



**Selby District Council
Local Plan Consultation**

**"PLAN Selby"
(The Sites and Policies Local Plan)**

Initial Consultation Comments Form

"PLAN Selby" is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy that was adopted in 2013. When adopted, PLAN Selby will form part of the Local Plan for the District against which planning applications will be assessed.

This consultation is the first stage in our on-going dialogue with you and we hope that you will take time to respond to it and help us move forward. The responses to this consultation will help inform our work and shape the District for the future.

Comments are therefore invited as part of this Initial Consultation.

Please use this form to make your comments.

Please read the main document PLAN Selby and associated papers, which are available on the Council's website at www.selby.gov.uk/PLANSelby and at local libraries and Public Council offices.

You will need to see what is in PLAN Selby in order to make your comments. It contains a wide range of issues and specific questions on which we would like your views. Please make sure you are clear about which part of PLAN Selby you are commenting on and ensure we have your full contact details so we can take your comments into account and so that we can contact you about the next stages.

**Completed comments forms must be received by the Council
no later than 5pm on Monday 19th January 2015**

Contact Details - Please provide contact details and agent details, if appointed

	Personal Details	Agent Details (if applicable)
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It will be helpful if you can provide an email address so we can contact you electronically

Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter

Question no.

Paragraph

Please see attached statement

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Topic / Chapter

Question no.

Paragraph

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Additional Comments - Please provide any additional comments you may wish to make.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Comment Submission Statement

All comments must be made in an email or in writing if they are to be considered. Your comments and some personal identifying details will be published in a public register and cannot be treated confidentially. Where practical, personal identifiers may be redacted, however Selby District Council cannot guarantee that all identifiers will be removed prior to publication of consultation records.

Signed

Mark Johnson

Dated

19th January 2015

Please ensure you save a copy of your completed comments form to your computer before sending by email

Completed comments forms must be received by the Council no later than 5pm on Monday 19th January 2015

Email: ldf@selby.gov.uk

Post to: Policy and Strategy Team, Selby District Council, Civic Centre, Doncaster Road, Selby YO8 9FT

PLAN Selby – The Sites and Policies Local Plan – Initial Consultation

This submission has been prepared by Johnson Brook on behalf of Taylor Wimpey UK Ltd ('TWUK') who control land to the immediate north of the current Riccall Development Limit – the site was previously identified as a Preferred Allocation in the Council's Preferred Options Site Allocations DPD in 2011. The site has been put forward to the Council via the Call for Sites process in 2013, which included the submission of a Promotional Brochure, which is attached to this response. This brochure includes an indicative layout informing that the site could comfortably accommodate up to 150 dwellings with a net residential development area of circa 5 ha.

A pre-application meeting was held with the Council on January 5th 2015.

The site is identified in the latest 'Map Book' as RICALL/007. In the first instance we consider that there is an error in the Map Book in relation to the Flood Zone 2, which appears to cover the majority of this site. Confirmation is awaited from the Environment Agency to a recent submission by TWUK's Drainage Consultant, ID Civils, that a detailed topographical survey of the site indicates that the majority of the site to falls within Flood Zone 1 – similar to that identified in the Council's Village Growth Potential Map for Riccall as set out in the Promotional Brochure (attached).

Notwithstanding the Flood Zone categorisation it is considered that there is a justified case to include this site as a residential allocation for the Designated Service Village of Riccall.

PLAN Selby Aims and Objectives

Q5 a) Are these the right objectives?

Q5 b) Are there any others which should be included?

We have no comments in relation to the objectives but consider that an additional objective should be included in relation to areas of flood risk, bearing in mind the large areas of land

within the District falling within Flood Zones 3. As currently drafted, there is no mention of flood risk or measures of dealing with development in areas of flood risk within the objectives.

Key Issues

- Q6
- a) Are these the right topics?
 - b) Is this a comprehensive list?
 - c) Which ones are most important and which ones are less relevant?

We consider that Topic T1 Providing Homes is one of the most important topics.

Topic T1 – Providing Homes

Whilst the PLAN Selby refers to the Core Strategy housing requirement, we consider reference should be built into the PLAN Selby document to the potential for the reassessment of the housing requirement, particularly in light of the updated household projections that are due to be released in February 2015. The PLAN Selby Local Plan document cannot hide behind the adopted Core Strategy and needs to ensure that it is consistent with National Policy as a stand-alone document, therefore reference should be made in the document to the housing requirement in the Core Strategy being up to date and consistent with National Policy and include reference to the housing requirement potentially being updated. There needs to be flexibility built into the allocations to account for an amended to the housing requirement if necessary.

Table 2 – The indicative amount of new allocations needed in PLAN Selby includes 2,500 in Selby. Looking at the 'Call for Sites' Map Book, it is clearly evident that there is little scope for accommodating any of this 2,500 requirement on land that is not in Flood Zone 3. It is considered unrealistic to expect enough achievable land to be found to safely accommodate 2,500 dwellings in Selby. As a result, sequentially, further land will be required in the next tiers of the settlement hierarchy which is Tadcaster and Sherburn and then the 18 Designated Service Villages.

- Q7 a) Do you agree with the proposed approach to the base date?
b) Do you agree with the broad principles of the calculation method?

We have no comments in relation to the March 2015 base date and will make further comments at the next consultation once the figures have been updated.

While we welcome the removal of 10% of the outstanding planning permission to account for non-delivery, the consented high density schemes in Selby Town need a further review as part of the 2015 SHLAA to establish whether they are deliverable.

Whilst PLAN Selby is following the Core Strategy requirement to deliver homes across the district over a 16 year period to 2027, we are already in year 4 of the Core Strategy plan period, with only 12 years remaining. By the time the PLAN Selby Local Plan is adopted which at best will be during 2017 there will only be 10 years remaining of the Plan Period. Any Green Belt amendments as a result of the Green Belt review need to take into account development beyond the Core Strategy end date of 2027 and look to making boundary changes to potentially accommodate the development requirements of at least the next 20 years from the date of adoption.

Paragraph 83 of the NPPF in relation to Green Belt boundaries states that 'authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.'

It is clear that additional land will be required, and a Green Belt review is scheduled to be undertaken this year. Given that this site lies outside the Green Belt in a sustainable settlement, there is a logical case that this site is considered as an allocation and additional safeguarded land is identified, potentially from land currently within the Green Belt.

