



## BACKGROUND

Thank you for attending today's event, which will provide you with information about North Stainley Estate and Wynyard Homes plans for the proposed North Stainley Village Development.

The proposals have been developed following significant consultation with the community over the last 10 years and are intended to facilitate the delivery of the services which are needed to make North Stainley a more sustainable community and to complete the Estate's 50 year vision for the village.

North Stainley is a great place to live. It has a plethora of green open spaces and an abundance of footpaths and bridleways connecting these, with the latter also providing access to the open countryside. It has warm, attractive and happy homes, which when combined with a broad range of clubs, societies and community facilities, including the pub, church, village hall and local school, together make for a vibrant and inclusive community.

Despite these successes, several pieces of the jigsaw are still missing, the provision of which should help to make NS one of the most sustainable rural communities in the UK. The aim is to make NS a fantastic place to live and enjoy for people of all ages.

Your feedback today will help refine our proposals in readiness for submitting a hybrid planning application in the near future. We invite you to review each of the boards and provide us with your feedback via the comments form or please feel free to contact us via email or post.

## KEY PRINCIPLES OF THE PLANNING APPLICATION

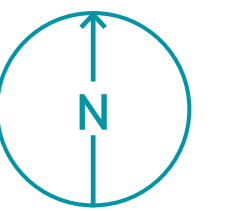
The proposals include the building of approximately 145 houses, the delivery of a new primary school (including a range of indoor and outdoor sports facilities for community use) and the provision of a new café and local shop within the Staveley Arms to complement its existing use as a pub.

The application sites are allocated for residential development and a primary school respectively in the Harrogate Local Plan (2020) under site references NS3 and NS7. The principle of development has therefore already been established.

It is envisaged that the application will be a hybrid with full details provided for the housing, shop and cafe and indicative details provided for the school.

**If you have any questions, please do not hesitate to speak to one of the team.**

- 01 Residential Development - Full Planning Permission
- 02 Primary School Site - Outline Planning Permission
- 03 Village Store & Cafe - Full Planning Permission





# NORTH STANLEY VILLAGE DEVELOPMENT

## PROPOSED RESIDENTIAL MASTERPLAN



### KEY BENEFITS:

The residential site has been designed in a manner which reflects the underlying design principles flowing through Roseberry Green, Cockpit Close and Watermill Lane.

Densities have been increased slightly when compared to the existing urban grain on North Stanley in order to provide a wider mix of homes, whilst retaining the characteristic flow of the village

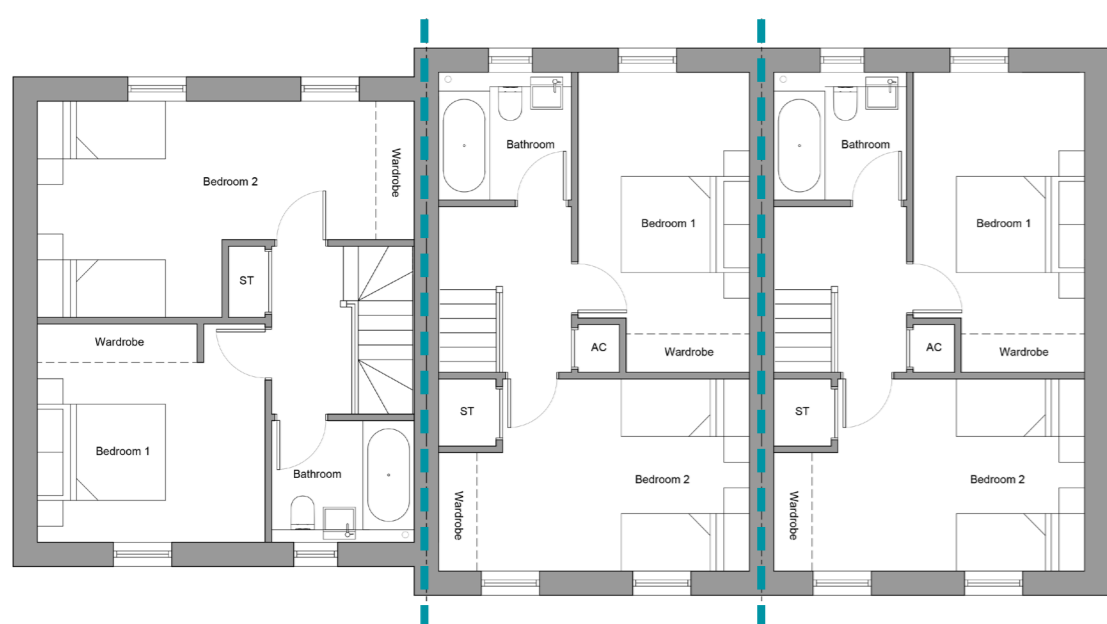
Open green spaces have been utilised as a means to create open vistas, inviting residents into the site and softening the development, as seen frequently around North Stanley



