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9th May 2016

Dear Rachel

Land south of Firthland Road, Pickering

I refer to your October and March letters and our more recent discussion. Below I seek to provide the information you have requested, and demonstrate the work we are carrying out in support of a residential allocation and subsequent development of the land south of Firthland Road. I reply to each of your points in turn:

1. CIL

You are aware Persimmon has submitted a planning application for 52 houses south of Firthland Road. We have carried out a financial appraisal for this site together with the balance of the land we are promoting which takes into account the Council's CIL requirement. We are in advanced discussions with the landowners' agent about the appraisal and resultant land value which includes the CIL charge. I confirm therefore that both Persimmon and the landowners' agent have fully considered the impact of CIL on the development and are confident that phase 1 and phase 2 can be delivered.

2. Affordable Housing

Our planning application for phase 1 makes provision for 35% of the houses being affordable. We have carried out financial appraisals of phases 1 and 2 assuming 35% affordable housing provision for the whole site. Because we are at a fairly advanced position with our technical work on the site we expect to be able to provide 35% affordable housing.

We have a legal agreement with Yorkshire Housing, which owns land that forms part of the overall site, since before submission of the phase 1 planning application. The agreement allows for Yorkshire Housing managing the affordable housing on the site. Persimmon is thus in an unusual position, in its experience, where the Company has a formal relationship with a Registered Provider at a very early stage in the planning process.

3. Site-Specific Highway Infrastructure

Persimmon has carried out detailed and high level transport assessments to consider the impact of development of the land south of Firthland Road for housing. The

advice is that the local highway network can accommodate traffic generated by our development.

The immediate access to the site is being provided by demolishing a row of 39 garages fronting Firthland Road. Less than half of these are let and few of the let garages are used for car storage. The condition of the garages is poor with exposed reinforcement of the concrete, damaged and ill fitting doors, and use for uncontrolled rubbish tipping. The new access design includes the widening of Firthland Road to create on-road parking bays aimed at existing residents.

In addition to the immediate access proposal, Persimmon's agreement with Yorkshire Housing allows it to create parking bays in the verges either side of Manor Drive should these be needed to improve traffic movements between the development and A170, Keald Head.

4. Education

Persimmon met Ryedale Council in 2014 to discuss a masterplan proposal. At that meeting the Company was told that the expected level of new housing development at Pickering as a whole would require a new primary school to be built and asked if there was scope to provide a school site at Firthland Road. The masterplan was reviewed and the request discussed with the landowners and their agent. As a result a site for the school has been included south of the site entrance. The landowners recognise the inclusion of a school site will be beneficial for the town.

5. Recreational Provision and Green Infrastructure

The masterplan shows a generous greenspace along the site's western flank made up of allotment area, nature trail and community woodland, in addition to the school area.

Persimmon has always considered that in the first instance it would liaise with NYCC Education to establish how much land would be provided for the school as there is scope for it to include a nature area within the curtilage. While the masterplan shows different greenspace uses, Persimmon would wish to discuss with the District and Town Councils how best the area can be arranged to meet local demand.

6. Minimising Flood Risk, and Impact on River Derwent SAC

Persimmon is in discussion with Yorkshire Water and the Vale of Pickering Internal Drainage Board about flood water drainage. Two alternative solutions are being considered. The preferred alternative will result in improvements to the present ditch system that drains the wider area and thus will bring broader benefits to the drainage in the area.

7. Historic England

You have raised Historic England's comments about the identified strip field system. It is confirmed a heritage statement will be provided that considers this issue.

8. Masterplan

A few weeks ago we carried out a review of the masterplan to reflect comments made during the consideration of the phase 1 application and technical work. We will forward a copy of the updated masterplan to you in due course.

I trust the above brings you up to date with the work we are doing in support of the land at Firthland Road being allocated for residential development and a school. We will forward the heritage statement to you and let you know which flood water drainage alternative has been chosen.

If you have any further queries please do not hesitate to contact me.

Yours sincerely

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