- Q8 a) Should PLAN Selby over-allocate to allow for any non-delivery on the allocations?
By what method and by how much?
- b) How should PLAN Selby seek to allocate sites in such a way as to secure delivery over the whole plan period?
- c) Is there opportunity to have contingency sites in case others are not delivered elsewhere in the District? How might the contingency sites release be managed to maintain a 5 year housing land supply?

We welcome the acknowledgement that the broad housing targets are minimum targets and encourage the Council in their plans to provide sufficient flexibility to deliver at least the minimum targets.

It is unfortunate that the latest AMR is not available for this consultation, but we will make further comments at the next consultation in relation to the latest 5 year supply position. Based on the 2013 AMR it is clear that housing has been consistently under delivered in the district in 7 out of the last 10 previous years. Clearly measures need to be put in place to bring forward sites more readily in order to increase the housing building rate in the District in line with the annual requirement. A more detailed review of existing consents should be a priority to identify those which may not be viable.

We consider that PLAN Selby should over-allocate and allocate more sites than are needed in order to provide choice. This approach conforms with National Policy, and it would also build in flexibility should the housing requirement increase and should some sites not come forward as envisaged. We also consider that additional contingency sites are identified throughout the district, which equates to additional safeguarded land.

The combination of applying a 20% NPPF threshold for persistent under-delivery as well as a catch up figure to meet the housing need not covered in recent years, along with the difficulty of allocating sites in Selby due to viability and Flood Risk issues and the known landowner constraints in Tadcaster leads to a very strong case for introducing additional residential allocations in the Designated Service Villages. The land north of Riccall would be a logical additional residential allocation.

- Q9
- a) Is a simple percentage growth across all Designated Service Villages a fair and appropriate starting point for deciding the split between the DSV's?
 - b) Bearing in mind issues such as land availability, flood risk and other technical constraints (e.g. highways capacity and access) are there particular criteria that should be taken into account in assessing the final minimum target for Designated Service Villages?

In the first instance we consider that the 1,330 indicative amount of new allocations needed (Table 2) is an absolute minimum and in reality we consider this is likely to be increased based on a review of the housing requirement and the realities of the flood constraints and viability issues in Selby and the landowner constraints in Tadcaster. Therefore, it is considered that the requirement to the DSV's will increase.

We do not support a simple percentage growth across all Designated Service Villages. This does not reflect the sustainability differences of DSV's and would not be fair or appropriate. For example the previous settlement sustainability studies that supported the Core Strategy assessed the sustainability value of the settlements relative to 5 key categories with 4 No. DSV's being identified as Rank 1 Settlements (i.e. the most sustainable) this included Riccall. The housing distribution across the District should reflect this.

The recent approval at Planning committee (7th January 2015) for 230 dwellings on land outside and adjacent to the development limit of Thorpe Willoughby undermines all three approaches suggested in PLAN Selby of an equal share, an 8% growth or a 9% growth, which for Thorpe Willoughby (based on a 1,330 total requirement) is 74 dwellings, 96 dwellings and 108 dwellings respectively.

We do consider some form of constraints based approach is appropriate, alongside the sustainability weighting of the settlements, which reflects the land availability, flood risk and in particular the Green Belt status of land around the DSV's as being important. Given that Green

Belt boundary changes can only be made in exceptional circumstances, it is considered that there is more of a justified case for Green Belt changes to be made in the top two tiers of the Settlement Hierarchy (Selby, Tadcaster and Sherburn) given their status and focus of meeting a large proportion of the District's housing requirement. Green Belt land around the DSV's is more of an important constraint that will affect the ability of the Council to allocate land.

T5 Climate Change and Renewable Energy

Q26 Is it necessary for PLAN Selby to consider:

- a) Providing a revised target for the plan period to 2027 for installed renewable energy?
- b) Reviewing the 10% onsite requirement
- c) Including specific requirements for sustainable building design such as Code for Sustainable Homes and BREEAM, subject to local viability testing?
- d) Identifying suitable areas for renewable and low-carbon schemes by technology? E.g. wind, solar, hydro?
- e) Identifying separation thresholds? What might they be?
- f) Incorporating more detailed development management policies for climate change and renewable / low-carbon energy requirements? If so what do they need to cover? For example taking into account cumulative impacts of schemes?
- g) What topics should instead be left to a subsequent SPD or guidance?
- h) How should each of the site allocations (to be identified in later stages) deal specifically with climate change and renewable energy issues?

The topic of climate change and renewable energy is dealt with in the Core Strategy and we do not consider it necessary for the PLAN Selby include policies within it relating to this matter. It is also worth noting the Central Government's intentions to progress matters through Building Regulation changes rather than planning policies to ensure consistency of approach.

Housing Mix

Q31 Should PLAN Selby include policies for setting specific house types and sizes, tenures and specialist housing such as care homes and Self builds?

It is requested that the approach to Housing Mix considers and reflects developers knowledge and understanding of the market. We will make additional comments at later stages of the consultation where necessary.

Design

Q33 a) Should PLAN Selby have more detailed general policies on design by being more specific about the minimum design standards it will seek to achieve, including policy on development density, environmental and quality design benchmarks (such as BREEAM, Lifetime Homes, Secure By Design etc.)?

b) Should PLAN Selby establish design requirements in the new allocated sites that consider the layout, orientation and aesthetic of development proposals?

We do not consider that a detailed general design policy is necessary and believe that design considerations can be addressed on a site by site basis at the application stage. This removes the potential identified issue of standardised, uniform developments.

Q55 a) How should Riccall grow and develop?

b) What else is needed in Riccall that could be allocated a site?

The land north of Riccall should be allocated a residential allocation and the Development Limit of Riccall should be extended northwards to accommodate the site. As detailed in the

attached promotional brochure, Riccall is one of the most sustainable Designated Service Villages in the District. The land to the north of York Road, is entirely sustainable and deliverable and represents a logical extension to the settlement to meet the majority of its housing requirements over the plan period. The site is available now, viable and has both a willing landowner and willing developer, it is entirely 'deliverable' when assessed within the context of Footnote 11 paragraph 47 of the NPPF.

Taylor Wimpey

PROPOSED RESIDENTIAL DEVELOPMENT

LAND NORTH OF RICCALL | SELBY | OCTOBER 2013

- architectural design
- town planning
- landscape architecture



John R Paley Associates

Introduction

This document, along with the duly completed pro-forma, forms a response to the Council's 2013 SHLAA 'Call for Sites' in respect of land to the North of Riccall. It is understood that the 'Call for Sites' is to inform the Council's emerging Allocations Local Plan which is to set out where new housing, employment and other significant development will take place to meet the needs of the District over the plan period to 2027.

