

RYEDALE SITES LOCAL PLAN – MATTER 3

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 3rd 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 5th 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 1st 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.

RESPONSE TO INSPECTOR'S QUESTIONS

A) What is the background to the site allocation? How was it identified and which options were considered?

2.1 This question is directed to Ryedale District Council (RDC) and accordingly we do not wish to comment at this stage.

B) What is the scale and type/mix of uses proposed?

2.2 The latest Planning Layout of the development proposals is enclosed with this hearing statement. The development proposals include: -

- 239 new homes (including 83 or 35% affordable homes)
- 1.5Ha of Public Open Space.
- A landscape buffer along the northern and eastern boundaries of the site.
- A landscape buffer/screening along the southern boundary of the site, adjacent to neighbouring properties.
- Vehicle, pedestrian and cycle access to be provided from Whitby Road.

C) What is the basis for this and is it justified? & D) How were the site areas and dwelling capacities determined? Are the assumptions justified and based on available evidence having regard to any constraints and the provision of necessary infrastructure?

2.3 The proposed number of homes to be delivered at the site has been identified following an assessment of the likely housing type, tenure and mix that will likely be delivered at the site. We have also worked closely with RDC's housing officers in order to agree the size, type and tenure of the proposed affordable homes.

2.4 The planning application is supported by a number of technical documents. The findings of which were also used to identify the appropriate scale, type and mix of uses proposed at the development site. The documents submitted to support the planning application included:

- Planning Layout
- Landscape Masterplan
- House Type, Garages & Boundary Treatment Drawings
- Cross Sections & Street Scene Drawings
- Planning Statement
- Design and Access Statement
- Statement of Community Involvement
- Transport Assessment
- Travel Plan
- Flood Risk Assessment & Drainage Strategy
- Ecological Appraisal
- Landscape & Visual Impact Assessment
- Arboricultural Survey
- Geo-Environmental Appraisal
- Archaeological & Heritage Assessment
- Noise Impact Assessment
- Environmental Statement
- Pedestrian Audit
- Applicant Letter – 26th April 2018
- Applicant Letter – 18th May 2018

2.5 The evidence provided within the above listed documentation demonstrates that the proposed development of the site is appropriate and would comply with the sustainable development criteria as prescribed by the Framework and the Ryedale Local Plan Strategy Document.

- 2.6 RDC's application committee report, which recommended the application for approval, establishes that they also reached the same conclusion.
- 2.7 Furthermore, the application committee report provides evidence that there are no outstanding objections from statutory consultees in respect of the current planning application. This can be corroborated from a review of each of the responses received from technical consultees to the planning application.

E) What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?

- 2.8 A planning application (Ref. 17/01220/MFUL) for 239 homes, open space, landscaping and associated infrastructure was submitted by DWH to RDC in October 2017.
- 2.9 RDC's planning committee gave a resolution to grant the application on the 3rd 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.
- 2.10 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 RDC.
- 2.11 The only outstanding issue to be resolved prior to the determination of the planning application is the completion of the S106 Agreement.

F) What are the benefits that the proposed development would bring?

- 2.12 The development proposals can deliver the following socio-economic benefits to Pickering and the Ryedale District: -
- The development proposals will make a substantial contribution to maintaining the Council's 5-year supply of deliverable housing sites in the District from a site identified as a Draft Housing Allocation by the Council.
 - The development proposals provide a housing mix that will deliver a sustainable community for first-time buyers, couples, families and over 55's (the development proposals include 15 bungalows).
 - The development proposals will deliver 35% affordable homes (83 homes) on site, providing a significant contribution to delivering Ryedale's affordable housing needs.
 - The development will provide off-site pedestrian footpath enhancements which will benefit both proposed and existing residents of this area of Pickering. The footpath enhancement will widen areas of existing footpaths between the site and Pickering Community Infant School.
 - The development proposals include the provision of a significant amount of open space and landscaping, which will be delivered throughout the site.

- Creating sustainable communities through meeting market and affordable housing needs, offering existing and potential residents of the District the opportunity to live in the type of house and location they desire.
- Delivering financial contributions towards the improvement of the District's infrastructure through the provision of S106 obligations and Community Infrastructure Levy payments.
- New capital expenditure in the region of £28.9m creating direct and indirect employment opportunities of approximately 124 new jobs per year over a 7-year build programme, of which 70% are usually retained in the local area. This could include apprenticeships for local people.
- Sustaining and improving the District's labour market through delivering the right homes in the right locations.
- Increasing retail and leisure expenditure in the local area by £5.68m per annum and a first occupation retail expenditure of £1.32m.
- Provision of funding towards public services from an estimated figure of £2.2m from the Government's new homes bonus and annual council tax payments of £367,200 per annum.

2.13 With regards to Community Infrastructure Levy payments from the development proposals, it is anticipated that the development would deliver a contribution of approximately £1.45m. This funding can be used by Ryedale District Council and Pickering Town Council towards the improvement of local education facilities, sustainable transport and community infrastructure.

2.14 In addition, similarly, the potential New Homes Bonus contribution of £2.2m and annual Council Tax payments, would provide a substantial level of funding to help improve local infrastructure.

G) What are the potential adverse impacts of developing the site? How could they be mitigated?

2.15 Within our response to Question C) above, we identify the number of technical documents that have been submitted to support the planning application.

2.16 The Environmental Statement; Ground; Noise, Ecology; Tree; Highways; Landscape; Heritage; and Flood Risk reports that have been submitted with the planning application identify that there are no technical issues that would constrain the development of the site.

2.17 The evidence provided within the submitted documentation demonstrates that the proposed development of the site is appropriate and would comply with the sustainable development criteria as prescribed by the Framework and the Ryedale Local Plan Strategy Document.

2.18 RDC's application committee report, which recommended the application for approval, establishes that they also reached the same conclusion.

2.19 Furthermore, the application committee report provides evidence that there are no outstanding objections from statutory consultees in respect of the current planning application. This can be corroborated from a review of each of the responses received from technical consultees to the planning application.

H) How is the site affected by flood risk? How has this been taken into account in allocating the site? How have the sequential and, if necessary, exception tests been applied?

