

Local Plan Publication Stage Representation Form

The Ryedale Plan: Local Plan Sites Document and Policies Map

For Office Use Only
Date received
Ref. No.
Acknowledged

Please return the completed form by 4.30pm on Friday 22 December 2017 to:

Jill Thompson
Specialist Place Team
Ryedale District Council,
Ryedale House,
Malton,
North Yorkshire,
YO17 7HH

This form can be filled in electronically and e-mailed to:
localplan@ryedale.gov.uk
we have also published an online form at:
www.ryedaleplan.org.uk/local-plan-sites-publication

This form has two parts:

- Part A – Personal Contact Details.
- Part B – Your representation(s). Please fill in a separate sheet for each representation.

PART A

1. Personal Details*

* If an agent is appointed, please complete only the Title, Name, and Organisation boxes below but complete the full contact details of the agent in 2.

2. Agent's Details

(if applicable)

Title		
First Name		
Last Name		
Job Title (If relevant)		
Organisation (If relevant)		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Postcode		
Telephone		
E-mail address		

PART B - Please use a separate sheet for each representation

Name or Organisation _____

3. To which part of the document or map does this representation relate?

Please tick the document and indicate the specific policy, paragraph, table or map you are commenting upon.

Policy	<input type="text"/>
Paragraph/Table	<input type="text"/>
Policies Map	<input type="text"/>

4. Do you consider the document is:

Please tick as appropriate

- | | | |
|--|-----|----|
| a. Legally Compliant | Yes | No |
| b. Sound | Yes | No |
| c. Complies with the
Duty to Co-operate | Yes | No |

Please see next page to fill in your comments

5. Please give details of why you consider the document is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the document or its compliance with the duty to co-operate, please use this box to set out your comments.

6. Please set out what modification(s) you consider necessary to make the document legally compliant or sound, having regard to the matter you have identified at question 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the document legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please Note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested modification as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he / she identifies for Examination.

7. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination?

No
I do not wish to participate at the oral part of the Examination

Yes
I wish to participate at the oral part of the

8. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

Please Note:

The Inspector will determine the most appropriate procedure to adopt to hear who have indicated that they wish to participate at the oral part of the Examination.

Signature

If you are filling in this form electronically by typing your name in this box you are stating to the best of your knowledge all the above information is correct

Signature

Date

Data Protection:

Ryedale District Council is a registered data controller, with the Information Commissioner's Office, as defined by the Data Protection Act 1998. By submitting your details to the Council you are consenting to your information being used for the preparation of the Ryedale Plan Local Plan Sites Document and Policies Map. Please be aware that representations made at Publication Stage cannot remain anonymous. Your response, including your name and address will be made available to view on the website and as part of the examination in public. However, the Council will redact your email address, phone number and signature before your representations are made publically available. Ryedale District Council will need to share you details with the planning inspector appointed to examine the documents, however, the Council will not pass your information onto other third parties unless it has a legal obligation to do so (ie crime prevention). Please be aware that RDC officers may need to contact you as part of this consultation process and a Programme Officer assisting the Planning Inspector may need to contact you as part of the examination process. For further information or clarification on this matter please contact Jill Thompson on 01653 600 666 ext 327 .

Amotherby PC Representation re. SD2 – Dec 2017

The Ryedale Local Plan: Local Plan Sites Document and Policies Map

Public Consultation Dec 2017

Amotherby Parish Council

Section 5

Policy SD2 Residential Land Allocations.

Amotherby Parish Council finds that Policy SD2 of the Local Plan Sites Document dated October 2017 is unsound. This is based on the conflict between the Ryedale Plan – Adopted Local Plan Strategy (LPS) and Policy SD2 Residential Allocations.

The LPS was found sound and adopted in 2013.

Policy SD2 seeks to allocate land in Amotherby for the development of 40 dwellings.

Amotherby Parish Council have in the past objected to the designation of Amotherby, tied to Swinton, as a Service Village. Whilst accepting that the adopted Plan confirms the designation it is considered that in terms of implementation of SP1 Location of Development p29 of the LPS, Amotherby should be reassessed as to its suitability as a Service Village due to the loss of some services originally deemed to be significant.

