

27th March 2023

Planning Policy
Ryedale District Council
Ryedale House
Old Malton Road
Malton
YO17 7HH

RE: APPLICATION NO: 23/00037/MREM

Dear Sir / Madam

Having read through the detailed plans for the Erection of 26no. dwellings (APPLICATION NO: 23/00037/MREM), taken consultation from residents within the Parish and referenced the plans against the recent parish survey, the Parish Council has a number of significant concerns with the plans in its current form.

- The Parish Council along with all residents consulted have serious concern regarding the phased approach of development. The initial planning application (outline approval 18/00686/MOUT dated 12.03.2020) assumed that the whole site would be developed as one phase and as such, the Parish Council had no objections. The new application makes no reference to the integration or timescales of the second phase of development. This raises several significant issues regarding the initial development and the completion of landscaping, utilities etc as well as the visual impact of an unfinished or incomplete site. Without guarantees that the whole site will be developed to a satisfactory standard in a timely manner, it is impossible to give the support to any part thereof.
- The affordable housing provision has been densely clustered in the south-west corner of the site. To achieve better social cohesion, dispersing the affordable housing across the whole of the site would be much preferable.
- On Page 14 of the design statement, the applicant uses Slingsby's '*thriving community*' and amenities as justification for the size of development. It references a local farm shop. Slingsby does not have a farm shop and any development would add greater strain to the limited resources and amenities that do exist. Similarly, the local village school is currently at capacity and some children living in the parish do not have places at Slingsby school. Additional family homes at the proposed number would add even greater strain and competition for limited places.
- The village has ongoing issue with surface water flooding and the addition of significant number of houses at the elevated south end of the village is likely to have increased surface flooding impacts on the lower lying areas of the village, predominantly Railway Street. The Ryedale District Plan 2013 page 109, section 6 referencing utilities in service villages identified that Slingsby had '*no current capacity*' and '*upgrading will be required*' with respect to sewers.

- On Page 48, the sustainability statement outlines how no houses on the development will use fossil fuels for heating and hot water and where viable, *'photovoltaic panels and/or slates will be provided'*. Whilst this aim is commendable, the lack of practical detail is worrying.
- The Parish Council has a particular concern regarding the lack of detail over the future management and liability of the green spaces, trees and hedges created by the proposed development. There is little reference to the process by which existing trees and hedges, some of which are covered by TPO's and need regular maintenance, and the new landscaping including a pond, will be managed, and maintained. If it is to come under a management company with shared responsibility lying with the new residents, full planning, risk assessment and work plans (including liability and insurance details) should be defined.
- There are also strong concerns from within the village as to the increased stress on already busy roads and the amount of traffic more houses will bring. Many residents have voiced particular concern over the new junction with Aspen Way that will be created and the amount of traffic on the Balk. There is also confusion over the change of design of this access road between what was defined in the original plan and this reserved matters application. The Balk is a relatively narrow road, which takes the majority of the traffic in and out of the village, including all heavy goods and agricultural vehicles. A positive step for the developers would have been to address this issue and look at ways of maximising the flow of traffic through the Balk.
- Finally, the parish council would like to see a clearer awareness of and mitigation strategy for the buried archaeology likely to be encountered on the site. The Balk is located within a highly sensitive archaeological area, between two large, nationally important scheduled areas (NHLE Iron Age barrow cemetery to the east and NHLE 1004178 Slingsby Castle, to the west). In particular, the site lies along the line of the Iron Age trackway and barrow cemetery to the east, as identified by Historic England's Howardian Hills Aerial Mapping project (HE NMP p.15) fig.1. The trackway lies directly in the path of the proposed development, yet no mention is made of its significance in the Design and Access Statement and there are no details of the findings made during preliminary explorations of the site last year to mirror the ecology reports submitted as part of this reserved matters application. We note that Historic England as a Statutory Consultee has expressed concerns about the absence of clear reference to archaeological mitigation under the terms of the NPPF (para 194) and the Listed Buildings and Conservation Areas Act (1990) 72(1) and 38(6) and would repeat their request for reassurance that the original archaeological conditions apply and will be adhered to in the revised proposals.

Overall, given the standard of design and layout of the proposed plan, the Parish Council supports the development of this site but not in the form proposed in the Reserved Matters application. There is a lack of detail and practical information about the development that is required to give full confidence in the site being developed appropriately. The Parish Council would want to see the whole site developed, as per the initial outline planning permission, rather than a partial development with all the unanswered issues that this brings with it.

Yours Sincerely,

Slingsby, South Holme and Fryton Parish Council

Fig.1