This document discusses the suitability of the Riccall as a location for housing development and, in particular, why this site (Land North of York Road, Riccall) offers a sustainable and 'deliverable' proposition for residential development.

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 - i) SITE ANALYSIS PLAN
- 04 - ILLUSTRATIVE DEVELOPMENT MASTERPLAN
 - i) SKETCH PERSPECTIVES
- 05 - CAPACITY OF SITE AND TIMESCALE FOR DELIVERY
- 06 - SUMMARY

01 PLANNING POLICY CONTEXT

The emerging Selby District Core Strategy was found 'sound' following a recent Examination in Public and is due to be adopted by the Council in October/November 2013. It sets out the housing requirements for the District and a Spatial Development Strategy to set out how they are to be met.

Policy SP2 (Spatial Development Strategy) sets out the Settlement Hierarchy for the District. Designated Service Villages (DSVs) are 3rd tier settlements below the Principal Town of Selby and the Local Service Centres (Sherburn in Elmet & Tadcaster). The Core Strategy states that the DSVs are to accommodate additional residential development to aid rural sustainability. The Core Strategy later explains that residential development in the DSVs will result in more locally available affordable housing and support and enhance a strong network of services.

The minimum per annum housing requirements for the District to be provided in allocations stand at around 450 dwellings on average. An additional supply of around 105 dwellings per year is expected to come from windfalls resulting in the delivery of around 555 dwellings per annum across the plan period.

The plan requires that 29% of the total minimum requirement should be delivered in the DSVs over the plan period. Policy SP5 (Scale & Distribution) advises that, having regard to completions since 2011 and existing deliverable commitments, housing allocations will be required to deliver around 5,340 dwellings over the plan period (2011 – 2027). The Policy states that 1780 dwellings need to be allocated in the DSVs.

The Core Strategy makes clear that the housing allocations are to be made through a Site Allocations Local Plan with Policy SP2 (B) (Spatial Development Strategy) setting out that land is to be designated/allocated with preference given to those sites of least environmental or amenity value with Policy SP5 (the Scale & Distribution of Housing) advising that allocations will be sought in the most sustainable villages.



02 SUITABILITY OF RICCALL AS A LOCATION FOR NEW RESIDENTIAL DEVELOPMENT

The suitability of Riccall as a location for new development was considered, alongside the other settlements in the District (in particular the Designated Service Villages), during the Core Strategy Examination, informed by a robust evidence base. No objections were raised to the designation of Riccall as a DSV at the Examination. The suitability of Riccall as a DSV was also considered in detail in the emerging Site Allocations Development Plan Document (SADPD) in 2011.

Below is a summary of the Council's assessment of Riccall and its suitability/capacity to accept additional housing development. Indeed, the site to which this submission relates was actually put forward as a residential led mixed use development in the Council's Preferred Options Site Allocations DPD in 2011.

CORE STRATEGY BACKGROUND EVIDENCE DOCUMENTS

SUSTAINABILITY ASSESSMENT OF RURAL SETTLEMENTS

All of the settlements (with greater than 600 population), save for Selby, Tadcaster and Sherburn in Elmet, were subject to a Sustainability Assessment which assessed the relative sustainability of the sites against each other, taking into account the following 4 indicators:-

SIZE

Riccall was identified as one of the 4 largest settlements of the 29 assessed.

PROVISION OF BASIC LOCAL SERVICES

Riccall was identified as having all 4 of the local services identified and therefore falls within the highest (best) category in this respect. The local services required were:-

- Primary School
- General Store
- Post Office
- Doctor's Surgery

ACCESSIBILITY

Riccall was identified as having medium accessibility (2nd highest category of 4) to the Principal and Local Service Centres.

DISTANCE LOCAL EMPLOYMENT

Riccall was identified within the 2nd highest (best) category as it is located within 5 miles of a Major Employment Location

OVERALL SUSTAINABILITY RATING

The overall conclusions/grading established that Riccall is one of the 'Most Sustainable' settlements in the District (as all four indicators scored within the highest 2 categories – see opposite).

Summary of Relative Sustainability Ranking by Settlement Table 7
 NB Figures show number of times a settlement is ranked within each category (not all indicators had four/five categories) e.g. Brayton is ranked in the first category for all four indicators

Settlement	Category 1	Category 2	Category 3	Category 4	Category 5	Overall Ranking
Brayton	4	0	0	0	0	1
Berry	3	1	0	0	0	1
Thorp Watwaghby	3	1	0	0	0	1
Riccall	2	2	0	0	0	1
Horsburgh	1	2	0	1	0	2
Byram	1	2	1	0	0	2
South Moberg	1	2	1	0	0	2
Horncliffe	0	3	1	0	0	2
Carleton	1	1	2	0	0	3
Cawood	1	1	1	1	1	3
Essex	1	1	1	1	1	3
Brimston	1	1	1	0	1	3
Mark Fryton	1	1	1	0	1	3
Cantleyham	0	2	2	0	0	3
Eastonwold	0	2	2	0	0	3
McLellan	0	2	1	0	1	3
Uxelfield	0	2	1	0	1	3
Church Fenton	0	2	1	0	1	3
Widvale	0	2	0	2	0	3
Faithburn	0	2	0	1	1	3
North Durfield	1	0	1	2	0	4
Riccall	1	0	0	2	1	4
Cary	0	1	1	2	0	4
Shotton	0	1	1	1	1	4
Barnby	0	1	1	1	1	4
Hilare	0	1	1	1	1	4
Hensall	0	1	2	0	1	4
Wharfedale	0	0	3	0	1	4
Appleton	0	0	2	1	1	4

Please note that the above table was amended during the Core Strategy Examination, however the status of Riccall remained unchanged.

VILLAGE GROWTH POTENTIAL STUDY (FEBRUARY 2010)

The points of note in respect of Riccall are:-

Groundwater Source Protection Zones :- No issues

Agricultural Land Classification:- All land around the periphery of the village is Grade 2 agricultural land. The nearest Grade 3 land is well detached from the settlement.

Highway Network Constraints/Public Transport:- The settlement abuts the A19 to the east and is sited on the Selby-York Bus Route. The study advises that direct access onto the A19 is unlikely to be supported, however only minor road improvements have been suggested within the village.

Biodiversity - No issues

Character & Form of the Settlement:- The study states that the village is of a compact form. It also states that there is a Conservation Area within the central area of the settlement around Siver Street, with the majority of the Listed Buildings in Riccall located within it.

