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Mrs Rachael Balmer
Planning Officer
Forward Planning and Conservation
Ryedale District Council
Ryedale House
Malton
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14th December 2015

Dear Rachael,

**RYEDALE SITES LOCAL PLAN – LAND AT CORNBOROUGH ROAD, SHERIFF HUTTON –
ALCUIN HOMES (YORKSHIRE) LTD**

We write on behalf of our client Alcuin Homes to submit their land interest at Cornborough Road, Sheriff Hutton to Ryedale District Council (RDC) to be considered as a potential housing land allocation within the emerging Ryedale Sites Local Plan.

This letter seeks to provide RDC with initial information in respect of the site's sustainability and deliverability credentials. We appreciate that the site has not been considered by RDC as a potential housing site at this time and accordingly we will seek to provide you with further information over the coming months.

The Cornborough Road, Sheriff Hutton site comprises a 1.09 hectare field located immediately adjacent to the built up area of Sheriff Hutton. 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 east and south, a strong defensible boundary to the north in the form of Cornborough Road and open fields to the west.

The site is located within 400m from the number of services and facilities located within the centre of Sheriff Hutton. Of particular note Sheriff Hutton Primary School is located within walking distance from the site. The site can be accessed via the existing highway of Cornborough Road. With regards to the site's location in relation to public transport modes other than the private car, the site is located within 400m from bus stops located on Main Street. The site is also located in Flood Risk Zone 1.

Sheriff Hutton is identified 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 Cornborough Road, Sheriff Hutton 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 Sheriff Hutton.

However, on account of the Council's assessment criteria for identifying development sites, set out above, it is considered that Sheriff Hutton 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. Sheriff Hutton 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) and also the accessibility of an Industrial Estate within proximity of the Village.

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

Enclosed with this letter is a Site Location Plan (referred to above) and two Site Plan Options which identify how the site can be delivered in a number of ways dependent on RDC's immediate and medium term housing needs. The drawings identify the following key elements:-

- *Phase 1 – 4 Homes*
- *Site Plan Option A – Phases 1 & 2 – 10 Homes*
- *Site Plan Option B – Phases 1, 2 & 3 – 20 Homes*

Whether considered individually or combined each of the phases have the ability to deliver:-

- A size, layout and configuration capable of supporting sustainable housing schemes which provide the ability to meet housing needs;
- Appropriate vehicular access from Cornborough Road;
- On-site green infrastructure; &
- The provision of enhanced boundary landscaping along the northern and western boundaries of the site.

On account of the above, we consider that the enclosed Site Plan Options demonstrate 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 Sheriff Hutton as the site is enclosed on three 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 accessibility to existing services, facilities and

public transport. A suitable access can be provided from existing highways and there are no technical constraints 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 Alcuin 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. Alcuin 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

In accordance with the above assessment the site can therefore be considered a deliverable residential development site on account that it has the ability to deliver new homes within the next 5 years.

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)

There is currently only one potential site option in Sheriff Hutton, Pecketts Yard (circa 15 units). From a review of RDC's Sites Local Plan consultation document only four sites have been submitted to RDC for assessment. Three of which were considered to be un-deliverable. Therefore it can be argued that the number of homes to be distributed to the Village relates to the availability of deliverable housing site options, rather than the Village's sustainability credentials. A point which is shared by RDC within the consultation document as follows:-

Of all of the Service Villages, Sheriff Hutton is a settlement that has had very little residential development in recent years. In addition to the 'sustainability' criteria which are the reason for its designation as a Service Village, the settlement benefits from a significant employment area close to the village. Unlike some other service villages which are in closer proximity to each other (for example Hovingham and Slingsby or the A64 Service Villages) Sheriff Hutton is also located at some distance from other settlements which would be capable of providing homes to meet local needs. For this reason, it is considered that the Group 3 site at Sheriff Hutton (Pecketts Yard) should be identified and consulted upon as a preferred development site for the service village 'tier'.

It is our clear view that a settlement of the size of Sheriff Hutton, with the range of facilities it contains, should receive an additional housing allocation over the remaining plan period.

There is also the argument that as the Cornborough Road, Sheriff Hutton site can deliver a range of Site Option from 4 homes to 20 homes (together just 0.7% of the District's identified housing needs), this would be at a scale which would not be detrimental to RDC's spatial strategy 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.

However should RDC believe that one of the existing identified site options would need to be reduced in size or removed in order for the site to come forward, 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. In this regard we believe that the delivery of 73 homes to Slingsby would not be as sustainable as the delivery of a further 20 homes in Sheriff Hutton.

On account of the additional level of facilities that are available within Sheriff Hutton and the reduced impact that the development of the Alcuin Homes site would have on the character of the Village and the wider landscape setting, it is our view that the Alcuin Homes 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.

CONCLUSION

Based on the justification provided above and the accompanying documents it is considered that Alcuin Homes' Cornborough Road, Sheriff Hutton proposals will create a sustainable, high quality and accessible development which provide the opportunity to deliver the housing needs of Sheriff Hutton 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 faithfully



PAUL BUTLER
Director



Rev | Date | Note



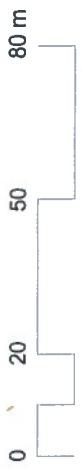


KEY

- Promoted site boundary (3.88 acres)
- Existing residential area
- Proposed residential area (2.7 acres)
- Proposed green space (1.18 acres)
- Existing landscape buffer
- Existing trees
- Proposed trees
- Proposed road network
- Indicative dwellings
- Feature plots
- Proposed playspace (LAP)
- Existing pond

Based on the above masterplan data, this site could accommodate approximately 36 dwellings at 13.5 plots per acre.

Rev/Date | Note



SITE CONCEPT PLAN - OPTION A
DORLIN HOUSE, SHERIFF HUTTON



