

MALTON ROAD, AMOTHERBY – STATEMENT OF COMMUNITY INVOLVEMENT UPDATE – DECEMBER 2022

This note provides a synopsis of the original work undertaken to discuss the proposals with the Council, North Yorkshire County Council, and local stakeholders prior to the submission of the planning application and further discussions undertaken in recent weeks since the application was deferred at planning committee on the 25th October 2022.

PRE-APPLICATION DISCUSSIONS AND CONSULTATION

Pre-application discussions and meetings took place with the following parties prior to the submission of the planning application: -

- Ryedale District Council: -
 - 19th February 2021
 - 15th March 2021 (Including Highways Officers from North Yorkshire County Council)
 - 19th October 2021

- Local Ward Member: -
 - 3rd February 2021
 - 2nd March 2021

- Amotherby Parish Council: -
 - 19th February 2021
 - 22nd October 2021

- Amotherby Community Primary School: -
 - 26th February 2021
 - 26th March 2021
 - 12th May 2021
 - 16th July 2021
 - 22nd October 2021

For ease and brevity, the amendments which have been made to the development proposals as a result of consultation with each of the above stakeholders are detailed in the topic specific sections of this statement.

With regards to consultation with local residents, the applicant hand delivered consultation leaflets to every house in Amotherby, along with properties located between Amotherby and Swinton, and also to properties located within Swinton. Approximately 300 leaflets were delivered in total (a copy of which is enclosed). The consultation leaflets provided details of the proposed scheme and included indicative plans of the proposed layout and house types. Contact details were provided so that comments could be made on the draft proposals. A total of 46 comments were received. These comments have been considered by the applicant and full details of how they have responded to them are included in the topic specific sections of the submitted Planning Statement and are summarised below.

The applicants have undertaken comprehensive consultation discussions with a wide variety of local stakeholders. These discussions have led to positive amendments being made to the development proposals which are outlined below to alleviate a number of issues that were raised. Showing a real commitment to engaging with the local community and to delivering a well-designed scheme that provides much needed homes for the wider community.

The applicant remains available to undertake further discussions with local stakeholders should they have any further comments or questions following the submission of the planning application.

CHANGES MADE TO THE DEVELOPMENT PRE-SUBMISSION OF THE APPLICATION

Following the discussions with local stakeholders, a number of changes were made to the original development proposals. These included: -

- The reduction in the number of homes at the site from 65 to 58.
- The size of the Kiss & Drop was increased to enable the provision of 2 more parking spaces (6 in total) and space for a mini bus which is used by the School. A new access gate was also provided direct from the Kiss & Drop connecting to the School's southern boundary. A 1.8m high paladin fence will be provided along the School's southern and eastern boundary where it bounds the application site. It was agreed that the Kiss & Drop will not be enclosed by a boundary treatment for aesthetic purposes. Bollards will be used to control vehicular access. The School will take on the long-term ownership and management of the facility. Rabbit proof fencing is also to be provided on the site's boundary with the School at the School's request.
- The proposed homes were pushed back from Malton Road following the undertaking of a noise report and discussions with the Council's Environmental Health Officer (EHO). There is also a benefit of this in respect of creating an open/green frontage at the entrance of the development.
- The two bungalows have been located adjacent to existing bungalows at the north-east corner of the site. This is to ensure that the amenity of existing properties is retained.
- The landscape proposals including additional native tree, wildflowers and hedgerow planting were further tailored to ensure the delivery of Biodiversity Net Gain on site.