Landscape Sensitivity:- It advises that the surrounding landscape has few features of intrinsic value. And that whilst development would distort the existing compact pattern of development along the northern, western and southern edges of the village, it would be set against the existing backdrop of development. In contrast, owing to the compact form of the village and the definitive urban edge provided by the A19, development to the east of the settlement would be visually intrusive within the landscape.

Flood Risk:- The centre of the village is at low risk of flooding with the land to the west of it being at highest risk (FZ3b).

SUMMARY

In respect of its potential for growth, it concludes that 'Riccall is one of the most sustainable villages with good local services' with 'potential expansion to north and possibly south'.



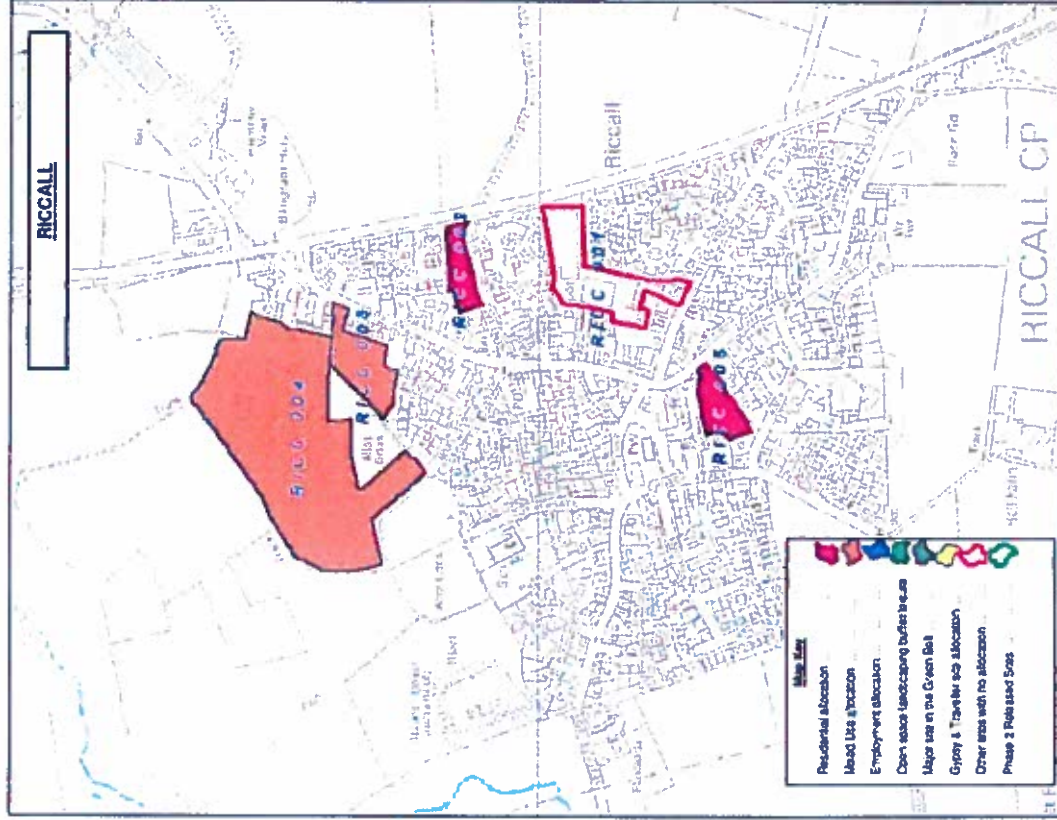
SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (SADPD)

In September 2011 the Council endorsed a Site Allocations Development Plan Document (SADPD) Preferred Options Draft, which was subsequently put out for public consultation. Work was subsequently halted to allow the Core Strategy to progress.

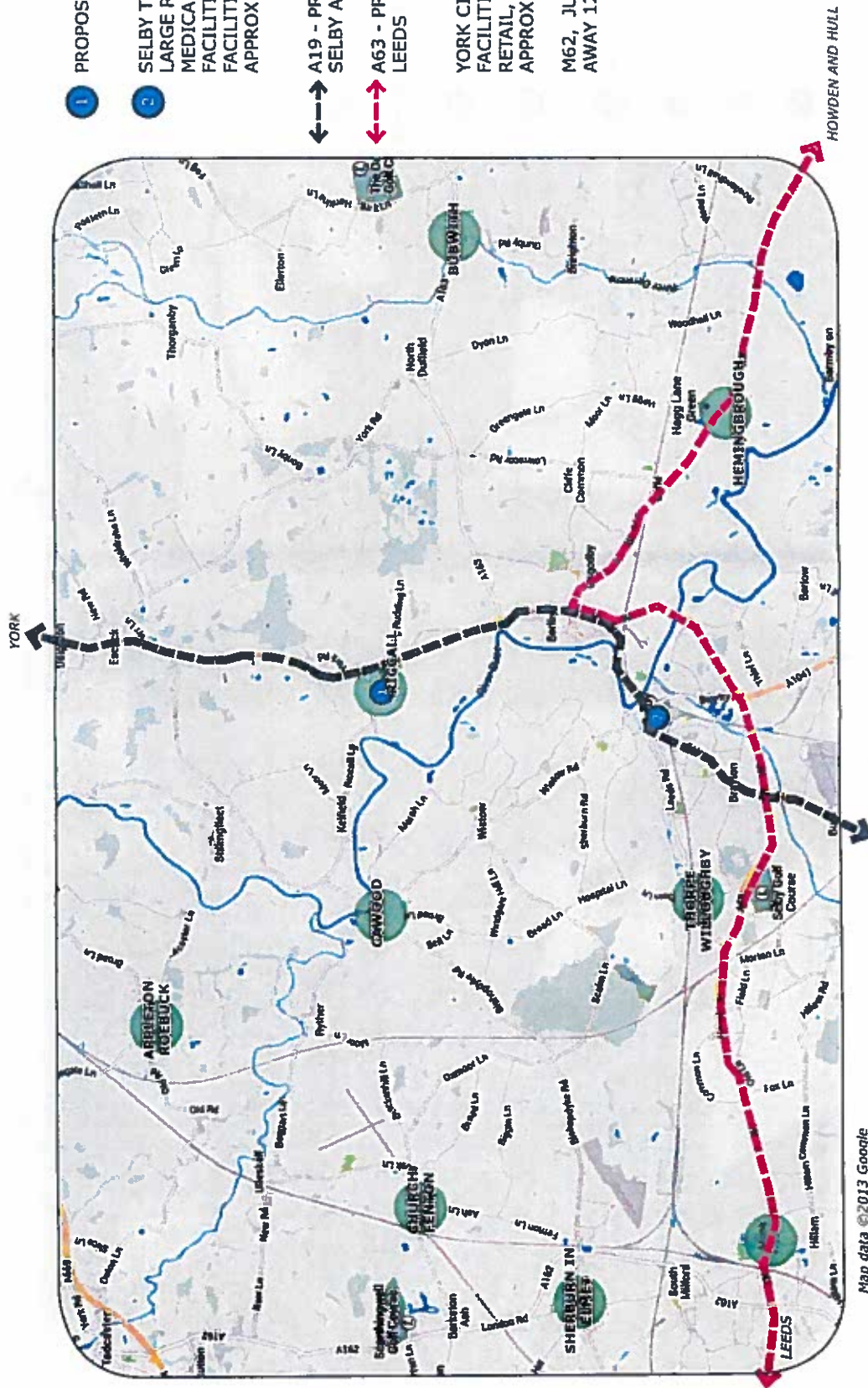
The Preferred Options SADPD, helpfully, sets out the sustainability value of the settlements identified as DSVs in the Core Strategy. This, amongst other things, including the high level of affordable housing need in the village, resulted in Riccall being identified for the allocation of 127 dwellings over the plan period.

