

Gladman Developments Ltd

Land off Langton Road, Norton

Ryedale District

Planning Statement



March 2016

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EXECUTIVE SUMMARY

Description of Development

- i. These applications relate to land off Langton Road, Norton. They seek outline planning permission for up to 6 dwellings on Site A and 79 dwellings on Site B, with associated public open space and landscaping, with all matters reserved save for access.
- ii. Site B proposes a policy-compliant level of affordable housing (35%) to be delivered on-site, while Site A makes provision for a commuted sum equivalent to 35% to be provided on affordable housing schemes elsewhere in the settlement or District.

Accordance with the adopted Development Plan

- iii. The Development Plan currently comprises:
 - The Ryedale Local Plan Strategy (Adopted September 2013)
 - Saved policies of the 2002 Ryedale Local Plan and the 2002 Proposals Map.
 - The Yorkshire and Humber Regional Spatial Strategy (RSS) York Green Belt Policies - Policies YH 9 and Y1
 - The Helmsley Plan (Adopted July 2015)
- iv. However, only the Ryedale Local Plan Strategy 2013 is relevant to the applications. The development proposals accord with the objectives of the Local Plan Strategy and its relevant policies.
- v. The Local Plan Strategy does not plan for the full Objectively Assessed Need (OAN) for housing in Ryedale. This is a matter which must be addressed by the Council.

Emerging Development Plan

- vi. The Council are producing a Local Plan Sites DPS which will allocate sites for housing development. However this document is still in its early stages; a draft will not be produced until spring 2016.
- vii. The Local Plan Sites DPD is only due to allocate growth up to the levels identified in the Local Plan Strategy and therefore the Council will need to find additional sites in order to meet its full OAN.

Housing Land Supply

- viii. The Council currently claim a supply in excess of five years when assessed against their current adopted target.
 - ix. However their current target does not represent a full OAN figure. Gladman have commissioned NLP to undertake a study to identify District's OAN. When assessed against the OAN range concluded by NLP, the Council cannot demonstrate a five-year housing land supply.
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- x. The application therefore must be considered under paragraph 14 of the Framework and the presumption in favour of sustainable development is engaged.

Sustainable Development

- xi. The accompanying reports show there are no unacceptable adverse impacts associated with the proposals. The proposals provide significant material planning benefits, which weigh heavily in favour of the application proposals. These include:
- Market and affordable (35%) housing to meet an identified need;
 - 1.98 ha of Public Open Space (across both sites);
 - New footpath and cycle links;
 - New Homes Bonus totalling £807k (across both sites);
 - 72 FTE construction jobs (across both sites);
 - Ecological benefits through the protection and enhancement of existing wildlife corridors and provision of new green infrastructure within the development; and
 - No significant or demonstrable adverse impacts that would outweigh the benefits of granting permission when assessed against the Framework as a whole.
- xii. The proposals constitute sustainable development in the context of the three dimensions of sustainable development; environmental, social and economic.

Decision-taking

- xiii. Housing applications should be considered in the context of the presumption in favour of sustainable development to meet the requirements of Paragraph 49 of the NPPF. The Council is currently unable to demonstrate a five-year supply against a full OAN. Granting development as expeditiously as possible will help the Council in working toward this minimum requirement.
- xiv. The proposal should be granted 'without delay' in line with the requirements of Paragraph 14 of the NPPF.
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2 INTRODUCTION

2.1 Context

2.1.1 This Planning Statement is submitted to Ryedale District Council (hereafter referred to as 'RDC' or 'the Council') on behalf of Gladman Developments Ltd ('Gladman') in support of two outline planning applications on land off Langton Road, Norton:

- **Site A** - Residential development of up to 6 no. dwellings together with formation of vehicular access - (site area 0.9ha).
- **Site B** - Residential development of up to 79 no. dwellings together with formation of vehicular access - (site area 3.65ha)

2.1.2 The statement sets out the context for the development by providing the background to the proposals including a description of the site and its surroundings and the relevant up-to-date policy Framework. It then assesses the proposals against the identified policy framework and the key material considerations and sets out the case in support of development.

2.1.3 Documents which accompany this Planning Statement in support of the applications are as follows. The table denotes which submitted documents are shared between both applications.

Site A	Site B
Location Plan - Site A	Location Plan – Site B
Indicative Development Framework Plan – Site A	Indicative Development Framework Plan – Site B
Design and Access Statement	
Landscape and Visual Assessment	
Transport Assessment	
Travel Plan	
Ecological Appraisal (and Badger Survey)	
Arboricultural Assessment	
Flood Risk Assessment	
Noise Screening Report	
Archaeology Statement	
Statement of Community Involvement	
Heritage Statement – Site A	Heritage Statement – Site B
Socio-Economic Report – Site A	Socio-Economic Report – Site B
Foul Drainage Analysis	

Air Quality Assessment	
Access Plan – Site A	Access Plan – Site B
Phase 1 Site Investigation Report	

2.2 The Site and Surroundings

- 2.2.1 Both Site A and Site B are located within the administrative area of Ryedale District Council (RDC), within the ward of Norton West and within the Parish of Norton. The latest Census data for the Parish in 2011 identifies the population to be 7,387.
- 2.2.2 Site A is a small agricultural field of about 0.9 ha. It is bound by Langton Road to the east, beyond which lies existing residential development. Sutton Farm Stone Barn, a Grade II Listed Building which has recently been converted to residential units, lies immediately to the west. Existing residential development also lies to the north, beyond a small area of trees which contains an access route to the barn. The southern boundary of Site A is defined by a private drive to Sutton Grange to the west, beyond which lies open countryside (Site B).
- 2.2.3 Site B is a larger field of approximately 3.65 ha. Site A, as described above, lies to its north beyond the private driveway. Langton Road also runs along the eastern boundary of Site B, beyond which is a mix of existing residential dwellings and open countryside. A small group of residential dwellings is located adjacent to the site's boundary to the south east. An existing mature tree belt which follows the line of Mill Beck defines the western boundary of Site B, beyond which lies open countryside.
- 2.2.4 Within the adopted Ryedale Local Plan Strategy DPD (RLPS), the settlement of Norton is supported as Ryedale's Principal Town along with Malton. This is the highest tier in the settlement hierarchy set out by the Local Plan Strategy, followed by Local Service Centres, Other Villages and the Wider Open Countryside.

2.3 Planning History

- 2.3.1 These planning applications are the second to be submitted on the respective sites and remain unchanged from the scheme that was determined by the Council in July 2015. Gladman submitted the original applications to RDC for consideration on 2nd February 2015. Both applications were validated on 6th February 2015, with the reference numbers 15/00099/MOUT (Site A) and 15/00098/MOUT (Site B).
- 2.3.2 The original target determination date for the applications was 8th May 2015, though three extensions of time were agreed with the Council until 5th June, 29th June and 21st July 2015 respectively. Gladman and the Council's Case Officer worked proactively during the determination of the applications to identify issues and discuss potential solutions. As a result of this engagement and following a review of consultation responses, Gladman prepared and submitted amended Development Framework plans and associated technical reports, which were submitted to the Council for re-consultation.

- 2.3.3 The applications were nevertheless refused by RDC Planning Committee on 22nd July 2015. The decision notices identified four reasons for refusal (RfR) for Site A and five RfR for Site B. It should be noted that Site B shared the exact same RfR as Site A, with one additional reason.
- 2.3.4 In response to the refusal of planning permission, Gladman lodged a (co-joined) appeal to the refusals. This appeal will be heard at a public inquiry, which is due to commence on 7th June 2016.
- 2.3.5 Prior to Gladman's involvement with the sites, an application was submitted on Site A for the erection of 15 dwellings (ref: 14/00383/MOUT). This was registered on 1st April 2014 and the application went to Committee on 30th July 2014. It was refused due to the proposal's proximity to Sutton Farm Stone Barn which would result in an unacceptable level of harm to the setting and character of the listed building.

2.4 Environmental Impact Assessment

- 2.4.1 As part of the first applications, Gladman sent an Environmental Impact Assessment (EIA) Screening Opinion Request for both sites to the Council in letters dated 29th January 2015, asserting that the proposals did not constitute EIA schemes. Following submission of these requests, RDC issued their Scoping Opinions dated 20th February 2015 confirming, in their view, that the proposals for both Sites A and B constituted EIA development.
- 2.4.2 Gladman, in disagreement, sent a Formal Screening Direction Request to the National Planning Casework Unit (NPCU) for both sites on 3rd March 2015. The NPCU issued their Screening Directions, dated 20th March 2015, which confirmed both schemes did not comprise EIA development.
- 2.4.3 As the applications have not changed as part of this second submission, no further EIA work has been undertaken.

2.5 The Application Proposals

Introduction

- 2.5.1 These applications seek outline planning permission for residential development with all matters reserved, save for the main site accesses. Details of the parameters of the development for which outline permission is sought are included within the respective Design and Access Statements. Further detail (including detailed housing mix, precise location of buildings and appearance) will be brought forward at the Reserved Matters stage.
- 2.5.2 In addition, illustrative Development Frameworks have been prepared, giving an indication of how the sites could be developed, helping to demonstrate the acceptability of the developments and having proper regard to constraints. This illustrative Development Frameworks present one iteration of how the sites could be developed. They are not for determination at this stage.
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Public Consultation

- 2.5.3 Prior to the submission of the previous applications on this site, Gladman engaged in a comprehensive process of pre-application consultation with the local community. On 19th January 2015, information leaflets were distributed to circa 535 households and businesses within the proximity of the site. This leaflet invited readers to give feedback on the proposals, as well as directing them to a dedicated website which contained further information on the schemes (www.your-views.co.uk/norton). Additionally, a press advert was circulated in the Norton Gazette and Herald on 21st January 2015.
- 2.5.4 As the scheme remains unchanged from the previous applications, it has not been considered necessary to engage in further consultation prior to the submission of these second applications. Consultees, stakeholders and the local community will have the opportunity to provide the Council with comments on the schemes during the Council's own consultation period during the determination process.
- 2.5.5 Responses to the original public consultation exercise, along with Gladman's reply, can be found within the accompanying Statement of Community Involvement.

Planning Obligations and Conditions

- 2.5.6 Gladman will seek to enter into constructive dialogue with RDC to agree obligations for any necessary and reasonable on and off-site provisions which are related in scale and kind to the proposed development and which meet the statutory tests set out in Regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010.
- 2.5.7 Gladman will be happy to propose and discuss draft planning conditions with the Council as part of the determination of the applications.

2.6 Delivery

- 2.6.1 It is likely that, subject to market conditions, on average around 25 to 35 dwellings would be completed per annum. The affordable housing would be delivered simultaneously alongside market dwelling completions. Taking into account infrastructure delivery, it is anticipated that the development of both sites together would take in the order of three years to complete.

As the site will be complete in around three years, delivery will contribute directly toward the District's five-year supply of deliverable housing land (5YHLS). In order to support quick delivery, Gladman will commit submitting applications for approval of reserved matters within two years and would be willing to accept a condition to this effect.

3 HOUSING NEED

3.1 Introduction

3.1.1 This section provides a summary of the National Planning Policy Framework and considers the housing need and supply in Ryedale.

3.2 National Planning Policy Framework

3.2.1 At the heart of the Framework is the 'presumption in favour of sustainable development', seen as the 'golden thread' running through plan-making and decision-taking (paragraph 14). For plan-making this means meeting objectively assessed needs; for decision-taking this means approving development where it accords with the development plan, or where the Plan is absent, silent or out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the Framework indicate development should be restricted.

