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## **Public Consultation – Local Plan Sites**

I find it intriguing that the 40+ sites identified for residential development in Pickering (Local Plan Sites January 2016) has suddenly reduced to 2 for housing land allocation following the 'Special Meeting' of the Council's Planning Committee on 11 October 2017, some 12 days before David Wilson Homes application for 239 homes on plot 347 (land off Whitby Road) was validated by the Council's Planning Department.

I am also baffled by the fact that the status of plot 347 appears to have been elevated to that of being land ripe for residential development when previously it has been deemed unsuitable for a variety of reasons. No rationale is given for this sudden change in status.

The Local Plan Strategy commits Ryedale to delivering a target of 200 homes per annum (a minimum of 3,000 homes in a 15 year period, 2012-2027). The Councils 'Proposed Submission Document – October 2017' states that 1,274 dwelling were completed during the first 5-years of the plan (+27.4% or 274 dwelling in excess of target).

Table 10 of the Council's Strategic Housing Land Availability Assessment Update 2017 (dated July 2017) identifies the number of deliverable sites for the next 5-year period as being 1,065 plots with projected delivery being 960 plots based on permissions granted as of 31 March 17. In theory the Council has already granted sufficient permissions to satisfy the requirements of the Local Plan Strategy for the next 5-years based on the recently revised target of 183 dwellings per year.

Paragraph 3.8 of The Local Plan Strategy states,

*"An important element of this strategy is that it looks to accommodate new development through a pattern of small and medium sized sites spread within and around each of the towns as opposed to relying on the delivery of one or more 'strategic sites' capable of accommodating a significant proportion of Ryedale's development requirements in a limited number of locations. Ryedale is not dependant on strategic sites to deliver the development requirements identified in this Plan and it is considered that there are risks to the delivery of the Plan of relying on such a pattern of development, particularly in the current climate of economic uncertainty. Strategic sites will demand significant investment in infrastructure to ensure that they can be delivered".*

To a layman it would appear that the reclassification of plot 347, and narrowing the odds from 40 to 2 plots is not coincidental. In my opinion this 'coincidence' requires further scrutiny by the Planning Inspector.

Yours faithfully,



Matthew France