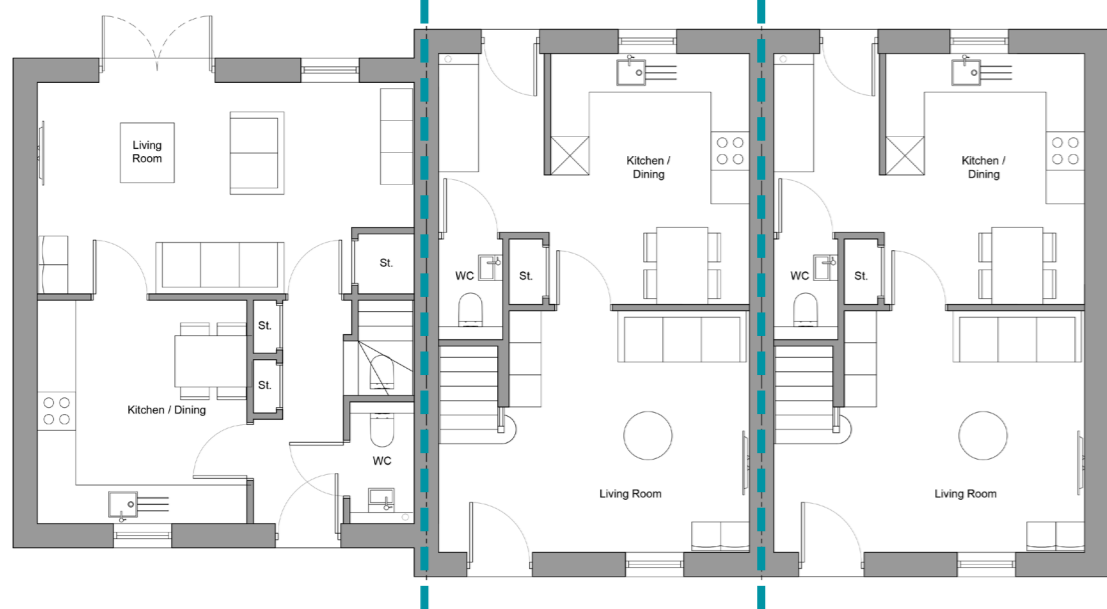
# NORTH STANLEY VILLAGE DEVELOPMENT

## HOUSING - HOUSE TYPES & PRECEDENT

2 BEDROOM TERRACE BLOCK



FIRST FLOOR



GROUND FLOOR



4 BEDROOM HOUSE



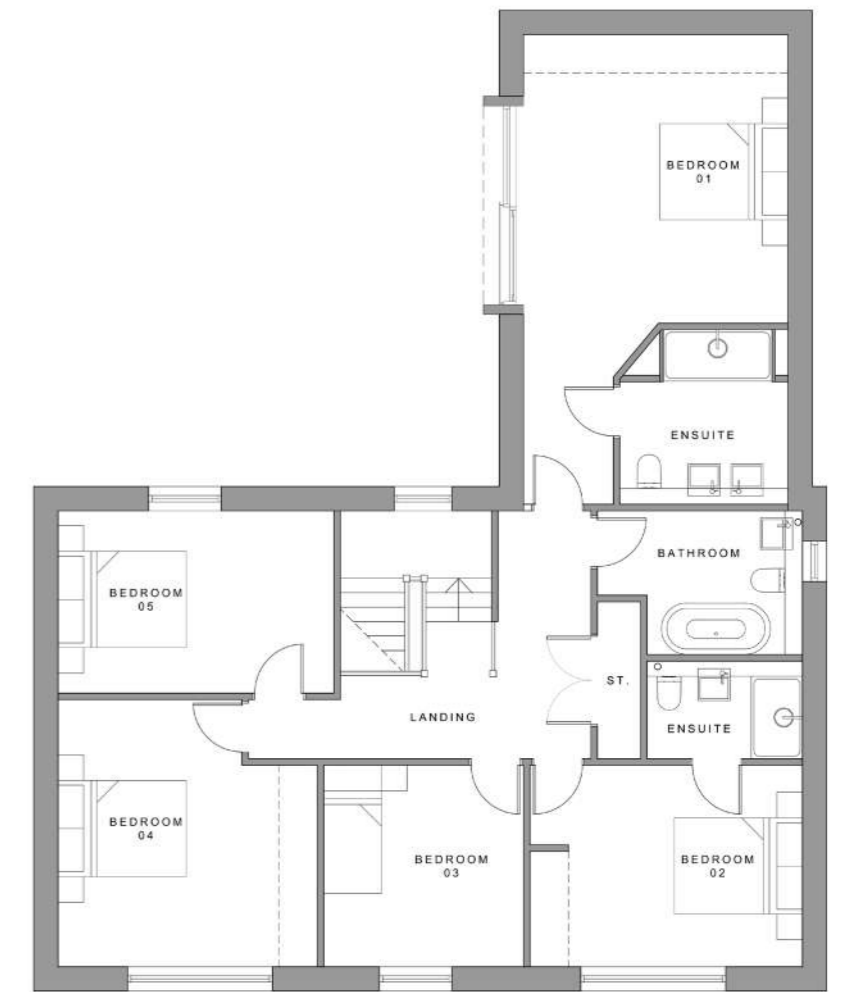
FIRST FLOOR



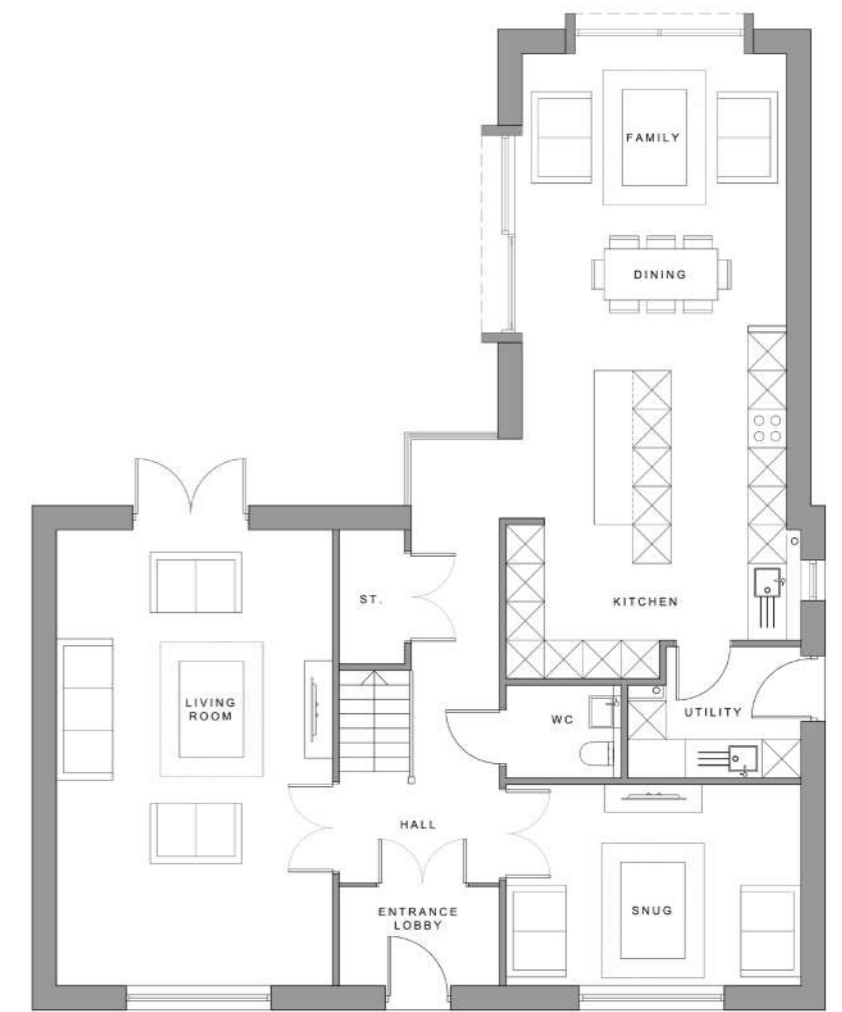
GROUND FLOOR



5 BEDROOM HOUSE