3.2.2 Paragraph 17 sets out a series of underpinning Core Principles which, inter alia, seek to proactively drive and support sustainable economic development to deliver the homes, business, infrastructure and thriving local places that the country needs; secure high quality design; take account of the different roles and character of different areas; recognise the intrinsic character and beauty of the countryside; contribute to the conservation and enhancement of the natural environment; promote mixed use development and sustainable, accessible development.

3.2.3 Paragraphs 18 and 19 of the Framework give significant weight to the need to support economic growth. The Framework calls for a positive approach to new development and amongst other things seeks to boost significantly the supply of housing. LPAs are required to identify a 5 year land supply of deliverable sites for housing development; where the authority has a persistent record of under-delivery against the delivery of housing they should provide an additional 20% flexibility allowance (paragraph 47). Policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a deliverable five-year supply of sites (paragraph 49).

3.2.4 Developments should be located where the need to travel will be minimised and the use of sustainable modes of transport can be maximised. This should take into account the development needs and opportunities available which differ in all communities (paragraphs 29 and 34).

3.2.5 Paragraph 215 sets out that due weight should be given to development policies in existing plans according to their degree of consistency with the Framework. Paragraph 216 also states that due weight should be given to relevant policies in the emerging plan according to: its stage of preparation, the extent of unresolved objections and their degree of consistency with the Framework.

3.3 Housing Requirement and Five-Year Supply

Ryedale Local Plan Strategy

3.3.1 The adopted housing requirement in the District is contained in the Ryedale Local Plan Strategy, adopted on 5th September 2013. The Local Plan Strategy seeks to provide 3,000 net additional dwellings in the District between 2012 and 2027, an annual average of 200. It is a continuation of the requirement within the 2002 Ryedale Local Plan, which also aimed to deliver 3,000 dwellings, albeit for the period 1991-2006.

3.3.2 When considering this housing requirement, the Examination Inspector of the RLPS commented:

“Consequently, taking account of all the evidence, statements and submissions, and having examined all the elements that go into making an objective assessment of housing requirements, a total level of 3,000 dwellings or 200 dwellings/year represents a realistic, balanced, deliverable, justified and soundly based figure which would meet the objectively assessed housing needs of the district over the plan period. The LPS is not fundamentally flawed or will lead to a serious under-supply of housing, as some suggest, and further flexibility and boosting of housing supply would be enabled by providing the 20% NPPF buffer of sites and the 25% additional “zone of tolerance”. The proposed commitment to reviewing housing needs within 5 years, including the SHMA & SHLAA, would ensure that this key element of the plan is kept up-to-date”

3.3.3 However, in order to make the Ryedale Local Plan Strategy sound and suitable for adoption, the Inspector, through the schedule of main modifications, set out that the following paragraph be added into the final Local Plan Strategy.

“The housing figure included in this plan is the best objectively assessed estimate of housing requirements at the date of the adoption of the Plan. However, the Council recognise that housing needs and requirements can change over time and it will commit to reviewing housing needs in five years. The Council will consider the extent to which a formal review of the housing figure in the plan is required on the basis of this information- derived from demographic trends and updated Strategic Housing Market Assessment information, together with other factors relevant to an objective assessment of housing needs, including deliverability, economic growth factors and on-going strategic co-operation.”

National Planning Policy Guidance

3.3.4 Though the Examination Inspector found the housing requirement figure representative of an objectively assessed need, he did so within the context of the time. As per the paragraph quoted above to be added into the Local Plan Strategy, evidence and information pertaining to objectively assessed need figures have progressed.

- 3.3.5 Chiefly, the publication of the National Planning Policy Guidance on 6th March 2014 sets out in Paragraph 019 (Reference ID: 2a-019-20140306) that the housing need number indicated by household projections should be adjusted to reflect appropriate market signals, in addition to other market indicators of the balance between the demand for and supply of dwellings. The figure of 200 dwellings per annum cannot therefore be in line with “*other factors relevant to an objective assessment of housing needs*” i.e. the updated NPPG guidance for calculating OAN figures, and in turn can no longer be considered a best objectively assessed estimate of the housing requirement for the District.

Strategic Housing Market Assessment

- 3.3.6 The Council’s latest Strategic Housing Market Assessment predates the Local Plan Strategy, the Framework and the NPPG. It was published in November 2011 and was part of the wider North Yorkshire SHMA. Presently, no progress has been made by the Council on producing an updated SHMA, in line with the comments of the Examination Inspector.
- 3.3.7 Gladman however have commissioned NLP to produce an Objective Assessment of Housing Need and Market Signals Update report. This takes account of up-to-date evidence and guidance such as the NPPG. The latest report (August 2015) concludes that the OAN for the Ryedale District is in fact between 310 d.p.a and 340 d.p.a, the latter uplift accounting for the full affordable housing need.

Ryedale District Council’s Latest Position of Five-Year Housing Land Supply

- 3.3.8 The Council’s latest assessment of their five-year housing land supply is contained within the SHLAA update (May 2015, with a minor addendum in September 2015). RDC state they have a net raw supply of 1,461 plots, equating to about 7.31 years against the adopted target of 200 d.p.a. However, paragraph 2.11 of this SHLAA states this raw figure is not representative of the deliverable five-year housing land supply as set out by paragraph 49 of the NPPF.
- 3.3.9 The total deliverable supply figure is 1,173 dwellings. This constitutes:
- Major Deliverable Sites: 898 dwellings.
 - Small Windfall delivery @ 55 d.p.a: 275 dwellings.
- 3.3.10 The results in a claimed deliverable supply of 5.87 years against a target of 200 d.p.a and a 20% buffer.
- 3.3.11 It is Gladman’s case that, when assessed against the true OAN figure, the Council are not able to demonstrate over five years of deliverable housing land.

Housing Need Conclusion

- 3.3.12 The UK has a structural problem with inadequate housing supply, which has led to low income and middle income families being priced out of the housing market. National Government recognise that house price inflation is getting to dangerous levels and that building new homes is necessary in order to address this issue.
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- 3.3.13 The NPPF is a material consideration to be taken into account in the determination of these applications. It is framed as a positive and enabling document, seeking to facilitate sustainable development and growth. Its core principles and policies seek to identify and meet the need for new housing in full, and boost significantly the supply of housing.
- 3.3.14 The development proposal responds directly to meeting the housing deficit in Ryedale. The proposals serve to assist in remedying the lack of five-year housing land supply in the District.
- 3.3.15 In accordance with paragraph 49 of the Framework relevant policies concerning the supply of housing cannot be considered up-to-date and the presumption in favour of sustainable development set out in paragraph 14 of the Framework is engaged.
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4 THE DEVELOPMENT PLAN

4.1 Introduction

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that a planning applications determination must be made in accordance with the development plan unless material considerations indicate otherwise.

4.1.2 The Development Plan for the District currently comprises:

- The Ryedale Local Plan Strategy (Adopted September 2013)
- Saved policies of the 2002 Ryedale Local Plan and the 2002 Proposals Map.
- The Yorkshire and Humber Regional Spatial Strategy (RSS) York Green Belt Policies - Policies YH 9 and Y1
- The Helmsley Plan (Adopted July 2015)

4.1.3 Based on the policies quoted in the RfR of the previous applications and the comments within their associated Planning Committee reports, only the Ryedale Local Plan Strategy is relevant to the proposals. However, it should be noted that the Development Limits established in the 2002 Proposals Map have been carried forward to the RLPS without amendment.

4.1.4 The principle housing policies are dealt with below, however, for completeness the relevant environmental, design and technical development management policies of the Development Plan have been considered within a Policy Compliance table, which can be found at Appendix 1

Weight Attributed to Development Plan and its Policies

4.1.5 Contrary to paragraphs 17 and 47 of the Framework, the relevant policies of the Local Plan Strategy fail to encourage the delivery of a wide choice of housing and do not plan for a level of housing based on the objectively assessed housing need of the Authority. The weight to be accorded to the relevant policies for the supply of housing within the Local Plan Strategy should be reduced.

4.2 Ryedale Local Plan Strategy – September 2013

4.2.1 The RLPS was adopted in September 2013, post adoption of the NPPF but pre the publication of the NPPG. The Plan sets out the long-term vision, objectives and strategy to guide public and private sector investment between 2012 and 2027. The Plan does not allocate sites for development, deferring this instead to a future Sites Allocations DPD.

Accordance with the Ryedale Local Plan Strategy

4.2.2 The development proposals accord with the objectives of the Local Plan Strategy, which seeks to plan for growth in Ryedale which is compatible with the principles of sustainable development, address local sustainability issues and which specifically helps to support a more balanced population structure in the longer term. They will also serve enhance the role of the Market Towns as accessible, attractive and vibrant service centres, promote the use of sustainable transport,

deliver affordable homes, provide community, transport and utilities infrastructure, respond to climate change and improve the quality of the on-site environment.

4.2.3 The RLPS principle housing policies are as follows:

SP1 – General Location of Development and Settlement Hierarchy

4.2.4 In this policy, the settlement of Norton, along with the nearby Malton, is identified as a Principle Town. This is established as a Primary Focus for Growth; it is the top tier of the settlement hierarchy.

4.2.5 The implementation of policy SP1 with regard to planned supply of new development sites is to be undertaken through the allocation of sites via the Local Plan Sites DPD and Neighbourhood Plan. As neither is currently sufficiently progressed there are currently no adopted mechanisms in which to deliver Policy SP1 with regard to identifying new housing sites.

4.2.6 The proposals comply with this policy insofar as they would provide housing in a Principle Town; a Primary Focus for Growth. Nevertheless, as this policy relates to the supply of housing it is considered out-of-date due to a lack of deliverable housing land.

SP2 – Delivery and Distribution of New Housing

4.2.7 This policy sets out that Malton and Norton will be directed 1,500 dwellings across the 15-year plan period. This equates to 50% of the total planned housing provision in the district (though with all housing requirements, this should be considered a minimum).

4.2.8 The policy lists a variety of sources for the provision of new housing, though most relevant is "housing land allocations in and adjacent to the built up area". These will be "Small - Medium - Large extension sites around the towns".

4.2.9 In a similar fashion to SP1, delivery of this policy is reliant on the allocation of sites via the Local Plan Sites DPD and Neighbourhood Plans, both of which are insufficiently progressed to be able to implement the policy.

4.2.10 The proposals comply with this policy insofar as they would provide a medium extension to the town of Norton. Nevertheless, as this policy relates to the supply of housing it is considered out-of-date due to a lack of deliverable housing land.

4.3 Emerging Local Plan Sites DPD

4.3.1 The Local Plan Sites DPD is still in its relatively early stages. As part of an on-going Call for Sites process, RDC received over 600 potential sites across the District submitted by landowners and agents. Through consideration of a 'Site Selection Methodology' and general planning policy, the Council assessed these submitted sites and have identified a range of options around the towns of Kirkbymoorside, Pickering, Malton and Norton (as well as preferred options in smaller villages).