- 2.20 A Flood Risk Assessment and Drainage Strategy associated with the proposed development of the site was submitted to support the planning application. The document identifies that the site is located in Flood Risk Zone 1 and consequently flood risk from all sources is low, with the exception of the surface water overland flow route along the valley bottom through the centre of the site.
- 2.21 The document advises that to mitigate against surface water / overland flow flood risk from extreme events, floor levels will be set typically 150mm to 300mm above immediate surrounding ground levels. Careful design of external levels will be undertaken to ensure that overland flow from extreme events, from within and outside of the site, are not channelled and directed towards proposed development and buildings.
- 2.22 The proposed Planning Layout takes into account the surface water overland flow route through the site by aligning public open space and landscaped areas with the route. Careful design of external levels within the proposed development will be undertaken to ensure that development run-off from extreme events is not directed towards the overland flow route, so that there is no increase in flood risk.
- 2.23 Surface water run-off from the proposed development will be restricted to 5l/s and discharged to the public surface water sewer system south of the site. Surface water storage will be provided on site such that there is no external flooding for the 1 in 30-year and no building flooding and all flows are retained on site for up to the 1 in 100-year plus climate change design storm.
- 2.24 The documentation submitted alongside the planning application has been assessed by the Environment Agency, Yorkshire Water and the Lead Local Flood Authority. Each of these bodies have not objected to the planning application.
- I) What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?*
- 2.25 Please refer to our answer to Question K) below.
- J) How have the effects of the allocations been considered on the strategic and local road network?*
- 2.26 The submitted Transport Assessment provides an appraisal of transport aspects associated with the proposed residential development. The report identifies what measures will be taken to deal with the anticipated impacts of the development proposals and has defined what improvements and initiatives will be implemented to improve accessibility to the site by all modes of travel.
- 2.27 The application is also supported by a Travel Plan, which provides details of measures to be incorporated into the overall design of the development to encourage residents to use sustainable transport along with a range of initiatives to be adopted to encourage the use of sustainable modes.
- 2.28 From the extensive work undertaken it is concluded that there are no reasons on highways or transport grounds why the development site should not be granted full planning permission for residential purposes.
- 2.29 The documentation submitted alongside the planning application has been assessed North Yorkshire County Council's highways officers, who have not objected to the planning application.

K) Is the development proposed viable and deliverable within the plan period?

- 2.30 The site can be considered as a viable and deliverable residential development site on account of: -
- **Suitability** - The site is located in a suitable location for residential development now and a sustainable development can be delivered at the site with pedestrian and cycle access to existing services, facilities and public transport. A suitable access can be provided from existing highways and there are no technical constraints (including drainage) which would preclude the development of the site for residential use.
 - **Availability** - The site is available for development now. The site is available for residential development as there are no legal or ownership constraints as David Wilson Homes, a national housebuilder, have an interest in the site and by virtue of the submission of a planning application are expressing an intention to develop the site for residential use.
 - **Achievability** - A viable housing development can be delivered on the site within the next 5 years. David Wilson Homes are seeking to develop the site for residential use. Prior to the progression of development sites, they undertake a thorough marketing and economic viability assessment for each site, including an assessment of any site specific abnormal costs. The site is considered to be achievable for residential development now as there is a realistic prospect that the site can deliver new homes within the next 5 years.
- 2.31 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.
- 2.32 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

- 2.33 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.

l) Are the development principles effective, justified and consistent with national policy?

- 2.34 With regards to the detailed policy criteria attached to the proposed allocation of the site, we provide the following conclusions: -
- The proposals will deliver a built form, layout and design detailing that works with the topography and contours of the site by virtue of the design and location of the site's proposed areas of public open space;
 - Site and boundary landscaping has been integrated into the proposals to include landscape areas for play and fitness. Including new additional boundary landscape planting along the site's northern, eastern and southern boundaries;
 - The development will deliver on-site children's play space;

- The development will deliver safe and permeable pedestrian and cycle routes into and through the development to the site's access;
 - The proposed development has been designed to deliver well defined hierarchy of streets and spaces;
 - Vehicular access will be taken from Whitby Road;
 - The scale of buildings is limited to two storeys, with only three 2.5 storey "room in the roof" style dwellings being provided within the development and not on boundaries with existing residents;
 - The development will deliver sustainable drainage systems which are integrated into the design with regards to Surface water drainage and Foul water drainage, as well as the provision of appropriate mitigation for the Groundwater Source Protection Zone. The submitted Environmental Statement confirms this approach;
 - The capability for electric vehicle charging through the provision of a 13-amp electrical socket will be discussed with the Council through an appropriately worded planning condition; and
 - A lighting scheme to minimise glare, reduce energy usage, and protect amenity will be submitted to discharge any future appropriately worded planning condition.
- 2.35 The development proposals will meet each of the identified site-specific policy criteria attached to the proposed allocation of the site.
- 2.36 The evidence presented in the submitted planning application documents identify that the development proposals for the site will create a sustainable, high quality and accessible development which will provide significant benefits to Pickering.
- 2.37 The development proposals fully comply with relevant national and local planning policy guidance and it is therefore envisaged that full planning permission will be granted in respect of the development of the site within the next month.



Ministry of Housing,
Communities &
Local Government

Mr Gary Housden
Head of Planning
Ryedale District Council

Via e-mail only:
Gary.housden@ryedale.gov.uk

Please ask for: Lorraine Gamble
Tel: 0303 44 48071
Email: Lorraine.gamble@communities.gsi.gov.uk
Our ref: PCU/RTI/72736/3199277

1st August 2018

Dear Mr Housden

Town and Country Planning Act 1990
Proposal for 239 dwellings on Land at Whitby Road, Pickering, North Yorkshire
Application Number: 17/01220/MFULE

I refer to the above application which has been the subject of a third party request for call in for determination by the Secretary of State for Housing, Communities and Local Government.

The Secretary of State has carefully considered this case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively.

The Government is committed to give more power to councils and communities to make their own decisions on planning issues, and believes planning decisions should be made at the local level wherever possible.

