

## **Charlotte Bogg**

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**From:** Lilian Coulson  
**Sent:** 13 December 2015 18:02  
**To:** Rachael Balmer; Charlotte Bogg  
**Subject:** Potential Development Sites - Sites Consultation November - December 2015 - Preferred Site  
**Attachments:** Letter RDC re Local Plan Sites Document consultation Dec 15.pdf; Sites Document reps to RDC - agent letter.pdf; Phase 2 - Sketch Layout - AP.180.101 (1.300 Scale) - Updated 12.10.15.pdf

Mrs Balmer

### **Site 638: Land East of Low Moorgate / North of Manor View, Rillington**

Please find attached representations on behalf of the landowners for the above site. I also attach a copy of the the architect's draft layout for the site, together with a letter from an experienced Malton estate agent confirming the developability and deliverability of the site.

I would be grateful if you would confirm receipt of these representations, with attachments.

Many thanks

Kind regards  
Lilian

**Lilian Coulson Planning Consultant**



Mrs Rachael Balmer  
Forward Planning Officer  
Ryedale District Council  
Ryedale House  
Old Malton Road  
Malton  
YO17 7HH

My Ref: **Rillington**

10 December 2015

Dear Mrs Balmer

**Ryedale Plan: Local Plan Sites Document – Preferred site  
Site 638: Land East of Low Moorgate / North of Manor View, Rillington  
On behalf of Mr J B Cook**

I write further to your letter dated 30 October 2015. You confirm that the above site has performed well through all three stages of the Site Selection Methodology, as well as in terms of the level of development to be attributed to each Service Village, bearing in mind recent permissions and completions. However, as you rightly say, the Council requires assurance that the sites such as this which are proposed as allocations in the Local Plan Sites Document are indeed deliverable and developable, and are capable of ensuring the objectives of the Local Plan Strategy are met.

I am pleased to confirm that more detailed knowledge about the site's developability and deliverability is known at this stage than is generally available for sites put forwards for allocation. As you are aware, planning consent has already been granted for the front portion of the proposed Preferred Site (ie that land within the existing adopted Ryedale Plan development limits). You will note from my previous letter to you (dated 20 May 2014) that my client Mr Cook takes his responsibilities as a landowner extremely seriously and has already proved that he is willing to comply with adopted Council policy and would provide a quality development that will enhance Rillington as a Service Village, should this land be allocated for housing. The front portion of Site 638 with the benefit of an Outline Planning consent granted 17 March 2014 is for the development of 10 new dwellings. This provides a range of size and tenure houses, including the full affordable housing requirement. At the Planning Committee meeting, members complemented the design of the development and the houses contained within it and the streetscape drawing was specifically approved as part of the application drawings to ensure that this same quality can be secured at Reserved Matters stage. The planning work supporting the application included consultation with a full range of statutory consultees, including environmental and ecological issues, which ensured that appropriate conditions were attached to the planning consent. The Flood Risk Assessment and Drainage Report confirmed that the site is within Flood Zone 1 which is the first priority for site searches and that a Sustainable Urban Drainage Scheme (SuDS) could be utilised, in accordance with good practice. And, most importantly, the design was highways led to ensure that appropriate access to both the short-term and longer-term land could be provided (without the use of any 3<sup>rd</sup> party land) in a way that was environmentally sensitive and yet could guarantee deliverability.

We previously noted your statement that allocations for residential development in the Service Villages will purely be for that use and that other adopted policies of the Council will be applied to any planning application, including those that have financial implications. We also noted the changing regime that the introduction that CIL will bring, but are not unduly concerned because, as you said, the Council will not apply (and should not adopt) policies in a way that will make developments unviable. The CIL level that is introduced will have to be tested and found sound before it can be adopted, and will need to have taken account of other Council policies that are intended to be introduced, such as the energy hierarchy and delivering the highest standards of sustainable building that are feasible and viable on the site (including any requirement for renewable energy) that you quoted. Likewise these policies (and others) will need to accord with Government guidance at the time that they are applied. The provision of affordable housing will have specific financial implications for landowners and is an important issue for the Council given the need for affordable housing in the Service Villages. Likewise, the adoption of sustainable drainage systems will need to be in accordance with Government advice and good practice, and therefore will not be expected to undermine the viability of schemes or other planning objectives. Given these points and the Council's intention to secure good practice, we have every confidence that the Council's requirements of the Local Plan Strategy will equally be met for this 2<sup>nd</sup> phase, as will an appropriate application of CIL.