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- 4.3.2 The overview of these identified sites were published in October 2015, and consulted upon between November and December 2015. In the Council's own words "no decisions have been made at this stage".
- 4.3.3 The proposal sites were included as part of this level of assessment. Site A is under reference 262 and Site B is under reference 476, though for the latter the site boundary assessed is that of a much larger site (over twice the size of the red line boundary of Site B).
- 4.3.4 Both 262 and 476 are considered "Group 2" sites. These are sites where:
- "It is considered that there is no reasonable prospect/ very unlikely that concerns identified at Stage 2 of the SSM can be mitigated or sufficiently mitigated or, there are compelling reasons which indicate that a site is not considered to be deliverable/ developable"***
- 4.3.5 However, the suite of technical documents accompanying these applications sets out how the proposals represent sustainable development and can effectively mitigate any perceived harm.
- 4.3.6 The Council are currently considering the results of this consultation and are aiming to produce a draft version of the Local Plan Sites DPD in spring 2016. As the document is not significantly progressed, it should be afforded little weight in the decision making process.
- 4.3.7 Further to this, the emerging Local Plan Sites DPD cannot be considered consistent with the Framework. The Framework requires Councils to use their evidence base to ensure that their Local Plan meets the full OAN. The Local Plan Sites DPD will seek to identify housing allocations in the context of a housing requirement which does not represent a full OAN. At the Examination stage, this fact will allow objectors to easily demonstrate the DPD's inconsistency with the Framework.

4.4 Malton and Norton Neighbourhood Plan

- 4.4.1 The Norton and Malton Neighbourhood Plan is at an early stage of preparation. As a draft of the Neighbourhood Plan has yet to be published, there are no policies or overall strategy to give weight to in the determination of the application. As such, no weight can be given to the emerging Neighbourhood Plan.
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5 WHY THIS SETTLEMENT AND SITE?

5.1 Introduction

5.1.1 This section demonstrates that the development proposals provide for a high quality development in sustainable locations close to the services and facilities in the settlement and will provide significant economic support for the vitality and viability of services in and around Norton.

5.2 A Sustainable Settlement

5.2.1 Norton, in addition to Malton, is identified as a Principle Town and a Primary Focus for Growth in the District. Principle Towns sit at the top of the Council's adopted settlement hierarchy as per Policy SP1. In line with Policy SP2, these two Principle Towns are to accommodate 50% (1,500 dwellings) of the minimum growth requirement of the District across 2012-2017.

5.2.2 Its status as a Principle Town ensures that it is considered by the Council to be one of the two most sustainable settlements in the District. The RLPS states;

"Together, Malton and Norton form the largest settlement in the District and they are Ryedale's Principal Town with a joint population just over 12,000. The towns are home to key facilities such as the railway station and the District hospital and they have the greatest concentration of employers and shops."

5.2.3 The sustainability of Norton as a location for additional housing growth is therefore wholly acceptable and in full accordance with the spatial strategy for the RLPS.

5.3 A Sustainable Site

Accessibility

5.3.1 The sites are well related to the existing built form, in a sustainable location with good access to local services and facilities that are within easy walking and cycling distance of the sites

- Norton Community Primary School – 1.2km
 - Norton College – 290m
 - Malton Train Station – 1.7km
 - Derwent Practice GP Surgery – 1.8km
 - Cost Cutter – 1.2km
 - Butchers – 1.1km
 - Railway Tavern Pub – 1.1km
 - Bakery – 1.2km
 - Petrol Station – 1.2km
 - Pharmacy – 1.2km
 - Norton Library – 1.3km
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- 5.3.2 It is understood that a Proposal Document (dated May 2015) was produced concerning the extension of Norton Community Primary School onto an additional site, via conversion of Brooklyn House, 68 Langton Road, and located c. 700m from the centre of Site B.
- 5.3.3 This was followed by a public consultation which ran until 11th June 2015. On 23rd September 2015, North Yorkshire County Council received a formal request for a Screening Opinion for the following proposal (ref: NY/2015/0272/SCR) on the aforementioned Brooklyn House site. On 22nd October 2015, it was confirmed that the proposal would not constitute EIA development.
- 5.3.4 On 22nd January 2016, the following application was validated by North Yorkshire County Council:
- “Conversion of existing building, grounds and single storey extension to existing building (currently a D2 Use) to provide a new satellite primary school to Norton Primary School, associated grassed play area (circa 4841 sq. m) and playground (circa 1362 sq. m), widened 2 way vehicular access, controlled 'raising arm' access barrier, hardstanding and 17 car parking spaces (2 disabled) (circa 4274sq. m), bin store, 2 No. cycle shelters (for 40 cycles), 12 No. 6 metre high lighting columns, 5 No. low level lighting bollards, a delivery/turning area and pedestrian walkways, timber walkway raised to up to 2 metres in height depending on ground level, 2 metre high mesh security fence, access ramps, roof-mounted extract fan and air conditioning units and removal of prefabricated unit, sheds and storage containers and soft landscaping works.”***
- 5.3.5 The application remains pending, with a decision deadline of 22nd April 2016. It should be noted that the delivery of this proposal would reduce the walking distance to Norton Community Primary School from the sites, further enhancing their sustainability.
- 5.3.6 Overall, the sites are in accessible and sustainable locations. A range of services are within nationally recognised walking and cycling distances and there are strong links to the wider public transport network. Information on the sites' relation to the local bus and rail services can be found in the accompanying Transport Assessment.

Constraints and Designations

- 5.3.7 The sites themselves are not the subject of any formal historic or environmental designations and it is not situated within a conservation area. Though both sites are within close proximity of a Grade II Listed Building and a non-designated heritage asset (Sutton Grange), the submitted Heritage Statements sets out how the sites will have no direct impacts on Sutton Farm Stone Barn or Sutton Grange and no greater than a minor moderate adverse impact on the setting of Sutton Farm Stone Barn. The benefits of the scheme, as set in the next chapter of this Planning Statement, outweigh the harm to the significance of the identified heritage assets.
- 5.3.8 Site A borders some trees protected under a Tree Preservation Order (TPO). The proposals do not result in a physical breach to the tree belt along the northern site boundary of Site A which is subject
-

to this TPO (ref: 335 2014). The application proposals do not necessitate any works to these trees and they will be retained as part of a wider area of Public Open Space. Appropriate tree protection measures can be secured via an appropriately worded planning condition. The TPO'd trees are not therefore a constraint to the development of either sites.

5.3.9 The accompanying Landscape and Visual Assessments provide a robust assessment of the potential landscape and visual impacts of the application proposals and demonstrate the proposals will not have a detrimental impact on landscape character, the character and appearance of the approach to the settlement of Norton or a visual impact that will outweigh the benefits of the schemes.

5.3.10 Both sites are located within Flood Zone 1. The probability of flooding is less than 1 in 1000 (<0.1%) on all the developable areas.

5.3.11 The technical information submitted in support of the application confirms that there are no technical constraints to the development of the site. The site is not in an area where specific policies in the Framework indicate that development should be restricted.

Utilities

5.3.12 The Utilities Statement appended to this Planning Statement (Appendix 2) details how the site is able to connect utility services surrounding the site.

Conclusion

5.3.13 Norton is a successful settlement that is socially and economically sustainable when judged against the Framework within its spatial context. Further, the application sites are situated within a demonstrably suitable and appropriate location to host new housing development.

5.3.14 The following section examines all three dimensions of sustainable development in greater detail and further information on sustainability can be found within the Sustainability Matrix at Appendix 3.

6 PLANNING BENEFITS

6.1 Introduction

6.1.1 The purpose of this section is to set out the benefits of the development proposals in relation to the three dimensions of sustainability: social, economic and environmental.

6.2 Social Benefits

6.2.1 The sites will boost the supply of land for housing, providing for high quality market family housing within a sustainable location. The proposed developments of (together) up to 85 net additional dwellings will provide a balanced mix of dwellings providing a choice of type and size in response to the identified housing demand and need in Ryedale.

6.2.2 New homes in Norton will enable people to access the housing market locally rather than being forced to move away due to lack of available housing.

6.2.3 The proposals will assist in helping to maintain and enhance the vitality of the community and support for services in Norton and the wider local area.

Provision of Affordable Housing

6.2.4 Site B will deliver 35% affordable homes on-site, while Site A will provide a commuted sum equivalent to 35% affordable housing to be spent on affordable housing schemes elsewhere in the settlement or District. The proposals therefore provide the full range of affordable housing at a time when other schemes might have been unable to deliver policy compliant level of affordable housing.

6.2.5 In circumstances where there is a chronic shortage of affordable housing in Ryedale (as confirmed by the explanatory text prior to Policy SP3) this should be regarded as a significant material benefit which weighs heavily in favour of the application proposals. An Affordable Housing Statement is provided at Appendix 4.

Public Open Space and Linkages

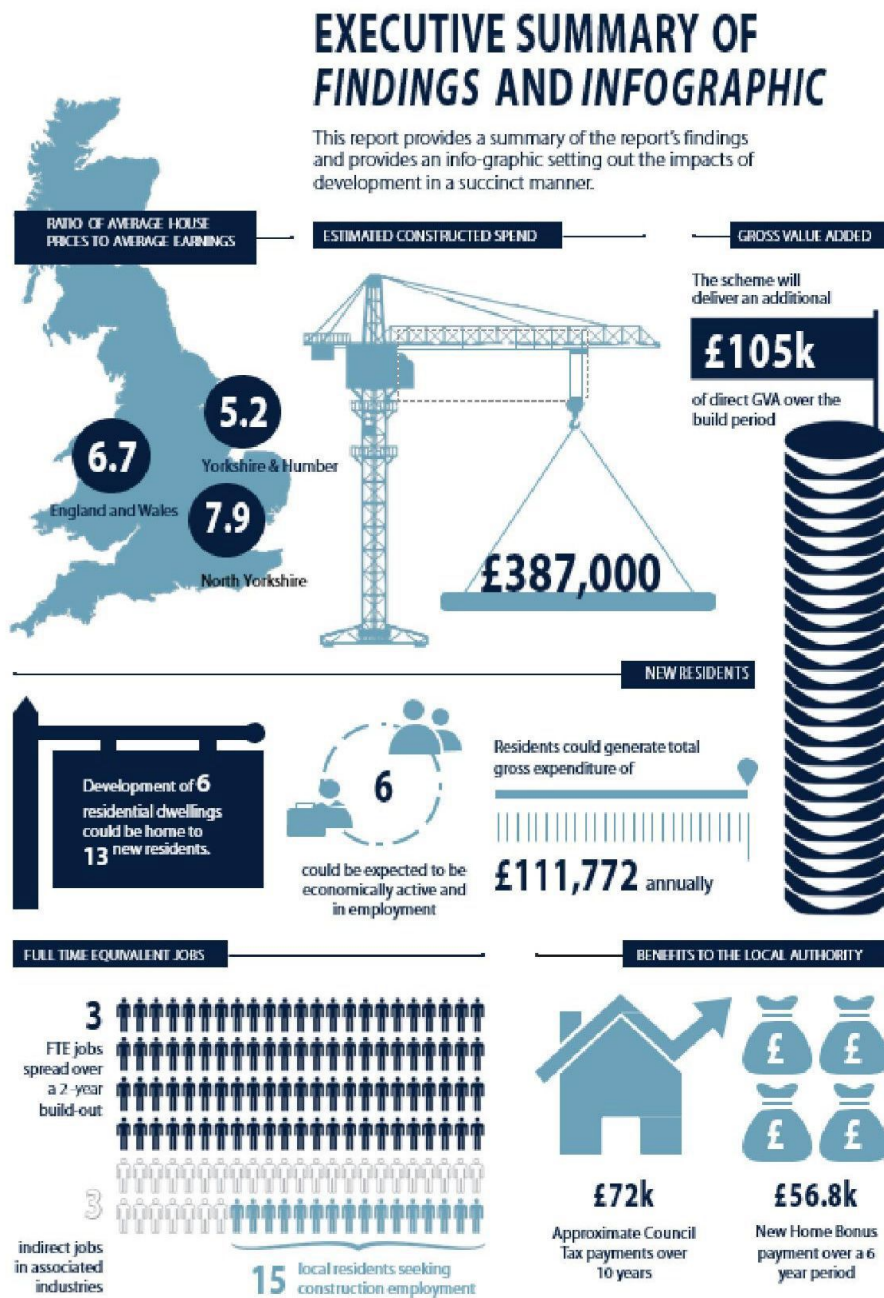
6.2.6 Together the development proposals will provide at least 1.98 hectares of public open space (POS) which includes a children's play area (on Site B) and green infrastructure with quality landscaping. This represents approximately 44% of the total site area across both sites. This POS will be provided in close proximity to the proposed housing, along with more informal recreation space and landscaping to meet the needs of the new residents.

