



**SIGNET PLANNING**  
VISION | STRATEGY | ACTION

MP/LR

14 December 2015

Ryedale District Council  
Forward Planning  
Old Malton Road  
Malton  
YO17 7HH

By Email: [ryedaleplan@ryedale.gov.uk](mailto:ryedaleplan@ryedale.gov.uk)

Dear Sir/Madam

**POTENTIAL DEVELOPMENT SITES - SITES CONSULTATION NOVEMBER-  
DECEMBER 2015  
SITE 148: LAND NORTH OF B1257 AND SOUTH OF AMOTHERBY PRIMARY  
SCHOOL**

Signet Planning has been instructed to promote the aforementioned site as the land is not only available (the landowners having written to you to confirm that this is the case) and an agent has been instructed to deliver the site. It is clear, therefore, that your previous concerns with respect to the deliverability of this site have been addressed and the intention is to work with you to bring it forward in a planned manner in the short-term.

As recognised, Service Villages need to assist in meeting the district's housing requirement and some growth has been directed towards Amotherby. The full site selection methodology prepared by you ahead of this consultation recognises that Site 148 is unlikely to affect any interests of ecological value and that it would not be affected by flooding. Furthermore, there is more than sufficient land to ensure that any development does not adversely affect adjoining properties or the public highway.

The site is also well located with respect to local bus services and immediately adjoins the village school, a relationship which is returned to below. The County Council has considered the provision of an access onto the B1257 and confirmed that a suitable arrangement is achievable. Indeed this relationship represents a benefit as it would prevent potential congestion within the village. In this respect, it is noted that there are issues within the village at drop-off and pick-up times at the school, and a recognised need for additional parking to serve it. Provision of a new access would help alleviate congestion within the village and additional land could be provided adjacent to the school to help meet its parking requirements. In this manner, development of this site would lead to positive benefits that could not be achieved by the current preferred option.

Furthermore, the site would not extend the settlements boundaries any further west than the curtilage of the school, which defines the site's northern boundary, and there is a significant gap with Appleton-le-Street to the west. The gap between Amotherby and Swinton to the east is, however, not so significant, and development on the eastern boundary is, by its very nature, more sensitive.



It is noted that the proposed allocation (Site 8) extends close to the listed church, potentially adversely affecting its setting, unlike Site 148. There are also a number of residential properties adjoining that site which either could be affected or potentially would reduce the scale of development achievable. Site 148 does not adjoin a similar number of properties and would not need to be accessed past them. There is also sufficient space on site to provide landscaping and a robust boundary to the western edge of the settlement without having an adverse impact upon numbers that could be achieved.

By supplementing the existing boundary treatment there will be no impact upon the setting of the AONB to the south, and there is sufficient space to incorporate the existing footpath within the development. Indeed, this is seen as being a benefit to the site as it provides a further pedestrian link with the village, reducing the need to use cars and therefore vehicular movements along Main Street/Amotherby Lane.

Site 148 is well located to not only meet Amotherby's local housing requirement, including the provision of a percentage of starter/affordable homes, whilst also integrating into the existing settlement without having an adverse impact upon its wider setting. The proposals could be served from the B1257, avoiding the need for additional traffic through the village whilst providing a further link to the primary school (along with additional parking). As previous concerns with respect to deliverability have been addressed, this site should be allocated for development before other Service Village sites including that to its east.

It is trusted that these comments will be taken into consideration as the Site Allocations are progressed and we look forward to working proactively with you with respect to this site.

Yours faithfully  
for Signet Planning

MATTHEW PARDOE  
Associate