

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. SD10 – Dec 2017

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

Public Consultation Dec 2017

Amotherby Parish Council

Section 5

Policy SD10 Housing Allocation – Land to the south of Amotherby Primary School, Amotherby. Site 148.

Amotherby Parish Council find that Policy SD10 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 SD10 Housing Allocation- Amotherby, contained within the Local Plan Sites Document. Page 16.

The Local Plan Strategy was found sound and adopted in 2013.

Policy SD10 seeks to allocate land in Amotherby for the development of 40 dwellings.

Amotherby Parish Council do not find the preferred allocation of Site 148 to be sound which fails to meet the policy requirements of the adopted Local Plan Strategy and hence the National Planning Policy Framework.

Policy SP1 General Location of Development and Settlement Hierarchy p30 requires development to, ***be accommodated without detriment to the character of the settlement and its setting.***

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".

Policy SP12 Heritage, seeks to ensure new development protects the individual character and appearance of villages.

Policy SP13 Landscape, states:-

Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including: -

The distribution and form of settlements and buildings in their landscape setting

The character of individual settlements, including building styles and materials

The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)

Visually sensitive skylines, hill and valley sides

The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure

SP20 Generic Development Management Issues of the LPS requires :-

Character

New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing use

In the face of these adopted policy requirements which seek small scale residential development which does not adversely impact on the character of the Service Villages or its setting the community of Amotherby is confronted by a preferred allocation (site 148) on a site of 2.83 ha with an indicative yield of 40 dwellings, with a possibility of more, along with parking and drop-off area for the adjacent school and open space.

Whilst the Parish Council can see some merit in the allocation it is considered that it does not meet the policy objectives of the LPS and is unsound.

The site is large and has a very poor relationship to the rest of the village. Its development at the scale proposed will have an adverse impact on what is substantially a linear settlement.

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.

The development is not “small scale” and number of dwellings proposed is excessive. In addition, there is no certainty that the number will not rise. Policy SD2 of the Local Plan Sites Document states the yield is indicative and will be determined at the application stage. 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 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.

The figure of 40 dwellings appears to be derived from a layout submitted to the Planning Authority which is of a very poor standard and indicates a wholly inappropriate urban form which is completely at odds with the character of the settlement. Copy attached as “Site 148 Indicative layout”.

The development of 40+ houses may lead to an expansion of the school. There is no guarantee that future pupils will reside in Amotherby or the immediate catchment area. Pupils currently travel from outer areas including Malton which adds to the traffic congestion in the village to school times.

No guarantee that the kiss and drop facility would be of benefit to the village. As suggested in the submitted layout (Site 148 Indicative layout) it is poorly related to the school and requires driving through a housing estate to access this facility. The existing access to the school, via Meadowfields would have to remain open and unless complementary measures associated with parking are introduced into Main Street the problem of traffic congestion in the village will not be solved. Current efforts to resolve congestion by parking restrictions is fraught with problems.

If the Planning Authority persist with the designation of Amotherby as a Service Village despite Amotherby Parish Councils objection to Policy SD2 of the Local Plan Sites Document (see other Amotherby Parish Council representation) but the proposed allocation cannot be modified to a point that is sound and meets the requirements of the LPS the Parish Council would favour the development of site 635.

Site 635 is closely matched with site 148 in terms of suitability when viewed against the Planning Authorities Site Selection Methodology.

It gives a more realistic level of development at 20 dwellings. It is within the built form of the village resulting in less impact on the character of the settlement. The site has been the subject of an application and there is a greater certainty that the development will be carried out.

Notes:

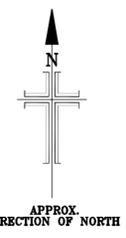
The contractor is responsible for checking dimensions, any discrepancies to be determined by Farrer Designs (Yorkshire) Ltd before proceeding with the works.

No dimensions to be scaled from drawing, figured dimensions to be worked to in all cases.

All materials used and work undertaken to be in accordance with relevant British Standard Codes Of Practice and the Building Regulations with subsequent amendments.

© The contents of this drawing are the property of Farrer Designs (Yorkshire) Ltd and must not be reproduced without their expressed written consent.

- 
 House Type One
 1925 Sqft
 5 Bedroom
 Double Integral Garage
 1No On Site
 - 
 House Type Two
 2050 Sqft
 5 Bedroom
 Double Integral Garage
 9No On Site
 - 
 House Type Three
 1550 Sqft
 5 Bedroom
 Single Integral Garage
 6No On Site
 - 
 House Type Five
 1425 Sqft
 4 Bedroom
 Detached Garage
 6No On Site
 - 
 House Type Six
 (Pair Of Semi - Detached)
 1000 Sqft
 3 Bedroom No Garage
 12No On Site
 - 
 4 Bedroom With Garage
 (1150sqft)
 10No On Site
- Total Number Of Units 44
Total Floor Area 61,725



Revision:	Note:	Date:
Project: Site 148, Amotherby, North Yorkshire		
Title: Illustrative Site Plan Option B		
Client: Carlyn Ltd		
Scale:	1:1000 @ A2	Date:
Drawn By:	BF	Revision:
Drawing Number:	289.002	Date:
Date:		18.02.16



FarrerDesigns
(Yorkshire) Limited Architectural Designs

14 Keats Walk, Harrogate, North Yorkshire, HG1 3LN
 Tel: 01423 541107, Mob: 07738370802
 Email: info@farrerdesign.co.uk, Web: www.farrerdesign.co.uk