6.2.7 Site B in particular will provide new Public Rights of Way, better linking the existing fields to Langton Road and Bazeley's Lane to the south for pedestrians and cyclists. This is a material benefit that is unlikely to be able to be delivered without construction of these schemes.

6.3 Economic Benefits

6.3.1 The applications are accompanied by a Socio-Economic Report prepared by Gladman which sets out the socio-economic context and the economic benefits, including construction and operational impacts of the proposed development. This is summarised in the infographics below:

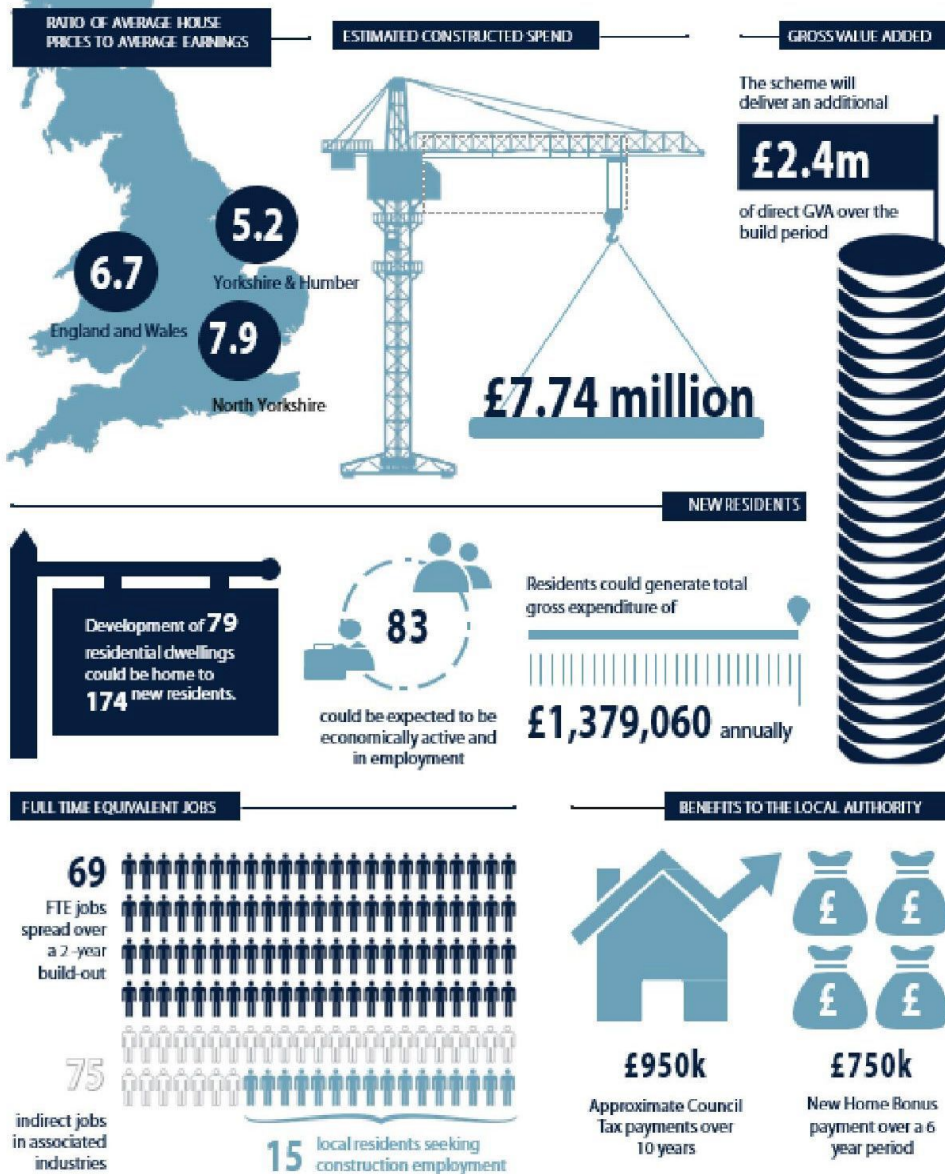
Site A - Infographic



Site B - Infographic

EXECUTIVE SUMMARY OF FINDINGS AND INFOGRAPHIC

This report provides a summary of the report's findings and provides an info-graphic setting out the impacts of development in a succinct manner.



6.4 Environmental Benefits

- 6.4.1 The proposal aims to conserve and enhance biodiversity through:
- Significant areas of planting to provide green infrastructure, ecology and wildlife benefits (44% of total site area across both sites).
 - Habitat creation measures to ensure biodiversity is retained with enhanced hedgerows and green corridors. These measures will ensure a net biodiversity gain in accordance with requirements of Paragraphs 9 and 118 of the Framework.
 - Provision of domestic gardens which provide an opportunity to improve biodiversity over and above agricultural use.

6.5 Conclusion

- 6.5.1 The benefits of the development proposals are considerable. The proposals will make a significant contribution towards meeting the social elements of sustainability through: providing homes to meet the housing needs of Ryedale and making a valuable contribution towards the five-year housing land supply.
- 6.5.2 Furthermore, Site B will provide 35% affordable housing on-site and Site A, 35% as a commuted sum, in circumstances where there is a chronic shortage in the District. This should be regarded as a significant material benefit.
- 6.5.3 The development proposals will assist in helping to maintain and enhance the vitality of services in Norton and the local area surrounding the site.
-

7 POTENTIAL IMPACTS

7.1 Introduction

7.1.1 The potential impacts of the development proposals have been considered in the technical reports submitted in support of the application. An overview of the key potential impacts are given below.

7.2 Heritage

7.2.1 As stated, the sites themselves are not the subject of any formal historic or environmental designations and it is not situated within a Conservation Area. Though both sites are within close proximity of a Grade II Listed Building and a non-designated heritage asset (Sutton Grange), the submitted Heritage Statements sets out how the sites will have no direct impacts on Sutton Farm Stone Barn or Sutton Grange and no greater than a minor moderate adverse impact on the setting of Sutton Farm Stone Barn.

7.3 Landscape and Visual

7.3.1 The accompanying Landscape and Visual Assessments provide a detailed and robust assessment of the potential landscape and visual impacts of the application proposals and demonstrate the proposals will not have a detrimental impact on landscape character, the character and appearance of the approach to the settlement of Norton or a visual impact that will outweigh the benefits of the schemes. It is considered that a high quality urban design solution can be delivered on the sites which is in keeping with best practice and current Government guidance and which can make a positive contribution to the local landscape and townscape.

7.3.2 The application proposals do not necessitate any works to the trees to the north of Site A which are protected under a Tree Preservation Order; they will be retained as part of a wider area of Public Open Space.

7.4 Construction Period

7.4.1 As with any development, there will be immediate and noticeable changes to the sites. However, the sites are well screened from the surrounding landscape and further planting will be erected to protect residential amenity.

7.4.2 The housebuilder will prepare and submit to the Council for approval a Construction Management Plan, which will ensure that construction impacts will be minimised. This can be secured by an appropriately worded planning condition.

7.5 Conclusion

7.5.1 The supporting material, assessments and reports demonstrate that there are no unacceptable adverse impacts associated with the schemes. The sites are not subject to, nor especially sensitive in terms of, any built or natural protection designations and the proposed housing developments

will not result in significant harm in terms of amenity, community, heritage, landscape, traffic, environmental, technical or other acknowledged public interests.

7.5.2 A full Planning Balance Table can be found at Appendix 5.

8 CONCLUSIONS AND OVERALL PLANNING BALANCE

8.1 Housing Need

8.1.1 These outline planning applications are made in the context of delivering to support Ryedale in meeting its five-year supply requirements for a full OAN for housing.

8.1.2 It also supports the government's requirement to boost housing land supply and responds specifically to the pressing need identified in Ryedale to deliver additional market and affordable housing.

8.2 The NPPF and the Development Plan

8.2.1 Paragraph 14 of the Framework calls for decision takers to approve development which is consistent with the development plan without delay and to grant planning permission unless the harm of doing so would significantly and demonstrably outweigh the benefits.

8.2.2 The proposed developments are considered to accord with the Development Plan when read as a whole. As such, the applications should be approved without delay.

8.2.3 Should the Council not agree with the applicant's assessment, in any event those policies relevant to the supply of housing must be considered to be out of date as a result of the Council being unable to demonstrate a 5YHLS when assessed against the full OAN.

8.2.4 In these circumstances the applications benefit from the weighted planning balance as set out at paragraph 14 of the NPPF and the presumption in favour of sustainable development unless significant and demonstrable harm outweighs the identified benefits.

8.3 Sustainable Development and Key Benefits

8.3.1 Norton is a successful Principle Town and is socially and economically sustainable when judged against the Framework within its spatial context: as one of two Principle Towns at the top of the settlement hierarchy in Ryedale, where significant growth is directed.

8.3.2 The proposals will make a substantial contribution towards meeting the social elements of sustainability through: providing homes to meet the objectively assessed housing needs of Ryedale and providing 35% policy compliant affordable housing (on-site for Site B and off-site for Site A) in circumstances where there is a chronic need in the district. This should be regarded as a significant material benefit.

8.3.3 In addition to the delivery of housing, the proposals will also deliver a number of economic benefits which include (across the two sites) New Homes Bonus totalling £807k, and 72 FTE construction jobs. It is expected that residents could generate total gross expenditure of £1.4m annually, much of which could be spent locally.

8.4 Impacts

- 8.4.1 The supporting material, assessments and reports demonstrate that there are no unacceptable adverse impacts associated with the schemes. As with any Greenfield site, the development will introduce changes to the area and some urbanising effects. Care has been taken to ensure that the impact and perceived impact on Norton is minimal and acceptable. This will be achieved through careful design and siting, and the holistic approach to landscape provision at the sites.

