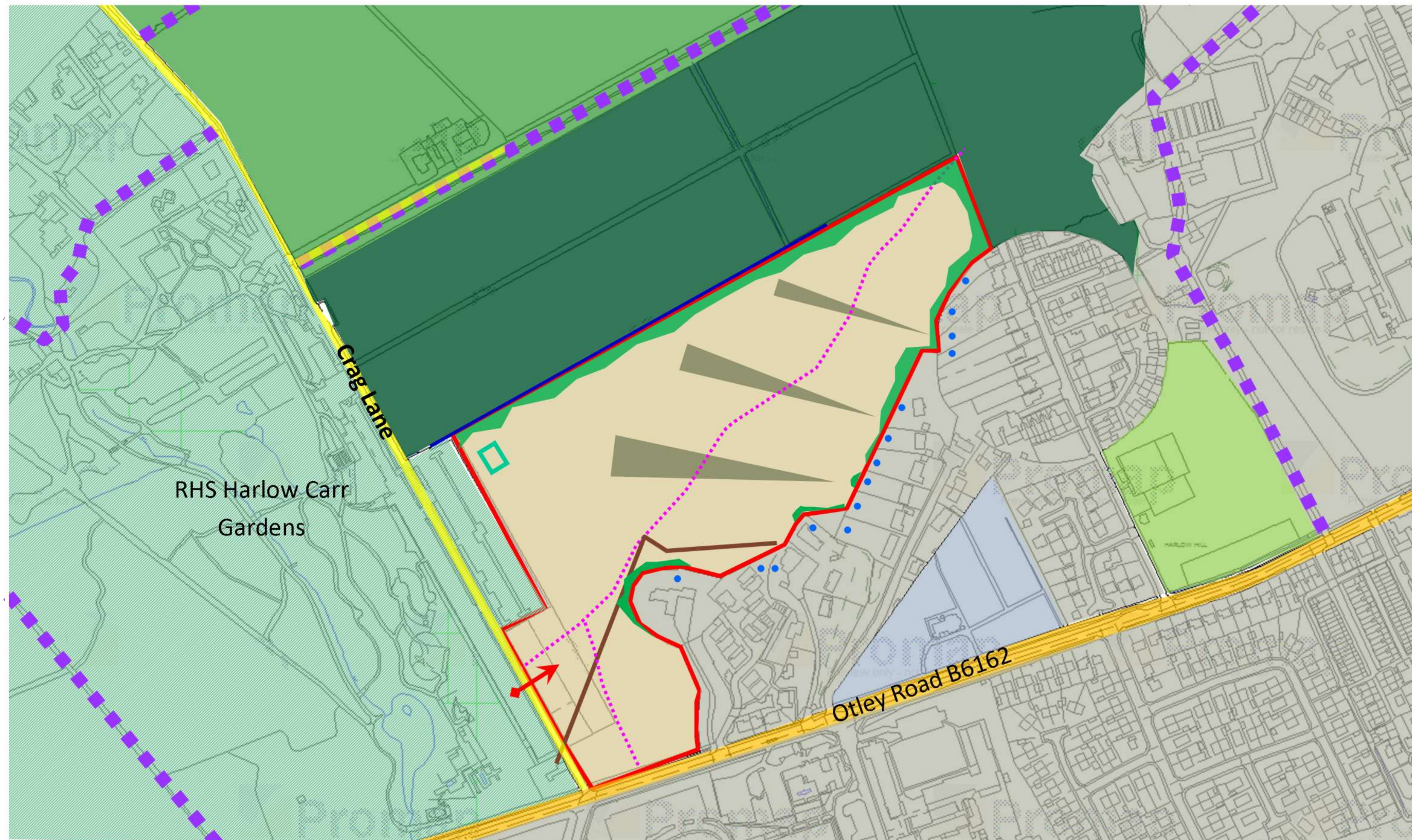
We aim to submit our planning application later this year

