

Charlotte Bogg

From: Paul Butler
Sent: 14 December 2015 10:15
To: Charlotte Bogg
Cc: Chris Patmore
Subject: Ryedale Local Plan Sites Consultation - Land at Beckett Close, Nawton - Site Ref. 252
Attachments: 967.01 Proposed Site Location Plan 14.12.15.pdf; 967.Proposed Development Principles 03.12.15.pdf; Ryedale Sites Local Plan - Land at Beckett Close, Nawton - Wharfedale Homes - December 2015.pdf

Dear Jill & Rachael,

We write on behalf of our client Wharfedale Homes to provide Ryedale District Council (RDC) with further information in respect of the deliverability of their land interest at Beckett Close, Nawton, which we propose to be considered as a potential housing land allocation within the emerging Ryedale Sites Local Plan.

We trust that the information provided will be taken into consideration in the preparation of the Ryedale Sites Local Plan and specifically RDC's decisions in respect of future housing allocations.

Should you need any further information or wish to discuss any of the points made in these representations further, please do not hesitate to contact me.

Kind regards,

Paul

Paul Butler
Director



PB Planning



Mrs Rachael Balmer
Planning Officer
Forward Planning and Conservation
Ryedale District Council
Ryedale House
Malton
North Yorkshire
YO17 7HH

7th December 2015

Dear Rachael,

RYEDALE SITES LOCAL PLAN – LAND AT BECKETT CLOSE, NAWTON – WHARFEDALE HOMES - SITE REF. 252

We write on behalf of our client Wharfedale Homes to provide Ryedale District Council (RDC) with further information in respect of the deliverability of their land interest at Beckett Close, Nawton, which we propose to be considered as a potential housing land allocation within the emerging Ryedale Sites Local Plan.

The Beckett Close, Nawton site comprises a 0.94 hectare field located immediately adjacent to the built up area of Nawton. Enclosed with this submission is a Site Location Plan which clearly identifies the site's location in respect of the existing settlement area. The site is surrounded by existing residential development located to the north and east, whilst also having strong defensible landscape boundaries to the south and to the west. Beyond the adjacent fields to the site there are residential properties located to the west of the site and a holiday cottage business located to the south of the site.

The site is located within 400m from the number of services and facilities located within the centre of Beadlam and Nawton. Of particular note Ryedale School (secondary education) is located within walking distance from the site. The site can be accessed via the existing highway of Beckett Close. With regards to the site's location in relation to public transport modes other than the private car, the site is located within 200m from bus stops located on the A170 road. The site is also located in Flood Risk Zone 1.

Nawton is identified alongside Beadlam as a Service Centre/Service Village in Policy SP1 of the adopted Ryedale Local Plan Strategy Document, where, due to the village's role and function, it is appropriate to focus a reasonable level of housing development. The document identifies that key considerations in respect of the identification of development sites within an identified Service Village will include the following:-

- *Whether the Village contains a school; a convenience store or food shop which offers basic food for the preparation of a meal; a reasonable daily bus service which would enable residents to access employment facilities, shops and community and educational facilities at higher order settlements.*
- *Sites which would support access on foot to centrally located shops, services and facilities; are compatible with neighbouring land uses; avoid adverse impacts on interests of acknowledged importance; can be accommodated without detriment to the character of the settlement and its setting; and satisfactorily address highway capacity and safety.*

It is our view that the Beckett Close, Nawton site would fulfil each of the identified characteristics.

Policy SP2 of the Local Plan Strategy document provides guidance on the distribution of new homes within the Ryedale district. Service Villages are allocated approximately 10% of all new homes, equating

to circa 300 new homes. Through a simple equation it could be argued that when dividing the 300 homes equally between the 10 identified Service Villages, it can be assumed that approximately 30 new dwellings could be allocated within Beadlam and Nawton.

However, on account of the Council's assessment criteria for identifying development sites, set out above, it is considered that Beadlam and Nawton would score higher than a number of the other Service Villages and accordingly should be allocated more than 30 dwellings over the plan period in order to ensure that the District delivers sustainable housing growth in the future. Especially when other characteristics such as local landscape designations are considered i.e. Nawton is not located in the North York Moors National Park, the Howardian Hills Area of Outstanding Natural Beauty or other areas of High Landscape Value located within the District.

On account of the policies contained within the Ryedale Local Plan Strategy document, it is our view that there are no detailed/technical planning policy matters that would preclude the development of the site.

Enclosed with this letter is a Proposed Development Principles planning layout, which identifies the key characteristics of the development proposals. The drawing identifies the following key elements:-

- A size, layout and configuration capable of supporting a sustainable housing scheme of up to 30 homes providing the ability to meet a range of housing needs;
- The delivery of a contribution to meeting affordable housing needs of 11 homes or 35% based on the District's current planning policy requirements;
- Appropriate vehicular access can be taken from Beckett Drive, with new proposed pedestrian and cycle connections to existing linkages to the north of the site; &
- The provision of enhanced boundary landscaping along the western and southern boundaries of the site.