In deciding whether to call in this application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that the application should be called in. The Secretary of State has decided, having had regard to this policy, not to call in this application. He is content that it should be determined by the local planning authority.

In considering whether to exercise the discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

Yours sincerely

Lorraine Gamble

Lorraine Gamble
Planning Casework Manager

Lorraine Gamble
Planning Casework Manager - CCT
Planning Casework Unit
5 St Philips Place,
Colmore Row,
Birmingham B3 2PW

5th July 2018,

Dear Lorraine,

LAND EAST OF WHITBY ROAD, PICKERING – DEVELOPMENT OF 239 RESIDENTIAL DWELLINGS, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE – APPLICATION REF. 17/01220/MFUL

INTRODUCTION

- 1.1 I write further to your recent correspondence with Gary Housden of Ryedale District Council in respect of the request by a third party for the above planning application to be called-in by the Secretary of State.
- 1.2 Ryedale District Council's planning committee gave a resolution to grant the application on the 3rd July 2018 and thus we thought it prudent to outline our planning grounds to justify why the application **should not** be called in as soon as practicable and prior to the completion of the Section 106 Agreement associated with the planning application.
- 1.3 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. 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.
- 1.4 This request was made 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. The amended Planning Layout is in the process of being finalised and will be submitted to Ryedale District Council shortly. On receipt I will also forward a copy for your perusal.
- 1.5 Our justification as to why the application should not be called-in focuses on the criteria which is set out in the Written Ministerial Statement made on the 26 October 2012. Which are as follows:
 - May conflict with national policies on important matters;
 - May have significant long-term impact on economic growth and meeting housing needs across a wider area than a single local authority;
 - Could have significant effects beyond their immediate locality;
 - Give rise to substantial cross-boundary or national controversy;
 - Raise significant architectural and urban design issues; or

- May involve the interests of national security or of foreign Governments.
- 1.6 The Ministerial Statement is clear that, in general, the Secretary of State will only consider the use of their call-in powers if planning issues of more than local importance are involved.
- 1.7 The evidence presented in this letter will make it unequivocal that the issues associated with this application are only of importance to the settlement of Pickering and the Ryedale District.
- 1.8 It is our clear view that the application does not meet the Secretary of State's call-in requirements.

CONFLICT WITH NATIONAL POLICIES ON IMPORTANT MATTERS

- 2.1 The planning application is supported by a number of technical documents which establish that the development proposals are entirely in accordance with national planning policy and both the adopted/emerging planning policies of Ryedale District Council.
- 2.2 The following documentation submitted with the planning application confirms the application's compliance with all relevant planning policy guidance: -
- Planning Layout
 - Landscape Masterplan
 - House Type, Garages & Boundary Treatment Drawings
 - Cross Sections & Street Scene Drawings
 - Planning Statement
 - Design and Access Statement
 - Statement of Community Involvement
 - Transport Assessment
 - Travel Plan
 - Flood Risk Assessment & Drainage Strategy
 - Ecological Appraisal
 - Landscape & Visual Impact Assessment
 - Arboricultural Survey
 - Geo-Environmental Appraisal
 - Archaeological & Heritage Assessment
 - Noise Impact Assessment
 - Environmental Statement
 - Pedestrian Audit
 - Applicant Letter – 26th April 2018
 - Applicant Letter – 18th May 2018
- 2.3 The evidence provided within the above listed documentation demonstrates that the development would comply with the sustainable development criteria as prescribed by the Framework and the Ryedale Local Plan Strategy Document.
- 2.4 Ryedale District Council's application committee report, which recommended the application for approval, establishes that the Council also reached the same conclusion.
- 2.5 With regard to the Council's emerging local planning policy guidance, the Sites Local Plan document identifies the application site as a draft housing allocation under Policy SD5 for 250 homes. Paragraph 216 of the Framework identifies that decision takers may give weight to relevant policies where their preparation is advanced, where there are no significant outstanding objections and where the policies are consistent with the Framework

- 2.6 The application committee report provides evidence that there are no outstanding objections from statutory consultees in respect of the Council's proposed allocation of the site or indeed the current planning application. This can be corroborated from a review of each of the responses received from technical consultees.
- 2.7 Ryedale District Council have now submitted the Ryedale Local Plan Sites document to the Secretary of State. The point at which various planning case law examples identify that the document can carry weight in the determination of planning applications.
- 2.8 With regards to the detailed policy criteria attached to the proposed allocation of the site, within the submitted Planning Statement, we provided the following conclusions: -
- The proposals will deliver a built form, layout and design detailing that works with the topography and contours of the site by virtue of the design and location of the site's proposed areas of public open space;
 - Site and boundary landscaping has been integrated into the proposals to include landscape areas for play and fitness. Including new additional boundary landscape planting along the site's northern, eastern and southern boundaries;
 - The development will deliver on-site children's play space;
 - The development will deliver safe and permeable pedestrian and cycle routes in and through the development to the site's access;
 - The scheme has been designed to deliver well defined hierarchy of streets and spaces;
 - Vehicular access will be taken from Whitby Road;
 - The scale of buildings is limited to two storeys, with only three 2.5 storey "room in the roof" style dwellings being provided within the development and not on boundaries with existing residents;
 - The development will deliver sustainable drainage systems which are integrated into the design with regards to Surface water drainage and Foul water drainage, as well as the provision of appropriate mitigation for the Groundwater Source Protection Zone;
 - The capability for electric vehicle charging through the provision of a 13-amp electrical socket will be discussed with the Council; and
 - A lighting scheme to minimise glare, reduce energy usage, and protect amenity will be submitted to discharge any future appropriately worded condition.
- 2.9 In addition to the above, the submitted Planning Statement summarises the planning arguments in favour of the proposed development more generally as being: -
- The application proposals represent a deliverable housing development, located within a sustainable location, which can contribute to local housing objectives in respect of housing needs and demand.
 - The new housing development can provide a number of substantial economic and social benefits to Pickering and the wider Ryedale District.
 - The release of the application site for the development of 239 new homes would provide a significant contribution to meeting the District's housing needs and 5-year housing land supply requirements. Including the provision of a policy compliant 35% (83) new affordable homes on site.