8.5 Overall Conclusion

- 8.5.1 It can be concluded that there are no material considerations or adverse impacts which significantly and demonstrably outweigh the benefits which flow from the developments.
- 8.5.2 These developments, as proposed, clearly constitute 'sustainable development', are viable and deliverable.
- 8.5.3 There are significant material considerations that weigh heavily in their favour. In accordance with planning law and policy guidance the applications should be approved without delay.
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APPENDIX 1 – POLICY COMPLIANCE TABLE

Appendix 1 - Policy Compliance Table

Introduction

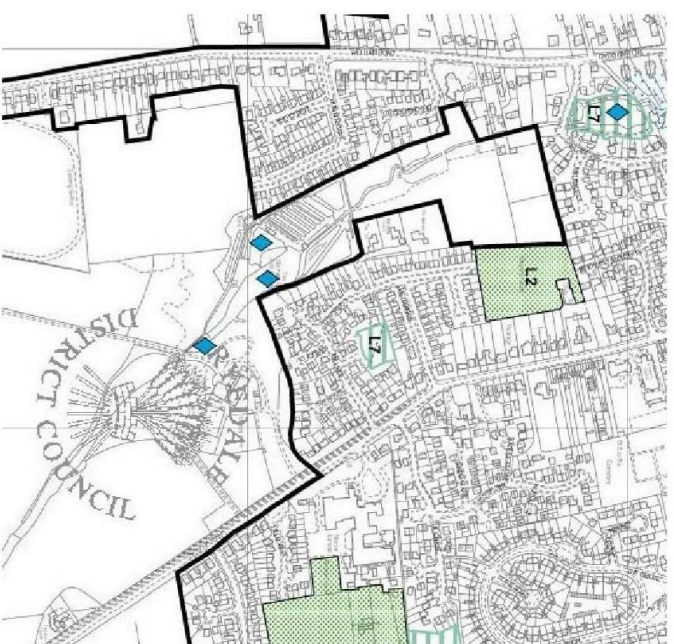
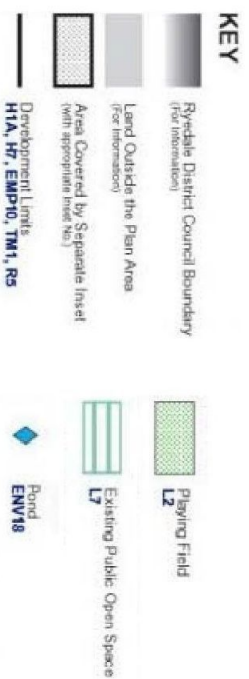
The tables within this appendix outline compliance with relevant detailed policy matters contained within the adopted Ryedale Development Plan. *Principle* policies related to the deliverability of housing are dealt with in the main body of the Planning Statement.

The Development Plan

The Development Plan for the District currently comprises:

- The Ryedale Local Plan Strategy (Adopted September 2013)
- Saved policies of the 2002 Ryedale Local Plan and the 2002 Proposals Map.
- The Yorkshire and Humber Regional Spatial Strategy (RSS) York Green Belt Policies - Policies YH 9 and Y1
- The Helmsley Plan (Adopted July 2015)

Only the Ryedale Local Plan Strategy is relevant to the proposals. However it should be noted that the Development Limits established in the 2002 Proposals Map have been carried forward to the LPS. The proposals map for Norton can be seen to the right.



The Ryedale Local Plan Strategy (Adopted September 2013)

Policy	Policy Summary	Compliant?	Comment
SP3 – Affordable Housing	35% of new dwellings as affordable housing on-site (in settlements outside West and South West Ryedale) as part of developments of 5 dwellings or 0.2 ha or more.	✓	Site B proposes 35% of the dwellings on-site to be affordable, while Site A provides a commuted sum equivalent to 35% to be put towards affordable housing schemes elsewhere in the settlement/district.
SP4 – Type and Mix of New Housing	This policy promotes increased housing choice and high quality housing.	✓	Between them, Site A and Site B cater for a mix of 1-5 bedroom properties (with 35% of homes on Site B being affordable). The proposals are therefore in compliance with this policy.
SP10 – Physical Infrastructure	The Council will seek improvements to local infrastructure through planning conditions and contributions over the course of the Plan Period.	✓	Gladman will seek to enter into constructive dialogue with RDC to agree obligations for any necessary and reasonable on and off-site provisions which are related in scale and kind to the proposed development and which meet the statutory tests set out in Regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010.
SP11 – Community Facilities and Services	Proposals for the provision of new community facilities or services will be supported in principle.	✓	Site B proposes an on-site Local Equipped Area of Play and, across both sites, around 1.98 hectares of new Public Open Space will be provided. Gladman will seek to enter into constructive dialogue with RDC to agree obligations for any necessary and reasonable on and off-site provisions which are related in scale and kind to the proposed development and which meet the statutory tests set out in Regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010. The proposals are in accordance with Policy SP11.

SP1 2 - Heritage	Distinctive elements of Ryedale's historic environment will be conserved and where appropriate, enhanced. Designated historic assets and their settings, including Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens will be conserved and where appropriate, enhanced.	✓	The planning applications are accompanied by Heritage Assessments which considers the sites' local heritage assets. The reports set out how the sites will have no direct impacts on Sutton Farm Stone Barn (Grade II Listed) or Sutton Grange (Undesignated asset) and no greater than a minor moderate adverse impact on the setting of Sutton Farm Stone Barn. The multitude of benefits associated with the schemes outweigh the limited harm to local heritage assets, and mitigation measures such as new tree planting are proposed. The proposals are therefore in compliance with this policy.
SP1 3 - Landscapes	The quality, character and value of Ryedale's diverse landscapes will be protected and enhanced. Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences.	✓	The Design and Access Statement (D&A), Framework Plan and LVA identify the proposal's good design principles which seek to protect and enhance the character of the local area, and respect local historical assets and the wider landscape. The accompanying LVAs demonstrate the proposals will not have a detrimental impact on landscape character, the character and appearance of the approach to the settlement of Norton or a visual impact that will outweigh the benefits of the schemes. The proposals are therefore in compliance with this policy.
SP1 4 - Biodiversity	Biodiversity in Ryedale will be conserved, restored and enhanced.	✓	Subject to the recommendations set out in the submitted Ecological Appraisal, the proposals do not have any adverse impacts on local biodiversity, and in fact have the potential to deliver a net biodiversity gain. The proposals are therefore in compliance with this policy.

SP15 – Green Infrastructure Networks	A network of green open spaces and natural features will be created and managed across Ryedale to support biodiversity and environmental systems to enhance the attractiveness of places and to support healthy lifestyles by providing opportunities for activity and relaxation.	✓	Together the development proposals will provide at least 1.98 hectares of public open space (POS) which includes a children's play area (on Site B) and green infrastructure with quality landscaping. This represents approximately 44% of the total site area across both sites. The proposals therefore comply with this policy, creating significant areas of new green infrastructure and POS.
SP16 - Design	Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which reinforce local distinctiveness, provide a well-connected public realm which is accessible and usable by all, safe and easily navigated and protect amenity and promote well-being	✓	The Design and Access Statement (D&A), Framework Plan and LV/A identify the proposal's good design principles. Full compliance with this policy can be achieved at the Reserved Matters stage.
SP17 – Managing Air Quality, Land and Water Resources	Land resources, flood risk, water resources and air quality will be managed, protected and improved.	✓	As part of the application, an Air Quality Assessment has been undertaken which concludes the proposed developments will not lead to an unacceptable risk from air pollution, or to any breach in national objectives, or to a failure to comply with the Habitats Regulations as required by national policy. Subject to the recommendations in the accompanying Flood Risk Assessment, there will be no detrimental impact to the existing Flood Zone (entirely Zone 1) or drainage network arising from the proposals. The FRA recommends a SUDS strategy, which can be secured with an appropriately-worded planning condition. A Ground Conditions Desk Study has also been produced for the proposals which conclude further work is required to confirm the ground conditions. This can be secured by appropriately-worded planning condition.

SP18 – Renewable and Low Carbon Energy	Developments that generate renewable and/or low carbon sources of energy will be supported providing they can be satisfactorily assimilated into the landscape, do not impact on local community, nature conservation or air quality, soil and water resources.	✓	The Appeal Proposal will include measures in accordance with the building regulations to reduce the effects of the development on the climate. Detailed design matters can be dealt with at the Reserved Matters stage.
SP19 – Presumption in Favour of Sustainable Development	When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.	✓	GDL have established that the Council cannot currently demonstrate a five-year supply of deliverable housing land. The Local Plan is out-of-date and 'principle policies' of the Development Plan are out-of-date by virtue of their inconsistency with the Framework; the presumption in favour of sustainable development therefore applies. The Planning Statement sets out a number of key benefits which the proposal would bring on a social, environmental and economic level, which must be a material consideration when deciding this application as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
SP20 – Generic Development Management Issues	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 uses. The design of new development will follow the principles established in Policy SP16. New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists.	✓	The Design and Access Statement (D&A), Framework Plan and LVA identify the proposal's good design principles. Full compliance with this policy can be achieved at the Reserved Matters stage. The accompanying Transport Assessment concludes the proposals would have a negligible impact on the local highway network in terms of development traffic volumes and would not exaggerate any pre-existing highway safety issues present on the local highway network. The proposals are compliant with this policy.

<p>SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy</p>	<p>New development will contribute to the place-making objectives and aspirations of this Plan and to the infrastructure necessary to support future development in the District.</p>	<p>✓</p>	<p>Gladman will seek to enter into constructive dialogue with RDC to agree obligations for any necessary and reasonable on and off-site provisions which are related in scale and kind to the proposed development and which meet the statutory tests set out in Regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010.</p>
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APPENDIX 2 – UTILITIES APPRAISAL

Utilities Appraisal – Norton

March 2016

Electricity

Electricity plans from Northern Powergrid indicate that there are no existing mains within the site boundary. There are high voltage (HV) and low voltage (LV) mains within Langton Road; only minor diversions of these will be required to accommodate the new site entrance.

It is anticipated that the new development in Site A could be supplied from an LV connection and Site B could be supplied by an HV connection, off the existing mains within Langton Road. A new secondary substation would be required within Site B with associated LV mains and service connections.

Gas

Information from Northern Gas Networks indicates there are no mains within the site boundary or within the vicinity of the development site. There is a 63mm low pressure (LP) main feeding Sutton Grange running up the lane between Site A and Site B, this will be unaffected by the proposed development. There is also a 150mm LP main running along Langton Road, this will be unaffected by the proposed development.

It is anticipated the existing network could supply the proposed development with the required capacity. A new LP mains infrastructure would be laid on site with associated service connections.

Water

The plans supplied by Yorkshire Water indicate there are no existing mains within the site boundary. There are distribution mains running along Langton Road; these will be unaffected by the proposed development.

It is anticipated that capacity will be available from the existing network and a new mains infrastructure would be laid on site to serve the new domestic properties. No engineering difficulties or excessive costs are anticipated for these works.

Telecoms

BT records indicate there is overhead within the site boundary of Site A; this will need to be diverted underground and accommodated within the new site infrastructure. There is underground plant running along Langton Road but no diversions are anticipated.

The proposed new site could be fed by extending this existing infrastructure. Broadband connections are available within this area however high speed fibre connections are not yet installed.

Summary

Initial investigations have not highlighted any concerns, engineering difficulties or excessive costs with servicing the proposed development with new gas, water, electric or telecommunication connections.

New infrastructure and service connection costs are anticipated to be in line with those expected for a standard development of this scale. It should be noted that all Utility Providers have a licence obligation to ensure that any connections to the system comply with all relevant regulations,

Appendix 2

legislation and Engineering Recommendations so therefore do not have an adverse effect to the supply and quantity of supply to existing customers.

