

Key

- Site Boundary
- Existing contours at 1m intervals
- Proposed northern screening mound contours at 1m intervals
- Existing built development limits
- Existing roads to be re-used
- Proposed vehicular routes, surfaced with recycled crushed material from site, indicative layout shown subject to detailed design.
- Proposed recreational footpaths, surfaced with recycled crushed material from site
- Proposed support facilities buildings (reception/ shop, shower/toilet blocks, cafe/ bar).
- Proposed area for touring caravans and campers
- Proposed area for static caravans
- Existing (E) and proposed ponds, all designed and managed as amphibian habitat
- Existing tree and shrub cover to be retained
- Proposed native species woodland, hedgerow and shrubby understorey planting.
- Proposed close board treated timber screening fence, natural colour.
- Proposed stockproof fence, treated timber posts with straining wires and light pattern stockproof mesh.
- Site of Importance for Nature Conservation (SINC) boundary
- Open mosaic, tussocky grassland, ruderal and woodland fringe habitats, all to be managed in accordance with good nature conservation practice to support species diversity
- Existing agricultural grassland, to be managed as species-rich grassland
- Informal recreation and dog off leash zones. Dogs to be kept on leash in all other zones outside the development footprint.

Design Approach

Based on the parameters plan, this indicative masterplan has been prepared to illustrate the potential layout of the site.

The proposed scheme would re-develop the former mine site as a leisure proposal. The site would be developed as a visually self-contained scheme using existing landform and vegetation cover combined with new landscape interventions, to create three distinct character zones:

- Woodland, developed amongst existing mature trees and woodland cover at the western edge of the site;
- Bowl, developed across the flat, enclosed bowl created by the former pithead within the middle of the site, with a light woodland character to be created;
- Valley, formed along the valley landform created by mining to the south and east of the site, with a more open character and retained as an open mosaic habitat, reflecting existing SINC designation of the area.

The Woodland area would contain touring caravan and camper van uses whilst the Bowl would hold static caravans. Depending on market requirements part of the Woodland or Bowl areas may be used to accommodate lodges. An informal landscape buffer, incorporating tree planting, ponds and species-rich grassland would be provided to create separation between the Bowl and Valley zones.

The scheme would be constructed in phases, broadly from west to east, with part of the Woodland and Bowl character zones being initially developed, supported by appropriate facilities buildings. The pace of implementation would be dependent on market conditions and the demand for each type of accommodation.

Existing hard surfaces and foundations would be broken out and existing buildings demolished. Arisings would be crushed and graded as recycled aggregate for use within the site with any surplus exported to market.

Access to the development would be from the A19, utilising the existing New Road junction and road. Existing approach roads within the site would be retained and extended using recycled site aggregate to create an informal network of stone surfaced routes allowing vehicle access to accommodation and pitches. Pitches, parking areas and footpaths would also be surfaced with recycled site aggregate.

Site facilities buildings would be low key, only containing uses typically required to support this type of leisure development. These uses would include a reception and small shop at the site entrance, toilet/ wash blocks and a possible cafe/ licensed bar, all set within the Woodland zone. Architectural design of the facility buildings would either be of traditional red brick and red pantile construction (as seen at Sheepwalk Farm) or contemporary design incorporating natural and/or visually recessive materials (for example timber clad walls with cedar shingle or matt aluminium zinc roof cladding). Crushed stone and precast concrete paver surfaces would provide local access to facility buildings.

A series of informal footpaths would be created through the site, with links to the surrounding public right of way network and providing access to nearby villages including Escrick and Wheidrake. Existing public rights of way running through the site would be retained on their existing alignments.

Utility supplies would either re-use or adapt existing facilities or would be brought to site via the existing access road. Waste water management would involve adaptation or replacement of the existing treatment plant and would utilise existing outfall arrangements.