The requirements of Policy SP1 in relation to Service Village status are:-

a school

a convenience store or food shop which offers basic food for the preparation of a meal

a reasonable daily bus service which would enable residents to access employment facilities, shops and community and educational facilities at higher order settlements

The “village shop”, which was actually located in the neighbouring village of Swinton has closed. The bus service has been reduced to 5 trips into Malton, the main service centre of the District, per day between 7.25 & 16.00 Mon – Fri. None on a Sunday.

3.33 of the LPS states :-

Clearly, services in rural areas can fluctuate. If, in the future, this range of services becomes available at other settlements or, if services are lost, this will be acknowledged in future formal reviews of this Strategy and of the Local Plan Sites Document to ensure that reviews of the land supply reflect the most up to date position.

LPS Policy SP1 – implementation page 32 requires the Planning Authority to monitor village service provision with a view to re-examining Service Village allocations. This does not appear to have happened.

This combined with the overprovision of housing in the Service Villages by 58 dwellings calls into question the need for any substantial development in Amotherby at all. (Local Plan Sites Document, appendix 2 page 28).

The Local Plan Strategy re. Service Villages at 3.30, p24 seeks to sustain facilities plus some additional housing choices for local communities and are scheduled due to a minimum range of facilities that are considered to help support the local community.

Amotherby is not sustainable, substantially reliant on the car to meet daily needs which are in Malton only 3 miles away. Even when the “shop” was open it was essentially a butchers that carried only a limited range of stock and after getting in your car to drive from Amotherby to Swinton to access this facility it made sense to continue 2 miles further to Malton to access a full range of facilities.

The school is supported by a wide hinterland including pupils from Malton and the only other facility is the Queens Head, which is a restaurant drawing from a wide catchment far beyond any support from just Amotherby villagers.

The need for the designation of Amotherby as Service Village so close to the west side of Malton must be re-examined as part of the monitoring of the LPS.

Furthermore Para 3.30 of the LPS states

3.30 There are a very limited number of villages which do support a range of services and have good public transport links to Ryedale’s Market Towns or to other towns adjacent to the District. In order to help sustain these facilities and to provide some additional housing choices for local communities, some new housing development will be directed to a number of identified ‘Service Villages’. These are locations where it is considered appropriate to locate new small-scale housing development. Villages have been selected primarily because they have the minimum range of services that are considered to help support a sustainable community. These services include a primary school, a convenience store or food shop and a reasonable bus service, which would enable residents to access employment facilities, shops and community and education facilities at ‘higher order’ settlements. Small-scale, appropriate employment activity will, in principle be encouraged at Service Village locations. This Strategy aims to ensure that development is shared across settlements identified as Service Villages and not focussed in relatively few settlements.

The important wording of this passage is “small-scale housing development”.

The LPS clarifies the meaning of “small-scale housing” at 4.18 p46 and states:-

4.18 It is important that new housing sites are appropriate to the character and scale of existing places in terms of their size. The Plan provides a broad steer as to the size/scale of new sites in different locations to help guide the allocation of housing land. It supports the identification of small, medium and large sites at different locations. As an indicative guide for the scale of sites in the context of Ryedale, large housing sites are generally sites of 100 dwellings or more. Medium sized sites are those which accommodate generally, between 30 –100 homes and small sites, less than 30 dwellings. Similarly, the Plan does not prescribe density standards but makes reference to higher, medium and lower density housing in different locations. Again, as an indicative guide, low density housing development would generally be up to 30 dwellings to the hectare, with medium density housing being between 30-50 dwellings to the hectare and high density housing being 50 dwellings to the hectare or greater. However, these figures are provided as an indicative guide rather than prescriptive absolutes and the process of preparing the Local Plan Sites Document will

test in detail, the extent to which the size and scale of proposed development sites are considered to be appropriate within the context of their surroundings and the character and scale of the places at which they are situated.

In addition the development is not “small scale” and number of dwellings proposed is excessive. There is no certainty that the number will not rise as a result of building economics. Currently there are 123 dwellings within Amotherby village. An increase of 40 represents an increase of the size of the village by 32%. Scale is a relative concept and whilst 40 dwellings in the centre of Leeds may be “small scale” it clearly is not in a small village such as Amotherby.

Based on the Planning Authorities own definition and a realistic comparison between the existing and proposed situation the allocation at Amotherby is clearly not small scale and therefore unsound.