On account of the above, we consider that the enclosed Proposed Development Principles planning layout demonstrates that the proposed development of the site could achieve a high standard of design that protects and enhances the local area's setting and character.

In addition we believe that the site can be considered a logical extension to the settlement area of Nawton, with the site being largely enclosed on all sides. It is considered that other potential housing sites in the settlement would not benefit from similar defensible boundaries and would have more of an impact on the countryside.

DELIVERABILITY ASSESSMENT

In accordance with Footnote 11 of Paragraph 47 of the National Planning Policy Framework, the site can therefore be considered as a Deliverable residential development site on account of:-

Suitability

The site is located in a suitable location for residential development now. As identified above, a sustainable development can be delivered at the site with pedestrian and cycle access to existing services, facilities and public transport. A suitable access can be provided from existing highways and there are no technical constraints, including drainage matters, which would preclude the development of the site for residential use.

Availability

The site is available for development now. The site is available for residential development as there are no legal or ownership constraints as Wharfedale Homes have an interest in the site and by virtue of this submission are expressing an intention to develop the site for residential use.

Achievability

A viable housing development can be delivered on the site within the next 5 years. Wharfedale Homes are seeking to develop the site for residential use. Prior to the progression of development sites they undertake a thorough marketing and economic viability assessment for each site, including an assessment of any site specific abnormal costs. The site is considered to be achievable for residential development now as there is a realistic prospect that the site can deliver new homes within the next 5 years.

Deliverability Conclusion

The site can be considered a deliverable residential development site and its release would deliver significant economic and social benefits in the form of:-

- Construction Investment to the area;
- Creation of direct & indirect employment opportunities;
- A mix of homes to deliver identified housing needs;
- Social infrastructure investment to the area through Community Infrastructure Levy payments;
- Increased expenditure from residents to the area; and
- Council Tax payments & New Homes Bonus payments which will help to sustain Council's services.

Our assessment findings in relation to the site's deliverability corroborates RDC's own assessment undertaken in their selection of preferred housing sites as part of the current consultation process in which the site was identified as:-

A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site specific considerations.

In addition, RDC's Strategic Housing Land Availability Assessment (SHLAA), which was prepared in October 2009 as part of their emerging Local Plan evidence base, identifies the site as being a 'Category 1' deliverable residential development site with the potential to provide 27 dwellings.

'Category 1' sites are identified in the SHLAA as having minimal development constraints and are considered to be suitable, available and achievable for development within the next five years. The Council's own evidence base therefore identifies that the site is a deliverable residential development site.

COMPARISON WITH RDC PROPOSED HOUSING OPTIONS

The Council have only identified four potential housing allocations within the identified Service Villages as follows:-

- Site 51 - Pecketts Yard, Sheriff Hutton (circa 15 units)
- Site 430 (incorporating site 464) - Land East of the Balk and south of Aspen Way, Slingsby (Circa 73 units max)
- Site 638 (including previous site submission references 176/286/291/292/536) - Land to east of Low Moorgate and north of Manor View, Rillington (circa net additional 17 units)
- Site 8 - Land to east of properties on Main Street and north of St Helen's, Amotherby (circa 19 units)

Of the four identified sites above we consider there to be one anomaly, *Land East of the Balk and south of Aspen Way, Slingsby (Circa 73 units max)*. Whilst we agree that the level of new homes to be distributed to each of the Service Villages shouldn't be attributed from a purely quantitative assessment

(i.e. 30 dwellings each), we consider that specific regard should be given to Policy SP1 of the Local Plan Strategy document which sets out how development sites will be identified by the Council.

On account of the additional level of facilities that are available within Beadlam and Nawton and the reduced impact on the character of the Village and the wider landscape setting, it is our view that the Nawton site should be allocated in exchange for a proportion of the preferred site in Slingsby, or indeed allocated in addition to it given that it can be considered a more sustainable and deliverable residential development site.

We believe that there is a strong argument for the future allocation of the Beckett Close, Nawton site for residential development within the Sites Local Plan document on account of the following planning considerations:-

- There are a number of local services and facilities available within proximity of the site. With particular focus on Ryedale School;
- There are no known technical issues that would preclude the development of the site;
- The site would not have an adverse impact of the character of the Village or the wider landscape setting due to its location in the context of the Village's settlement form.

As identified above, the factors identified above were also noted by RDC in their own assessment of the site, which scored the site as being a deliverable residential development site.

Though we have not undertaken a full deliverability assessment of the preferred site in Slingsby, there is a strong argument that the Beckett Close, Nawton site should be allocated in exchange for half of the site on account of the additional level of facilities that are available within Beadlam and Nawton, and a reduced impact on the character of the Village and the wider landscape setting.

Furthermore, it is our clear view that a settlement of the size of Beadlam and Nawton, with the range of facilities it contains, should receive an additional housing allocation over the remaining plan period. Especially given that developments of a scale of circa 30 homes are required to viably deliver benefits to the local area, which would importantly include affordable housing.

