

PLANNING STATEMENT – SITES CONSULTATION

Proposal: Development plan for housing

Site: Field north of Meadowfield Close, Swinton, Ryedale (Site 341)

Client: G R & E Hull

Council: Ryedale District Council

Our Ref: RY/13/001

Date: December 2015

Introduction

1. This statement is in response to a letter from Ryedale District Council, dated 30 October 2015 to G R & E Hull, inviting them to make further comments on the above site as part of the Council's on-going preparation of the Local Plan's Sites Document. The letter to G R & E Hull was in response to earlier representations made on the land, the most recent of which was in a Planning Statement (PS) of December 2013. For convenience, a copy of this document is attached as **Appendix 1**. This statement needs to be read in association with our Planning Statement (PS) of December 2013.
2. The site is referred to as number 341 within the list of possible housing sites to be determined in accordance with Policy SP2 of The Ryedale Plan 2013 (RP): *Delivery and distribution of new housing*. The site area shown in the council document has been modified to exclude land now developed as Meadowfield Close as advised in the PS. The site has not been extended to include Low Lane as requested in the PS. The proposal to improve Low Lane forms part of the proposal.
3. In this Statement we address: - (i) the social, economic and community benefits to Swinton, Amotherby, Broughton and the surrounding area. This occurs not only from the housing (that would include affordable and elderly accommodation) but from the improved link to the sports and social complex and the commercial workshops. It would meet some of the objectives of the Swinton Parish Plan; (ii) the effect on the living conditions of the occupiers of the proposed housing from the location of P Farrow & Sons Scrap Metal Merchants on a site to the east. We do not consider that the amenity of the site is compromised by this use

The Site and Its Local Context

4. A description of the site within its local context is provided in the Planning Statement (PS) attached as **Appendix 1**. We make the point that Low Lane is little more than a track which runs along the east side of the site. It serves a major sports/social complex of local

significance. It also serves a number of businesses. We advise in the PS that the sports complex provides a playing field for football and cricket and an indoor sports centre for amongst other things bowls, badminton, netball and indoor football. It also includes a children's play area. It also provides for local social events.

5. On the ground the sports/social complex and the associated businesses nearby appear as an outlier to the village, separated by the poor standard of Low Lane. We consider that the condition of Low Lane would mean that access to the sports/social centre and businesses could be difficult at times. Without a proper solution to this stretch of Low Lane, it would inevitably deteriorate further making an important local facility and local businesses difficult to access.
6. We explain in the PS the range of facilities in Swinton and its convenient access into Malton for both buses, cycles and cars.

The Proposal

7. We illustrate in the PS the general approach to the development. This includes in general upgrade to Low Lane from the junction with Meadowfield Close upto the junction with the access road to the sports/social facility and local businesses.
8. The proposal would provide for 35% of the dwellings to be designated for affordable housing. The Swinton Parish Plan states that any future development needs to address the needs of the community, with particular emphasis on affordable housing so that younger members of the community can remain in the village. It also desired an increase in more sheltered accommodation for the Elderly so people can remain in the village.
9. The proposal would seek to provide housing which reflects the lifetime home design. These homes would be suitable for any family or person and would ensure they are designed to accommodate the elderly and their needs. The proposal would seek to reflect the objectives of the Swinton Parish Plan as far as possible. The general approach of our proposal would be to balance the community needs with the potential of a residential development at this site.
10. We make reference in the PS to the mature hedgerow planting surrounding the housing area. This will be reinforced as appropriate; to reflect the mature hedgerow planting that exists within the general area.

The Case for Housing Development

11. As we explained in the PS, Swinton is a community which possesses a range of facilities and good transport links. It would be a settlement where further housing would be appropriate. The site would reflect the reinforced present linear form of the settlement whilst providing other planning benefits. There are community and economic benefits brought forward as part of the scheme.

Community and Economic Benefits from Upgrading of Low Lane

12. The sports and social complex to the south and east of the village is an important and integral part not only of the village but also of the surrounding area, including Amotherby and Broughton. The road also accesses local rural businesses. We believe that the proposal to upgrade Low Lane to an adoptable standard would meet a number of community benefits. The sports/social complex would become more accessible to the immediate and wider community including the more disadvantaged or vulnerable people. Elderly, young and disabled would be able to access the facility much more easily and conveniently. It would extend the range of its catchment and the number of people it is able to serve. Moreover the play areas at the sports centre would be more readily available for the children of the village. It would become a more robust facility and taken with the proposed housing would form a natural part of the village.
13. It would also provide improved access to the local rural businesses near to the sports complex. This would lead to a more efficient service and general economic improvements for these rural businesses and by extension the local economy.

Affordable and Elderly Housing

14. The Swinton Parish Plan places particular emphasis on affordable housing so that younger members of the community can remain in the village. It also expresses a desire to increase more sheltered accommodation for the elderly. The site is capable of meeting both these objectives as part of an overall proposal.
15. We are advised by our clients that as part of the development of Meadowfield Close, Low Lane was improved upto its junction with Meadowfield Close. Our clients suggest the same arrangement that was agreed then, could form part of any proposal for the development of the land. We assume this was part of either a planning condition, legal agreement or both.

