



RYEDALE  
14/00593/PL  
- 3 JUN 2014  
DEVELOPMENT

**Proposed development of three terrace houses on the site of Village Farm West Lilling York to satisfy Local Occupancy Need.**

With the new policy coming into force development in West Lilling is now restricted to infill frontage schemes for local occupancy only.

I set out the need and demonstrate how this development complies.

West Lilling is a small village located immediately adjacent to a wealth of local amenities and local industries with potential for work and employment. It is also well connected to other local towns and villages with a good local bus service. Whilst the local amenities are those of Sherriff Hutton many of these facilities are closer to West Lilling than those houses situated on the northern and eastern extremities of Sherriff Hutton. As such we consider these facilities to be shared with West Lilling.

West Lilling needs to have new small infill developments that would allow local families to live in the village to ensure its existing facilities continue. These facilities are all at risk without continued growing support.

The Shop, Tea room and Delicatessen. The Pub and Restaurant. The Garage. The School. The Village Hall. The Church.

To lose these facilities directly as a result of the lack of small new developments within the village would be a great loss to the community and eventually would bring about the demise of the social structure within the village.

Villages and their community facilities should be encouraged to remain and grow with small scale development within the village development boundary limits.

The policy allowing small infill sites for local occupancy is clearly designed to support local villages and their much needed facilities. This is just such a site.

1. The local Primary School would welcome new children in 2015 and onwards together with the support new families would bring. It is of course an employee in the area.
2. The local delicatessen and tea/coffee shop would be supported by new families and is a source of local employment. This shop needs new families to use it and support it.
3. The local garage could be supported by new families and is a source of local employment. This small local business needs to be used by local people if it is to survive.

4. The local pub and restaurant would be delighted to have potential new customers and is always looking for staff. It would be a great shame if such a facility were to close yet again because of the lack of local support; new families would help toward such support.

5. The local Church would welcome new members and the support that new families may bring.

6. The local Village Hall and Tennis Club needs support and new families could provide such support.

7. West Lilling is well served by regular local buses both through the village and on the A64 and these link regularly to Malton, York, Easingwold, Strensall and beyond.

9. There are no similar small modern energy efficient properties for sale in West Lilling. The bulk of the housing stock available is old and inefficient and requires investment to bring it up to modern levels of thermal efficiency.

There are no new small terrace properties available built to high standards of insulation and efficiency.

*'The new houses would be designed to achieve close to Code Level 3 of The Code for Sustainable Homes, we will incorporate solar water heating systems, photovoltaic panels to include discreet roof panels to the rear south facing roofs as well as improved thermal performance and other measures including recycling bins, cycle stores, drying spaces and bat roosts. The new scheme would be sustainable with a low carbon footprint'.*  
(Passage from our Design and Access Statement).

Whenever modern well-designed modern thermally efficient village houses come on to the market they are sold easily and quickly. The total absence of new properties available underlines the need for new efficient well insulated homes within the village.

10. The three new terrace houses to be built on Village Farm would be for people who comply with the local needs occupancy, this condition restricts who can purchase and as a result lowers the market price for the houses by some 15 to 20%. Thus they become affordable to local people who comply with the local needs occupancy.

11. A letter from Boulton Cooper identifies the need for local housing in smaller out-lying villages. Boulton and Cooper are well respected Agents and Surveyors in the area and they see this lack of properties as a housing shortage within these villages and Ryedale in general.

We have identified fourteen individuals or families who comply with the Local Occupancy Need requirements and who want to move into the West Lilling area or close by, but into new thermally and fuel efficient dwellings. See the attached list.

LIST OF LOCAL PEOPLE WHO WISH TO LIVE IN NEW PROPERTIES IN THE  
WELBURN OR ADJACENT AREA AND COMPLY WITH LOCAL  
OCCUPANCY NEEDS

Whilst we are happy for you to contact these people we would ask that the identities of these individuals are kept off the public record for privacy reasons.

Report compiled by:

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The Bothy  
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7<sup>th</sup> May 2014



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HJS

10<sup>th</sup> December 2013

RBDA Ltd  
The Bothy  
Brandsby  
YORK  
YO61 4RN

Dear Sirs

**Re: Village Farm, West Lilling, YO60 6RP (J & J Properties)  
Planning Application: 13/01342/FUL**

Further to a recent telephone conversation with your above client, we have been asked to comment briefly on the residential market conditions in the locality, and how this effects the above planning application.

The residential sales market in the Ryedale area continues to show signs of improvement and recovery, particularly over the last 8 to 10 months. This has been as a consequence of a range of factors, including improved demand from first time buyers, with greater mortgage availability and initiatives; other purchasers returning to the market place, having previously resorted to the rental market and now experiencing greater certainty and optimism in the housing market and wider economy.

Whilst we continue to experience growing demand, there does remain a shortage of good quality new build homes in Ryedale and, in particular the out-lying villages, to complement the existing housing stock. Having looked at the above proposed planning application, this would go some way to alleviate the housing shortage in the locality, particularly with growing demand for family houses and smaller units, targeted at the growing first-time buyer market.

I hope the above planning application and development is successful, and if you require any further information, please do not hesitate to contact me at our Malton office.

Yours faithfully

**H J Scott BA (Hons) MSc MRICS  
RICS Registered Valuer**

**For Boulton & Cooper Stephensons**

Local Partners: JF Stephenson MA (Cantab) FRICS FAAV  
•RL Cordingley BSc FRICS FAAV

Board of Management: PG Fletcher MRICS (Pickering)  
•PM Place FRICS FAAV (Livestock)  
•DB Lindley MRICS (Agriculture)  
•AD McMillan ASFAV (Fine Arts)  
•H Barclay MA MRICS (Surveying & Valuations)  
•Marc Jones (Estate Agency)

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