The site to which this submission relates was proposed as a residential led mixed use allocation (Reference RICC 004) for the delivery of 99 dwellings in the Preferred Options DPD with 2 other housing allocations (RICC 002 & RICC 005) put forward to deliver 13 & 15 units respectively.

It is understood that the 99 dwellings proposed on the site in question was not due to a limit in the capacity of the site but instead it was the residual number required to ensure a total of 127 dwellings were allocated for Riccall. As set out further in this document, the site has capacity to comfortably accommodate more than 99 dwellings, if considered by the Council that a greater amount of housing development is required in Riccall.



WIDER AREA PLAN



1 PROPOSED DEVELOPMENT

2 SELBY TOWN CENTRE INCLUDING LARGE RETAIL, SUPERMARKET, MEDICAL SERVICES, EDUCATION FACILITIES, EMPLOYMENT FACILITIES AND RAILWAY STATION - APPROXIMATELY 5 MILES AWAY

A19 - PRIMARY ROUTE TO YORK, SELBY AND M62

A63 - PRIMARY ROUTE TO HULL AND LEEDS

YORK CITY CENTRE WITH TYPICAL FACILITIES INCLUDING SHOPPING, RETAIL, MEDICAL AND UNIVERSITY, APPROXIMATELY 10 MILES AWAY

M62, JUNCTION 34 APPROX MILES AWAY 12 MILES AWAY

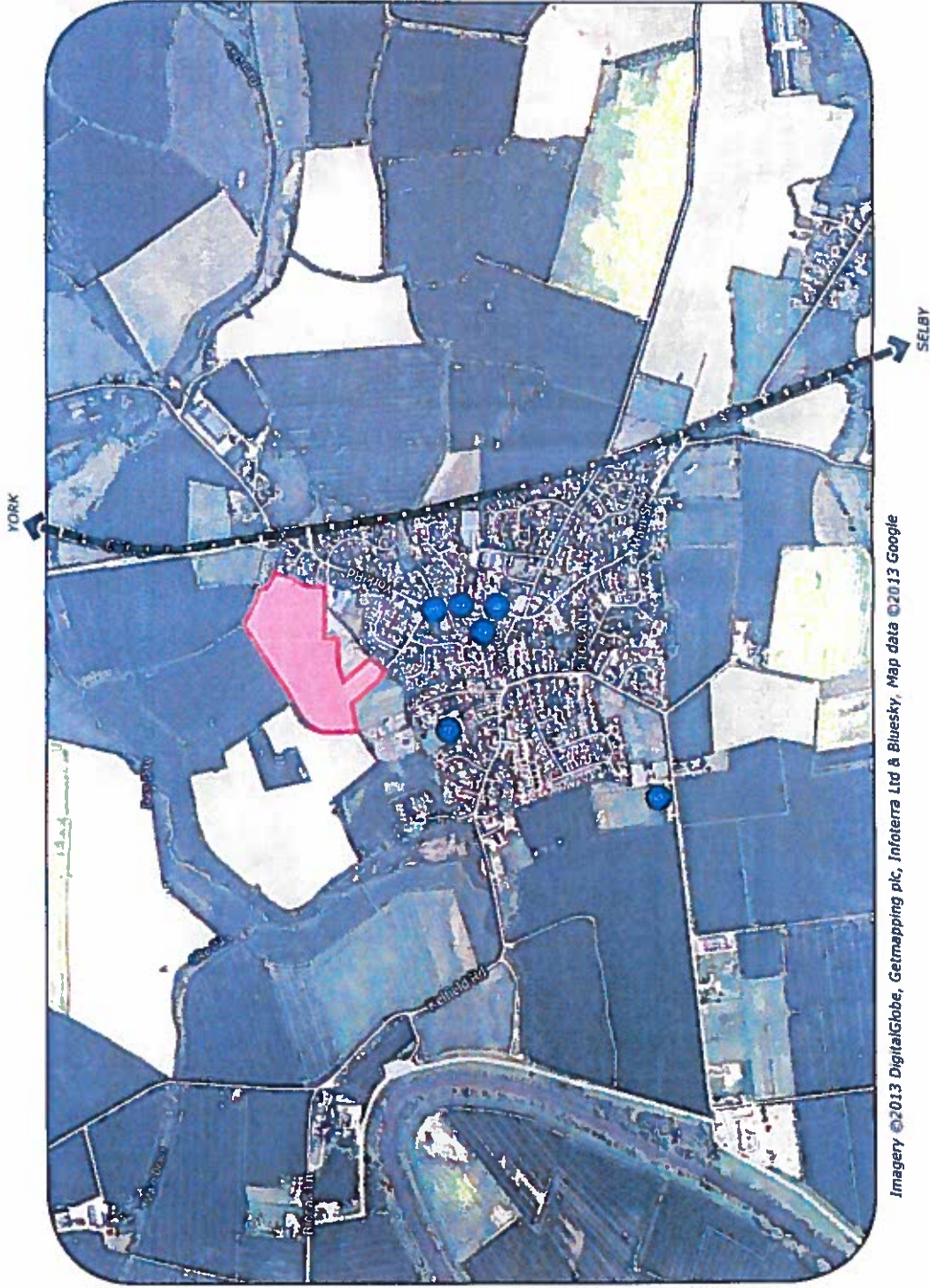
HOWDEN AND HULL

M62, JUNCTION 34

Map data ©2013 Google



LOCAL SERVICES PLAN



1 GREYHOUND INN PUBLIC HOUSE

2 HARE AND HOUNDS PUBLIC HOUSE

3 POST OFFICE AND LOCAL SHOP

4 RICCALL COMMUNITY PRIMARY SCHOOL AND PRE-SCHOOL

5 RICCALL COMMUNITY CENTRE

6 RICCALL SURGERY

↔ A19 - PRIMARY VEHICLE ROUTE

EXTENT OF PROPOSED DEVELOPMENT

Imagery ©2013 DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, Map data ©2013 Google