- The proposed development will achieve a high standard of design that protects and enhances the local area's setting and character.
- The submitted Planning Layout, Design & Access Statement and Landscape Masterplan identify that the proposed quantum of development can be accommodated on the site whilst providing a high-quality development. This includes the provision of significant new open space on-site.
- The application site is situated in a sustainable location, within walking and cycling distance from public transport modes and the number of services and facilities available within Pickering. The development will also provide footpath improvements between the site and the local school, providing a benefit to both prospective and existing residents of this area of Pickering.
- The application proposals provide the potential to include a mix and type of housing to meet local housing needs including bungalows and one-bedroom properties.
- The Environmental Statement; Ground; Noise, Ecology; Tree; Highways; Landscape; Heritage; and Flood Risk reports that have been submitted with the planning application identify that there are no technical issues that would constrain the development of the site. This view has been corroborated by the responses received from each of the technical statutory consultees.
- The development proposals meet the Framework's definition of Sustainable Development and there is therefore a presumption in favour of granting planning permission for this development without delay.

2.10 Based on the evidence set out in the submitted planning application documents and Ryedale District Council's planning application committee report, it is considered that the application proposals will create a sustainable, high quality and accessible development which will provide significant benefits to Pickering and the Ryedale District.

2.11 The development proposals comply with all relevant national and local planning policy guidance and accordingly the application does not conflict with national planning policy on important matters.

SIGNIFICANT LONG-TERM IMPACT ON ECONOMIC GROWTH AND MEETING HOUSING NEEDS ACROSS A WIDER AREA THAN A SINGLE LOCAL AUTHORITY

3.1 The development proposals will deliver significant long-term economic growth within and meet the established market and affordable housing needs of, Pickering and the Ryedale District.

3.2 The development proposals can deliver the following socio-economic benefits to Pickering and the Ryedale District: -

- The development proposals will make a substantial contribution to maintaining the Council's 5-year supply of deliverable housing sites in the District from a site identified as a Draft Housing Allocation by the Council.
- The development proposals provide a housing mix that will deliver a sustainable community for first-time buyers, couples, families and over 55's.
- The development proposals will deliver 35% affordable homes (83 homes) on site, providing a significant contribution to delivering Ryedale's affordable housing needs.

- The site represents a draft housing allocation for 250 homes within the now submitted Ryedale Sites Local Plan document. Accordingly, it has been identified as a suitable, available and achievable housing site by Ryedale District Council.
 - The development will provide off-site pedestrian footpath enhancements which will benefit both proposed and existing residents of this area of Pickering.
 - The development proposals include the provision of a significant amount of open space and landscaping which will be delivered throughout the site.
 - Creating sustainable communities through meeting market and affordable housing needs, offering existing and potential residents of the District the opportunity to live in the type of house and location they desire.
 - Delivering financial contributions towards the improvement of the District's infrastructure through the provision of S106 obligations and Community Infrastructure Levy payments.
 - New capital expenditure in the region of £28.9m creating direct and indirect employment opportunities of approximately 124 new jobs per year over a 7-year build programme, of which 70% are usually retained in the local area. This could include apprenticeships for local people.
 - Sustaining and improving the District's labour market through delivering the right homes in the right locations.
 - Increasing retail and leisure expenditure in the local area by £5.68m per annum and a first occupation retail expenditure of £1.32m.
 - Provision of funding towards public services from an estimated figure of £2.2m from the Government's new homes bonus and annual council tax payments of £367,200 per annum.
- 3.3 With regards to Community Infrastructure Levy payments from the development proposals, it is anticipated that the development would deliver a contribution of approximately £1.45m. This funding can be used by Ryedale District Council and Pickering Town Council towards the improvement of local education facilities, sustainable transport and community infrastructure.
- 3.4 In addition, similarly, the potential New Homes Bonus contribution of £2.2m and annual Council Tax payments, would provide a substantial level of funding to help improve local infrastructure.
- 3.5 In respect of meeting local housing needs, the development proposals will deliver 239 homes of the District's overall minimum housing requirement of 3,000 homes over the plan period. This equates to 8%.
- 3.6 With specific regards to Pickering, the Ryedale Local Plan Strategy document identifies that a minimum of 750 homes are to be distributed to the settlement within the plan period to 2027. Accordingly, the development proposals equate to 32% of Pickering's minimum housing requirements in the plan period.
- 3.7 Turning to affordable housing delivery, the Council's 2016 Strategic Housing Market Assessment identifies a need to deliver 78 affordable homes a year across the District. The Council's latest Annual Monitoring Report identifies a persistent undersupply of affordable housing over a 4-year period when measured against this requirement. Evidence of which is provided in the table below taken from Page 30 of the Council's latest Annual Monitoring Report: -

Year	Affordable Homes Completed & Available with RSL	Affordable Homes completed
2016/17	54	47
2015/16	30	53
2014/15	67	47
2013/14	40	60

- 3.8 The development proposals will therefore make a significant contribution to meeting the acute affordable housing needs of Pickering and the Ryedale District. This matter was a key factor in the decision by members of the planning committee to make a resolution to grant planning permission for the development.
- 3.9 Discussions with the Council's Housing Officers as part of the planning application have confirmed that Pickering is a priority area for affordable homes in the District. The applicant has subsequently worked closely with the Council's Officers to obtain their support with regards to the design, mix, distribution, size and tenure split of the affordable homes to be delivered by the development proposals. Their support for the development proposals is established by their latest consultee response to the planning application as identified within the application committee report.
- 3.10 If the application was called-in by the Secretary of State, then this would lead to a delay in the delivery of much needed affordable homes from the site. The applicant is seeking to commence the development of the site in the next 6 months. A call-in by the Secretary of State could result in a delay to the delivery of new homes from the site by at least 12 to 18 months. Within this timescale the development proposals could deliver 55 to 90 new market and affordable homes.
- 3.11 The site has been identified by Ryedale District Council as a draft housing allocation on account of its deliverability as a residential development site when assessed against national and local planning guidance, but also due to its ability to deliver the required number of homes to meet the market and affordable housing needs of Pickering as established in the Ryedale Local Plan Strategy document.
- 3.12 The development is not of a size and scale that will impact upon the delivery of housing of a wider area and it will specifically meet the identified housing needs of Pickering and the Ryedale District as established in the Ryedale Local Plan Strategy document and the emerging Ryedale Local Plan Sites document.