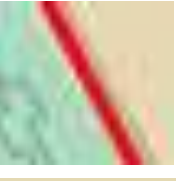


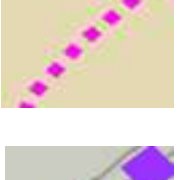
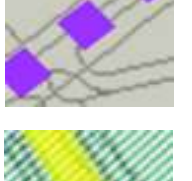




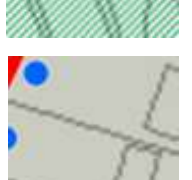
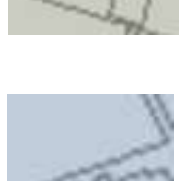



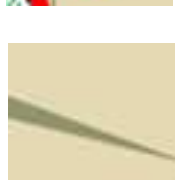



Information about the site we need to take into account

Before we start designing a new scheme, we complete an assessment of the site and the surrounding area as they are at the moment.

We record those features we will need to take into account in our design.

All of the relevant considerations, whether they are fixed constraints or give us a real opportunity to make the most of a particular feature, are shown here.



-  Site Boundary
-  Housing Proposal Area
-  Proposed Site Access
-  Proposed Footpath/ Cycleways
-  Public Rights of Way
-  Crag Lane
-  Otley Road (B6162)
-  The Pinewoods
-  Neighbouring Farmland
-  RHS Harlow Carr Gardens
-  Built Area
(Blue dot indicates Rear elevations overlooking the site)
-  Church and Grounds
-  Recreation Areas
-  Existing Sewer Easement
-  Proposed location of Pumping Station
-  Gradient
-  Existing Tree Root/Fall Protection Areas
-  Watercourse

Our proposals for Harlow Grange



Landscaping at Harlow Grange



As the plan shows there is a large amount of public open space and greenways spread throughout the development. This will give a sense of place and legibility.

The Spine road running through the centre of the site is flanked by wide, green verges with footpaths and planting on both sides.

Green wedges divide the site into smaller parcels to provide breaks in the built environment. Views through to the Villa from southern areas of open space provide legibility between the proposed and existing residential areas.

The Proposals

House Type Mix: One to Five bed dwellings in a mix of detached and semi detached & terrace forms.

Heights: Predominantly 2 storeys with some to and a half and three storey in relevant areas

A selection of the dwellings proposed for this development:



Type A
 1 bedroom home
 635 sqft



Type D
 3 bedroom home
 904 sqft



Type E
 4 bedroom home
 1330 sqft



Type F
 4 bedroom Home
 1378 sqft



Type G
 3 bedroom home
 1244 sqft



Type J
 4 bedroom home
 1460 sqft

Key facts

Mix of housetypes	Elevation treatments bespoke to this development	Predominantly 2 storey homes
Range of parking solutions	Mixture of materials	Attractive landscaping to the front of properties

The Proposals

House Type Mix: One to Five bed dwellings in a mix of detached and semi detached & terrace forms.

Heights: Predominantly 2 storeys with some to and a half and three storey in relevant areas

A selection of the dwellings proposed for this development:



Type K
 4 bedroom home
 1530 sqft



Type M
 4 bedroom home
 1773 sqft



Type N
 5 bedroom home
 2006 sqft



Type O
 5 bedroom home
 2006 sqft



Type R (Stone)
 5 bedroom home
 2374 sqft



Type R (Brick)

Key facts

Mix of housetypes	Elevation treatments bespoke to this development	Predominantly 2 storey homes
Range of parking solutions	Mixture of materials	Attractive landscaping to the front of properties