PROPOSED RESIDENTIAL DEVELOPMENT - RICCALL, NORTH YORKSHIRE

03 THE SITE

Having identified that Riccall is one of the most sustainable Designated Service Villages with potential for growth (in particular to the North), the following demonstrates why the site, previously identified as suitable by the Council for residential development by way of a Preferred Allocation, remains the most logical, sustainable and appropriate location for an extension to the settlement to meet the majority of its affordable and market housing needs over the plan period.

DEVELOPMENT CONSIDERATIONS

In addition to the Council's Assessment of Riccall and the site, Taylor Wimpey have commissioned URS to undertake detailed Environmental Constraints and Transport Assessments. The investigations have established that the site has very minimal environmental and technical constraints:-

ECOLOGICAL

The site is not subject to a local or national designation in respect of ecology and is detached from nearby designated sites.

FLOOD RISK

Part of the site is located within Flood Zone 2 with the remainder in Flood Zone 1. Residential development is an appropriate use within these zones.

GROUND QUALITY

Given the nature of the site and surroundings the risk of encountering contamination is considered as low.

HERITAGE IMPACT

The site is detached from the Conservation Area and the Listed Buildings within and around it. It is not considered that development of the site would in any way adversely affect the setting of any designated heritage assets.

NOISE

The main noise source in the vicinity is the road traffic noise from the A19. This is 80m east of the site and subject to appropriate noise insulation within the properties is not a constraint to development coming forward.

AIR QUALITY

The site is not located in an Air Quality Management Area. There is a negligible risk of air quality issues affecting the development and operation of the site.

ACCESS & HIGHWAY CAPACITY

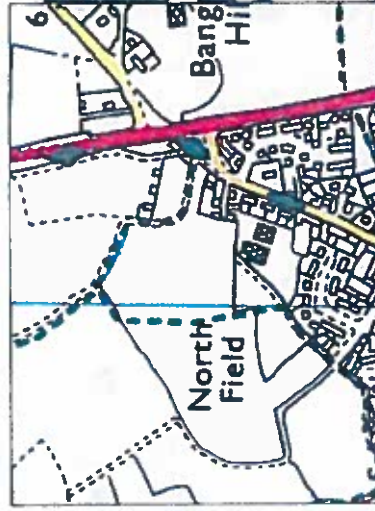
A capacity assessment has established that the site access arrangements (with a right hand turn lane and local widening at the York Road/York Road junction if necessary) and the surrounding network (including the A19/York Road junction) have sufficient capacity to accommodate the likely flow from the development. An initial access strategy advises the use of the York Road access as the primary point of access with Northfield Lane as secondary. URS consider the site demonstrates good sustainability characteristics due to proximity to schools and shops and Northfield Lane is an ideal direct route from site to these facilities.

POWER LINES

The site has low level power lines running through it. There is scope for these to be put 'under ground' so as not to impact upon the overall developable area of the site.