APPENDIX 3 – SUSTAINABILITY MATRIX

Sustainability Strand	Sustainability Criterion	Factor	Sustainability Outcome	Commentary	Document Reference	
Social	1 Primary Check List	Do the sites contribute to the 5-year housing land supply requirement?	✓	Yes.	See Planning Statement	
		the sites are Available	✓	Yes.	See Planning Statement	
		the sites are Suitable	✓	Yes.	See Planning Statement	
		the sites are Achievable	✓	Yes.	See Planning Statement	
		Do the schemes accord with delivery of the Council's Spatial Strategy?	✓	Norton is considered a Principle Town and Primary Focus for Growth. It occupies the top tier in the adopted settlement hierarchy and, along with Walton, is directed 50% of Ryedale's total minimum growth (1,500 dwellings). Site B provides 35% affordable housing on-site and Site A provides a committed sum equivalent to 35% for off-site schemes. This represents a significant benefit and planning gain. The affordable housing will be pepper-potted throughout Site B and completed at the same time as the market housing. The schemes propose a quality sustainable design, creating an environment which is both safe and attractive, enhancing quality of life, health and social well-being. The mix of dwelling type and tenure will improve housing choice. The proposals provide a choice of housing size and tenure in order to help create a mixed community, including provision of affordable housing. Children can access the schools in Norton from the sites via existing footpaths/pavements, enabling safe routes to schools. Safe routes are also available to school bus stops from where children in Norton catch buses to schools elsewhere in the settlement.	See Planning Statement	
		Does the provision of Affordable Housing contribute to the local affordable housing shortfall?	✓	The development will provide a new range of housing and add further to the market offering in Norton. 35% affordable housing will also be provided on-site as part of Site B, available to local residents. The 35% committed sum from Site A can support affordable housing schemes elsewhere for the benefit of local people.	See Planning Statement and Socio Economic Reports.	
		2 Housing	Diversity of housing stock: - flexibility within homes to enable home-working - Lifetime Homes standard in social housing	✓		See Design & Access Statement
		Meet Local Housing needs, maintain land supply and reduce waiting lists by providing a range of types, sizes and tenures of market housing based on local socio-economic demographics.	✓		See Planning Statement	
		3	Facilitates safe routes to schools	✓		See Design & Access Statement, Transport Assessment and Travel Plan
		Quality of life, Education, Community	Creates a balanced community by increasing affordability and introducing a younger demographic of working age population.	✓		See Planning Statement and Socio Economic Reports.
4	Is the site adjoining a recognised Sustainable Settlement or Location for Growth in LPA Policy?	✓	Norton is considered a Principle Town and Primary Focus for Growth. It occupies the top tier in the adopted settlement hierarchy and, along with Walton, is directed 50% of Ryedale's total minimum growth (1,500 dwellings).	See Planning Statement		
Sustainable Settlement and Location	<i>What makes this location sustainable?</i> Accessibility to district services within or just beyond the 2,000m walking distance (2km) - maximum distance commutable for walking (4HT) <i>Approximate shortest walking distance used from site centre.</i>		Facility Norton College Railway Tavern Pub Butchers Cost Cutter Norton Community School	Distance (m) 290m 1.1km 1.1km 1.2km 1.2km	See Design & Access Statements and Transport Assessments	

<h1 style="text-align: center;">Environmental</h1>							
5	Sustainable Transport	Means of additional capacity at existing education / medical facilities provided.	✔	A contribution towards education/healthcare provision will be provided where necessary, should these meet the Community Infrastructure Levy Regulations (2010).	See Section 106 Heads of Terms		
		Existing residents benefiting from increased sustainability by provision of new facilities on-site	✔	The sites include provision of new open space on-site which will be available to residents of both the new development and the surrounding housing.	See Design & Access Statement, Planning Statement and Development Framework Plans.		
		Development restricted to flood zone 1: - able to contain rainfall from 1 in 100 year rain events	✔	The development is all in Flood Zone 1.	See FRA		
		Areas of ecological and geological interest are unaffected / mitigated by the proposals	✔	The development of these sites do not affect any national designations of ecological or geological interest.	See Ecological Report		
		Development will not lead to an avoidable loss of Best and Most Versatile (BMV) / agricultural soils?	✘	The proposals will result in the loss of some BMV and (Grade 3a).	See MAGIC Map		
		Is the site outside Green Belt, National Park, AONB or other protected landscapes?	✔	The site is not located within any national or local landscape designation.	See LVA and comments of the Council's Landscape Officer		
		The scheme does not affect a wildlife sensitive location – SSSI, SINC, LNR?	✔	The Three Dykes SSSI is located circa 1.8km from the proposal sites and is not considered to be detrimentally impacted by the proposal. Impacts to Bazely's Lane SINC (150m south of survey area) are considered to be negligible.	See Ecological Assessment		
		All homes within 5km of long distance public transport services (railway station/bus services)	✔	Malton Train Station lies some 1.7km north of the sites. This provides links to Scarborough and Liverpool Lime Street.	See Transport Assessment		
		Development site within 800m of hourly bus services	✔	The site entrances are approximately 600m away from bus stops off Howe Road, where there is a regular circular service to the centre of Malton.	See Transport Assessment and Travel Plan		
		Indicative scheme prioritises foot and cycle access to local facilities, public transport and green space.	✔	There may be potential, as part of the application process, to provide for a bus stop closer to the site boundary.	See Design & Access Statement		
Travel Plan Co-ordinator to implement Travel Plan to reduce car-reliance and enable lift sharing.	✔	The site has been designed to link as possible with neighbouring footpaths and public rights of way.	See Transport Assessment and Travel Plan				
Quality street design regulates traffic & encourages shared-use, amenity, recreation and community	✔	The developments are within walking distance of a range of facilities in Norton and has access to public transport services from nearby roads. Council information will be provided in line with Ryedale District Council requirements.	See Design & Access Statement				
		Pavements and shared surfaces are proposed to provide a pedestrian friendly environment and reduce traffic speeds.					

<h1>Economic (& NPPF)</h1>	<p>6</p> <p>Design and Integration with local environment</p>	<p>A high quality built environment with a network of connected streets with active frontages responsive to local vernacular as reference points for design</p> <p>Provide multi-functional green spaces on site achieving Local Plan and / or NPPA standards for recreation and play space, incorporating</p> <ul style="list-style-type: none"> Local landscape features, Existing vegetation / native planting schemes SUDS, swales, open watercourse, reed beds, ponds 	<p>✓</p>	<p>The proposal takes into account the principles of good design and aligns this with local policies and integrates into the existing fabric and currently developing parts of Hambury by way of referencing common building materials, layout and street hierarchy.</p> <p>Proposals protect and extend the sites' existing environmental assets and use them as a framework for the creation of new Green Infrastructure, which respects the landscape and promotes biodiversity. The sites' landscape and ecological assets, and the conservation of natural resources are important both in terms of minimising the impact of development within the site but also in setting the developments within their wider context.</p>	<p>See Design & Access Statement</p> <p>See Design & Access Statement</p>
	<p>7</p> <p>Economic Benefits</p>	<p>Does scheme promote Planning for Growth aims?</p> <p>Benefits to LPA: New Homes Bonus, Council Tax, s106 contributions, Job creation, Value of works.</p> <p>Proposal that increases the viability and reinforces the sustainability of local businesses and facilities.</p>	<p>✓</p>	<p>The proposals are consistent with Planning for Growth and the Framework.</p> <p>There will be a number of benefits associated with these developments. The developer will provide contributions where necessary in order to improve the local area and amenities.</p> <p>The proposals and the increase in population will help sustain the vitality and viability of Norton centre, local businesses and facilities.</p>	<p>See Planning Statement</p> <p>See Planning Statement</p> <p>See Planning Statement</p>
<p>8</p> <p>NPPF: Para 14:</p> <p>"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking... For decision-taking this means (unless material considerations otherwise)..."</p>	<p>"... approving development proposals that accord with the development plan without delay"</p> <p>"... and where the development plan is absent silent or relevant policies are out-of-date granting permission unless..."</p> <p>"...any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."</p> <p>"... specific policies in this Framework indicate development should be restricted (SSSI, Green Belt, AONB etc.)..."</p>	<p>✓</p>	<p>The proposed developments are in broad compliance with the overall objectives of the Framework and national planning policy.</p> <p>It has been demonstrated that the proposals accord with the up-to-date and Framework-compliant elements of the Core Strategy and take account of the adopted and emerging DPD's requirement to find additional housing sites in Norton.</p> <p>There are a number of significant economic and social benefits associated with the proposed developments that outweigh any adverse impacts.</p> <p>The sites represent an acceptable location on the edge of a sustainable settlement. The sites are not covered by any of the designations listed by NPPF Footnote 9.</p>	<p>See Planning Statement</p> <p>See Planning Statement</p> <p>See Planning Statement</p>	

APPENDIX 4 – AFFORDABLE HOUSING STATEMENT

Land off Langton Road, Norton

Affordable Housing Statement

March 2016

- 1.1.1 This Affordable Housing Statement accompanies a Planning Application submitted to Ryedale District Council (referred to herein as 'Ryedale') by Gladman Developments Ltd (referred to herein after as 'the Applicant') in support of two planning applications for Outline Planning Permission for Residential Development on land off Langton Road, Norton.
- Site A: Outline planning application for up to 6 dwellings, with all matters reserved save for access, the Site is approximately 0.9 hectares.
 - Site B: Outline planning application for up to 79 dwellings, with all matters reserved save for access, the Site is approximately 3.65 hectares.
- 1.1.2 Policy SP3 Affordable Housing of the adopted Ryedale Local Plan Strategy (2013) requires developments within Ryedale to provide 35% affordable housing on-site as part of developments of 5 dwellings or 0.2 ha or more.
- 1.1.3 Site B will provide 35% affordable homes on-site and Site A will provide a commuted sum equivalent to 35% to be channelled into affordable housing schemes elsewhere in the settlement/District.
- 1.1.4 In 2010, the Chancellor of the Exchequer announced the creation of a new affordable housing tenure – Affordable Rent in the statement which accompanied the Comprehensive Spending Review. Registered providers were given greater flexibility to set rents at levels up to 80% of the open market rent for the property and to issue shorter tenancies – originally as short as 2 years although 5 years was subsequently made the norm.
- 1.1.5 The introduction coincided with a shift in the Government's philosophical approach to affordable housing and a radical withdrawal of capital funding for new affordable homes.
- 1.1.6 With Capital funding for new affordable housing (especially affordable housing delivered by means of planning obligations) cut back to a bare minimum, the intention behind the higher rents associated with affordable housing was to increase the price that Registered Providers

could pay for affordable homes and thus to maintain the output of much needed affordable homes at a time when output might otherwise have fallen sharply.

- 1.1.7 In its options appraisal for the introduction of the new tenure, the Government explicitly considered the question of whether it would be more beneficial to secure a larger number of less subsidised Affordable Rented homes or whether it would be better to continue to deliver a smaller number of more deeply subsidised Social Rented homes. It found in favour of the former. In doing so, it assumed that households moving into rented affordable housing came mostly from the private sector, where they needed to be supported by significantly higher levels of housing benefit. The higher rents associated with affordable housing would blunt the savings to the benefit bill in individual cases but, in aggregate, the higher capital values would deliver more affordable homes and thus spread the benefits further.
- 1.1.8 Nor did the Government see this as a short term solution limited to the provision of new homes whilst its top priority of reducing the national deficit precluded significant capital funding for affordable homes. In fact, the Chancellor announced that Registered Providers would be permitted to transfer existing Social Rented homes to the new tenure as they fell vacant and became available for re-letting. This was to allow the RPs to use the higher rents to release capital to be reinvested in the delivery of new affordable homes.
- 1.1.9 This marks a philosophical shift. There are two ways to support people in need of affordable housing – either through subsidising the individuals concerned through housing benefit or by subsidising the homes themselves. The view of the present Government is that large subsidies to the homes themselves (through the provision of social rented housing) is inefficient. The theory being that households might be allocated to the home at a uniquely vulnerable moment in their lives perhaps following a redundancy but, once provided with an affordable home, their circumstances should improve. If the household's circumstances subsequently change such that they no longer require the subsidy it is then impossible to make the subsidised home available to a household with a present need because social rented tenancies are granted for life.
- 1.1.10 The new tenure is intended to support households at their time of need rather than indefinitely. The intention is that, as households get back on their feet, they either move into the private sector or, alternatively buy a share in the equity of the home, thus releasing a subsidy which can be used to help others.
- 1.1.11 That Affordable Rent should be the primary form of affordable housing delivery across the country is built into the framework of the Affordable Homes Programme, the Government's

flagship programme for new affordable homes. The framework to the AHP makes it abundantly clear that the Homes and Communities Agency sees the provision of new social rented housing as making up only the most marginal element of the overall programme.