FIRST FLOOR



GROUND FLOOR



PRECEDENT ARTIST IMPRESSIONS PRODUCED BY WYNYARD HOMES & HOUSE STYLES TAKEN FROM AROUND NORTH STANLEY



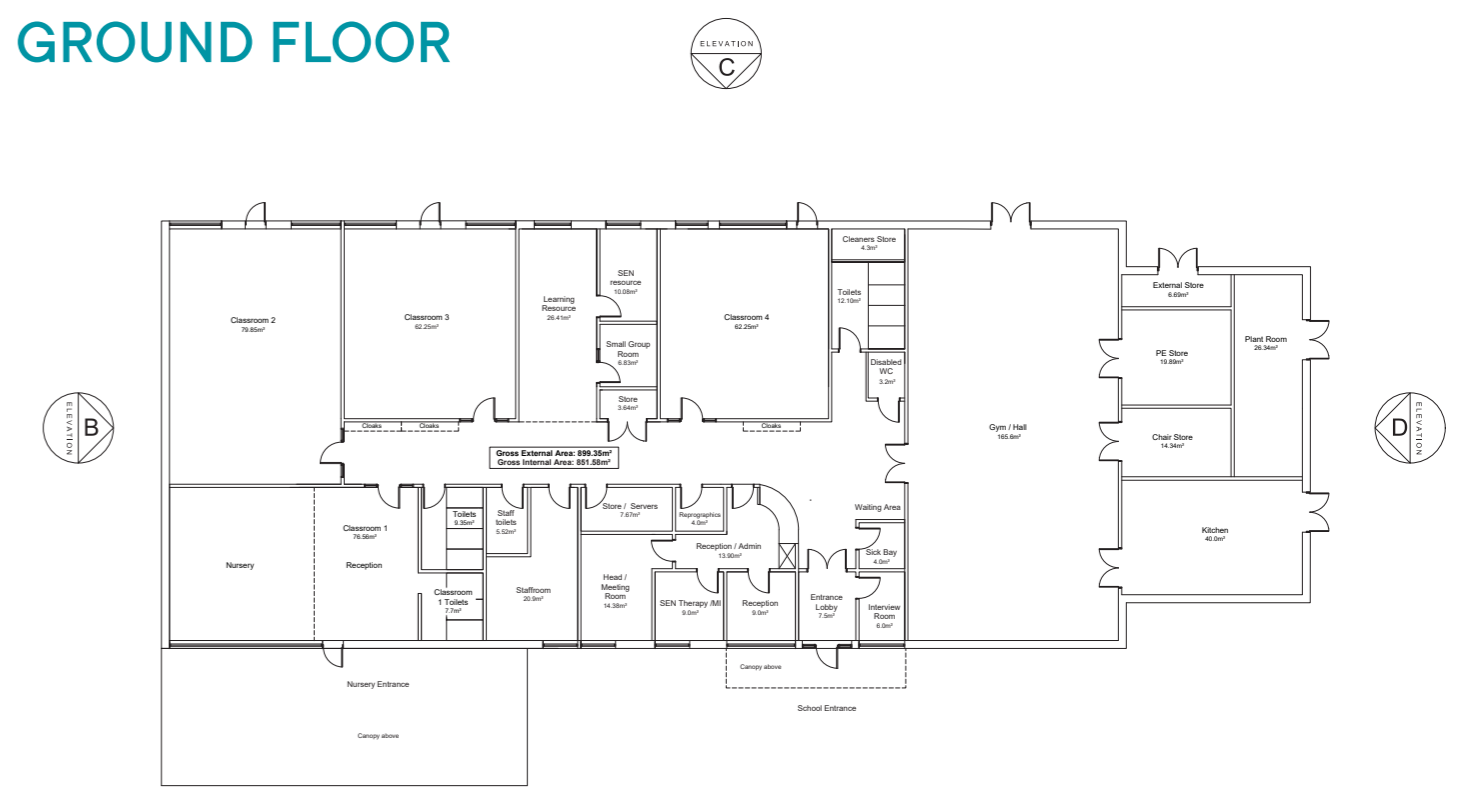


# NORTH STANLEY VILLAGE DEVELOPMENT

## PROPOSED SCHOOL MASTERPLAN



### GROUND FLOOR



### ELEVATIONS



### PRECEDENT



HAVERSTOCK ARCHITECTS  
RIVERSIDE PRIMARY

ARCHIO  
DOLPHINS COMMUNITY CENTRE

### KEY BENEFITS:

This application seeks outline permission for a half-form entry Primary School to compliment and improve upon the facilities on offer to residents of North Stanley. Reserved matters will be sought following the commencement of the residential development.

