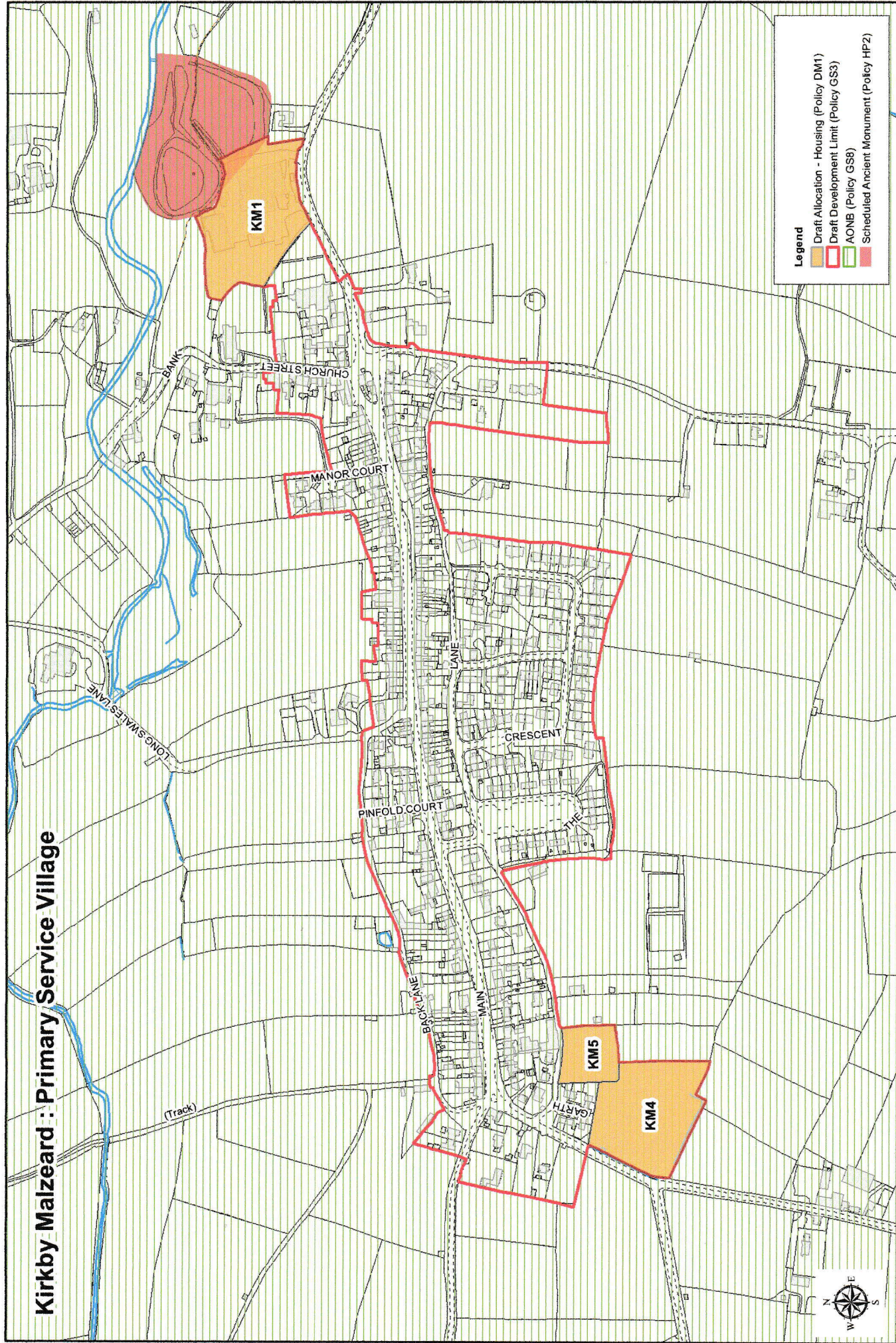


Kirkby Malzeard : Primary Service Village

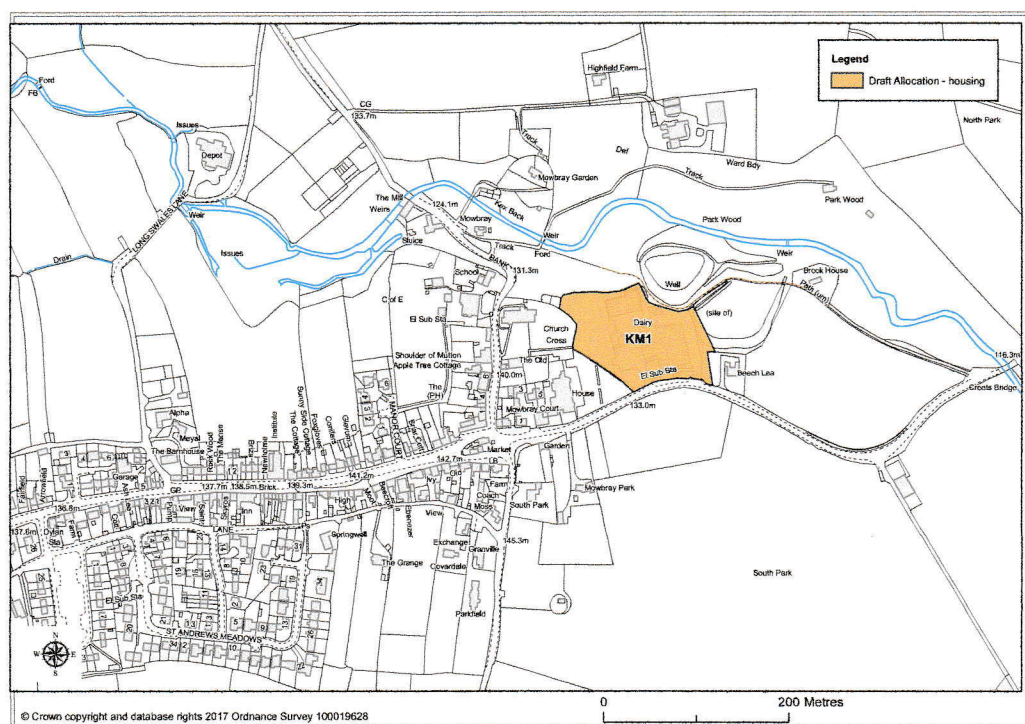


Kirkby Malzeard

Site KM1

KM1: Wensleydale Dairy Products Limited, Kirkby Malzeard

Site Ref	KM1
Settlement	Kirkby Malzeard



Map 10.52 Site KM1

Site Name	Wensleydale Dairy Products Limited, Kirkby Malzeard
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	1.2336
Net site area (ha)	1.11 ⁽¹⁾
Potential yield	16

Site KM1

1. Developable area reduced to reflect need to retain mature trees and protect setting of adjacent ancient monument.

KM1 Site Requirements

KM1 Site Requirements

The development of this site should meet the generic site requirements set out at chapter 10 (paragraph 10.2) as well as the following site-specific requirements:

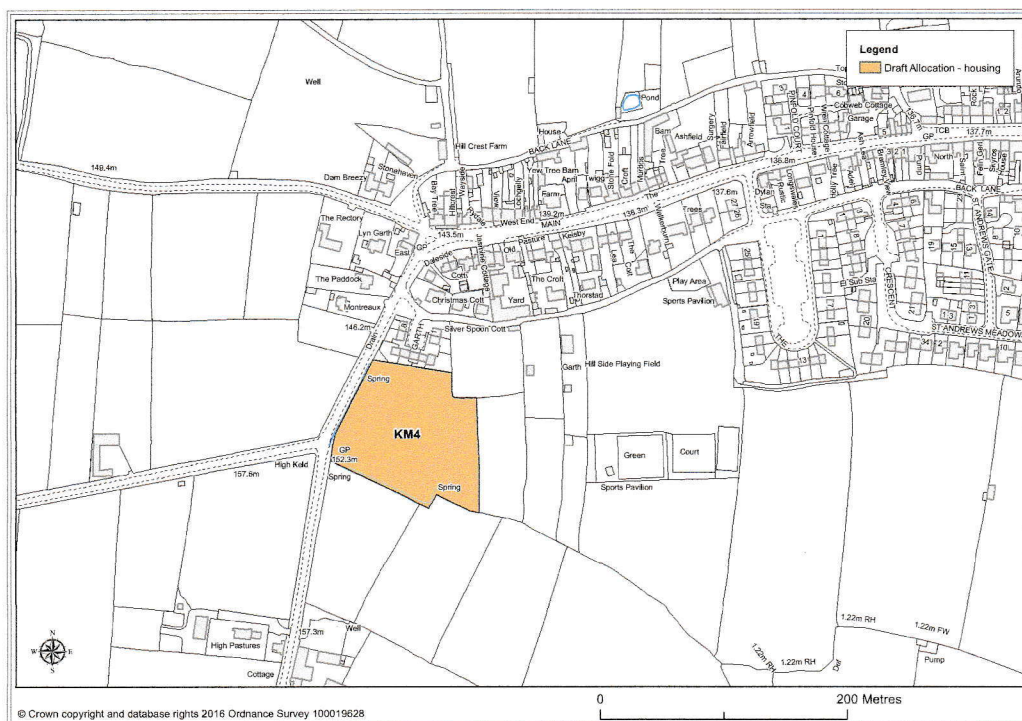
1. The design and layout of development should recognise the sensitive nature of this village gateway site in the Nidderdale Area of Outstanding Natural Beauty; this should include protecting, enhancing and reinforcing those characteristics, qualities and features that contribute to local distinctiveness, with reference to the Kirkby Malzeard Village Design Statement.
2. Mowbray Castle, to the north-east of the site but also partially within the site, is a scheduled monument; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset. This should include taking the opportunity to improve the designated area within the site and its immediate setting, for example, by retaining an area of open land and enhancing interpretation and legibility.
3. Love Lane, an historic pathway that runs within the site along the south-western site boundary, is a non-designated heritage asset; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset.
4. St Andrew's Church, to the west of the site, is a Grade 1 listed building; development of the site should avoid harm to, and seek to enhance, the significance of this very important designated heritage asset, including its setting. Within the setting of the church, in the church grounds, there are several gravestones and a cross that are each Grade 2 listed.
5. Mowbray House and The Old Rectory, both to the west of the site, are Grade 2 listed buildings; development of the site should minimise harm to, and seek to enhance, the significance of these designated heritage assets.
6. Maximise the retention of mature trees on-site, in particular mature native trees, whilst recognising that some loss may be unavoidable; compensate for any loss with new planting of native trees.
7. Enhance existing planting with new planting of native hedgerow and well-spaced native trees along the eastern site boundary to mitigate landscape impacts by filtering views from the east.
8. Provide vehicle, cycle and pedestrian access from Ripon Road
9. Create a footway, utilising the existing highway verge, from the village centre to the entrance of the site that connects with the public footpath that crosses the site close to the southern boundary, adjacent to Ripon Road.
10. Provide pedestrian and cycle links within the site and from the site to connect with village services and facilities. This should include sensitive enhancement of Love Lane and fully investigating the potential for public access to Mowbray Castle.
11. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath that crosses the site close to the southern boundary, adjacent to Ripon Road. This should include new built development being set back from, but facing, the site frontage in order to accommodate the footpath.
12. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement including an archaeological assessment.
 - Site-specific flood risk assessment

Table 10.58 KM1 Site Requirements

Site KM4

KM4: Land south of Richmond Garth, Kirkby Malzeard

Site Ref	KM4
Settlement	Kirkby Malzeard



Site Name	Land south of Richmond Garth, Kirkby Malzeard
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.0500
Net site area (ha)	0.95
Potential yield	23
Related site	The layout of KM4 should ensure there is integration and coherence with adjacent site KM5: Land east of Richmond Garth.

Site KM4

KM4 Site Requirements

KM4 Site Requirements

The development of this site should meet the generic site requirements set out at chapter 10 (paragraph 10.2) as well as the following site-specific requirements:

