

RYEDALE SITES LOCAL PLAN – MATTER 4

HOUSING ALLOCATION SITE REF.SD3 – LAND EAST OF BEVERLEY ROAD, NORTON

BARRATT HOMES & TAYLOR WIMPEY UK LTD

REPRESENTOR ID: 1065

INTRODUCTION

- 1.1 We write on behalf of our clients Barratt Homes and Taylor Wimpey UK Ltd to outline their **support** for the proposed allocation of their land interest at Beverley Road, Norton (Norton Lodge) for residential development under Policy SD3 of the Ryedale Plan Local Plan Sites Document.
- 1.2 There are no other suitable or available sites within Malton and Norton that can deliver a comprehensive development of market and affordable housing alongside the development's proposed community and highway infrastructure proposals. Infrastructure which has specifically been included within the proposals in order to meet the identified needs and aspirations of Malton and Norton over the plan period and beyond.
- 1.3 The site should be retained as a proposed housing site allocation on account of: -
- The development proposals will deliver circa 600 homes, a new primary school, a new link road, public open space, green networks and enhanced boundary landscaping.
 - The proposed development can enhance the south-eastern area of Norton through a sensitive extension to the existing urban area.
 - The development will enhance identified areas of landscape and habitat value in perpetuity.
 - The proposed number of homes to be delivered at this site are required to meet Malton/Norton's and the District's housing needs.
 - The development will provide up to 550 homes in the first five years following the adoption of the plan. With the full 600 homes being delivered by 2026.
 - The development provides the opportunity to facilitate the delivery of a significant number of environmental benefits.
 - No other potential site option located within Malton/Norton can deliver the socio-economic, community or highways benefits that the site can deliver.
 - The development proposals are situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.
 - The site is **available** now as it is under the control of two national house builders who are actively seeking to secure planning permission for the residential development of the site.
 - The site can also be considered **achievable** as our clients can deliver new homes on the site within the next 5 years.
- 1.4 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 We envisage that a planning application will be submitted by Autumn 2018. It is currently envisaged that first dwelling completions on the site will take place in the monitoring year 2019/20. With two house builders developing the scheme simultaneously it is anticipated that the development will deliver a yield of up to 100 homes per annum.

2.3 The table below provides the site’s cumulative dwelling delivery projection per annum: -

Year	No of Homes Cumulative
2019/2020	50
2020/2021	150
2021/2022	250
2022/2023	350
2023/2024	450
2024/2025	550
2025/2026	600

2.4 The link road and areas of open space will be delivered commensurate with the progression of the development and made available for use at a point agreed with RDC through the determination of the planning application. It is envisaged that the land to be reserved for the future Primary School will be made available for development as and when required by RDC’s and NYCC’s timescales for the provision of a new Primary School within Norton.

2.5 The development proposals can deliver significant benefits to Malton and Norton within a five-year period alongside making a significant contribution to the Council’s ongoing 5-year housing land supply requirements.

2.6 The anticipated delivery timescales have been formulated by Barratt Homes and Taylor Wimpey UK Ltd, national housebuilders with great expertise and knowledge of the delivery of housing development of this scale.