

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

14th December 2015

Dear Rachael,

**RYEDALE SITES LOCAL PLAN – LAND AT SWINEHEAD LANE & DUNA WAY,
KIRKBYMOORSIDE – W & W ESTATES LIMITED – SITE REFERENCE 156**

We write on behalf of our client W & W Estates Ltd to provide Ryedale District Council (RDC) with further information in respect of the deliverability of their land interest at Swinehead Lane & Duna Way, Kirkbymoorside, which we propose to be considered as a potential housing land allocation within the emerging Ryedale Sites Local Plan.

The site has been identified by RDC as one of the potential housing options in Kirkbymoorside. A pre-application request has also been submitted to RDC (Ref.5/001190/PREAPP) with the intention being to work with RDC towards the submission of a planning application within the next 6 months.

The site comprises a 1.3 hectare field located immediately adjacent to the built up area of Kirkbymoorside. The site is surrounded by existing residential development located to the north and west, recreational development to the south, whilst also having landscape boundaries to the east.

The site is located within 400m from the number of services and facilities located within the centre of Kirkbymoorside. Of particular note Kirkbymoorside Market Place, and the number of facilities this area provides, is located within walking distance from the site. The site can be accessed via the existing highways of Swinehead Lane, Duna Way and Stuteville Close. With regards to the site's location in relation to public transport modes other than the private car, the site is located within walking distance from bus stops located on the A170 road and the Market Place. The site is also located in Flood Risk Zone 1.

Kirkbymoorside is identified as a Local Service Centre (Market Town) in Policy SP1 of the adopted Ryedale Local Plan Strategy Document, where, due to the Town's role and function, it is appropriate to focus limited growth to address housing requirements. The document identifies the following key considerations in respect of the identification of development sites:-

- *deliver against the Objectives and Policies of the Plan, policy standards and Community Infrastructure Levy (CIL) requirements;*
- *support access on foot to centrally located shops, services and facilities;*
- *be compatible with neighbouring land uses;*
- *avoid adverse impacts on interests of acknowledged importance;*
- *be accommodated without detriment to the character of the settlement and its setting; &*
- *satisfactorily address highway capacity and safety*

Policy SP2 of the Local Plan Strategy document provides guidance on the distribution of new homes within the Ryedale. Kirkbymoorside is allocated approximately 10% of all new homes, equating to circa 300 new homes. The policy further states that the pattern of potential site allocations will be focused

around the identification of small-medium sized sites predominantly to the north of the A170 and to the east and west of the town avoiding coalescence with Keldholme.

Enclosed with this letter is an Indicative 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 circa 36 homes providing the ability to meet a range of housing needs;
- The delivery of a contribution to meeting affordable housing needs of 13 homes or 35% based on the District's current planning policy requirements;
- Appropriate vehicular access can be taken from Swinehead Lane, Duna Way or Stuteville Close, with new proposed pedestrian and cycle connections to existing linkages to the north, west and south of the site; &
- The provision of enhanced boundary landscaping along the eastern boundaries of the site.

We consider that the enclosed Indicative 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 Kirkbymoorside, 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.

On account of the policies contained within the Ryedale Local Plan Strategy document, the table below identifies how the proposed site accords with the criteria identified above:-

Local Plan Strategy Criteria	PBP Response
Deliver against the Objectives and Policies of the Plan, policy standards and Community Infrastructure Levy (CIL) requirements	The site is located adjacent to a defined Local Service Centre and will make a valuable contribution to meeting the identified housing needs of the settlement (300 homes). The developer is committed to delivering affordable housing in accordance with planning policy in respect of quantum, size and tenure. The developer is committed to delivering a policy compliant scheme whilst also providing the required CIL contributions.
Support access on foot to centrally located shops, services and facilities	The site is located within walking distance of the number of shops, services and facilities located within Kirkbymoorside.
Be compatible with neighbouring land uses	The delivery of residential development would be compatible with neighbouring land uses. There are existing residential properties located on the northern and western boundary of the site. Recreational facilities are located to the south of the site. A sympathetic development scheme will also be designed to ensure that existing landscape located on the eastern boundary of the site will be enhanced to ensure that the site's development is sympathetic to the fields located adjacent to the site.
Avoid adverse impacts on interests of acknowledged importance	The site is currently located within the following designated areas:- <ul style="list-style-type: none"> • Area of High Landscape Value; & • Visually Important Undeveloped Area. RDC's assessment of the site has also identified the presence of a Historic Strip Field System. Further information will be provided to identify how the development proposals have been designed to ensure that they mitigate any impact on the landscape character of the area and