Part of the site, including a section of the access road, lies within the 100-year flood zone associated with Bridge Dike. Road levels would be raised locally and compensatory flood storage capacity provided within fields west of Bridge Dike. No permanent structures would be placed within the floodplain; however, parts of the floodplain would be used for mobile caravan/ camper van pitches.

The site landform would mostly be retained as existing. Localised regrading would be undertaken to remove occasional mounds and stockpiles, form ponds and to create level platforms for accommodation plots. Existing landscape mounds within the Woodland area would be regraded to shallower gradients where necessary to allow access to pitches. A small extension of the northern mound, with associated close board fencing and screen planting, would be provided, to improve visual screening and privacy for properties to the north of the site, as agreed with residents.

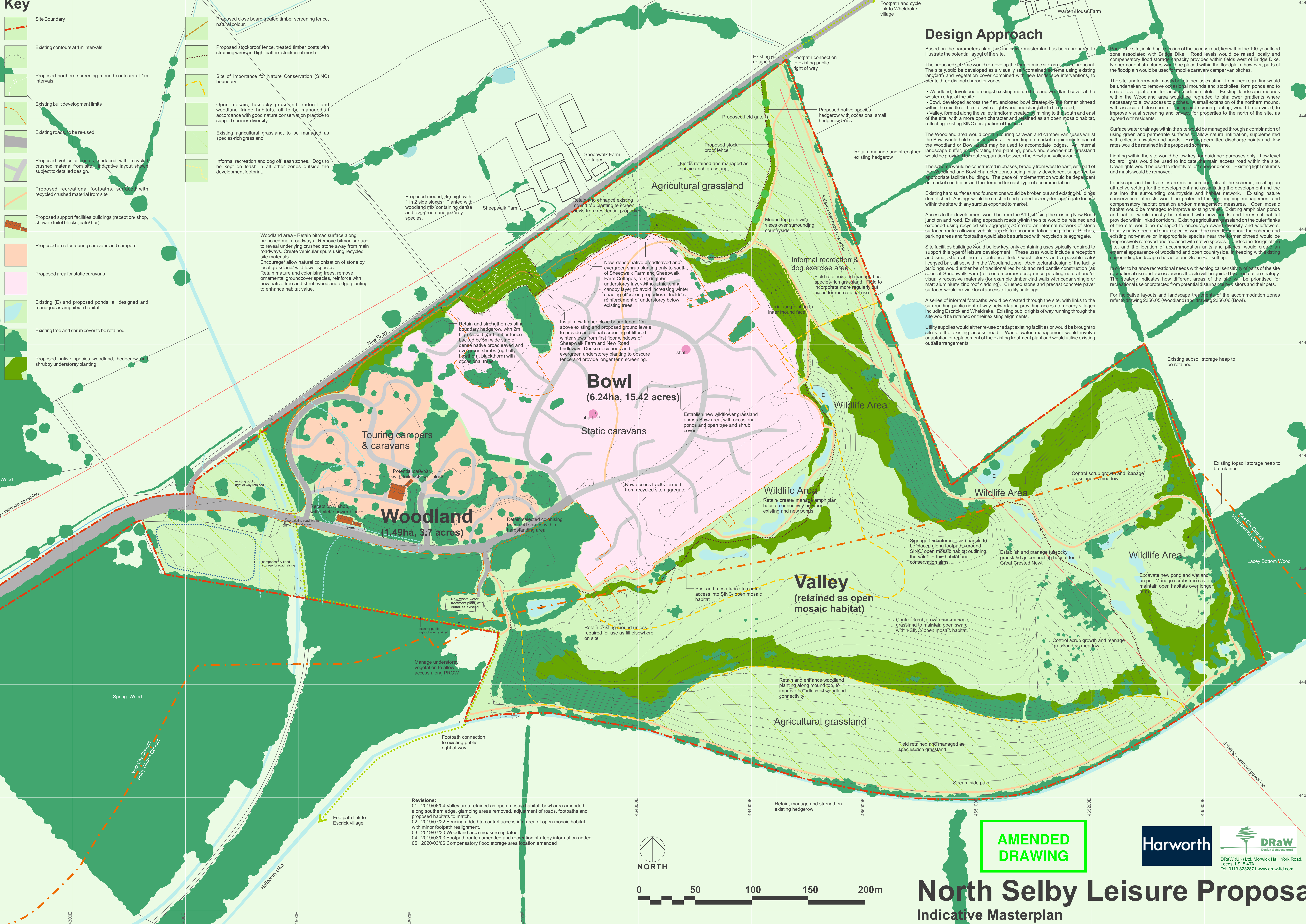
Surface water drainage within the site would be managed through a combination of using green and permeable surfaces to allow natural infiltration, supplemented with collection swales and ponds. Existing permitted discharge points and flow rates would be retained in the proposed scheme.

