



Public Virtual Exhibition and Consultation Event - Have Your Say

Residential Development Proposals

Land West of Knaresborough Road



Alfa Homes, a Yorkshire home builder based in Leeds wishes to invite you to a 'Virtual Exhibition' to outline our emerging plans for an exciting new residential development proposal with public open spaces and improved access and pedestrian arrangements on a site that is identified by Harrogate Council for residential development and is known as 'Land east of Knaresborough Road, Bishop Monkton'.

Given the ongoing restrictions on public gatherings and events, our planned method of community consultation, which would normally involve a 'drop-in community exhibition event', has been amended to a 'virtual exhibition' to safeguard the public.

The exhibition is made up of several consultation boards which provide details of who Alfa Homes are; the site and its constraints; the planning policy context; the emerging site proposals and key benefits. Like a face-to-face event, there is an opportunity for you to provide us with your comments.

A planning application will be submitted September 2020 to Harrogate Council providing the public further opportunity to make formal representations on the detail of the proposals.

The virtual exhibition and comments box can be viewed online at:
<https://berkeleydeveer.co.uk/consultation>

If you cannot access the virtual exhibition or comments box please request a copy by emailing:
consultation@berkeleydeveer.co.uk

Please submit your comments by Friday 28th August 2020.

Key Features of the Proposals

- A wide range of 2, 3, and 4 bedroom terraced, semi-detached and detached homes suitable for young families, first time buyers and older people;
- All homes will be maximum of 2.5 storeys in height;
- Provision of 40% genuinely affordable homes to meet identified local housing needs;
- A development designed to be sympathetic whilst enhancing the existing character of the surroundings;
- Orientation of the development onto Knaresborough Road will create a traditional village street feel and reinforce the entrance to the village, serving as traffic calming influence along Knaresborough Road;
- The use of high-quality materials to provide a real feeling of quality and a sense of distinctiveness;
- Dedicated car parking spaces and cycle storage for each home;
- A permeable layout with areas of new, publicly open space which can be accessed by a network of safe and segregated footways from two entry points into the site;
- Carefully considered landscaping including the retention of existing trees and hedgerows where possible along with the compensatory native hedgerows and trees and ecological enhancements to integrate the new urban edge into the rural surroundings and make a positive contribution to the existing green and landscape infrastructure and wildlife corridors;
- Provision of a suitable and safe access for all users onto Knaresborough Road and a realigned Moor Road / Knaresborough Road / Hungate junction arrangement;
- Enhancement to existing pedestrian facilities through a new 2 metre wide pedestrian footway along Knaresborough Road and part of Moor Road and a safe crossing point on Knaresborough Road; and
- The necessary assessments and improvements to foul and surface water drainage and highway infrastructure where necessary to ensure there is no added pressures on existing services.

Proposed Site Layout