Finally, there is also the argument that the Beckett Close, Nawton site relates to only 30 dwellings, just 1% of the District's identified housing needs, a scale which would not be detrimental to the spatial strategy of the District and thus the site could be allocated without the need to reduce the size or lose other proposed allocations across the District. Its allocation could also provide further flexibility should other potential sites not prove deliverable in future years.

CONCLUSION

Based on the justification provided above and the accompanying documents it is considered that Wharfedale Homes' Beckett Close, Nawton proposals will create a sustainable, high quality and accessible development which will provide significant social and economic benefits to Beadlam and Nawton and the wider Ryedale District area.

We trust that the information provided will be taken into consideration in the preparation of the Ryedale Sites Local Plan and specifically RDC's decisions in respect of future housing allocations.



Should you need any further information or wish to discuss any of the points made in these representations further, please do not hesitate to contact me.

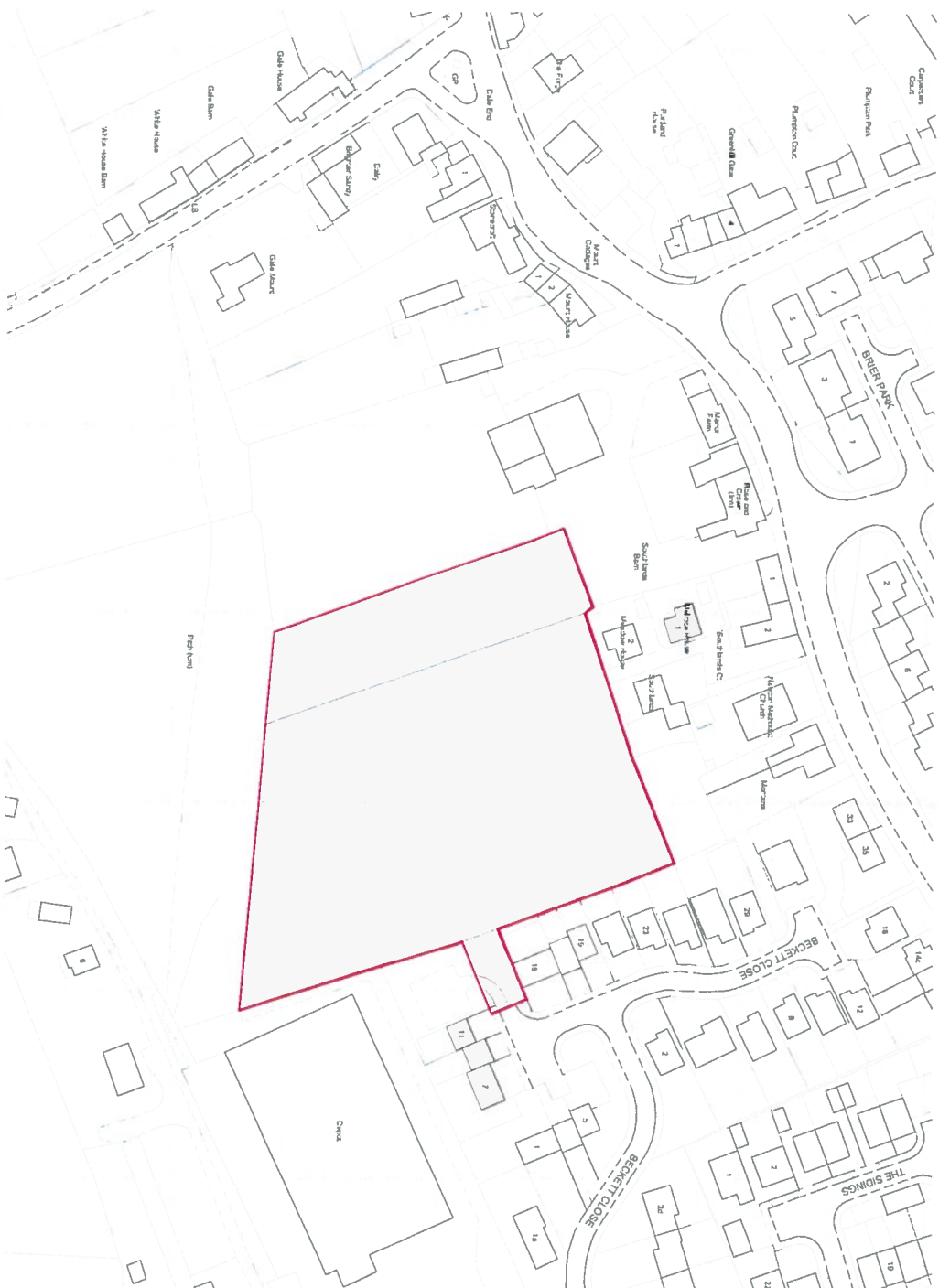
Yours sincerely

PAUL BUTLER
Director

Enc.

Site Location Plan
Proposed Development Principles Planning Layout

Proposed Residential Development at Newton, North Yorkshire.



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Proposed Site Location Plan

Rev	By	Date



Newton, North Yorkshire
 Proposed Site Location Plan
 Wharfedale Homes

14.12.15
 Y315967.01
 1-1250@A3

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