Tell us what you think . . . Housetype Design

Dark Grey Window and Door finishes

Dark Grey Fascia Details

Contemporary Glazing to a range of door styles

Pitched, Slate & Timber Porch Details



Stone with some Brick materials

Head and Sill details

Contemporary, elongated windows

Materials continued through to Boundary walls

Key principles

Range of housetypes including affordable homes

Varied Landscaping

Dwelling positioned to ensure natural surveillance of public spaces

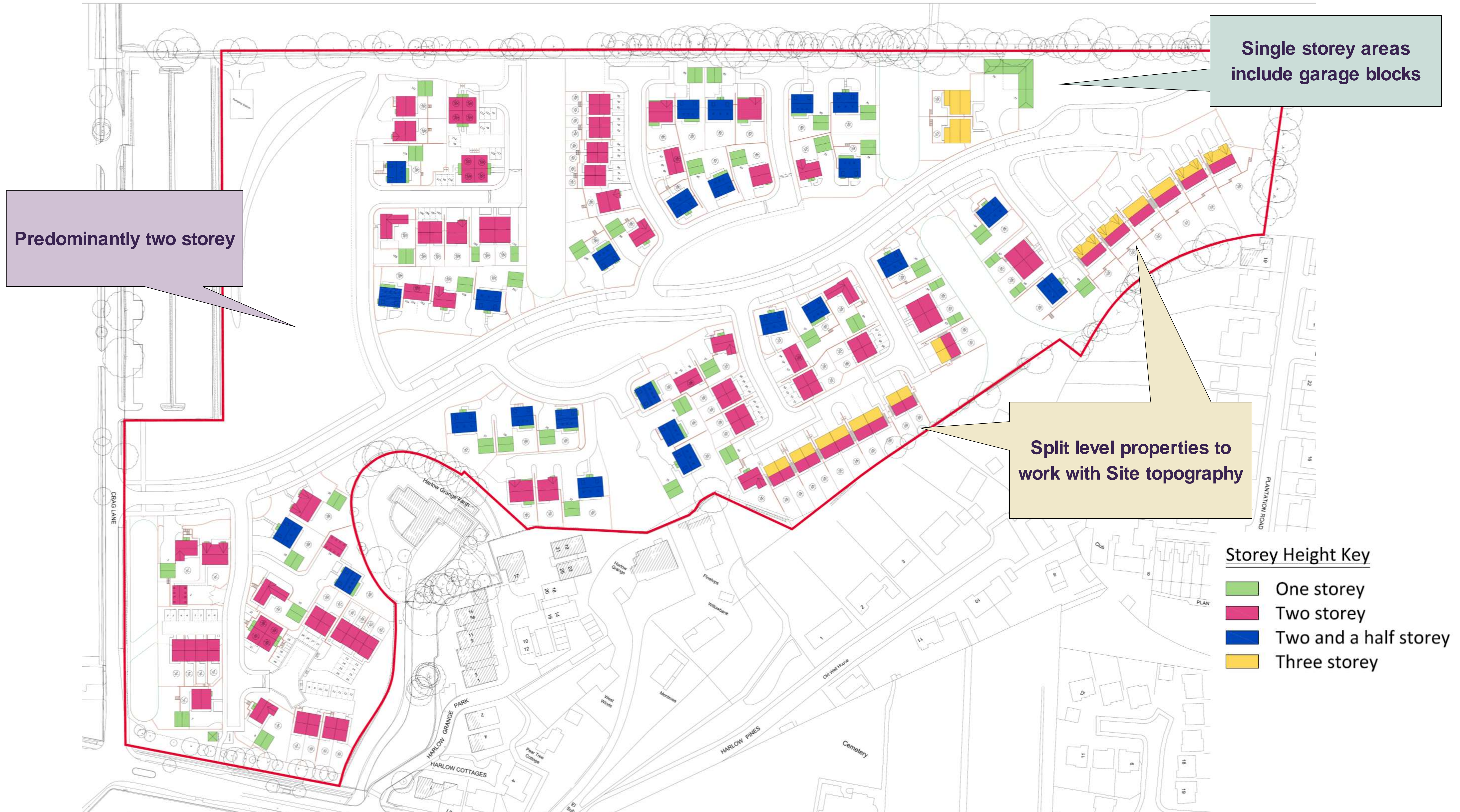
Pedestrian and cycle connections

A mix of Stone and Brick built homes

A total of 121 new homes

Storey Heights

The plan below demonstrates the variation of Storey heights across the development proposal. The site is on a steep gradient and as such, if you have a query regarding levels with an adjacent existing property please ask a member of staff to see Section through drawings.



