

John Howlett BSc (Hons), Dip TP, MRTPI Planning Consultant

Our Ref: JHP/DHG/SH
Your Ref:



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

21st March 2016

Dear Rachel,

Re: Pecketts Yard, Sheriff Hutton – Site 51

I am writing to you further to your email of 4th March and our subsequent telephone conversation, which relates to the above site.

As you may be aware, I am acting for Daniel Gath Homes Limited with respect to the development of this site. A planning application for the development of the site for the erection of 19 dwellings was withdrawn from determination.

Since then discussions have taken place with Historic England, the Council officers and the Highways Authority, to develop a scheme which can be considered acceptable in planning terms. This has resulted in a reduction in terms of numbers of dwellings proposed, as well as a fundamental re think of how the site should be developed. A consequence of this is that we consider the site could accommodate somewhere in the region of 12 dwellings.

It appears that from the discussions between PAH consulting and the Highways Authority, means of access can be achieved via the simple widening of the carriageway off site.

It remains the applicants intention to deliver the site in the short term. There remain at present, no barriers to its delivery in terms of CIL or in terms of the provision of affordable housing . Should planning permission be granted for any revised submission, it is expected that the site would be developed in the short term and there are no known barriers to its implementation at this stage.

John Howlett BSc (Hons), Dip TP, MRTPI Planning Consultant

Kind Regards,

John Howlett