The plans include the development of the new school along with indoor sports hall and games field (open to residents out of school hours) located on a single site; removing the need for children to cross the busy A6108 to move between the school and village hall for learning, meal and play times

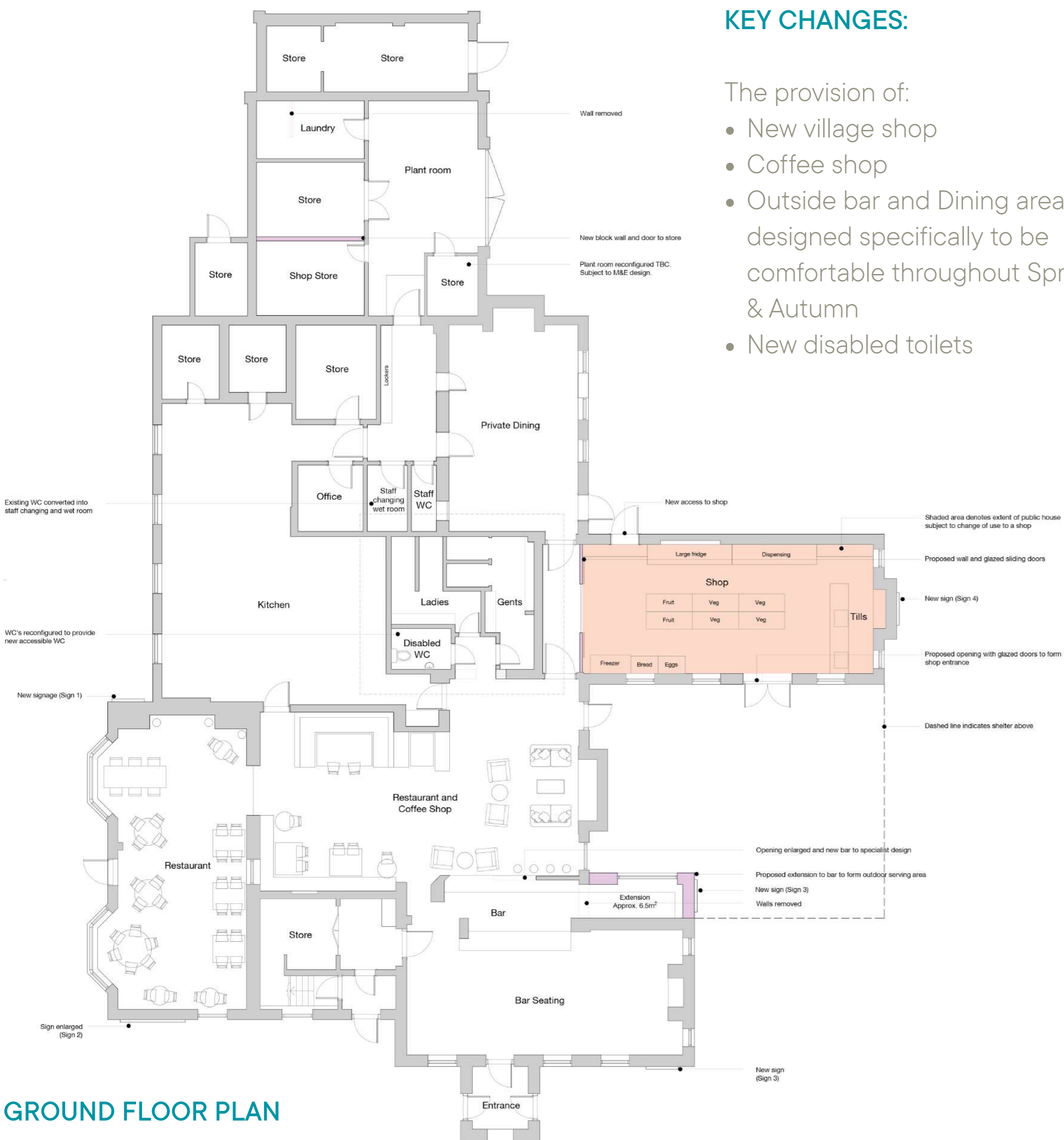


# NORTH STANLEY VILLAGE DEVELOPMENT

## PROPOSED PUB IMPROVEMENTS - VILLAGE STORE & CAFE - EDWARD ARCHITECTS

### KEY CHANGES:

- The provision of:
- New village shop
  - Coffee shop
  - Outside bar and Dining area designed specifically to be comfortable throughout Spring & Autumn
  - New disabled toilets