“Affordable Rent is expected to be the main element of the product offer from providers both for new supply and conversion of re-lets. But we want providers to respond appropriately to a range of local needs and development opportunities. We will therefore consider the inclusion of affordable home ownership in proposals, where it is a local priority and offers value for money.

Funding for social rented housing may be considered in exceptional cases.”¹

- 1.1.12 Just how exceptional those cases would be is set out later in the same document.

“Social rent provision will only be supported in limited circumstances. For example, social rent could be considered in regeneration schemes where decanting existing social tenants into new homes is necessary.

In all cases providers, supported by the relevant local authorities, will have to make a strong case to demonstrate why Affordable Rent would not be a viable alternative. All such cases will be considered on their individual merits.

Alternatively a local authority may wish to support the provision of social rent through the application of its own resources, for example, the provision of free land or its own funding. The HCA will consider such cases where this results in the level of HCA funding requested offering similar value for money to that achieved for Affordable Rent offers.”²

- 1.1.13 The published statistics on the output of new homes under the Affordable Homes Programme up to the end of June 2013 contains not a single instance of social rented housing³. This data contains the funding details of some 38,000 new homes, including those which did not receive any public funding.

- 1.1.14 However, we recognise that not all elements of the Government's programme have been implemented. In particular, conversions of existing social rented homes to affordable rent have been relatively rare and, even if the absence of new social rented homes in the AHP

¹ Affordable Homes Programme Framework para 4.1-2 HCA 2010

² Affordable Homes Programme Framework para 4.20-22 HCA 2010

³ http://www.homesandcommunities.co.uk/sites/default/files/our-work/2011-15_ahp_-_schemes_confirmed_by_the_hca_end_of_june_2013.xlsx

turns out to be a reporting error (which is possible) – it is possible to deliver affordable homes outside the Affordable Homes Programme. Frustratingly, despite being the regulator for the entire affordable housing sector, the HCA has no statistics at all on delivery outside the AHP and was unable to confirm or deny whether such delivery was taking place or to what extent.

- 1.1.15 In summary then, the Government is seeking to maximise the delivery of affordable housing and in order to ensure this, its view and that of the HCA is that all new rented affordable homes should take the form of Affordable Rent rather than Social Rent. Moreover, it is clearly the case, both in theory and in practice that many development sites in Ryedale are struggling to deliver the amount of affordable housing sought by policy.
- 1.1.16 We conclude that there is room for a discussion with the Council and partners as to what the Affordable Rent should be, but in order to give the maximum level of certainty, the Council should accept that Affordable Rented housing is accessible to all and meets the identified housing need in the Borough. As such, provision of affordable rented units complies fully with adopted policy.

End.

APPENDIX 5 – PLANNING BALANCE TABLE

Purpose

The purpose of this appendix is to encapsulate the relevant material considerations, and demonstrate in the planning balance that the benefits demonstrably outweigh the negative factors, and thus harm, of the proposal.

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. The document will demonstrate that the proposal strongly accords with the three dimensions of sustainable development; economic, social and environmental.

Economic

Material Consideration	Description	Positive Benefit or Negative Factor
New Jobs	<p>Across both proposals, around 72 construction jobs (full time equivalent) on average per year during the construction period.</p> <p>There are around 15 people in Ryedale claiming Job Seekers Allowance and seeking work in the construction and development sector (as at January 2016). As such, the proposed developments could contribute to enabling unemployed construction workers in the area to find employment.</p>	Positive Benefit
Labour Force/ Demography	<p>Together, the proposed developments would accommodate around 187 new residents. The scheme will directly contribute to ensuring the availability of local labour force.</p> <p>This would contribute to supporting the area's economy by meeting local needs for affordable housing and providing housing that working residents in lower skilled and lower paid occupations could afford. This is also of direct benefit to local businesses.</p> <p>The increase in population would also generate additional demand and support for local education and health services, nurseries, schools and colleges.</p> <p>Potential to deliver aspirational housing to rebalance housing market; attract and retain business leaders; secure inward investment and support economic growth objectives.</p>	Positive Benefit
Resident Expenditure	<p>Residents of the proposed developments could generate annual household expenditure of £1.4 million to be spent within the region.</p> <p>Household moves generated by the development would bring significant benefits to the local economy through expenditure with local firms on services such as estate agents and conveyancers, as well as on new fixtures and fittings.</p>	Positive Benefit
New Homes Bonus	Ryedale District Council would receive an estimated total of £807,000 in New Homes Bonus (NHB) across both schemes.	Positive Benefit

Council Tax	The Council will also receive Council Tax rates in perpetuity from occupiers of the new developments, providing an important source of revenue funding for the Local Authority in delivering services as well as investing in the locality.	Positive Benefit
Vitality & Viability	The additional residents of up to 85 households will increase demand for and use of local services and businesses (including retail outlets, pubs, cafes etc.) This increased demand and spending will help to maintain and enhance the services available and accessible within the town and increase their viability.	Positive Benefit
Ageing Population	As set out in the accompanying Socio-Economic Reports, during the 10 years between 2001 and 2011, the number of over 45s in Norton increased by 15.4% whilst under 44s decreased by 0.3% in the same period. By providing a range of family housing, especially three and four bed homes, the proposed developments are expected to attract families and some key workers. This will help to respond to the challenges of an ageing population such as reduced local spend and increased pressure on local services and the labour market. The developments will also make provision of smaller homes for older residents to meet the requirement of the growing number of residents over 65 to downsize, thereby releasing larger family properties.	Positive Benefits
Economic Recovery	Delivery of these sites will assist economic recovery more quickly than (emerging) allocations in the district.	Positive Benefit
Retention of Skills	Having a wider choice of quality homes will allow people to stay in the area helping retain skills and available labour force.	Positive Benefit
Affordability	Currently, house prices are 7.9 times higher than average earnings in North Yorkshire. This makes the housing market in Ryedale particularly difficult to access, especially for first time buyers or those on low incomes. Provision of affordable homes will allow those with low income to live in the area and have access to employment opportunities.	Positive Benefit
Job Training	The development will provide for the creation of job training opportunities of for construction trade apprentices.	Positive Benefit

Social

Material Consideration	Description	Positive Benefit or Negative Factor
Housing Need - Market	<p>The provision of these types of sites for housing is a very efficient way of meeting existing housing needs quickly. The sites are easy to develop and have very few constraints. This will ensure that the sites will rapidly contribute to increasing the supply of housing.</p> <p>They meet an identified housing need for people in both the market and affordable housing sectors which will “ensure choice and competition in the market for land” (NPPF para 47).</p> <p>New market and affordable homes here are a major planning benefit due to their contribution to remediating a severe shortage of housing land supply.</p> <p>New homes here will enable people to access the housing market locally rather than being forced to move away due to a lack of available housing. The proposal will assist in helping keep work, family and friendship connections that improve both quality of life and the vitality of the community (NPPF para 55).</p> <p>The mix of house types to attract the economically active and improve economic competitiveness, diversify local age structure and contribute to the “objective of creating mixed and balanced communities” (NPPF paragraph 50).</p>	Positive Benefits
Housing Need - Affordable	As discussed above.	Positive Benefit
Building Sustainable Communities	Assists in building and maintaining a mixed and balanced community that will help sustain the vitality of community life in Norton.	Positive Benefit
Design & Access (Social Dimension)	<p>Demonstrates that the proposals set a framework to enable delivery of a high quality residential development.</p> <p>Existing and new residents of the settlement will benefit from the additional social infrastructure provision on-site of new footpaths and new areas of open space.</p> <p>The planning permissions would enable delivery of a mix of housing - up to 85 new dwellings, offering 1-4 bedroom properties, comprising a range of house types from linked townhouses to detached properties. This will add to the choice of high quality homes available in the District.</p>	Positive Benefits
Recreational Landscape and Countryside Links	The developments will provide linkages to the wider network of paths in surrounding countryside and the existing settlement. Strategic areas of landscape and open space will include formal recreation and footpaths. The existing vegetation along the	Positive Benefit

	boundaries will be reinforced with new tree and hedgerow planting, which will benefit people and wildlife alike.	
Public Open Space Provision	Across both schemes there will be the provision of 1.98 ha of public open space and landscaping, which will benefit existing as well as new residents.	Positive Benefit
Children's Equipped Play Area	An equipped children's play area will be provided on Site B; this will be accessible to new and existing residents.	Positive Benefit
Travel Plan	<p>The Travel Plan (TP) promotes sustainable travel awareness and encourages sustainable travel choices other than single occupancy vehicle journeys. This Framework TP is prepared taking account of currently available best practice guidance (DfT 2009) and complementary residential guidance (DfT 2005).</p> <p>The TP will be managed and operated by the Travel Plan Coordinator (TPC,) to be appointed by the residential developer(s), and to be in post six months prior to first occupation of the first house at the Site.</p> <p>As these are new developments, sustainable travel habits can be encouraged from the outset of occupation. The early appointment of the Travel Plan Coordinator will maximise this opportunity to influence travel choices. In seeking to reduce reliance on the Private Car, the Travel Pack and Co-Ordinator will contribute towards meeting the Council's Travel Plan Team's objectives.</p>	Positive Benefit
Travel Plan "Welcome Pack"	<p>All new residents will be issued with travel welcome packs promoting alternative transport modes. These packs will promote national initiatives such as 'Walk to Work Week', 'Bike Week', 'In Town Without My Car' and 'Walk to School Week'.</p> <p>The welcome packs will also include information on public transport such as the cost, timetables and services available given new residents information on ways to access local facilities without the use of private cars, this will benefit new and existing residents.</p> <p>The welcome pack will also include a map identifying pedestrian friendly routes surrounding the site providing new residents with information on how to access local facilities by walking or cycling.</p>	Positive Benefit
Travel Notices Boards	<p>To continue to promote sustainable transport, including walking and cycling routes, notice boards will be set up in the site's communal areas.</p> <p>These notice boards will promote: car sharing, local taxi services, internet websites on sustainable transport and journey planning.</p>	Positive Benefit

