

LAND NORTH OF SCARBOROUGH ROAD, FILEY

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

CONSTRAINTS


















This diagram shows the analysis of the local area and the constraints of the site. The following issues have been identified:

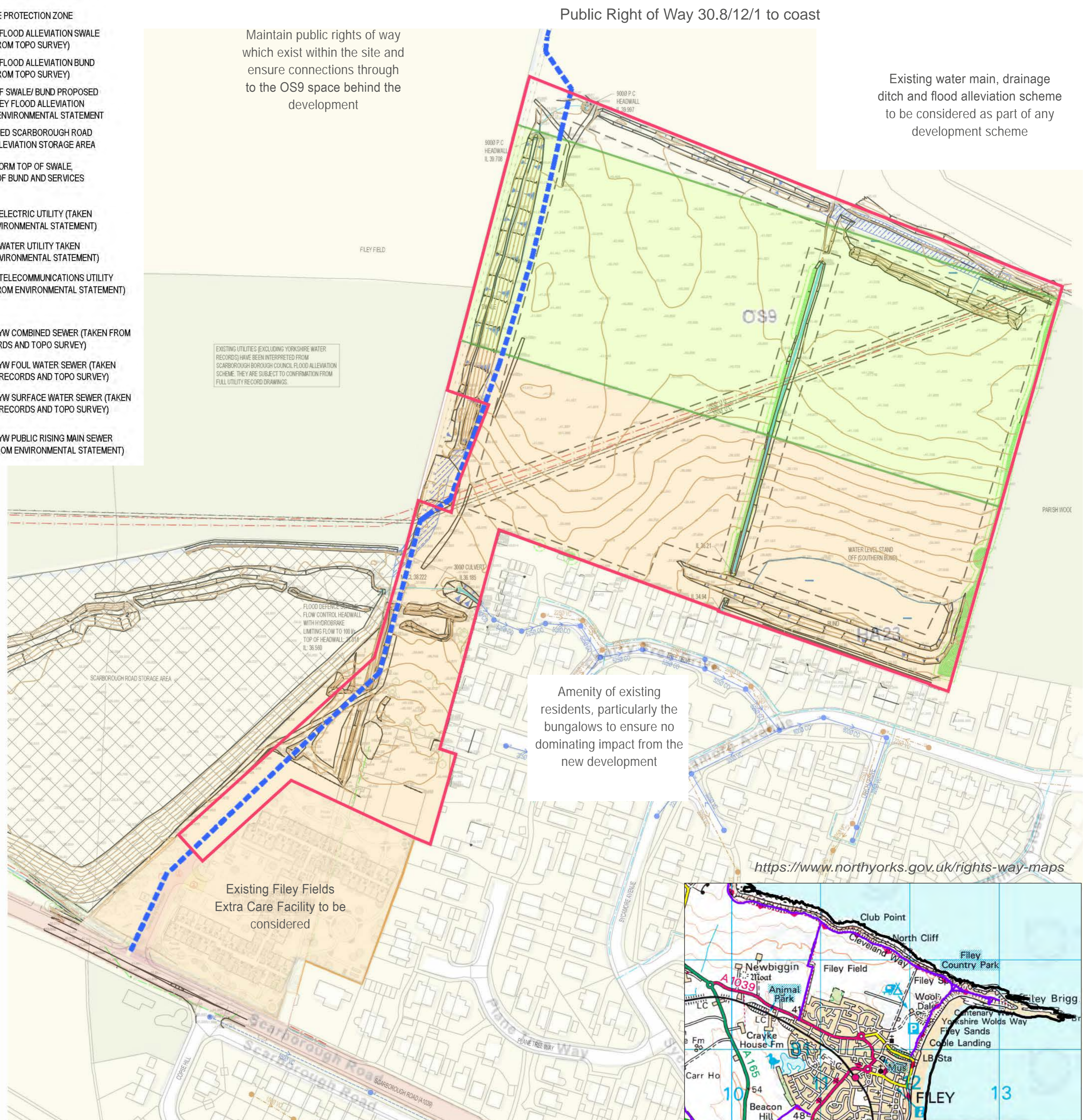
- Careful consideration of the existing woodland and ensuring sufficient distance to the dwellings
- Careful assessment of the Flood Risk defences, existing water main and how these can be incorporated into the development of the site.
- Integration with the existing development and protecting the amenity of existing residents.
- Retention of existing landscape features and maintaining an open ditch / watercourse within the development as part of any proposal.

OPPORTUNITIES

The scheme provides many opportunities to enhance existing features of the area and the wider environment. The following priorities have been identified:

- Respond to the scale, grain and character of the local area
- Deliver the open space allocation OS9 as part of the development proposals.
- Maintain the connections to high quality open space, particularly that of OS9 and through to OS10.
- Incorporation and enhancement of the existing Drain as part of sustainable drainage solution and ensure flood defences are effective.
- Maintain existing Public Rights of Way through and beyond the site.
- Utilise the existing access from Scarborough Road via North Cliff Drive.