### GROUND FLOOR PLAN

### KEY BENEFITS:

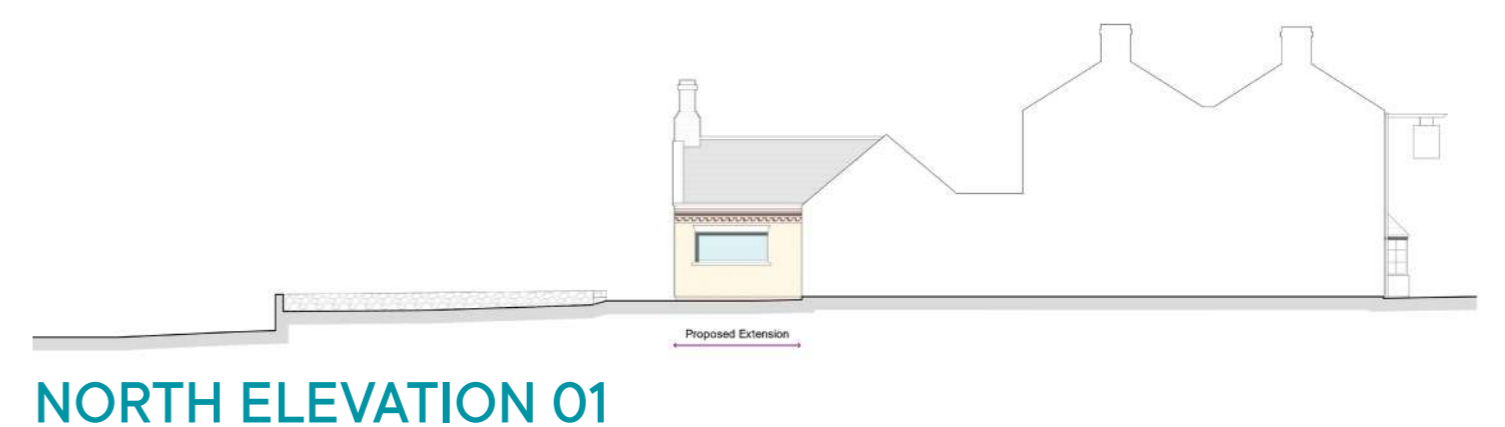
As part of the community consultation process which has taken place over the last number of years. It has become increasingly clear that improved facilities are needed in order for the village to continue to thrive long term.

In 2015 a document was shared with the local community of North Stanley via the Parish Council. The extract across details the key requirements of residents as identified within that document and repeated throughout the consultation process, stretching back to 2013.

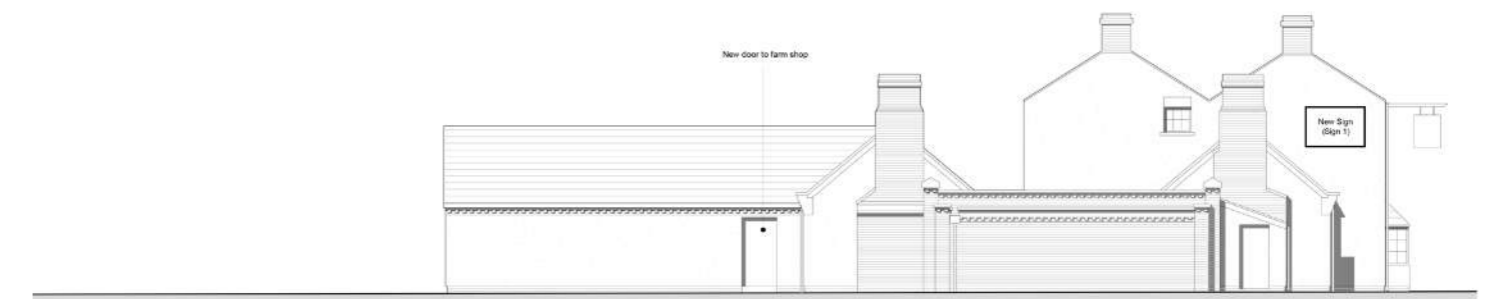
This application forms the first phase of works in the village, with the provision of a new primary school and additional retail and cafe facilities to compliment the proposed residential development.