To provide an update regarding progress of the rear portion of the site, my client has now entered into a joint development agreement with the adjoining landowner and together (led by my client Mr Cook) they have commissioned me to prepare an Outline planning application for the remainder of the site. In order to assist, I will respond to your enquiries seeking confirmation about the deliverability capability of the site as follows:

- Layout considerations, including whether any areas need to be excluded from the development area – please find the proposed draft layout for the combined site attached: drawing no. AP.180.101 (updated 12.10.15). This shows the Phase 1 site with the benefit of planning permission in colour, with the Phase 2 proposals shown in black and white. This confirms that a total of 25 dwellings will be developed, including affordable housing as required.
- Drainage – Flood Risk and Drainage Feasibility Reports are currently being finalised by our Drainage Consultant. Following ground investigations and soakaway tests, these confirm, as per Phase 1, that soakaways will be suitable for both plot and highways drainage and therefore that a SuDs scheme will be provided, in accordance with latest Government preferred policy. The site again falls with Flood Zone 1 (ie there is no flood risk) and therefore meets the sequential test for preferred locations for housing.
- As per Phase 1, there are no special archaeological features within the site area.
- Likewise, an Ecological Assessment has confirmed that there are no ecological constraints to development. The Arboricultural Report has identified those trees and hedges of merit to be retained, with new planting proposed to enhance the proposed development's ecological value.
- Regarding access, we would remind you that the access road for the approved Phase 1 development was designed in consultation with highways officers of North Yorkshire County Council and the detailed design was specifically chosen to enable future growth of this scale. It is an approved NYCC design (see NYCC Highways Design Guide) that is capable of taking 25 dwellings and the acceptability of the site being extended in the future (in highways terms) was agreed at pre-application stage. Hence the joint proposals for the whole site (ie Phases 1 and 2) are for 25 dwellings. (In the longer term, if NYCC accept that additional dwellings can be accommodated with no demonstrable harm, then any adjoining landowner can link into the adopted road system with landowner agreement.) To reconfirm, all land required for the access and development for Phases 1 and 2, including any visibility splays, is totally within the control of my client and his development partner and all such land needed to implement the approved development will be transferred to a developer once the Phase 2 consent is achieved and the combined site sold.

The draft layout plan attached shows how Site 638 (Phases 1 and 2 together) could be developed in an attractive way which we believe can help to meet the housing needs of Rillington in the forthcoming LDF Plan period. The draft layout reconfirms the site area previously provided to you but

differentiates between the land that now has the benefit of planning permission (Phase 1) (an area of approx. 1.04 acres / 0.42 ha) and that which is available and deliverable and developable as a Phase 2 extension (an area of approx. 1.77 acres / 0.72 ha). The main planning and technical reports supporting the Phase 1 application showed that the development had been designed to be capable of extension in the future, subject to the further land being allocated for residential development or the Council not having a 5 year housing land supply. The draft consultants' reports received to date for the proposed Phase 2 development all confirm that which has already been approved by the Planning Committee for the Phase 1 development. Despite the Council's new requirement for CIL (as discussed above), we are not currently aware of any reason why the Council's policy requirements will not be met or indeed why the site should not be viable or deliverable.

We note your request for confirmation of developer interest, as being a strong indicator that the site is capable of being developed. This is equally important for my clients, as they would not wish, as private individuals, to bear the substantial costs of achieving two separate satisfactory planning consents until they were likely to be successful and profitable in due course. For this reason, we have worked in consultation with one of Ryedale's most well regarded estate agents, Rounthwaite & Woodhead, who have longstanding experience of both house and land sales and consequently have good contacts within the development industry. Please find their letter attached which states: *'I have spoken to a number of house building clients and contacts and anticipate good demand for this site when it is put to the market, not only from medium sized developers, but also interest from the larger house builders and developers, a number of which have had good recent experience in Ryedale. It is some years since there has been a site of this size available for development in Rillington and my expectation is that there will be a positive response to marketing.'*

They conclude: *'I understand that Ryedale Council is asking, as part of the Local Plan work, for confirmation that any housing sites allocated will be delivered. I would be happy for you to forward them this letter to provide them with the confirmation that, in my Company's longstanding professional experience of the area, there will be strong developer interest and I am confident that the site will be successfully marketed and developed in due course. They will want to ensure that it is capable of providing the housing and planning gain sought, and I would advise that the marketing and sale of the enlarged development of 25 dwellings with the requisite planning consents at an early date should ensure that this is achieved.'*