COULD HAVE SIGNIFICANT EFFECTS BEYOND THEIR IMMEDIATE LOCALITY

- 4.1 We have provided evidence in Section 2 above to demonstrate that the development would not have any significant effect beyond its immediate locality. Which is established by the Council's planning application committee report and the technical consultee responses received towards the planning application.
- 4.2 However, to aid the Secretary of State's consideration of this matter, we do think it is important to provide further clarity in respect of the site's location in a Groundwater Source Protection Zone
- 4.3 An Environmental Impact Assessment Screening Request was submitted to Ryedale District Council following the submission of the planning application on the 24th November 2017. This was to ensure that the applicant had the ability to identify the proposed mitigation to every technical matter associated with the development proposals. Particularly in respect of the Groundwater Source Protection Zone 1 which is located beneath the application site.

- 4.4 The pre-application meeting and correspondence with Ryedale District Council identified that the Groundwater Source Protection Zone 1 was considered to be the key environmental concern associated with the development of the site.
- 4.5 As stated above, the site is a draft housing allocation for 250 homes within the now submitted Ryedale Local Plan Sites document. Prior to the site's identification as a draft housing allocation, Ryedale District Council undertook a number of discussions with Yorkshire Water and the Environment Agency. These discussions identified the necessary mitigation and evidence needed to ensure that the development proposals would not impact upon the Groundwater Source Protection Zone 1.
- 4.6 These discussions led to the following criteria being included in the draft planning policy associated with the site's development: "*Sustainable drainage system to be integrated into design which reflects the Source Protection Zone, in regard to Surface water drainage scheme and Foul water drainage scheme*". It is therefore clear that all parties agree that suitable mitigation can be provided to ensure that the Groundwater Source Protection Zone is protected.
- 4.7 The planning application was supported by the submission of a Flood Risk Assessment & Drainage Strategy and a Geo-Environmental Appraisal.
- 4.8 With regards to the Groundwater Source Protection Zone 1, the Geo-Environmental Appraisal identifies that the Environment Agency may require details of mitigation measures to reduce pollution risks during the construction phase and that the "double lining" of foul sewers should be anticipated in order to ensure that any risks to contamination would be adequately mitigated. The report also identifies that the design of drainage and foundations will be required to take groundwater into consideration during the discharge of planning conditions stage. In addition to this, a Construction Environmental Management Plan will be required to satisfy consultees that the development is suitably managed during the construction phase. Evidence that is due to be submitted to discharge any relevant planning conditions imposed by the Environment Agency and Yorkshire Water.
- 4.9 The submitted Flood Risk Assessment & Drainage Strategy identifies that Yorkshire Water confirmed prior to the submission of the planning application that special construction measures for drainage and storage structures within the site will be required in accordance with the Yorkshire Water publication, 'Guideline for developers to Yorkshire Water requirements for new sewerage infrastructure in Groundwater Source Protection Zones'.
- 4.10 Following the submission of the planning application, consultation responses were received from Yorkshire Water and the Environment Agency.
- 4.11 Yorkshire Water confirmed by letter dated 24th November 2017 that they had no objections to the proposed development subject to the imposition of a planning condition that requests a Construction Environmental Management Plan to be submitted and agreed with them prior to the commencement of development on site. The response identifies that the Construction Environmental Management Plan should be based on the evidence provided within the Geo-Environmental Appraisal submitted with the planning application.
- 4.12 The response from the Environment Agency to the planning application was received on the 20th November 2017. The response identified that they have no objections to the proposed development subject to the imposition of a condition which requires the submission and approval of a Construction Environmental Management Plan prior to commencement of development. It further states that the Construction Environmental Management Plan should include the implementation of mitigation measures designed to protect the contamination of groundwater.
- 4.13 As the submitted Geo-Environmental Appraisal detailed that the appropriate mitigation strategy would be to "double line" the sewers to be delivered as part of the development with

contamination interceptors being provided within both the sewer and the sewer trench (a standard mitigation strategy in such circumstances) it was considered that sufficient information had been provided to enable the planning application to be determined in respect of the Groundwater Source Protection Zone 1. Indeed, this is the reason behind Yorkshire Water and the Environment Agency not objecting to the development proposals.

- 4.14 Notwithstanding this position, the Council's Screening Opinion was received on the 19th March 2018 identifying that they require the submission of an Environmental Statement in respect of the development proposals.
- 4.15 The response identifies that RDC concurred with the findings of the applicant's screening request in respect of the development proposals not being EIA development, other than in respect of matters associated with the Groundwater Source Protection Zone 1. The screening opinion specifically states in this regard that: -

"The Local Planning authority is aware that you have undertaken a screening exercise regarding the site and would concur with the majority of the report's findings. However, where the conclusions are not aligned is in respect to the Ground Source Protection Zone designation, and the potential for significant environmental effects based on the level of sensitivity being Level 1, and therefore of the highest level of sensitivity. Although the risk is lower due to the proposal being for residential development; ground water pollution would be a very serious environmental impact with serious ramifications for the supply of water to Pickering."