Utilising the existing pub facilities, the proposals seek to introduce a new cafe space and village shop, providing job opportunities and valuable retail facilities. These facilities will be located at the entrance to the village, ensuring that they are accessible to all residents of North Stanley and the surrounding areas

The proposed cafe and village shop, combined with the proposed primary school and residential development will support the vision of creating a rural village, designed specifically to support a resident's needs throughout the whole of their life, thereby avoiding them being forced to leave to seek out these opportunities elsewhere.



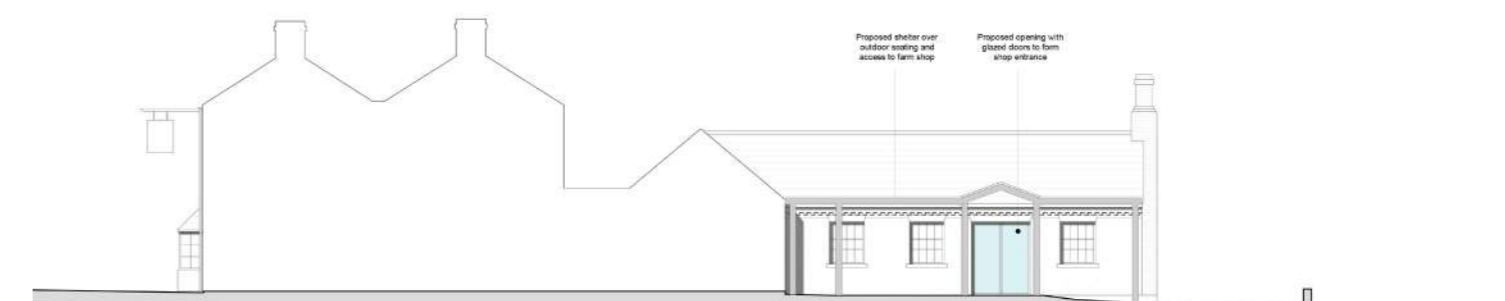
NORTH ELEVATION 01



NORTH ELEVATION 02



SOUTH ELEVATION 01



SOUTH ELEVATION 02



EAST ELEVATION



NORTH STANLEY 2015 VISION DOCUMENT EXTRACT





## KEY BENEFITS OF THE IMPROVEMENTS

The proposals are the culmination of over 10 years of consultation with the local community and stakeholders and will address the main issues raised over this time, namely,

- The removal of the former garage site and associated buildings
- The provision of a new primary school with associated indoor and outdoor sports facilities for community use
- Provision of a village shop and cafe within the Staveley Arms to compliment its existing use as a pub.

The development proposals and realisation of the Estate's 50 year vision for North Stainley will deliver a number of significant material benefits and positively address the three pillars of sustainability set out in the National Planning Policy Framework:

### Social

- The proposals will deliver a range of 2, 3, 4 and 5 bed houses which all meet national space standards and a significant proportion will be built to be accessible and adaptable homes.
- Provide further housing to support the existing and proposed services
- Provide a new village shop and cafe for the benefit of local residents
- Deliver a new primary school with associated indoor and outdoor sports facilities for community use

### Economic

- Local job opportunities in the pub, cafe, shop and school
- Direct and indirect jobs during the construction phases
- Increased household expenditure in the area
- Increase in Council Tax revenues
- Significant Community Infrastructure Levy Payment

### Environmental

- Redevelop former garage site
- Retain existing trees and hedgerows where possible
- Deliver a biodiversity net gain
- Reduce travel from the village to other locations by providing additional services

## WHAT NEXT?

Thanks for attending the consultation event today.

There are four ways in which you can comment:

1. Complete a comments form;
2. Via the ELG Planning website at [www.elgplanning.co.uk/contact](http://www.elgplanning.co.uk/contact);
3. In writing to ELG Planning, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH;
4. Send an email to: [consultation@elgplanning.co.uk](mailto:consultation@elgplanning.co.uk) leaving your name and address along with your comments.

Please provide all comments by Thursday 4th July 2024 at the latest.

Residents and interested parties have the opportunity to provide comments and help us evolve the proposals further submitting a hybrid planning application to North Yorkshire County Council in due course.