Predominantly two storey

Single storey areas include garage blocks

Split level properties to work with Site topography

- Storey Height Key**
- One storey
 - Two storey
 - Two and a half storey
 - Three storey

What will development bring to our area?

We are proposing a residential development of 121 new homes in Harrogate. The development will include a range of property styles and sizes and 41% are proposed to be affordable homes. New development can bring a number of economic benefits to the local area and we have estimated these using UK-wide statistical data.

Building the homes



55 jobs

Direct Employment

Estimated to create 32 temporary construction jobs per year of build



24 jobs

Indirect/Induced Employment

49 jobs could be supported in the supply chain per year of build



£3.8m

Economic output

Expected additional Gross Value Added (GVA) per year from direct and indirect jobs

Once people move in



£605,000

First Occupation expenditure

Total anticipated spend on goods and services by people as they move in to the new houses; to make them feel like home



£2.9m

Total spend by Residents

The amount the residents of the new development are expected to spend per year

Additional local authority income



£127,171

Additional Council Tax revenues per year

Estimated additional Council Tax per year based on the proposed number of new homes



£864,000

New Homes Bonus payments

A grant paid, over six years, by central government to local councils for increasing the amount of homes in their area.

Section 106 Contributions

The delivery of our proposals will enable the provision of the following items:

1. 41% Affordable Homes on site (50 homes)
2. Circa £370,000 education contribution to the area
3. Public Open Space on site
4. Construction of an Off-Road Cycle Path adjacent to Otley Road and linking to facilities being provided along Harlow Moor Road
5. £30,000 contribution to the County Council to be spent on Off-Road cycle path works
6. £35,000 contribution to the County Council to be spent on Off-site Highways Improvements

What have we done before?

We are a national company, working locally across the UK through our 24 regional offices.



Acklam Hall, Middlesbrough
3, 4 and 5 bedroom new homes, within the grounds of Acklam Hall



Church Fields, Boston Spa
2, 3, 4 & 5 bedroom homes situated on Boston Spa High Street

Key Facts

We build a wide range of homes in the UK, from one bedroom apartments to five bedroom houses, with a broad price range

We aim to build homes responsibly and efficiently, and reduce greenhouse gas emissions generated by our business activities

We take a range of architecture, landscape and sustainability issues into account on every development

Our aim is to be an organisation that listens, responds and ultimately delivers local requirements in the most appropriate way

Many of our sites have green transport sites that promote walking, cycling, public transport and other green travel options

Every year we regenerate significant areas of disused or contaminated land to create vibrant communities

Some questions you may have

Will there be any affordable housing?

Yes, 41% of the homes proposed will be affordable housing. This will be a mix of one, two and three bedroomed properties.

What is the likely mix of housing?

The proposed development includes mostly family housing, including a mix of 1, 2, 3, 4 and 5 bedroomed homes.

How will the site be accessed?

The main vehicular accesses will be from Crag Lane via a new T-junction. There will also be new footpath connection to link to Pine Woods.

How do the development proposals address flood risk and drainage?

The development is situated entirely within Flood Zone 1, and is therefore appropriate for residential use. Drainage will be dealt with via onsite attenuation via one Underground tank

What planning obligations are likely to be sought in connection with the development?

The delivery of our proposals will enable the provision of the following items, as required by the Outline Planning Conditions (Section 106):

1. Affordable Housing on site
2. Circa £370,000 education contribution to the area
3. Public Open Space on site
4. Construction of an Off-Road Cycle Path adjacent to Otley Road and linking to facilities being provided along Harlow Moor Road
5. £30,000 contribution to the County Council to be spent on Off-Road cycle path works
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What are the timings of the proposed planning application?

August 2016 – Pre-application Community Consultation

September 2016 – Planning Application Submission

I've got a question, who do I ask? Please speak to us here today or if you'd prefer...

Email:

consultation.twny@taylorwimpey.com

Website:

www.taylorwimpey.co.uk/HarlowGrange