

Mrs Jill Thompson  
Forward Planning Manager  
Forward Planning and Conservation  
Ryedale District Council  
Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

18<sup>th</sup> March 2019

Dear Jill,

**RYEDALE SITES LOCAL PLAN – LAND AT MIDDLETON ROAD, PICKERING – BARRATT HOMES & DAVID WILSON HOMES - SITE REF. 116 – RESPONSE TO MAIN MODIFICATIONS**

We write on behalf of our client Barratt Homes & David Wilson Homes (BDW) to provide Ryedale District Council (RDC) with their response to the Sites Local Plan Main Modifications consultation. The comments are made in association with their land interest at Middleton Road, Pickering, which we maintain is a deliverable residential development site that should be included as a housing land allocation within the emerging Ryedale Sites Local Plan.

Our client **objects** to RDC's latest rejection of the Middleton Road, Pickering site as a potential housing allocation.

The site can deliver a comprehensive development of market and affordable housing alongside a number of community benefits to meet the needs and aspirations of the local area over the plan period. The site is located 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.

We believe the evidence that we previously submitted within our hearing statements is still valid in respect of the site's deliverability and the need for it to be released as part of the current Sites Local Plan. For this reason we will refer the Council to our previously submitted hearing statements, rather than repeat them here. However, given nearly 6 months has passed since the submission of our hearing statements and the examination in public, we consider it pertinent to provide an update on the delivery of those sites included within the Sites Local Plan which we previously identified question marks over.

**DELIVERABILITY CONCERNS WITH EXISTING RESIDENTIAL COMMITMENTS**

The Sites Local Plan includes two existing Gladman Developments planning consents located in Kirkbymoorside and Sherburn. Sites which have benefited from planning permission for some time and which still show no signs of being developed at the point of writing this statement, almost 6 months since the hearing sessions took place.

With regards to the site at Kirkbymoorside, the reserved matters application submitted in November 2017 is no closer to being determined. We are also still not aware of any developer interest in the site. Therefore, whilst the risk that the site will never come forward for development is very real, due to the continued delays associated with the site's delivery, a stronger case can now be made that the whole of the development will not be delivered before the end of the Ryedale Local Plan Strategy plan period of 2027.

Due to the site's size, there would be one development/selling outlet delivering new homes at the site. It is therefore anticipated that the development will deliver a yield of at least 35 homes per annum, which would mean that subject to the delays to commencement of development identified above, the site would still have remaining dwelling capacity beyond 2027.

We anticipate that the site is still at least 18 to 24 months away from commencing development due to the need for an agreement to be reached with a developer; for that developer to secure planning permission for their own house types; and due to the lead in time associated with initial site infrastructure works. Consequently, if the site should come forward, we would expect first dwelling completions to take place no earlier than the monitoring year 2021/2022. The shortfall in homes from the site within the plan period would also translate to the reduced delivery of affordable homes as well.

For the avoidance of any doubt, on account of the site's planning and development history, we are still of the clear view that there are substantial question marks associated with whether the site will be delivered at all. A view shared by the majority of the development industry.

The same can also be said for the Gladman Developments site located at Manor Farm, High Street, Sherburn. No reserved matters application was submitted to RDC ahead of the required November 2018 deadline. Accordingly, this permission has now lapsed. Consequently, it is our view that reference to this site/permission within the Sites Local Plan **should be removed**. Creating a deficit of 73 homes.

The combined number of homes from the two sites equates to **298 homes** that RDC have included within their current housing delivery calculations, which we still believe are unlikely to come forward.

We therefore maintain our view that RDC should seek to replace these sites with sites that are demonstrably more capable of delivering housing in sustainable locations within the District. Our client's site at Middleton Road, Pickering, which could deliver 120 of the 298 home deficit within the next 5 years, would be one such site.

Relying on existing committed developments that do not provide certainty of delivery will result in the loss of the socio-economic benefits associated with the delivery of these homes, including the provision of up to **105 affordable homes**, which are of course in great need and demand in the District.

The evidence provided completely justifies our continued request for RDC to allocate our client's site at Middleton Road, Pickering prior to the final adoption of the Sites Local Plan.

Especially when the sustainability credentials of Pickering and its affordable housing needs are taken into account.

The Ryedale Local Plan Strategy document identifies that Pickering lies second only to Malton/Norton in the District's settlement hierarchy and that accordingly a minimum of 750 homes are to be distributed to the settlement within the plan period to 2027. Furthermore, from work we have undertaken with the Council's housing officer as part of David Wilson Homes' Whitby Road, Pickering development, we understand that Pickering is a priority area for affordable homes in the District.

The development of the Middleton Road, Pickering scheme could deliver 42 more affordable homes to Pickering within the plan period. Alongside a range of other socio-economic benefits as detailed in our previously submitting hearing statements.

## CONCLUSION

Our client's Middleton Road, Pickering proposals represent a deliverable residential development that will create a sustainable, high quality and accessible development which will provide significant social and economic benefits to Pickering and the wider Ryedale District area.



We maintain our view that RDC should identify the Middleton Road, Pickering site as a housing allocation within the Ryedale Local Plan Sites in order to contribute to the potential shortfall of homes on account of deliverability concerns associated with other housing sites currently identified within the Sites Local Plan. Specifically the two Gladman Development sites located in Kirkbymoorside and Sherburn.

We trust that the information provided will be taken into consideration in the preparation of the final Ryedale Sites Local Plan prior to its proposed adoption. Should you need any further information or wish to discuss any of the points made in these representations further please do not hesitate to contact the undersigned.

Yours sincerely

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**PAUL BUTLER**

Director

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