



Ref: A092099

Date: 19th April 2016

Rachael Balmer
Ryedale District Council
Ryedale House
Malton
North Yorkshire
YO17 7HH

Dear Rachael,

Ryedale Plan: Local Plan Sites Document
Sites 249 and 218

Thank you for your letter of 17th March and apologies for the delay in our response.

To clarify our position, we do not wish to rely on all of the information submitted with planning application ref: 14/00678/MOUTE to inform the plan-making process.

Whilst some of the reports submitted with application ref: 14/00678/MOUTE can be transferred to the plan making process others are specific to the scheme promoted and should not be relied upon in the plan making process. For the avoidance of doubt, the reports we comfortable with the Council relying on are:

- Archaeology;
- Contaminated Land;
- Ecology;
- Trees;
- Flood Risk Assessment;
- Agricultural Land Classification Report; and
- Transport Assessment and Air Quality Assessment, in so far as they demonstrate the site can be developed for up to 500 houses with appropriate mitigation to highways impact and AQMA;

Reports that we do not agree can be relied upon are:

- Drainage Strategy, other than that it has been demonstrated that drainage of the site is achievable;
- Noise Assessment;
- Design and Access Statement;
- LVIA and ES;
- Planning Statement and Consultation Report; and
- Viability Assessment.



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Whilst we acknowledge that the contents of these reports cannot be ignored, our concern regarding an over reliance on this evidence relates to the fact that they are scheme specific. Indeed, it is worth noting that we are in the process of revising the details of scheme to address concerns raised with application 14/00678/MOUTE; this includes landscaping.

We welcome confirmation that you are seeking evidence concerning the viability of site 649. It would be helpful if you can also confirm that we will be offered additional opportunities to provide revised evidence in this regard for site 249, up to Publication of the Plan?

I trust that the above is clear, however, please do not hesitate to contact me to discuss this further.

Kind regards

Yours Sincerely

Hannah Andrew
Associate
For and on behalf of WYG