Amenity

16. The PS explains that the site is contained by mature hedgerow and tree planting. To the west are open fields. To the south and east is development. The hedgerows on the boundary of the field would be retained, enhanced and extended as appropriate.
17. To the south-east of the site on the other side of Low Lane is P Farrow & Sons, Scrap Metal Merchants. This appears as a tidy local rural business, well contained by existing landscaping and development. The site has 3 - 4 metre high mature hedgerow planting with trees along its western boundary which screens most of the development from views from the west. To the south there is an existing development. Within the site the buildings are of dark green profile sheeting and are those that might be expected to be found in such a location. It seems to us that the use of the site does not extend beyond its boundary. Views into the site are limited to when the gates are open. It is not an intrusive use. The site is only open during the working day and we do not consider that the noise generated would impact onto the proposed housing development in this site which would be some distance away.

Furthermore, there is an existing woodland copse with a hedgerow along the length of the site opposite the merchants. This would be thickened and increased as part of the proposal. Any views from the houses would therefore be screened by the existing and proposed planting existing development and high close boarded fencing on the rear boundary.

18. Low Lane would be improved; the existing landscaping would be retained and enhanced. The site is surrounded by mature planting. There is little or no awareness of the business use of P Farrow & Sons from the field. From our observations, it is not a use which would impact greatly beyond its immediate boundary.

Conclusion

19. As we have stated in our PS, we believe the site is sustainably located within a designated Service Village and well located to meet the housing needs of the area. In addition, we invite the Council to agree with us that the upgrading of Low Lane would provide a significant benefit in the community in terms of improving access to the social and sports facilities and economic benefits to the rural businesses also served by the presently inadequate Low Lane. We also invite the Council to accept that the opportunity is available to provide two types of housing need (affordable and elderly) sought in both the Local Plan and the Parish Plan. We also invite the Council to agree with us that P Farrow & Sons is a well regulated rural business whose opening times are during normal business hours, where what noise is generated, is focused within the yard and workshop buildings and where the site is well screened on its western boundary by a 4 metre high hedgerow. The site would not be visible from the site. As such it would not have any material effect on the living conditions of any of the occupiers of the proposed houses.
20. The site is suitably located in a sustainable location which is recognised in the Local Plan as an area which allows small-scale housing development in service villages. We believe that the significant community benefits from the improvements to Low Lane which would provide improved access for a greater range of people to the sports and social complex. The proposed site would provide for two types (affordable and elderly) housing needs addressed in both the Local Plan and the Parish Plan. The housing area would be well contained by existing landscape structure that could easily be easily enhanced.

PLANNING STATEMENT – SUPPLEMENTARY REPRESENTATIONS

Proposal:	Development of land for housing	
Site:	Field north of Meadowfield Close, Swinton, Ryedale	
Client:	G R Hull, Oak Farm, Appleton-le-Street, Malton	
Council:	Ryedale District Council	
Our Ref:	RY/13/001	Date: December 2013

Preliminary Matters

1. This statement supplements an earlier submission made in 2009 to seek to include land on the outskirts of the village of Swinton for development purposes, in particular residential. Attached at **Appendix 1** is an illustrative layout plan showing the boundary to the site and how it could be developed. In a recent telephone conversation with Daniel Wheelwright it was felt it would be beneficial if we submitted supplementary information on the proposed development area. This could confirm the site boundary and identify the planning gain to the community from allowing the development to proceed.
2. The site is referred to as No 341 within the list of possible housing sites to be determined in accordance with policy SP2 of The Ryedale Plan 2013 (RP), *Delivery and distribution of new housing*. The location plan for Site 341 is inaccurate. It includes land already developed as housing. This is Meadowfield Close which occupies the southern part of site No 341.
3. Our site includes Low Lane. Low Lane at this point is in poor condition. It provides access to the sports facilities. The development of the site would include proposals to bring Low Lane up to an adoptable standard between Meadowfield Close and the junction with the access lane to the Sports complex. It is therefore included within the site.

The site and its local context

4. The site abuts and extends north from the village along a similar grain of development to that established by developments at West Grove and Meadowfield Close. It is generally bounded to the south by housing, by a business and sports complex to the east, by a house to the north and by farmland to the west. The site is characterised by mature hedgerow and tree planting around the boundaries. Ground conditions are good and the area is not a flood risk zone.
5. Low Lane amongst other uses gives access to the village's sports complex and business uses that would be relatively high generators of traffic. This is a sub-standard road. It is little more than a track. The sports complex is under the auspices of the Broughton-Swinton & Amotherby Sports Association. The playing field provides football and cricket pitches for local clubs and general public use, and includes a children's play area. The site also has an indoor sports centre which hosts

amongst others, bowls, badminton, netball and indoor football clubs. It also provides social events. Low Lane over much of its length is in a poor condition.