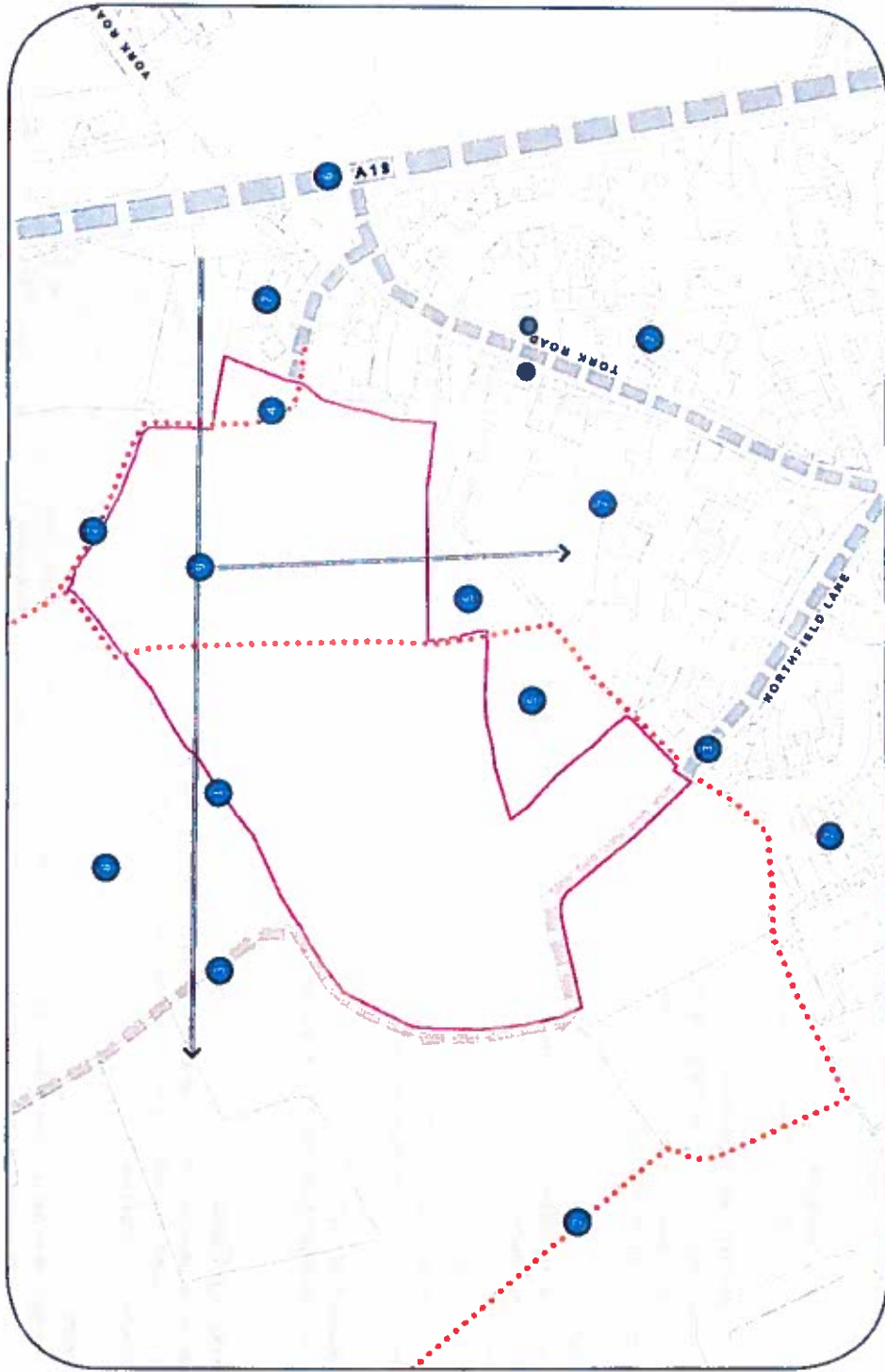
DESIGNATED PUBLIC RIGHT OF WAY

Designated Public Right of Way - The only on-site matter in this instance that is a 'constraint', in so much as it may influence the final form and layout of the development, is the Public Right of Way. As illustrated on the indicative masterplan, the PROW can be retained and enhanced as part of the development proposals.



PROPOSED RESIDENTIAL DEVELOPMENT - RICCALL, NORTH YORKSHIRE

SITE ANALYSIS



1 SITE BOUNDARY

2 EXISTING FOOTPATH NETWORK

3 NORTHFIELD LANE RUNS TO PROPOSED BOUNDARY AND THEN CHANGES INTO ADOPTED TRACK

4 EXISTING FOOTPATH LINK ENTERS THE PROPOSED SITE

5 ADJACENT ALLOTMENTS

6 A19 - PRIMARY VEHICLE ROUTE TO SELBY AND YORK

7 EXISTING RESIDENTIAL DEVELOPMENT IN RICCALL

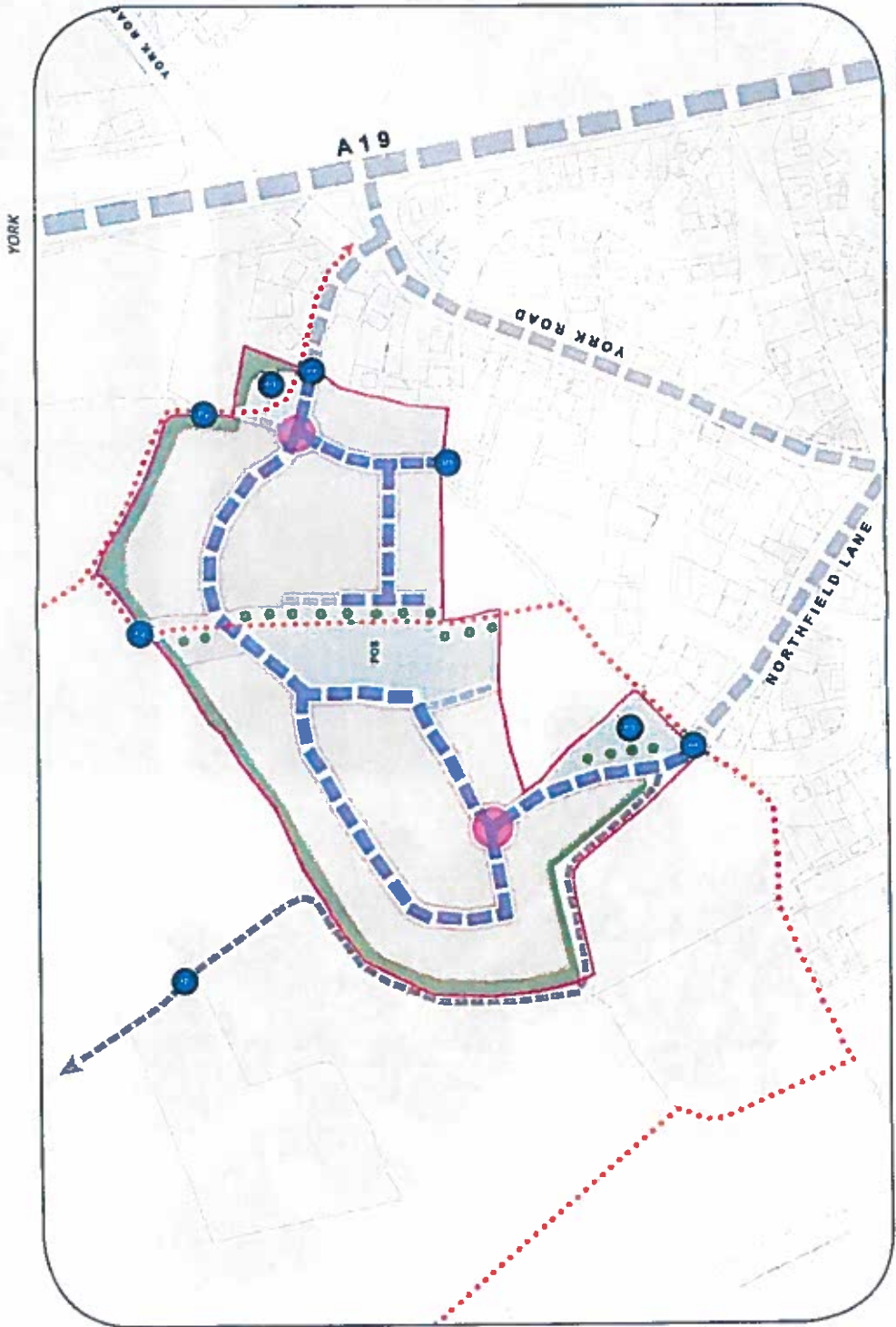
8 AGRICULTURAL FIELDS

9 OVERHEAD POWER LINES

EXISTING BUS STOPS



04 ILLUSTRATIVE DEVELOPMENT MASTERPLAN



- 1 VEHICULAR ACCESS POINTS
- 2 EXISTING PEDESTRIAN LINKS RETAINED THROUGH THE SITE
- 3 GREEN 'ARRIVAL' SPACES
- 4 EXISTING TRACK AND ACCESS RETAINED
- 5 POTENTIAL FUTURE ACCESS
- PRIMARY VEHICLE ROUTES
- SECONDARY VEHICLE ROUTES
- RESIDENTIAL DEVELOPMENT AREA
- PROPOSED LANDSCAPE BUFFER TO BOUNDARY
- KEY NODAL POINTS WITHIN THE PROPOSALS
- PROPOSED MULTIFUNCTIONAL CENTRAL AREA OF PUBLIC OPEN SPACE