- 4.16 The Council's Screening Opinion contains a detailed matrix-based assessment in respect of all other potential environmental impacts associated with the proposed development of the site. In a similar level of detail to that provided by the applicant in their initial Screening Request.
- 4.17 On account of the detailed Screening Request, Screening Opinion and correspondence between the applicant and the Council since the receipt of the Screening Opinion, it has been determined that this scoping exercise has identified that the only topic to be included within the Environmental Statement is in respect of Ground Conditions, in association with the Groundwater Source Protection Zone.
- 4.18 Consequently, an Environmental Statement was submitted as part of the planning application.
- 4.19 The applicant placed the relevant consultation notice in the local newspaper and made the documentation available for view in Pickering Library. The Council undertook their own consultation on the document as part of a re-consultation on other amendments to the planning application as well.
- 4.20 In response to the consultation on the Environment Statement, the Environment Agency again confirmed that they had no objection to the development proposals in their letter dated 24th May 2018, in which they identified that *"We have reviewed the Environmental Statement (ES) for this new housing development in SPZ1 and we agree with the risk assessment and the proposed mitigation measures. We are satisfied that our main concerns about risks to groundwater resources in SPZ1 have been identified and appropriate mitigation measures have been recommended to address them"*. The proposed mitigation measures are to be conditioned to the application if approved.
- 4.21 Yorkshire Water's response dated 6th June again confirmed that they had no objections to the development proposals. The response from their Land Use Planning Manager stated that *"I have reviewed the submitted information (Environmental Statement, BWB April 2018) and I am satisfied that this covers our main concerns with regards to groundwater protection of the public water supply"*. Again, Yorkshire Water identified conditions that they would like to be attached to any approval of the planning application.

- 4.22 Whilst this matter is not considered to be greater than local importance, we thought it appropriate to provide you with evidence to demonstrate that the implementation of the mitigation measures agreed with expert consultees will ensure that the development proposals will not have any significant effect on their immediate locality and in doing so they will not have any adverse effect beyond their immediate locality.

GIVE RISE TO SUBSTANTIAL CROSS-BOUNDARY OR NATIONAL CONTROVERSY

- 5.1 On account of the evidence provided above, we believe it is clear that the development proposals will not give rise to any substantial cross-boundary or national controversy.
- 5.2 Lengths have been taken to ensure that the development proposals will not have any adverse impact on local environmental considerations. The Environmental Statement; Ground; Noise, Ecology; Tree; Highways; Landscape; Heritage; and Flood Risk reports that have been submitted with the planning application identify that there are no technical issues that would constrain the development of the site. This view has been corroborated by the responses received from each of the technical consultees consulted on the application.
- 5.3 Furthermore, based on the evidence set out in the submitted planning application documents and Ryedale District Council's planning application committee report, it is considered that the application proposals will create a sustainable, high quality and accessible development which will provide significant benefits to Pickering and the Ryedale District.

RAISE SIGNIFICANT ARCHITECTURAL AND URBAN DESIGN ISSUES

- 6.1 The development will deliver 239 high quality new homes of an appropriate style of housing design and mix, whilst ensuring that the residential amenity of neighbouring residents of the site can be safeguarded. The proposed density of the scheme is 29 dwellings per hectare (gross).
- 6.2 The development will be predominantly 2 storeys high. There will now be fifteen bungalows proposed within the site (following the amendments to Plots 125 & 126), which have been located adjacent to existing bungalows situated on the site's southern boundary. The provision of bungalows exceeds the Council's planning policy requirement of 5% provision on site. There are three 2.5 storey properties located within the scheme which are located within the central areas of the site and away from existing neighbouring properties.
- 6.3 The development proposals include the provision of a significant 1.5 ha of open space which will be delivered across the site.
- 6.4 The defining existing structural landscape features at the site include an undulating topography, a number of retained trees at the site entrance and the hedgerows which bound the development. These are substantially incorporated into the scheme and influence the organisation of uses and internal routes as follows: -
- Pocket greenspace at the entrance point to the development ensures the retention and protection of a number of existing trees within the public domain;
 - A central green corridor combines functional drainage solutions with a usable space to provide amenity for all residents utilising the undulating topography of the site;
 - Boundary planting creating a robust edge to the development; &
 - A further Pocket greenspace located at the south-east corner of the site, which also includes the provision of an underground surface water drainage attenuation tank.

- 6.5 The proposed areas of public open space will enable the provision of a more sympathetic design of development, ensuring that the scheme respects the undulating topography of the site and retains as many of the site's key arboricultural features as possible.
- 6.6 The development incorporates an enhanced landscape buffer along the northern and eastern boundaries of the site in order to mitigate the visual impact of the development proposals from sensitive landscape areas located outside of the site's boundaries.
- 6.7 The significant level of open space being provided within the scheme will enable the development proposals to assimilate into the surrounding area in a sympathetic manner, whilst creating a great place to live.
- 6.8 The Planning Layout, Landscape Masterplan and Design & Access statement which accompany the application establish that the proposed quantum of development can be accommodated at the site whilst ensuring that a high quality residential development can be delivered.
- 6.9 Notwithstanding the above, the applicant has taken great care and attention to respond positively to concerns raised by local residents in respect of the design of the development proposals. Key amendments made to the proposals following the submission of the planning application include:
- The relocation of bungalows next to existing bungalows located adjacent to the southern boundary of the site.
 - Utilising Cross Sections, the applicant assessed the difference in levels between the proposed and existing properties located along the southern boundary of the site. As result the applicant has: -
 - Increased the provision of bungalows to ensure that all existing bungalows which border the site are located adjacent to existing bungalows. Making the total number of bungalows to be provided in the scheme to be fifteen, which is in excess of the Council's policy criteria;
 - Increased the separation distances between existing and proposed properties along the site's southern boundary to ensure that the amenity of existing residents is protected. The separation distances are up to 29m in some locations.
 - Lowered the proposed finished ground levels of plots along the southern boundary to be the same or lower than existing ground levels in order to ensure that the amenity of existing residents is protected.
 - Provided a landscape buffer between all existing and proposed properties located along the southern boundary of the site in order to protect the amenity of existing residents.
 - Increased separation distances between the proposed and existing properties located along the western boundary of the site to exceed standard separation distances between all properties, by up to 3m in excess in some locations.
 - In order to ensure that the two high category trees located on the site's northern boundary are protected from the impact of development, the applicant repositioned public open space along the site's northern boundary. This amendment also aided the design and layout of the development proposals through the creation of a central linear area of public open space spanning the entire development.