-  DEVELOPMENT BOUNDARY (TAKEN FROM JRP HOUSING ALLOCATION REVIEW)
-  CARE HOME BOUNDARY (TAKEN FROM SPA ARCHITECTS SITE PLAN)
-  EXISTING OPEN WATERCOURSE (UNNAMED)
-  EXISTING TREE/ HEDGE AS SURVEYED
-  2m HEDGE PROTECTION ZONE
-  EXISTING FLOOD ALLEVIATION SWALE (TAKEN FROM TOPO SURVEY)
-  EXISTING FLOOD ALLEVIATION BUND (TAKEN FROM TOPO SURVEY)
-  EXTENT OF SWALE/ BUND PROPOSED IN THE FILEY FLOOD ALLEVIATION SCHEME ENVIRONMENTAL STATEMENT
-  DESIGNATED SCARBOROUGH ROAD FLOOD ALLEVIATION STORAGE AREA
-  OFFSET FORM TOP OF SWALE, BOTTOM OF BUND AND SERVICES
-  EXISTING ELECTRIC UTILITY (TAKEN FROM ENVIRONMENTAL STATEMENT)
-  EXISTING WATER UTILITY TAKEN (FROM ENVIRONMENTAL STATEMENT)
-  EXISTING TELECOMMUNICATIONS UTILITY (TAKEN FROM ENVIRONMENTAL STATEMENT)
-  EXISTING YW COMBINED SEWER (TAKEN FROM YW RECORDS AND TOPO SURVEY)
-  EXISTING YW FOUL WATER SEWER (TAKEN FROM YW RECORDS AND TOPO SURVEY)
-  EXISTING YW SURFACE WATER SEWER (TAKEN FROM YW RECORDS AND TOPO SURVEY)
-  EXISTING YW PUBLIC RISING MAIN SEWER (TAKEN FROM ENVIRONMENTAL STATEMENT)



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“Development of 83 high quality family homes”



ILLUSTRATIVE LAYOUT

It is anticipated that the proposed housing scheme will incorporate:

- Proposal for 83 new homes
- High Quality Public Open Space both within the housing parcel and within the open space allocation OS9
- Tree planting and landscaping
- Footpath and cycle connections created through and around the periphery of the site and to OS10, Parish Wood and The Old Tip site.
- OS9 provides a significant area for biodiversity enhancements as well as formal play.

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Type of Development Proposed

This presentation board looks at the type of housing being proposed.

The development proposes 83 homes which are a mix of bungalows and 2 storey housing.

The image opposite identifies where those different homes are positioned within the site.

We understand that there will be concern in respect of how the development affects the privacy and amenity of existing properties, particularly those that are bungalows. We have therefore positioned the new bungalows close to the existing built form wherever possible to protect those existing residents.

The specific type of housing being proposed as part of the detailed site are as follows: -

2 Bed:	35	42%
3 Bed:	32	39%
4 Bed:	16	19%

It is therefore considered that the application proposes an appropriate mix of accommodation which is proposed as detached, semi detached and short terraces in a variety of sizes.

The scheme will also provide a wide range of tenure homes including a policy compliant provision of affordable housing (15% or 13 homes).

Those affordable homes are a mix of 2 and 3 bedroom homes and are designed to be indistinguishable to the open market product and are appropriately separated throughout the site in appropriate clusters.

Out of the 83 dwellings proposed, 18 (22%) are bungalows. These lower scaled units have been positioned along the boundaries of the site which abut the existing built form.



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TECHNICAL CONSIDERATIONS

Akkeri and Filey Fields Developments recognise the concerns of local residents in relation to proposals for large scale new development. To date, we have already undertaken a significant amount of technical work to demonstrate the deliverability and sustainability of this site.

Transport and Access

- The site will gain access from a continuation of North Cliff Drive, which is a short access road that currently comprises of a footway to one site and bituminous surface finish insofar as providing access to the parking area for Filey Fields Court. The road has been constructed recently to serve the retirement living complex.
- The junction between North Cliff Drive and Scarborough Road is considered to be suitable to accommodate the development traffic, with kerbed radii on both sides and visibility of at least 2.4m x 90m in both directions, which is appropriate for the 30mph speed limit.
- Pedestrian connectivity with the wider area including a peripheral walkway through the development. This will provide direct connections to local services and facilities.
- Travel Assessment and Plans to assist sustainable travel choices

