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RECORDED DELIVERY

For the attention of Gary Housden
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21 December 2015

Our Ref: 2069778/3/163/LXG

Dear Mr Housden,

MALTON: SHOWFIELD PHASE 3
APPLICATION FOR OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT
(USE CLASS C3) FOR 87 DWELLINGS

We act on behalf of Commercial Development Projects and Fitzwilliam Trust Corporation and are instructed as town planning consultants to act as agents for the submission of the above planning application.

This application responds to the fact that the first phase of development on the Showfield site (pursuant to outline planning permission 14/00427/MOUTE for circa. 227 new homes and a subsequent approval of reserved matters (15/00616/MREM) for 174 new homes forming part of the 227) has achieved a higher density than first envisaged.

Against the background of the above this application – whilst relating solely to the northern part of the site – effectively seeks planning permission to increase the total number of new homes on the Showfield site from 227 to 314. That is an increase of 87.

The effect of this application will be to provide a standalone planning permission for Phase 3 of the Showfield development. Phase 1 being under way for 174 new homes with Phase 2 likely to deliver a further 53 new homes (the remainder of the original 227).

The application is in outline albeit access will be for detailed consideration to reflect the access arrangements previously approved and to be constructed for Phase 1.

The application consists of the following documents:

- i) Masterplan and Drawings;
- ii) Design and Access Statement;
- iii) Transport Assessment;
- iv) Air Quality Assessment;

- v) Flood Risk and Drainage Statement; and
- vi) Viability Appraisal;

Due to the existing planning history on the site, the following documents which were commissioned last year are still relevant and therefore resubmitted:

- vii) Noise Assessment;
- viii) Phase 1 Site Investigation;
- ix) Archaeology Desk Based Assessment;
- x) Phase 1 Habitat Survey;
- xi) Arboricultural Assessment; and
- xii) Landscape and Visual Appraisal.

A planning application fee of £10,332 is enclosed with this application based on the site area of 3.11 hectares.

The principle of development of this site for residential use was deemed acceptable with the granting of outline planning permission in 2014 for the erection of 227 dwellings on this site (14/00427/MOUTE) however this letter sets out the key planning issues with respect to the additional development sought.

Planning History

Outline Planning Permission for 'Demolition of existing buildings and structures and erection of circa 227 residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, cut and fill, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works' was granted permission on March 24 2015 (14/00427/MOUTE). The site area for this development was 11.90ha. The approval of details of layout, scale, appearance and landscaping were reserved matters. Access was for detailed consideration.

A reserved matters application (15/00616/MREM) was submitted by Linden Homes for the first phase of development of 174 no units and that was approved in September 2015. The site area for that first Phase was 6.32ha.

Planning Policy

In so far as the determination of this application is concerned, the proposal will be assessed against National Planning Policy set out in the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). They will also be assessed against the Development Plan, currently comprising the remaining saved policies of the Ryedale Local Plan (2002), the adopted Ryedale District Council Local Plan Strategy (2013) and other emerging documents, specifically the Local Plan Sites Document

National Planning Policy

The NPPF was published in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.

Achieving Sustainable Development:

Paragraph 6 describes that the purpose of planning is to contribute to the achievement of sustainable development. The planning system needs to perform a number of roles:

- An economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moved to a low carbon economy.

The Presumption in Favour of Sustainable Development:

Paragraph 14 states that at the heart of the Framework is a presumption in favour of sustainable development. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - 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; or
 - Specific policies in this Framework indicate development should be restricted.

Core Planning Principles:

The Framework sets out in Paragraph 17 the core planning principles which should underpin both plan-making and decision- marking. This includes the principles that planning should "proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that every country needs", "take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it" and "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable".

Requiring good design

Paragraph 58 of the Framework identifies that planning policies and decisions should aim to ensure that developments optimise the potential of the site to accommodate development.

Local Planning Policy

The Local Plan Strategy (LPS) document does not identify or allocate land for development, nor set out site specific policies, it does however influence the location, amount and type of new development in certain places, and sets out both a strategy and suite of strategic policies to achieve this.