RECENT DISCUSSIONS WITH 3RD PARTIES & AMENDMENTS TO THE PROPOSALS

Since the deferral of the planning application at planning committee on the 25th October 2022 a number of discussions have taken place with Planning Officers of the Council, the School, and a meeting was also held with the Parish Council on Friday 4th November. The applicant's response to these discussions has been as follows: -

- A Frequently Asked Questions (FAQ) note has been submitted to explain how the proposed homes can be purchased by local people and thus have the ability to directly meet local housing needs.
- The development has been amended to increase the opportunity for home ownership within the development. Six of the proposed affordable rental homes have been exchanged with six rent-to-buy properties. The FAQ provides a full explanation of what this means in respect of increasing the opportunity for local people to buy one of these homes.
- A 3rd bungalow has been provided in the scheme to ensure that at least 5% of the proposed homes are bungalows.
- The School have submitted a letter confirming their involvement in the designing of the proposed Kiss & Drop facility, management plan and their support for its delivery.
- The cycle/pedestrian route through the site to Meadowfield has been widened to 3m to ensure that it delivers a fully segregated non-car connection from Malton Road to Meadowfield to encourage walking and cycling in the local area.

- Yorkshire Housing have agreed to deliver chimneys on key plots throughout the development, including along the site's frontage and western boundary to enhance a rural character of the development.
- Yorkshire Housing have agreed to deliver more of the homes in reconstituted stone to ensure that the development is in-keeping with the character of the area.

CONCLUSION

Yorkshire Housing have therefore undertaken a substantial level of consultation on the application prior to and following the submission of the planning application. They have engaged with the community and have responded to the comments received by making a number of amendments to the scheme.

The only area where they have been unable to make changes to the scheme is associated with the request of the Parish Council to substantially reduce the number of homes to circa 40.

In this regard, justification has been provided on a number of occasions to demonstrate that the number of homes at the site is driven by the housing mix. Which fully accords with the District's housing needs. The development contains more homes than indicated in the Local Plan because the housing mix predominantly contains two and three bedroom semi-detached homes, which take up the same development footprint as a larger 4-bedroom detached house. As such, if the proposed semi-detached properties were exchanged with larger detached homes, whilst the number of homes would reduce, the overall development footprint would not change at all.

The environmental and technical reports submitted with the application confirm that there is no adverse impact associated with the number of homes which are proposed to be delivered at the site. This position has since been corroborated by the statutory and technical consultees on the planning application who have not objected to the development proposals, including North Yorkshire County Council Highways & Ecology Officers, the Local Lead Flood Authority, Yorkshire Water, and each of the officers of Ryedale District Council.

With regards to density, the overall density of the development is low at 25 dwellings per hectare. Policy SP16 of the adopted Local Plan identifies that in general new housing development should not be built below an indicative density of 30 dwellings to the hectare unless this can be justified in terms of the surrounding context. In this instance we believe a lower density of 25 dwellings per hectare is justified, however, a scheme of circa 40 homes would reduce the density to 17 dwellings per hectare, which simply put would not be an efficient and effective use of a site which is allocated for residential development in the Local Plan. There would also be no justification for such a low figure given there are no objections to a development of 58 homes at the site from statutory and technical consultees. Furthermore, all of the proposed homes meet or exceed the National Described Space Standards (NDSS) which is not a current policy requirement in the adopted Local Plan; all of the homes have appropriate garden sizes; and all of the proposed homes deliver acceptable separation distances. All properties will be well insulated and use air source heat pumps with PV panels which will permanently reduce carbon emissions and energy demand.

Accordingly, as there are no objections to the development of 58 homes at the site from any of the statutory or Technical consultees, and given an amended scheme with a reduced number of homes on account of the delivery of more detached properties would result in a scheme which didn't align with planning policy guidance in respect of meeting established housing needs, there is no justifiable reason in planning terms for Yorkshire Housing to substantially reduce the number of homes within the development. Notwithstanding this position, as outlined above, Yorkshire Housing have made a number of changes to respond positively to the comments received from local stakeholders pre and post submission of the planning application.

Finally, as there is an acute shortage of affordable homes in the District, the additional affordable homes that the development is seeking to deliver is supported by national and local planning policy guidance.

The scheme will deliver an all affordable mixed tenure development which offers local people the opportunity of affordable home ownership and affordable rented tenures. The scheme provides a range of homes to suit the needs of first time buyers, small and larger families, downsizers, and older age groups which will offer a greater opportunity for people to access home ownership and renting at an affordable level relative to local incomes compared to a market-led scheme. This scheme will therefore make an invaluable contribution towards new affordable housing supply in the area, providing people with a genuine choice and mix of house types and tenures. The submitted FAQ confirms how these homes will be made available for local people to purchase or rent.