To conclude, I can confirm that the site, if allocated for housing, would be available, deliverable and capable of meeting the Council's policy objectives in the short-term. The approved Phase 1 development now provides a suitable access for the remaining adjoining land (having been designed to have a capacity for 25 dwellings) and other technical and planning requirements will be met (as per Phase 1) to ensure that a sustainable development that reflects the rural character of the Service Village can be delivered on the Phase 2 site in due course. Following the receipt of draft consultants reports currently being prepared in readiness for the Phase 2 application, we can confirm that there are no known ownership, planning or technical constraints either for the approved Phase 1 development or the Phase 2 land. We previously provided you with the approved Site Layout and Streetscape Elevations for the Phase 1 development and the draft layout attached confirms that the Phase 2 land would extend the scheme in a similar way. There is now a joint development agreement in place for the two landholdings concerned and I am now instructed to also act on behalf of the adjoining landowner (Mr Garraton) to jointly promote the comprehensive extension of the land and to obtain planning permission for the Phase 2 site at an early date, following which the site will be marketed. There are therefore no legal or ownership constraints that would prohibit the site coming forward or a policy compliant permission being achieved at an early date.

As per the Phase 1 consent, my client (who will lead the planning process, given that he controls the access) is aiming to provide a quality development that is policy compliant and is supported by the local community. I would remind you that we previously undertook pre-application discussions with Rillington Parish Council and outlined our proposals to them of both the Phase 1 and Phase 2 development, and they were supportive in principle. They understood that as a Service Village they will need to take some development and had no objection to the size of the site proposed which reflects the scale of the settlement. They were happy to receive a large commuted sum to enhance their existing play facilities (in lieu of on-site POS) and supported the provision of the affordable

housing on-site (we improved the tenure mix and house size mix following our meeting) and liked the design of the proposed housing on the Phase 1 land. It is our intention that the Phase 2 site would be similarly policy compliant and we would again undertake pre-application discussions with the Parish Council to obtain the support of the local community.

Please do not hesitate to contact me if you require any further information.

Yours sincerely

Lilian Coulson

Enclosed / attached: Proposed draft layout AP.180.101 (updated 12.10.15).  
Sites Document reps to RDC – agent letter (from Rounthwaite and Woodhead)

ROUNTHWAITE



WOODHEAD

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Mrs Lilian Coulson, Planning Consultant  
BA (Hons) MRTPI  
Chestnut House  
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Escrick  
YORK YO19 6JU

9 December 2015

Dear Mrs Coulson

**Re Proposed housing allocation: land east of Low Moorgate and north of Manor View, Rillington (Site 638)**

I understand you are shortly to submit a second planning application for the 2<sup>nd</sup> phase of proposed development, following the consent already achieved for Phase 1 of 10 dwellings on the front portion of the above site adjacent to 56 Low Moorgate.

As you know, I am well acquainted with the site having had involvement with 56 Low Moorgate for many years. You also previously asked my Company's advice on the housing mix proposed for the Phase 1 development, as you have recently also done for the proposed Phase 2 development. This was undertaken to ensure that any consent achieved would be of interest to the market and therefore developable and deliverable at an early date.

For background, I have practiced in this area for over 30 years. Rounthwaite and Woodhead is a well regarded professional Ryedale estate agency with offices in Malton, Pickering and Kirkbymoorside. Our main areas of operation are house sales, house lettings, house purchasing and surveys. We also sell/lease commercial properties and sell sites with planning consent, including housing land to developers.

Properties in Rillington are generally marketed from our Malton office, and we have longstanding experience and knowledge of the village. In our opinion, Rillington is a popular and well served village, and this part of the village around Low Moorgate is the most desirable, being located well away from the A64 and with good open aspect.

The original Phase 1 scheme for 10 dwellings is attractive in its own right. However, the proposal for 25 dwellings provides an interesting mix and, from a marketing point of view, in my opinion a better proposition. I therefore advised holding off selling the Phase 1 site until the 2<sup>nd</sup> phase had achieved consent, as I consider that the comprehensive development of 25 dwellings will be far more attractive to a range of medium and larger size builders, and therefore is more likely to come forward at an early date. It will also be a size site that will be attractive to a range of house purchasers who are seeking a new home in a village with a good range of services, as well as to those seeking to trade up or downsize and stay within Rillington.

