

Gary Housden  
Head of Planning  
Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

6<sup>th</sup> December 2018

Dear Gary,

**LAND EAST OF WHITBY ROAD, PICKERING – DEVELOPMENT OF 239 RESIDENTIAL DWELLINGS, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE – APPLICATION REF. 17/01220/MFUL**

We write on behalf of our client David Wilson Homes to submit a minor material amendment planning application in relation to the previously approved full planning application Ref. 17/01220/MFUL at the above site.

We are seeking a minor material amendment to the approved application to enable the retention of the existing farm house. The Council will recall that a number of local residents desired its retention in their responses to the original planning application.

The proposed retention of the farm house has required an amendment to Plots 1 to 6 & 223-225. In very simple terms, the amendment seeks to “flip” the houses originally approved at plots 223 to 225 with those originally approved at Plots 1 & 2. To do so this has also required amendments to the garage locations for Plots 3 to 6.

Further details for consideration are as follows: -

- The scheme still includes the same number of homes at the site as approved under the original application (239).
- The road layout remains unchanged from the original application.
- Original plots 223-225 have been exchanged with two detached properties and amendments have been made to original plots 3 to 6 to accommodate 6 homes across the northern section of the proposed re-plan area (new Plots 1 to 6). This has also led to the relocation of a number of garages to the plots in this location.
- On the southern section of the re-plan area, original plots 1 & 2 have been exchanged with three new homes at new plots 223 to 225. The new plots mirror those originally approved on the northern section of the re-plan area at original plot references 223-225.
- All of the proposed house types within the proposed re-plan area were all approved as part of the original planning application.
- The proposed housing mix of the 239 homes remains the same as the 3 x 4 bedroom detached houses approved on original Plots 1, 2 & 225 will be replaced by those at new plots 1, 2 & 225. The 2 x 3 bedroom semi-detached properties on original plots 223 & 224 have been retained at new plots 223 & 224.

- The re-plan area is located some distance from existing residential properties and as such we do not consider it having a material impact on them.

We can confirm that we are submitting the following documentation in relation to this planning application: -

**Forms and Certificates**

- Completed Planning Application Form
- A Planning Application Fee - £234 (sent in the post)

**Supporting Documentation**

- Site Location Plan
- Proposed Site Layout Plan – *Ref. 1655.01.Y - Planning Layout*
- Relevant House Type Drawings - Floor Plans & Elevations

From a procedural point of view, the application seeks to vary Condition 28 of the approved application to change the drawing reference of the Planning Layout from **Ref. 1655.01.W** to **Ref. 1655.01.Z**

We trust that this meets the Council's requirements in order that this application can be validated immediately. Should you wish to discuss any of the above, please do not hesitate to contact me.

Yours sincerely,



**PAUL BUTLER**  
Director