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Please Ask For: Lesley Fargher  
Phone ext: 251  
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Date: 11 June 2018

Gary Housden  
Development Management

Dear Gary

**17/01220/MFUL David Wilson Homes – Erection of 63 no. four bedroom dwellings, 98 no. three bedroom dwellings, 62 no. two bedroom dwellings and 16 no. one bedroom dwellings with associated garaging, parking, amenity areas, open space, landscaping, associated infrastructure and formation of vehicular access. Land at Whitby Road, Pickering**

In response to your consultation on the above application I would make the following points:

- This site is one that the Council would want to see deliver the required amount of affordable housing in order to address the District's housing need in line with the Council's housing aims.
- The Council's 2015 Strategic Housing Market Assessment (SHMA) indicates that Ryedale will be required to provide for a net annual affordable housing need of approximately 79 dwellings per annum over the period 2014 to 2035 (based on a 30% affordability threshold) in order to both clear the existing waiting list backlog and meet future arising household need.
- Following various discussions with the Developer, the size and mix of units has been revised and approved as follows:  
  
16 x 1B2P Quarter Houses at 60sqm  
50 x 2B4P Houses (SH50) at 69.67sqm  
17 x 3B5P Houses (SH52) at 86.03sqm
- We have agreed a mix of 75% rent and 25% intermediate tenure will be appropriate on this site.
- The proposed scheme is for 239 units which would mean an affordable element of 83.65 units to meet the Council's affordable policy of 35%. Having considered the proposals, Housing Services are happy to accept 83 affordable units on site and a commuted sum of 0.65 units.
- We would ask that provision be made for a commuted sum for the 0.65 homes not provided on site (based on a two bedroom house at market value less the transfer price [£71,100] for a two bedroom rented house). The amount payable would be agreed with the Principal Specialist (People).
- Housing Services expect any intermediate houses to have the same standard specification as the other market homes.

Continued.....



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Due to the size of this scheme in a priority area, it is an opportunity to deliver much needed affordable housing in a popular community.

Housing supports these proposals for affordable housing in this location.

Yours sincerely

Kim Robertshaw  
Principal Specialist (Housing)