Ecology and Trees

- An ecological Impact Assessment has been undertaken by SLR which will accompany the planning application
- The Site itself does not contain any statutory designated areas, though two such sites occur within a 2km radius, namely Filey Brigg SSSI and Flamborough and Filey Coast SPA. Both designated Sites primary features relate to breeding and wintering seabirds, none of which will utilise the Site or its surrounding areas as a feeding/roosting or loafing habitats due to their association with marine habitats, and cliff faces.
- The ditch runs along the north and west boundary of the Site and was surveyed for both water vole and GCN presence, both of which were found to be absent.
- The grassland around the ditch will be managed as a species rich meadow, with Emorsgate EM10 or similar, and the vegetation surrounding the ditch itself will be seeded with Emorsgate EP1 or similar, which will further enhance the floristic diversity.
- Hedgerow H1, will be lost to accommodate the development as set out within the layout (Appendix 1). Furthermore, approximately 10 metres of H2 will be lost to accommodate the roadway. The lost hedgerow will be replaced with approximately 820 metres of native species-rich native hedgerow with a target condition of moderate. 130 metres of native single-species hedgerow with a target condition of poor, and 400 metres of ornamental hedgerow.
- The landscaping proposals (see Section 5.2) provides details of the proposed foraging and nesting habitat that will be created for breeding birds in the form of wildflower grassland, native hedgerow and tree planting, woodland, scrub and temporary pools. Furthermore, no significant effect on breeding birds, in terms of loss of habitat, is anticipated. In addition, the woodland to the north will, once it has reached a height of at least five metres receive five Schwegler bird boxes of a design suitable for tree sparrow; the boxes will be placed at least 3 metres above the ground. The provision of the proposed habitats, and of five Schwegler next boxes, will enhance breeding opportunities for a range of native bird species.
- Biodiversity Metric 4.014 was used to calculate the existing baseline score for the Site and the post-development score of the scheme, considering the relevant biodiversity enhancements proposed. In summary, the Site was assessed as having a baseline value of 19.55 habitat, 0.96 hedgerow units and 4.08 watercourse units; following construction and taking into account all of the biodiversity enhancements identified on the landscape proposals, the Site is predicted to have a value of 28.87 habitat units, 8.16 hedgerow units and 4.08 watercourse units, equating to a 47.71% net increase in general habitat units and a 749.98% net increase in hedgerow units, with no loss of watercourse units. This is positive and significant, at a local level.

Heritage and Archaeology

- Archaeological desk-based assessment report has been prepared and will be submitted as part of the application
- There are 7 designated heritage assets within the study area which are all Grade II listed buildings within the Filey Conservation Area. None have any intervisibility with the Site.
- The Site lies outside the core of Filey medieval settlement and contains elements of a wider landscape of post-medieval field systems, suggesting the Site has been agricultural land during both these periods, the only settlement activity within the Site being the establishment of Filey Fields Farm, the name of which also implies it was part of an earlier rural landscape.

Flood Risk and Drainage

- The site is within an area of medium/high risk of surface water/pluvial flooding. The existing flood risk is mitigated by the Flood Alleviation Scheme which has recently been constructed. In order to ensure the proposed development does not increase flood risk to the existing properties or introduce flood risk to the proposed development, the following mitigation measures are required:
- Flood Alleviation swales, bunds and culverts omitted from the developable area, including appropriate standoff for access maintenance;
- Suitable access to each Flood Alleviation feature is to be accommodated within the layout;
- The Flood Alleviation Scheme bund on the southern boundary of the main development parcel is to be relocated to the north of the development within the Habitat Area. This will ensure protection to the existing dwellings is maintained together with the new development dwellings;
- In addition to the relocation of the Flood Alleviation Scheme bund, it is also recommended to introduce an additional bund on the northern-western development boundary. This feature will mitigate any blockage / exceedance risk to the proposed development from the northern Flood Alleviation Scheme works;
- Any surface water discharge from the development to the watercourse network is to be restricted to greenfield runoff rates;
- Blockage/exceedance events are to be considered as part of the development detailed design.

The following standard mitigation measures are recommended

Finished floor levels of all new build properties to be set 150mm above the surrounding ground levels;

The proposed development surface water drainage is to be designed such that there is no external flooding for the 1 in 30 year event and all flows retained on site for up to the 1 in 100 year event plus climate change (30%) event and urban creep (10%).

The development surface water is to discharge to the existing watercourse networks, with two number outfalls:

Catchment A: Southern (smaller) parcel, discharging to watercourse crossing site, with flows restricted to 5l/s;

Catchment B: Main Development parcel, discharging to watercourse crossing site, with flows restricted to 10.7l/s. Due to the existing topography of Catchment B it is necessary for flows to be pumped.

It is proposed to discharge foul water flows to the foul water sewer network constructed as part of the Care Home facility, located on the southern boundary of the development.

HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this today by:

- Speaking to the team to discuss any comments or concerns
- Completing a form at the consultation
- Emailing us via info@jrpassoc.co.uk
- Commenting through the website - [www.jrpassoc.co.uk / consultation](http://www.jrpassoc.co.uk/consultation)
- Writing to us at JRP Associates Ltd, 14 Mariner Court, Calder Park, Wakefield, WF4 3FL

WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. Akkeri and Filey Fields Developments will review all comments received at the exhibition as it finalises the proposed development.
- Following consideration of all comments from the consultation and the associated review of all technical information, we plan to submit a full planning application to Scarborough Council in July 2023.