Local Plan Strategy Criteria	PBP Response
	retaining the visual character of the Town. In respect of the historic strip field system, though we recognise that this is not classed as a designated heritage asset in respect of national planning policy, further information will be provided to demonstrate that any value can be mitigated against in respect of either site specific mitigation and also when considered against the Town's housing needs and the lack of other housing sites that perform as well as our client's site against an holistic assessment of sustainability and deliverability criteria.
Be accommodated without detriment to the character of the settlement and its setting	Further landscape assessments are currently being undertaken to identify the parameters that need to be considered as part of the design of any development proposals to ensure that it will not be detrimental to the landscape character of the area. The development proposals will be designed to ensure that they integrate sympathetically with the built character of the surrounding settlement area.
Satisfactorily address highway capacity and safety	Vehicular access to the site can be taken from Swinehead Lane, Duna Way or Stuteville Close. Each of these access points can also provide pedestrian and cycle connectivity to the existing settlement area. It is also proposed to provide a footpath connection to the adjacent recreational facilities to maximise the connectivity of the site.
Small/Medium Sized Site Located North of the A170 and to the east and west of the town avoiding coalescence with Keldholme	The site is a small/medium sized site located to the north of the A170 and to the east of the town. The size of the site and its linear nature also ensure that coalescence with Keldholme and Kirkby Mills would be avoided.

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. Further information will be provided in due course to demonstrate that the development proposals can mitigate any impact in respect of the Area of High Landscape Value and Historic Strip Field System. There are no other 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 W & W Estates Ltd have an interest in the site and have expressed an intention to develop the site for residential use immediately through the submission of a Pre-Application request to the Council.

Achievability

A viable housing development can be delivered on the site within the next 5 years. W & W Estates Ltd are seeking to develop the site for residential use within the next year. 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. Finally, pre-application discussions have commenced with RDC with the intention being the submission of a planning application within the next 6 months.

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 presented in their Strategic Housing Land Availability Assessment (SHLAA), which was prepared in October 2009 as part of their emerging Local Plan evidence base. The SHLAA identifies the site (Ref 147) as being a 'Category 1' deliverable residential development site with the potential to provide 39 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 identified four potential housing allocations within Kirkbymoorside associated with two potential development options:-

Option 1: The redevelopment of the Micrometalsmiths site and adjoining land for residential purposes to support the relocation of the factory and deliver circa 124 homes;

Or

Option 2: The development of a combination of other sites including site 265; a limited supply of land from sites 201, 345 and Site 156

Our review of the alternative site options located within Kirkbymoorside has identified significant deliverability concerns associated with the redevelopment of the Micrometalsmiths site. Our concerns are associated with the following factors:-

- The redevelopment of the site has been proposed for nearly a decade and has not come forward;
- The previously proposed site where the existing use was due to relocate to, which was in use by Micrometalsmiths, is no longer a viable relocation option. An alternative, viable, relocation proposal therefore needs to be identified; &
- A national house builder has ceased their interest in the development of the site due to land ownership and viability concerns.

On account of the above factors we are firmly of the view that the Micrometalsmith site cannot currently be considered a deliverable residential development site. Even if the identified issues above are overcome, due to the need to deliver a relocation site for the existing use prior to any relocation, it is likely that no homes will be delivered at the site for at least the first 5 years of the Sites Local Plan period.

The Council have accepted the principle of residential development on the Micrometalsmith site (subject to the identification of a suitable re-location site) for a number of years on the basis of existing national and local planning policy. Should the Council not pursue the allocation of the site at this stage, the redevelopment of the site could still come forward as a windfall site in due course utilising the same planning policy arguments.

In order to ensure that the Sites Local Plan is considered robust and sound we are of the view that RDC should only seek to progress with potential housing sites where demonstrable evidence is available to justify their deliverability. Accordingly, it is our view that the Micrometalsmith site should not be taken forward as a proposed housing allocation and that RDC should progress with the allocation of "Option 2" and the *development of a combination of other sites including site 265; a limited supply of land from sites 201, 345 and Site 156.*

With regard to RDC's proposed Option 2, following the provision of further evidence to demonstrate that our client's land interests at Swinehead Lane and Duna Way (Site Ref. 156) will not have an adverse impact on local landscape and heritage features, we believe that the site's highly sustainable location and position in respect of the Town's settlement form renders it the most appropriate site for allocation ahead of Site Refs. 201 & 345.

There is also the argument that as our client's site relates to only circa 36 dwellings (just 1% of the District's identified housing needs), a scale which would not be detrimental to the spatial strategy of the District, the site could be allocated in addition to other proposed sites without the need to reduce the size or lose any other proposed allocations across the District. Its allocation could also provide further flexibility should other potential sites not prove deliverable in future years.

Finally, given the delays associated with the delivery of the Gladman site at West Fields, subject to overcoming the identified constraints, it is likely that our client's site would be the next available housing site in the Town should an application be submitted to RDC within the next 6 months.

CONCLUSION

Based on the justification provided above and the accompanying documents it is considered that W & W Estates Ltd's Kirkbymoorside proposals will create a sustainable, high quality and accessible development which will provide significant social and economic benefits to Kirkbymoorside 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.

As identified above, further information will also be provided in the coming months to confirm that the development proposals will not have an adverse impact on the Area of High Landscape Value or the wider Historic Strip Field System.



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

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Enc.

Indicative Planning Layout

Kirkbymoorside



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proposed site layout	
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