Accordingly, the socio-economic benefits of the development will far outweigh the *none* or *negligible* impact of more homes being delivered at the site than the indicative number outlined in the Local Plan. Especially when the following further benefits of the scheme are also considered: -

- The development will deliver a net-gain in biodiversity value on-site.
- All of the new homes will vastly exceed building regulations in respect of sustainable design measures. Indeed, all of the properties will be well insulated and use air source heat pumps with PV panels which will permanently reduce carbon emissions and energy demand.
- The proposed kiss and drop facility alleviate and improve existing highways pressures on Meadowfield and Main Street at school drop-off and pick-up times by taking cars away from the central areas of the Village.
- The new segregated cycling/pedestrian route will encourage more sustainable travel to and from the site.

The development proposals therefore align with relevant national and local planning guidance, and this view is of course shared with the Council's Head of Planning who recommended the application for approval prior to the 25th October 2022 planning committee.



LAND TO THE NORTH OF MALTON ROAD, AMOTHERBY - HOUSING SITE ALLOCATION REF. SD6 - DEVELOPMENT OF 65 NEW HOMES – LOCAL RESIDENT CONSULTATION

Dear Resident,

As you may be aware, in June 2019 land located to the north of Malton Road, Amotherby was allocated for residential development by Ryedale District Council.

Yorkshire Housing is now in the process of preparing a full planning application for the development of the site and before we submit this application, we are keen to get the views of neighbouring residents of the site

Key aspects of our indicative proposals are as follows: -

- The development proposals seek to deliver 65 homes at a density of 27 dwellings per hectare. The proposed housing mix includes: - 27 x 2 bed (41%); 35 x 3 bed (54%); & 3 x 4 bed (5%).
- The scheme seeks to deliver affordable homes for rent and shared ownership. A number of which will be offered to local people in the first instance. Shared Ownership is an affordable route to homeownership. It offers an opportunity to buy a share in the property and pay rent on the remaining equity. Further shares can be purchased gradually.
- 3 x Bungalows are included in the scheme and will be located next to existing bungalows located to the east of the site's boundary. All of the other homes will be 2-storey in height.
- The site access will be delivered from the B1257/Malton Road.
- The existing Public Right of Way (PROW) will be retained in a green setting, separate to the highways provided within the site. A connection to the PROW is also retained at the south-west corner of the site.
- The proposals include the provision of a pedestrian and cycle only link to Meadowfield. Providing safe access to Amotherby Primary School.
- Land is to be provided for a kiss and drop facility for Amotherby Primary School.
- Large areas of public open space and a children's play area will be provided within the northern area of the site.
- The hedge on the site's frontage will be retained other than where the access road is required to be located. The development includes the ability to provide additional landscaping on the western boundary of the site.

The proposed development will deliver electric charging points to all properties with a dedicated car parking space within its curtilage.

· All of the proposed homes will include enhanced fabric, photovoltaic panels and will be powered by air source heat pumps. The scheme will therefore deliver a level of energy efficiency that goes beyond that required by the adopted Local Plan. We estimate that these measures will deliver an 82% carbon reduction when compared with current building regulations.

· Full details of the proposed drainage strategy will be submitted alongside the planning application. The final design will be agreed following discussions with Yorkshire Water, the Environment Agency and the Lead Local Flood Authority.



Plans providing details of the location of the development site; our initial proposals; and images of some of the proposed houses are enclosed.

As a resident of the Village, we are writing to you to offer you the opportunity to provide us with your comments on the proposals before they are submitted to Ryedale District Council. Comments can be submitted via email to contact@pbplanning.co.uk or by post using the address above. Can we please ask that any comments are provided by Sunday 7th March 2021.

I hope you find this information useful and I look forward to hearing from you.

Yours sincerely,



PAUL BUTLER
PB Planning

On behalf of Yorkshire Housing



Proposed Site Plan - Scale 1:500

