

## RYEDALE PLAN REVIEW

The effect of the Ryedale Plan has been to concentrate new development on Malton and Norton, Pickering and Kirkbymoorside, with a requirement for 200 homes per year in the towns and ten designated 'service villages'. Since the adoption of the plan, traffic congestion has, predictably, increased in Malton and Norton, particularly at Butcher Corner and the level crossing; more heavy traffic uses Highfield Road adversely affecting schools and residents; weight limits on County Bridge are not consistently enforced; air pollution in areas of Malton and Norton persistently exceed legal limits; local villages, in the absence of new development, have lost facilities eg shops, pubs and places of worship, and in one instance a school. In the words of one Councillor, the current situation is 'a ghastly mess'.

The following paragraph from page 11 of the Consultation document suggests that in spite of the disastrous impact of the Plan's Housing Distribution policies, Ryedale is proposing to increase the overdevelopment of Malton and Norton:

*"Some of the larger allocations of the current Ryedale Plan are still to roll out and so there will still be new housing delivery at all the Market Towns, and in particular at Malton and Norton with the planning application under consideration for the close to 700 dwellings of the Norton Lodge scheme. Development at Malton and Norton becomes more about consolidation of the existing sites and allocations. But it would not preclude the making of allocations which were considered, as part of the site assessment process, to be capable of being delivered without significant adverse impacts. In this regard, Option 2 would still have measured degree of focus at Malton and Norton. In pursuing Option 2, there is a need to explore what this means in terms of the quantum of development for Kirkbymoorside and Pickering, and what additional capacity if any exists in Malton/Norton. This is to be the subject of additional technical advice."*

Malton Town council opposes further allocations in Malton/ Norton and supports small scale development in the villages, provided this takes some of the pressure for new housing off the towns.

The bullet points below and on the next page summarise Malton Town council's responses to the Consultation questions 1-7.

Q1: Do I agree that we should sustain the plan for 200 homes per year?

- No; recommend reduction to 150 new dwellings per year with at least 50 per year in villages (not exclusively service villages)

Q2: Do I agree with Option 2

- No

Q3: Do I agree that the criteria for establishing a service village should be: a daily bus service and either a primary or secondary school and/or grocery shop. Should Welburn, Terrington, Settrington, Sand Hutton and West Heslerton be added to the list of service villages?

- No; recommend grouping of 'villages with services' around schools and focus on addressing development of needs and facilities for each group

Q4: Do I agree that the Local Needs Occupancy Conditions (LNOC) policy should end?

- Yes



Q5: Do I agree with not pursuing a policy of imposing a Primary Residence condition on new development?

- No. This condition should increase availability of housing for local people

Q6: Do I agree with the proposed criteria-based scheme for allowing small-scale development contiguous to village development limits?

- Yes

Q7: Do I agree the criteria for the policy addressed in Q6 above?

- Yes

Q8: Do I agree to 5% of all new bungalows being built to wheelchair-accessible standards?

- Yes.

To view Malton Town Council's full response, and supporting documents, go to <https://www.malton-tc.gov.uk/agendas-minutes/>

Please email your response to [localplan@ryedale.gov.uk](mailto:localplan@ryedale.gov.uk)

By Tuesday 21<sup>st</sup> February 2023

## RYEDALE PLAN REVIEW

The Mayor of Malton, Mr Ian Conlan, in support of the consultation response of Malton Town Council, invites all Malton residents to respond to the public consultation on the Review of the Ryedale Plan by Ryedale District Council. The deadline for responses is **Tuesday 21<sup>st</sup> February 2023**.

It is really important that as many residents as possible make their views known. Some impacts of the Plan, which was adopted in 2013, and the unanimous responses of the Malton Town Council to the current consultation, are given herein.

Please state your agreement with the Town Council comments, or, if appropriate, your individual views, by email to

[localplan@ryedale.gov.uk](mailto:localplan@ryedale.gov.uk)

Please note that there is a different, concurrent, public consultation on the second version of the Malton and Norton Neighbourhood Plan, a summary of which was recently delivered to households. The response deadline for this consultation is 10<sup>th</sup> March 2023