

**RYEDALE SITES LOCAL PLAN – MATTER 4**

**HOUSING ALLOCATION SITE REF.SD5 – LAND EAST OF WHITBY ROAD, PICKERING**

**DAVID WILSON HOMES**

**REPRESENTOR ID: 1073**

**INTRODUCTION**

- 1.1 We write on behalf of our client David Wilson Homes (DWH) to outline their **support** for the proposed allocation of the Whitby Road, Pickering site for residential development under Policy SD5 of the Ryedale Plan Local Plan Sites Document.
- 1.2 A planning application (Ref. 17/01220/MFUL) for 239 homes, open space, landscaping and associated infrastructure was submitted by DWH to Ryedale District Council (RDC) in October 2017.
- 1.3 RDC's planning committee gave a resolution to grant the application on the 3<sup>rd</sup> July 2018. The Council planning committee's resolution to grant was made following consideration of all aspects of the development proposals and taking into account the fact that no statutory technical consultees have objected to the scheme.
- 1.4 The resolution to grant is subject to the signing of a Section 106 Agreement and the applicant exchanging two 2-storey houses on Plots 125 & 126 of the development for two bungalows. This request was made by the Council's planning committee to overcome a very localised matter associated with protecting the amenity of existing neighbouring properties. The applicant has agreed to make the necessary changes to the application in order to respond positively to this request from the Council's planning committee and in order to expedite the delivery of new homes at the site. An amended Planning Layout has been submitted to Ryedale District Council.
- 1.5 The only outstanding issue to be resolved prior to the determination of the planning application is the completion of the S106 Agreement.
- 1.6 There has also been a request by a third party for the planning application to be called-in by the Secretary of State. DWH homes therefore wrote to the Secretary of State on the 5<sup>th</sup> July 2018 to outline the planning grounds to justify why the application should not be called in. The Secretary of State responded by letter dated 1<sup>st</sup> August 2018 to confirm that the application would not be called in. The letter submitted by DWH and the Secretary of State's response are enclosed with this hearing statement.
- 1.7 Whilst DWH's planning application for the site will very likely be determined by RDC prior to the commencement of the hearing sessions, we still consider it prudent to provide a response to the Inspector's questions associated with the proposed allocation of the site.
- 1.8 The site represents a deliverable residential development site which would provide a sustainable location for new homes in Pickering. The development of the site can contribute to supporting a strong, vibrant and healthy community by providing a supply of housing that is required to meet the housing needs of the area.
- 1.9 We respond below to the Inspector's specific questions in respect of housing supply and delivery of relevance to this site.

**HOUSING SUPPLY & DELIVERY**

2.1 In our response to the Inspector’s Matter 3 questions we provide evidence to demonstrate that the site represents a deliverable and sustainable residential development site. This statement focuses on the proposed delivery timescales associated with the development of the site and thus replicates the answer we provided to Question K) of Matter 3.

*Question 4.3 - What are the assumptions about the scale and timing of supply and annual rates of delivery from these various sources? Are these realistic? How do they compare to previous rates?*

2.2 With regards to delivery timescales, should the planning application be approved within the next month as expected, it is currently envisaged that first dwelling completions on the site will take place in the monitoring year 2018/19 following initial site infrastructure works.

2.3 It is anticipated that the development will deliver a yield of at least 35 homes per annum. The table below provides the site’s cumulative dwelling delivery projection per annum:-

Year	Whitby Road, Pickering
2018/2019	20
2019/2020	55
2020/2021	90
2021/2022	125
2022/2023	160
2023/2024	195
2024/2025	239

2.4 The proposed areas of on-site public open space, landscaping and financial contributions towards improvements to local community infrastructure will be delivered commensurate with the progression of the development and made available for use as required.

2.5 The anticipated delivery timescales have been formulated by David Wilson Homes, a national housebuilder with great expertise and knowledge of the delivery of housing development of this scale.