**Estate Agents, Valuers and Surveyors**

Partners:- Jon Rounthwaite BSc. M.R.I.C.S. Nicholas Woodhead

Also at:- Market Place, Pickering Tel: (01751) 472800 & 26 Market Place, Kirkbymoorside Tel: (01751) 430034

**www.rounthwaite-woodhead.co.uk**

I have spoken to a number of house building clients and contacts and anticipate good demand for this site when it is put to the market, not only from medium sized developers, but also interest from the larger house builders and developers, a number of which have had good recent experience in Ryedale. It is some years since there has been a site of this size available for development in Rillington and my expectation is that there will be a positive response to marketing.

I am aware that the landowners do not wish to restrict themselves by entering into an Option agreement with a developer at this time. This is partly due to the split timing of achieving consent for the development phases, but they also wish to keep control over the quality of what is being promoted, given that two existing houses that will be retained by them lie adjacent to the site. However, from the discussions that I have had to date, and my Company's experience and contacts in the area, I would advise that this will be beneficial for the site coming forward, as a wider range of developers will be interested in acquiring the larger site at an early date. Given the limited number and size of sites that will be available in Malton area, those wishing to develop a medium size site appealing to the Malton more rural market, will find this site attractive and I am confident that I could market it successfully for you.

I understand that Ryedale Council is asking, as part of the Local Plan work, for confirmation that any housing sites allocated will be delivered. I would be happy for you to forward them this letter to provide them with the confirmation that, in my Company's longstanding professional experience of the area, there will be strong developer interest and I am confident that the site will be successfully marketed and developed in due course. They will want to ensure that it is capable of providing the housing and planning gain sought, and I would advise that the marketing and sale of the enlarged development of 25 dwellings with the requisite planning consents at an early date should ensure that this is achieved.

I hope this provides you with the information you require.

Yours sincerely

**Jon Rounthwaite**  
**Rounthwaite & Woodhead**



# Proposed Residential Development On Land At, 56 Low Moorgate, Rillington, Malton. YO17 8JW

Code	Description	Area (sqm)	Volume (cu m)
A Type	3 Storey 3 Bed Semi Detached	100.00	100.00
B Type	2 Storey 2 Bed Semi Detached	80.00	80.00
C Type	1 Storey 1 Bed Semi Detached	60.00	60.00
D Type	1 Storey 1 Bed Detached	40.00	40.00
E Type	1 Storey 1 Bed Detached	40.00	40.00
F Type	1 Storey 1 Bed Detached	40.00	40.00
G Type	1 Storey 1 Bed Detached	40.00	40.00
H Type	1 Storey 1 Bed Detached	40.00	40.00
I Type	1 Storey 1 Bed Detached	40.00	40.00
J Type	1 Storey 1 Bed Detached	40.00	40.00
K Type	1 Storey 1 Bed Detached	40.00	40.00
L Type	1 Storey 1 Bed Detached	40.00	40.00
M Type	1 Storey 1 Bed Detached	40.00	40.00
N Type	1 Storey 1 Bed Detached	40.00	40.00
O Type	1 Storey 1 Bed Detached	40.00	40.00
P Type	1 Storey 1 Bed Detached	40.00	40.00
Q Type	1 Storey 1 Bed Detached	40.00	40.00
R Type	1 Storey 1 Bed Detached	40.00	40.00
S Type	1 Storey 1 Bed Detached	40.00	40.00
T Type	1 Storey 1 Bed Detached	40.00	40.00
U Type	1 Storey 1 Bed Detached	40.00	40.00
V Type	1 Storey 1 Bed Detached	40.00	40.00
W Type	1 Storey 1 Bed Detached	40.00	40.00
X Type	1 Storey 1 Bed Detached	40.00	40.00
Y Type	1 Storey 1 Bed Detached	40.00	40.00
Z Type	1 Storey 1 Bed Detached	40.00	40.00



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**Mr J B Cook**

PRELIMINARY

Proposed Phase 2  
 (Including Phase 1)

Scale: 1:300 @ A1  
 Date: October 2015  
 No: AP-180-101

Proposed Phase 2 Sketch Layout Plan (Combined With Phase 1).  
 Based On: Holden Surveys Ltd Topographical Survey Drawing - APPS-04-Rillington - Carried Out 2nd May 2012 & Updated & Re-visited A Survey Dated 9th June 2015 To Include Additional Land