6. Swinton is an attractive village located about two miles west of Malton on the B1257 road. The village has developed north along West Street and East Street which converge onto Low Lane. In addition to the Sports Complex, facilities within the village include a Parish Hall, the Blacksmith Arms Public House, a butcher's shop/store, the Reading Rooms and Community Hall and an outdoor bowling green. It provides a full and active social and community provision for residents. The local church and primary school is within a mile to the west, at Amotherby, while a full range of facilities are available in Malton, some 1.5 – 2 miles to the east. There is a regular bus service along the main road into Malton, running on approximately an hourly basis Monday to Saturday.

Proposal

7. The outline plan simply illustrates one way how the development might proceed. This shows that about 20 dwellings could be developed, dependant on the mix and density. The scheme could include about 7 or 8 affordable dwellings.
8. The site naturally follows the grain of development formed by the incremental expansion of Swinton along West Street, East Street and along Low Lane. Development has occurred in depth to the west of West Street on West Grove and Meadowfield Close upto the same field boundary line as that proposed by this scheme. There would be no further encroachment westwards of the present urban line.
9. The proposal would provide for Low Lane to be upgraded to an adoptable standard from its junction with West and East Street to its junction with Lowfield Lane the access road to the sports complex and businesses.
10. The site is contained by mature hedgerow planting interspersed by mature trees. This would be proposed to be retained. A triangular piece of woodland is located in the south east corner which would be proposed to be retained. It would also provide a screen between the proposed housing and the business to the east. An existing field gate is proposed to be used for access from Low Lane. This would seek to link with Meadowfield Close if possible.
11. The illustrative scheme shows good sized properties in good sized plots. The scheme would propose to provide an element of affordable housing. We suggest this could be within the area south of the access road. It would seem appropriate if the area to the north of the access road could be available for larger executive housing. We have faced houses north of the access road onto Low Lane. This would relate better to Hills View to the north. The frontage to Low Lane south of the access road is dominated by the coppice. We propose the retention of the coppice and feel it is appropriate that development faces the central spine road.

The case for housing development

12. Swinton is a community which possesses a range of facilities and good public transport links. It would be a settlement where further housing would be

appropriate. The proposed housing would secure the retention of a strong and prosperous community over future years. The site could be developed without detriment to the form of the settlement. Swinton is a service village. The emerging Local Plan recognises the need for small-scale residential development in service villages throughout the rural area.

13. The proposal for the site includes Low Lane and its upgrade to an adoptable standard as part of the scheme. It would provide significant improvements to all users particularly for residents accessing the sports complex. The Swinton Parish Plan proposes the widening and improving Low Lane as the access route to the playing field complex. The proposal represents one of the few ways that this could be achieved in the immediate future.
14. The proposal would provide about 35% of dwellings for affordable houses for local people. The Local Plan states how essential increasing the supply of new affordable homes is, identifying it as a priority in Ryedale in order to address the acute affordable housing need in the District. The Swinton Plan seeks to ensure that affordable housing will only go to local people, and that a good mix of housing is provided for families to expand and young people are able to remain in the village. The mix of dwellings and provision for affordable homes would address the above requirement.
15. The proposal would give the opportunity to provide housing which reflects the lifetime home design. These are homes suitable for any family or person, but would be designed to accommodate the elderly and their needs. The Swinton Parish Plan identify that there is a need for accommodation suitable for elder persons.
16. The site is framed by thick mature hedgerows, interspersed with trees. These would be retained. A small coppice exists in the south east corner which would be retained. The setting of the development would retain a rural/urban character that might be expected in such a location.

Summary

17. It is our position that the aforementioned site is suitably located in a sustainable location within a designated Service Villages and should be allocated under the general housing allocations as part of the emerging Local Plan. It forms a natural extension to the village. It represents possibly the only realistic prospect of upgrading Low Lane to an adoptable standard in the near future. This is an important access to the Sports Complex but is sub-standard and in a poor deteriorating state. It would meet one of the objectives of the Parish Plan. It would support the local social, economic, community and commercial facilities of the village into the immediate future. It would provide affordable housing for local people in accordance with the Local plan and Parish Plan. The house designs could provide for elderly people, in accordance with the Parish Plan. The rural setting of the site provided by the hedgerows and trees would be retained.

GENERAL NOTES

All dimensions are in mm unless otherwise stated
 All details and dimensions to be confirmed on site
 prior to works commencing
 This drawing should be read in conjunction with
 other relevant drawings and/or specification notes



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Project:
 PROPOSED HOUSING
 DEVELOPMENT LAND OFF
 MEADOWFIELD CLOSE, SWINTON

Drawing:
 PROPOSAL PLAN

Client:
 MR R. HULL

Drawing No:
 RY/D 3/001/002

Revisions:

Scale:
 1:1000 @ A3

Date:
 JANUARY 2013

Drawn By:
 I/A

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