Lighting within the site would be low key, for guidance purposes only. Low level bollard lights would be used to indicate the main access road within the site. Downlights would be used to identify toilet/shower blocks. Existing light columns and masts would be removed.

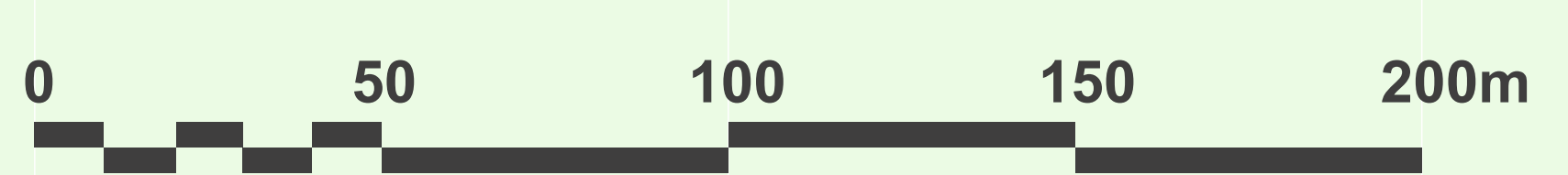
Landscape and biodiversity are major components of the scheme, creating an attractive setting for the development and assuaging the development and the site into the surrounding countryside and habitat network. Existing nature conservation interests would be protected through ongoing management and compensatory habitat creation and/or management measures. Open mosaic habitat would be managed to improve existing value. Existing amphibian ponds and habitat would mostly be retained with new ponds and terrestrial habitat provided within linked corridors. Existing agricultural grassland on the outer flanks of the site would be managed to encourage sward diversity and wildflowers. Locally native tree and species would be used throughout the scheme and existing non-native or inappropriate species near the former pithead would be progressively removed and replaced with native species. Landscape design of the site, and the location of accommodation units and pitches, would create an overall appearance of woodland and open countryside, keeping with existing surrounding landscape character and Green Belt setting.

In order to balance recreational needs with ecological sensitivity aspects of the site recreational use and access across the site will be guided by a recreation strategy. This strategy indicates how different areas of the site will be prioritised for recreational use or protected from potential disturbance by visitors and their pets.

For indicative layouts and landscape treatments of the accommodation zones refer to drawing 2356.05 (Woodland) and drawing 2356.06 (Bowl).



Revisions:
 01. 2019/06/04 Valley area retained as open mosaic habitat, bowl area amended along southern edge, glamping areas removed, adjustment of roads, footpaths and proposed habitats to match.
 02. 2019/07/22 Fencing added to control access into area of open mosaic habitat, with minor footpath realignment.
 03. 2019/07/30 Woodland area measure updated.
 04. 2019/08/03 Footpath routes amended and recreation strategy information added.
 05. 2020/03/06 Compensatory flood storage area and retention amended



AMENDED DRAWING

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North Selby Leisure Proposal

Indicative Masterplan

Scale: 1:1000 @ A0 Date: November 2018 Drawing Number: 2356.04 Revision: 05