The twin towns of Malton and Norton are identified within the settlement hierarchy in Policy SP1 of the LPS as the principal Town for Ryedale and as such will be the focus for the development of the majority of new development and growth, including new housing, employment and retail space. The LPS sets out strategic policies for the delivery of a significant quantum of housing land over the plan period within Malton and Norton.

Policy SP2 of the LPS establishes a housing target of 3,000 new homes over the plan period (2012-2027) which equates to a build level of 200 units per annum, approximately 50% of which will be provided in Malton and Norton. This equates to the provision of approximately 1,500 new homes.

The pattern and distribution of site allocations for new homes will focus on sites within the current development limits and small, medium and large extension sites around the town and within the A64 boundary at Malton.

Consultation was undertaken in October 2015 on The Ryedale Plan Local Plan Sites Document. At the time of consultation there was a requirement to plan for and allocate 726 dwellings in Malton and Norton – including a buffer – with 1082 of the 1500 house having already been built or granted planning permission. This site is not identified within the document, as planning permission had already been granted for its development.

Four sites have been identified as having the most potential for residential development and cumulatively their theoretical yield would be just over 1500 dwellings, well in excess of the residual 'to plan for' requirements. However some of the sites will have reduced developable areas in order to meet wider infrastructural requirements, and to mitigate some constraints which are present. Moreover additional information is now available which challenges the deliverability of one of the sites (Site 218 – Land North of Castle Howard Road for circa 445 dwellings). Accordingly there is a potential issue with the delivery of housing in Malton and Norton, and the Council acknowledge that they may be required to consult on additional sites.

Material Considerations

The original outline application identified that development of this land constituted sustainable development and that the site, whilst located on the edge of Malton, was considered to be in line

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with the thrust of Policy SP2, in that it accorded with the target for new development provision within Norton and Malton.

Since the granting of planning permission for this site, Ryedale District Council can now demonstrate a 5 year housing land supply. Nevertheless the principle of development of this site remains the same, in that it represents sustainable development and accords with the target in the Local Plan Strategy for new housing provision within Malton.

The increased density and therefore effective development of this land will reduce the requirement for additional land and sites to be found around Malton and Norton. This is particularly pertinent considering the issues surrounding viability of those preferred sites identified in the Local Plan Sites consultation document. Moreover this application represents development on phase 3 of this site, and approval will help Ryedale Council maintain a five year housing land supply in future years of the Local Plan Strategy.

The technical documents submitted with this application demonstrate that there is no technical reason why additional development on this site should not take place. As the red line boundary for the site has not changed, conclusions drawn in respect of Landscape and Visual Appraisal, Ecology, Arboriculture, Ground Investigations and Archaeology remain the same, despite the additional quantum of development proposed.

In respect of noise, the buffer along the eastern boundary, approved as part of the outline application is to be implemented in full following approval of reserved matters on Phase 1. The buffer proposed on the northern boundary will remain as proposed in the original application. The noise levels agreed in full with Planning Officers and Environmental Health Officers on the outline application therefore remain achievable with the additional dwellings.

The reports on Transport, Flood Risk and Drainage and Air Quality have all been updated to take account of the additional quantum of development proposed. All three documents concluded that, subject to mitigation for Air Quality, there is no additional technical constraint due to an increase in density.

In respect of affordable housing it is acknowledged that policy requirement is for 35%. This will need to be considered in respect of the overall financial viability of the site, and in that respect further details will be forwarded under separate cover.

Conclusion

This site represents sustainable development which is in accordance with the overall strategic policies of the Local Plan Strategy and overall policies contained within the National Planning Policy Framework. The increase in the number of dwellings at this site will have no additional impact, however effective development of this site will reduce the number of additional sites and land which will need to be found around Malton to meet the housing targets of the Local Plan Strategy.

We trust that the above and the enclosed information is sufficient to ensure the formal registration of this application but please do not hesitate to contact me if you wish to discuss any aspect of this application.

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Yours sincerely

Liz Garvey
Senior Planning Executive
Planning and Environment Group.

Please respond by e-mail where possible

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