	These boards will benefit new residents but will also help to inform existing residents of sustainable transport within the area.	
Car Sharing	Car sharing schemes can be set up by the Travel Plan Coordinator, this will be open to both new residents but existing residents can join helping reduce the amount of journeys by private car within the village. It is unlikely that a scheme like this would take place otherwise.	Positive Benefit
Bus Stops	Improvements to bus stops within the vicinity of the site (to be agreed with the highways authority).	Positive Benefit
Resident's Sustainable Travel Group	The Travel Plan Coordinator will encourage new residents to create or join a resident's sustainable travel steering group. The group will organise social events such as organised cycle rides which will be extended to include existing residents. This will help promote sustainable patterns of travel between both new and existing residents benefiting the town as a whole and promoting a healthy life style. Existing residents and Parish members can also join.	Positive Benefit
Social Mobility	This development will provide up to 27 affordable homes on-site (Site B) and increase the choice of homes for first time buyers, enhancing social mobility. A commuted sum equivalent to 35% of Site A will also be provided to be put towards off-site affordable housing schemes.	Positive Benefits
Social Capacity	187 people arising from 85 homes will broaden the social capacity of Norton, enhancing inclusivity, and broadening and enhancing community skills base.	Positive Benefit
Allowing Younger Families to enter into the Housing Market	Having a wider choice of homes will allow younger families, who may be living at home or not be the head of their own household, enter the housing market.	Positive Benefit

Environmental

Material Consideration	Description	Positive Benefit, Neutral, or Negative Factor
Landscape & Visual Impact	The proposed developments would represent a landscape impact to the existing land, mainly due to the loss of greenfield agricultural land to developed residential land and vehicular/pedestrian/cycle routes. However, the impact of these can be offset by the proposed retention and enhancement of the field boundaries, hedgerows, trees and the addition of a significant portion of new public open space.	Slight Negative Factor
New Tree Planting	The sites will be enriched by new tree planting to enhance the existing trees and hedgerows. New landscaping will soften landscape impact over time and create a new edge to the settlement.	Positive Benefit
Soils	The sites are on Grade 3a and 3b Agricultural Land. As such, the development of this site would not result in the loss of a significant area of the best and most versatile agricultural land. However, greenfield sites such as this are necessary to reach the District's growth aspirations.	Neutral
Ecological Impact	Hedgerows and trees will be retained where possible and enhanced, as well as the provision of new trees and hedgerows to encourage local wildlife. There is a net biodiversity gain in accordance with requirements of 9 and 118 of the NPPF. The proposal aims to conserve and enhance biodiversity through: <ul style="list-style-type: none"> • Provision of domestic gardens which provide an opportunity to improve biodiversity over and above agricultural use. • Significant areas of planting to provide green infrastructure, ecology and wildlife benefits eg. wildlife corridors, habitat etc. • Habitat creation measures to ensure biodiversity is retained and enhanced hedgerow, and green corridors. 	Positive Benefit
Flood Risk Assessment (FRA)	The surface water drainage design will attenuate water run-off to mimic existing greenfield run-off rate to take account of future climate change in accordance with National Planning Policy Guidance. This is a material environmental benefit. All drainage	Positive Benefit

	designs will include the appropriate climate change allowance.	
Health and Well Being	Residents of the new housing will benefit from the new recreational and open space infrastructure available within the town, which will integrate with the existing Public Rights of Way network and provides greater opportunities for access to existing residents.	Positive Benefit
Reducing the Reliance on Private Cars	<p>Sustainable modes of transport will be promoted to all new residents through the Travel Plan and Travel Plan Coordinator seeking to reduce the reliance on private car journeys.</p> <p>Work with the Council's Travel Plan Team, through the Travel Plan Coordinator, will be established to encourage sustainable modes of travel seeking to reduce the reliance on the private car and contribute to meeting the Council's Travel Plan objectives.</p>	Positive Benefit
Heritage	The Heritage Statements sets out how the sites will have no direct impacts on Sutton Farm Stone Barn (Grade II Listed) or Sutton Grange (Undesignated asset) and no greater than a minor moderate adverse impact on the setting of Sutton Farm Stone Barn.	Positive Benefit

Planning Balance

Positive Benefits	Negative Impacts of the Scheme
New jobs	Landscape and Visual Impact
Residential Expenditure	
New Homes Bonus	
Council Tax	
Vitality and Viability	
Ageing Population	
Economic Recovery	
Retention of Skills	
Affordability	
Job Training	
Housing Need – Market	
Housing Need - Affordable	
Building Sustainable Communities	
Design and Access (Social Dimension)	
Recreational Landscape and Countryside Links	
Provision of Public Open Space	
Children’s Equipped Play Area	
Travel Plan	
Travel Plan “Welcome Pack”	
Travel Notice Boards	
Car Sharing	
Potential New Bus Stops and Improvements	
Resident’s Sustainable Travel Group	
Social Mobility	
Social Capacity	
Allowing Younger Families to enter into the Housing Market	
New Tree Planting	
Ecological Impact	
Flood Risk Assessment	
Health and Well Being	
Reducing the Reliance on Private Cars	
Heritage	

APPENDIX 6 – ENERGY STATEMENT

Energy Statement

Langton Road

Norton



March 2016

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1 INTRODUCTION

1.1 Introduction

- 1.1.1 This Energy Statement relates to the proposed development at Langton Road, Norton. This report is prepared in support of two planning applications referred to as Site A and Site B. Site A extends to 0.9 Ha and is promoted for up to 6 dwellings with a single vehicle and pedestrian access point from Langton Road. Site B extends to 3.65 Ha and is promoted for up to 79 dwellings with two access points for vehicles from Langton Road and an additional pedestrian/cycle point from the south of the site.
- 1.1.2 The development is located in an area under the control of Ryedale District Council. This report addresses policies relevant to sustainability and energy strategy as set out in National and Local policy.
- 1.1.3 This report also provides detail on the proposed approach to meet specific targets relating to those policies, Building Regulations and energy use on site.

2 PLANNING POLICY

2.1 Background

2.1.1 The sustainability strategy for the proposed development at Norton has been developed in line with the following relevant planning policy.

2.2 National Policy

2.2.1 The National Planning Policy Framework, achieving sustainable development, issued on 27th March 2012 has a section regarding sustainability in relation to energy and water consumption;

- Section 10: **Meeting the challenge of climate change, flooding and coastal change** places emphasis on, and sets out guidelines for local planning authorities, for local mitigation and adaptation measures for current and future climate change and for the support of the delivery of renewable and low carbon energy and associated infrastructure where viable.

2.2.2 The latest update on Government Policy is the **Government Productivity Plan** issued on 10th July 2015, Chapter 9 "Planning freedoms and more houses to buy" states;

- The Government will "repeat its successful target from the previous Parliament to reduce net regulation on housebuilders. The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established"

2.3 Local Policy

2.3.1 The existing adopted Ryedale Local Plan Strategy (2013) contains policy SP18 Renewable and Low Carbon Energy which states that;

- New development is expected to play a key role in reducing carbon emissions and improving building sustainability through the following;
 - *All new development will demonstrate that all levels of the Energy Hierarchy have been considered, taking into account the nature, scale and location of the development. The Local Planning Authority will take into account the feasibility and viability issues associated with the delivery of decentralised renewable and low carbon energy. Where it is not feasible or viable to provide on-site renewable/low carbon energy, or within the locality, consideration will be given to Allowable Solutions in line with agreed national definitions.*
 - *For all new build residential development, the proposal demonstrates that it meets the highest 'Code for Sustainable Homes' standard (or its successor) that is feasible and*

viable on the site. There is general direction within emerging documents that new developments should be sustainable and potentially utilise renewable energy, but no more detail has been provided to date.

- 2.3.2 It should be noted that the Government have now abolished any requirement for Code for Sustainable Homes accreditation.

2.4 Building Regulations

- 2.4.1 Building Regulation Part L 2013 Edition, Conservation of Fuel and Power, came into force on the 6th April 2014 in England with the next step forward to Zero Carbon in new buildings. New dwellings need to improve by a further 6% reduction in CO₂ emissions over the 2010 Target Emission Rate (TER). In addition, dwellings will have to meet a second mandatory target under Fabric Energy Efficiency Standard (FEES). FEES will give a value in terms of mass of CO₂ emitted per square metre of floor area per year. FEES have been included as a mechanism to ensure “fabric first” efficiencies are built into the main envelope of a dwelling.

2.5 Conclusions

- 2.5.1 Following consideration of the National and Local policies that relate to the proposed scheme, the targets for the development at Norton are;
- Meet Building Regulations Part L 2013 Edition.

3 ENERGY STRATEGY

3.1 Proposals

3.1.1 Essentially the proposed scheme will follow the latest guidance to reduce CO₂ emissions by providing a "fabric first" approach. The following techniques will be considered;

- Increase insulation
- Reduce the effects of thermal bridging
- Effective air tightness
- Mechanical controlled ventilation with the consideration to heat recovery input ventilation.

3.1.2 As per the Energy Savings Trust Guide "Fabric First", October 2010, these methods alone can achieve the target 25% reduction in CO₂ emissions as required for Regulations Part L 2010.

3.1.3 To achieve the additional 6% reduction in CO₂ emissions to meet the 2013 Part L Regulations further improvements in fabric first insulation performances, window and door U values, and increased air tightness can achieve this requirement, however there may also be a consideration for on-site renewable or low carbon technology as an alternative approach.

3.2 Fabric First Techniques

3.2.1 To achieve a reduction in CO₂ emissions the following techniques will be used, however, the total reduction in CO₂ emissions that will be possible cannot be calculated until detailed design stage.

3.3 Walls

3.3.1 Enhanced U Values to be achieved by increasing the size of the cavity walls and increasing the insulation thickness, or alternatively through the use of timber framed construction with the use of high levels of insulation with the timber studwork.

3.4 Roof

3.4.1 Enhanced U Values to be achieved through increasing the thickness of the insulation.

3.5 Floors

3.5.1 Installation of high performance insulated ground floors will provide enhanced U values.

3.6 Windows & Doors

3.6.1 Utilisation of high performance glazing will provide improved U values.

3.7 Thermal Bridging

3.7.1 By employing enhanced construction details heat losses can be reduced.

3.8 Air Tightness

- 3.8.1 By following Passive house principles air leakage rates can be significantly improved.

3.9 Ventilation

- 3.9.1 With excellent air tightness principles used appropriate ventilation will need to be installed in line with Building Regulations to provide fresh tempered air.

3.10 Energy Demand & Additional CO₂ Reduction

- 3.10.1 The most cost effective solution is always specific to the development in question, i.e. the energy profile of what is being built and its location. At the outline design stage there is not enough design information available (i.e. dimensions, layout, orientation, fabric type etc) to precisely predict the baseline energy demand for the dwellings and therefore the CO₂ emissions. It is therefore proposed that this element is determined at detailed design stage.
- 3.10.2 The final strategy for the site may well be based on a combination of fabric first techniques and the installation of renewable energy technologies and will be required to be amended slightly to suit individual building design. This would involve the inclusion or exclusion of energy efficient measures, or an increased or decreased capacity of renewable energy technologies, as applicable.

4 CONCLUSIONS

- 4.1.1 The proposed development is for up to 6 dwellings on Site A and 79 dwellings on site B at Langford Road, Norton. This report has addressed National and Local policies relevant to the energy strategy for the proposed development.
- 4.1.2 The proposed strategy is based on an improvement in standard energy efficiency to meet Part L of the Building Regulations 2013. Full details of how the scheme will fully achieve any Part L Building Regulation targets can only be confirmed at detailed design stage but will encompass a 'Fabric First' approach and will include the following;
- Increase insulation
 - Reduce the effects of thermal bridging
 - Effective air tightness
 - Improved controlled ventilation
 - Energy efficient lighting
- 4.1.3 Additional renewable energy generation technology may need to be installed within the development to achieve the required CO₂ emissions targets to meet the Building Regulations targets, but this can only be developed in more detail as further design and layout information becomes available.