AREA CALCULATIONS

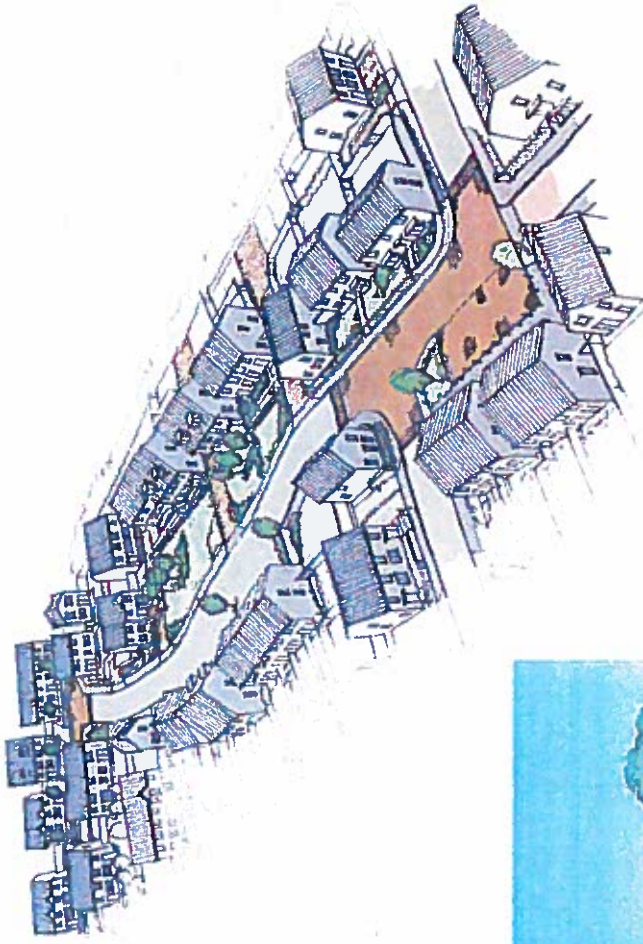
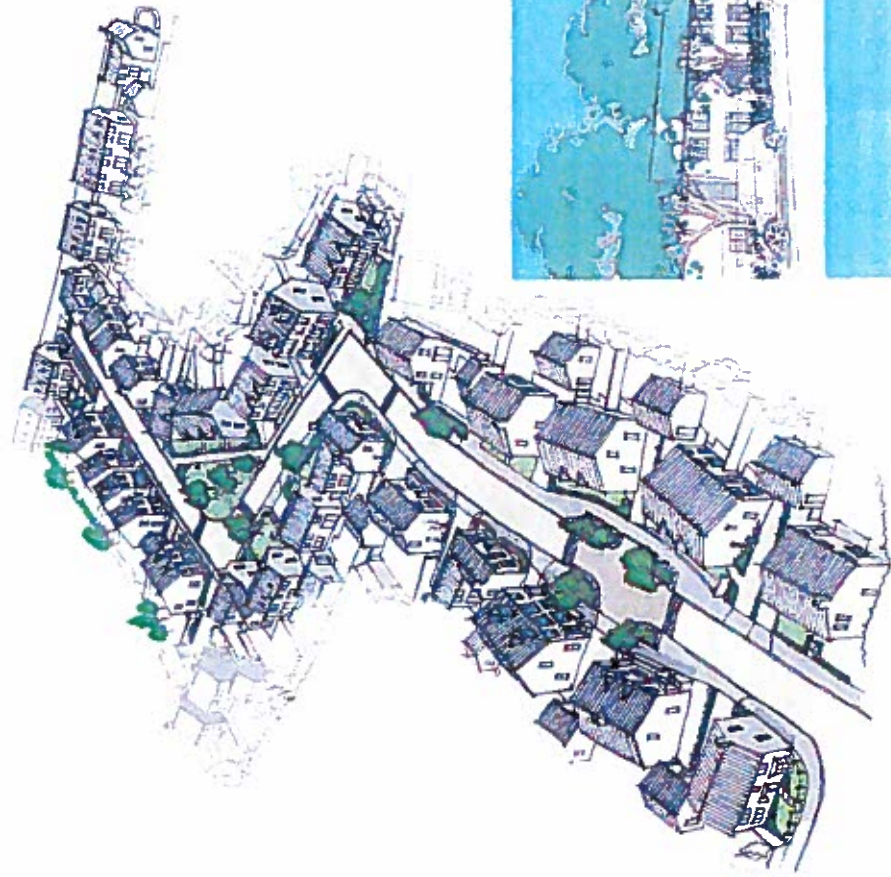
NETT RESIDENTIAL DEVELOPMENT
= APPROX 4.7 HA

PUBLIC OPEN SPACE
= APPROX 1.02 HA



PROPOSED RESIDENTIAL DEVELOPMENT - RICCALL, NORTH YORKSHIRE

SKETCH PERSPECTIVES (INDICATIVE)



05 CAPACITY & TIMESCALES FOR DELIVERY

The site, measuring circa 6.5ha, has capacity to accommodate around 200 dwellings based upon a density of 30 dph. However, as illustrated on the accompanying Illustrative Development Masterplan, with an appropriate level of public open space, landscaping befitting an edge of settlement location (i.e. groups of copses, shelter belts hedging and additional boundary planting), Taylor Wimpey and the Landowners envisage that the site could comfortably accommodate up to 150 dwellings with a net residential development area of circa 5ha.

The final quantum of development would of course be subject to planning permission and influenced by any allocation for the site.

Taylor Wimpey, having full regard to the building and planning policy requirements, and the willingness of the landowner, are in a position to be able to deliver housing on the site from 2014 onwards subject to the grant of planning permission.

Based on current market conditions Taylor Wimpey consider the site would be built out at a rate of circa 35 dwellings per annum.

06 SUMMARY

As has been demonstrated, Riccall is one of the most sustainable Designated Service Villages in the District which, on the basis of the requirements of the Core Strategy should be the location for a significant portion of the DSVs housing requirements over the emerging plan period.

The land to the North of York Road, as set out within this submission, is entirely sustainable and deliverable and, in the view of Taylor Wimpey, represents the logical extension to the settlement to meet the majority of its housing requirements over the emerging plan period. The site is available now, viable and has both a willing landowner and willing developer – it is entirely 'deliverable' when assessed within the context of Footnote 11 Para 47 of the National Planning Policy Framework.