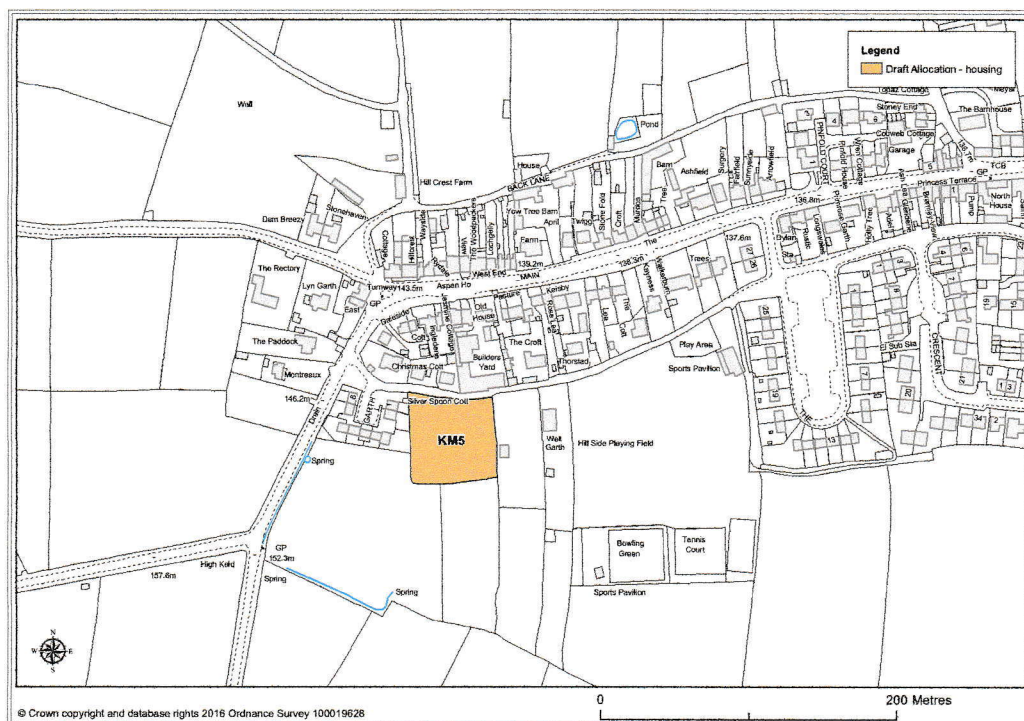
1. The design and layout of development should recognise the sensitive nature of this site in the Nidderdale Area of Outstanding Natural Beauty; this should include protecting, enhancing and reinforcing those characteristics, qualities and features that contribute to local distinctiveness, with reference to the Kirkby Malzeard Village Design Statement.
2. Development should be designed to enhance the approach to the village; this should include frontage dwellings facing onto Main Street/Kirkby Moor Road and taking inspiration from historic buildings at the western end of Main Street.
3. Retain the hedgerow planting and trees on the eastern site boundary. Retain the mature oak tree on the western boundary and maximise the retention of other trees and hedgerow planting along this boundary whilst recognising that some loss will be necessary in order to create suitable access to the site.
4. Retain the hedgerow planting and trees along the southern site boundary; buffer this area with new native shrub and tree planting and a wildflower meadow to significantly enhance habitats.
5. Provide vehicle, cycle and pedestrian access from Laverton Road. Extend the footway on the eastern side of Laverton Road to the site entrance to provide a safe and convenient pedestrian route.
6. The layout of the site will need to provide a suitable route to access site KM5: Land east of Richmond Garth that is capable of providing the main vehicle, cycle and pedestrian access to this adjacent site.
7. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Travel plan
 - Site-specific flood risk assessment
 - Landscape and visual impact assessment
 - Preliminary ecological appraisal
 - Heritage statement

Table 10.59 KM4 Site Requirements

Site KM5

KM5: Land east of Richmond Garth, Kirkby Malzeard

Site Ref	KM5
Settlement	Kirkby Malzeard



Map 10.54 Site KM5

Site Name	Land east of Richmond Garth, Kirkby Malzeard
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.3343
Net site area (ha)	0.33
Potential yield	8
Related site	The layout of KM5 should ensure there is integration and coherence with adjacent site KM4: Land south of Richmond Garth.

Site KM5

KM5 Site Requirements

KM5 Site Requirements

The development of this site should meet the generic site requirements set out at chapter 10 (paragraph 10.2) as well as the following site-specific requirements:

1. The design and layout of development should recognise the sensitive nature of this site in the Nidderdale Area of Outstanding Natural Beauty; this should include protecting, enhancing and reinforcing those characteristics, qualities and features that contribute to local distinctiveness, with reference to the Kirkby Malzeard Village Design Statement having particular regard to the distinctive character of Back Lane.
2. The stone outbuilding in the north-east of the site is a non-designated heritage asset and is locally distinctive; it should be retained where possible.
3. Retain the hedgerow planting along the northern, eastern and western site boundaries, whilst in terms of the latter recognising that some loss will be necessary in order to create suitable access to the site.
4. Introduce a new native hedgerow and well-space new native tree planting along the site's southern boundary.
5. Provide vehicle, cycle and pedestrian access from Laverton Road through the adjacent draft housing allocation KM4: Land south of Richmond Garth.
6. Provide cycle and pedestrian access from Back Lane in order provide a convenient route to the recreational facilities on Back Lane, the wider public right of way network, and the village amenities and services beyond.
7. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Flood risk assessment
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Heritage statement

Table 10.60 KM5 Site Requirements