- The submitted Landscape Masterplan provides further details in respect of the uses of each of the proposed areas of public open space. The strategy has been to provide a variety of uses, each inter-connected by internal footpaths, which cater for a variety of users from toddlers through to adults.
 - As requested by North Yorkshire County Council's highways officers, the first junction within the site has been relocated to create a 30m off-set from the main access point. This off-set will provide appropriate forward visibility and junction separation in accordance with MfS guidance, particularly bearing in mind that vehicles will be entering the development at slow speeds.
 - Areas which contain front of plot parking have been revised to increase spacing at the front of the properties to enable the provision of additional landscaping, softening the visual appearance of the scheme and screening parked cars. It is envisaged that further "hard" features can be placed in front of the landscape areas to ensure that they are retained and not utilised as additional parking areas.
 - Parking provision throughout the scheme was also revised to ensure that the development is in accordance with North Yorkshire County Council's requirements.
- 6.10 The applicant has responded positively to each of the design and layout comments received since the submission of the planning application. This demonstrates their desire to work alongside the Council and local stakeholders to ensure that they have designed a development that both meets and better planning and design guidance. Particularly in respect of the number of bungalows provided, the amount of public open space to delivered and the relationships between proposed and existing properties.
- 6.11 The application originally included 12 bungalows, which was then increased to 13 in response to initial comments received on the planning application. As identified above, at this week's planning committee, members requested that the applicant provide a further two bungalows in exchange for 2 two-storey properties located on the southern boundary (Plots 125 & 126). Whilst the applicant remains of the view that sufficient lengths had been taken to resolve this issue (which included increasing separation distances up to 28m and providing a landscape buffer on the boundary) they have taken the decision to amend the application in order to respond positively to the request of the Council's planning committee and local residents.
- 6.12 Overall, it is considered that the development proposals will deliver a high quality residential development scheme that complies with national and local planning policy guidance.
- 6.13 The development does not raise any significant architectural or urban design issues. There are no issues which are greater than local importance. However, it is clear from the evidence provided above of the importance that the applicant has placed on responding positively to the concerns of local stakeholders.

INVOLVE THE INTERESTS OF NATIONAL SECURITY OR OF FOREIGN GOVERNMENTS

- 7.1 On account of the evidence provided above, we believe it is clear that the development proposals do not involve the interests of national security or of foreign governments.

PREMATURITY

- 8.1 Whilst prematurity is not identified as a call-in criterion within the Ministerial Statement, we nevertheless thought it prudent to provide an analysis of the development proposals in this regard to ensure the provision of a comprehensive response.

- 8.2 As identified above, the site is identified as a draft housing allocation for 250 homes under Policy SD5 of the emerging Ryedale Local Plan Sites document.
- 8.3 Paragraph 216 of the Framework identifies that decision takers may give weight to relevant policies where their preparation is advanced, where there are no significant outstanding objections and where the policies are consistent with the Framework. As identified above and established by the Council's planning application committee report, there are no significant outstanding objections from statutory consultees in respect of the Council's proposed allocation of the site or indeed the current planning application.
- 8.4 Ryedale District Council submitted the Ryedale Local Plan Sites document to the Secretary of State in March 2018. Various planning case law examples identify that the document can therefore now carry weight in the determination of planning applications.
- 8.5 The Council's adopted Ryedale Local Plan Strategy document establishes a clear framework of the location and scale of development across the District and specifically within Pickering.
- 8.6 It is both the applicant's and the Council's view that the development proposals are fully in accordance with the relevant policies contained within the Framework, the Ryedale Local Plan Strategy Document and the recently submitted Ryedale Local Plan Sites document.
- 8.7 With regards to the specific case of the planning application, Paragraph: 014 Reference ID: 21b-014-20140306 of the Planning Practice Guidance identifies that prematurity is unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.
- 8.8 The evidence presented in this letter and the documents which support the planning application clearly identify that there are not adverse impacts associated with the granting of planning permission for the development proposals. This letter has also identified the significant socio-economic benefits that the development proposals can provide.
- 8.9 With regards to scale, the development proposals will deliver 239 homes of the District's overall minimum housing requirement of 3,000 homes over the plan period. This equates to just 8%. With specific regards to Pickering, the Ryedale Local Plan Strategy document identifies that a minimum of 750 homes are to be distributed to the settlement within the plan period to 2027. Accordingly, the development proposals equate to just 32% of Pickering's minimum housing requirements in the plan period.
- 8.10 What must also be considered when assessing the issue of prematurity is the ability of the development proposals to meet the current housing needs of the District, in particular affordable housing needs. Waiting for the adoption of the Ryedale Local Plan Sites document would delay the delivery of new homes in the District by at least 12 to 18 months. Within this timescale the development proposals could deliver 55 to 90 new market and affordable homes.
- 8.11 The Council's planning committee fully considered the matter of prematurity in reaching their decision on the planning application. It was their view that the application didn't raise any issues in respect of prematurity. This decision was reached on account of the development proposals being in accordance with national and adopted/emerging local planning guidance. The acute affordable housing needs of the District, together with the ability of the site to maintain the District's housing land supply, was also given substantial weight in the decision of the Council's planning committee.
- 8.12 On account of the above we do not believe that there is a case for prematurity in respect of the development proposals and accordingly we believe that the application should not be called-in for this reason.

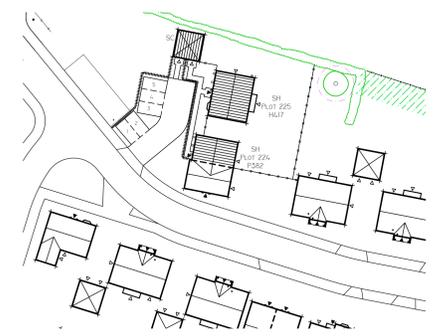
CONCLUSIONS

- 9.1 The evidence presented in this letter unequivocally demonstrates that the planning application is only of importance to the settlement of Pickering and the Ryedale District.
- 9.2 The development proposals: -
- Align with national policies on important matters.
 - Will deliver significant long-term socio-economic growth and meet the established market and affordable housing needs of Pickering and Ryedale District (a single local authority).
 - Will not give rise to any environmental effects within or beyond their immediate locality.
 - Will not give rise to substantial cross-boundary or national controversy.
 - Will deliver a high quality residential development which has placed architectural and urban design issues at the forefront, particularly in respect of responding to comments received from local stakeholders.
 - Do not involve the interests of national security or of foreign Governments.
- 9.3 Though largely positive, it is clear that the impacts of the development are not greater than local importance. Accordingly, it is our view that the application does not meet the Secretary of State's call-in requirements.
- 9.4 Should you wish to discuss the content of this letter further then please do not hesitate to contact me.

Yours sincerely,

PAUL BUTLER
Director

Notes:
 Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/office, retail buildings/office, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.



SALES ARENA EXTRACT @ 1:500

PLANNING LAYOUT KEY

BOUNDARY TREATMENTS

- 1.8m Brick wall with piers
- 1.8m Close boarded timber fence
- 1.2m Close boarded timber fence in between affordable plots
- 1.2m Estate railings
- 0.45 Knee rail
- 1.2m High Post and 3 rail fence

GENERAL

- 1.8m Rear/side access timber gate
- Affordable plot
- Bin collection point (Bin collection days only)
- Herringbone block paving (coloured and spec to be agreed with LPA)
- 6 x 3 (Manual for streets) garage space
- No plot 13

EXISTING VEGETATION

- Removed tree
- Retained tree/vegetation
- Road protection zone

SALES AREA

ACCOMMODATION SCHEDULE

House Type Code	House type name	Total Units
PRIVATE SALE		
2 BED UNITS		
DWB21-E-7	Burleigh	10
DWB21-D-7	Burleigh	5
3 BED UNITS		
P362-E-7	Archford	42
P362-F-7	Archford	4
P314-E-7	Ashurst	18
P341-E-7	Hadley	3
P341-D-7	Hadley	3
H348-7	Abbydale	10
4 BED UNITS		
H411-7	Millford	8
H417-7	Netford	3
H417-B7	Bradgate	10
H456-7	Avondale	14
H485-7	Holben	13
H421-7	Winstone	13
PRIVATE SUB TOTAL		
156		
AFFORDABLE		
QTR 276D	Quarre house (1 Bed)	18
SH50-E-7 End	SH50 (2 Bed)	24
SH50-Mid	SH50 (2 Bed)	26
SH52-E-7 End	SH52 (3 Bed)	18
SH52-Mid	SH52 (3 Bed)	3
AFFORDABLE SUB TOTAL		
83		
GRAND TOTAL		
239		

Letter	Description	TS	Date
V	Plots 125 & 126 replaced with hunglows	TS	10.07.18
U	Position of plots 181, 185 & 186-188 amended to highways comments	TS	13.06.18
T	Quarter houses replaces N107/P237	TS	06.06.18
S	Landscape buffer added to plots 125 - 136	SD	23.05.18
R	Position of plots on southern boundary amended. Plot 126 switched to H469. Landscape buffer added to plots 169 - 175	TS	14.05.18
Q	Garage to plots 158/159 amended.	TS	16.04.18
P	Schedule corrected to show correct Archford and Burleigh variants.	TS	13.04.18
N	Plots 191-196 amended. garages amended to Burleigh protocol. sales area amended.	TS	10.04.18
M	Position of plots 238-240 amended and east serving moved east. Plots 191-196 moved east away from boundary. Plots 168 & 163 switched. Plot positions amended to clients comments. House type mix and schedule updated. Plot 195 switched to burleigh.	TS	09.04.2018
L	P314 Sales name corrected. 1m gap created between plots 3/5. Plots 1/2 & 2/2-2/5 switched. Engineering information overlaid. Positions of plots 121-124 amended to suit carlow tank easement.	TS	20.02.2018
K	Double garage proposed for plots 175/176. Position of plot 7 amended. Position of parking to plot 169 amended.	TS	08.02.18
J	Plots 1-7 & 169-175 replanted, mix and schedule update to suit POS area created south of existing trees. Parking to plot 148 amended.	TS	03.02.18
H	Road serving plots 183-206 upgraded to 5.5m carriageway with footpath to eastern side. Plots 189-195 moved away from boundary. Plots 136-127 amended. schedule updated to suit. Removal of road serving plots 4-6 amended. Footway through POS removed. Section of existing hedge shown latest existing parallel with plot 136. Position of plots 8-35 amended. Runs of parking serving plots 8-35 & 144-154 broken up with additional landscaping. Pedestrian island along Whitley Road indicated. MFS garages shown for plots 212 & 214. SH27 & SH29 replaced by SH50 & SH52 respectively. N25/P237 Amended to 7 specification. Indicative LEAF position added. Plots 177-178 & 130-131 switched. Positions of plots 125,126 amended.	TS	16.03.18
G	Footpath introduced to Eastern side of basin.	TS	23.11.17
F	Position of junction amended to retain existing off site trees.	TS	23.10.17
E	Parking to plots 223-225 amended.	TS	13.09.17
D	Layout amended inline with clients comments.	TS	15.08.17
C	Layout amended inline with clients comments.	TS	10.08.17
B	Site boundaries amended inline with title plan, reference to existing boundary removed from western and southern boundary. position of substation amended to accommodate entrance feature.	TS	16.03.17
A	Updated in line with clients comments, revised engineering details displayed.	TS	06.03.17

STATUS: **FOR COMMENT**

STEN ARCHITECTURE
 Suite 4, Unit 1, Broomfield Park, Broomfield Avenue, Whitley, Wetherby, WF9 9RA
 Tel: 01937 599324
 www.sten-architecture.co.uk
 Twitter: @STEN_ARCH
 Facebook: StenArchitecture
 LinkedIn: Sten Architecture

CLIENT: **Barratt & David Wilson Homes Yorkshire East**
 6 Alpha Court
 Monks Cross Drive
 York, YO32 9WN

SITE: **Whitley Road Pickering**

TITLE: **Planning layout**

SCALE AT 1:500	DATE	DRAWN	CHECKED
1:500	07.09.16	TS	--
PROJECT NO:	DRAWING NO:	REVISION:	
1655	1655.01	V	

