

# Malton and Norton Neighbourhood Development Plan

## Regulation 16 Consultation Response Form

Please complete sections 1-5 of the response form including your contact details.  
 Please complete individual forms to cover each part of the document.  
 Please do not add any personal details/information into your response.

### Please provide your name

We will need to publish your name (initial and surname) as well as your response in full.  
**Your contact details will not be published**

Initial of First Name	R
Last Name	Flounders
Organisation	ID Planning on behalf of Vistry Group

### 1. Please indicate to which part of the Submission draft Malton and Norton Neighbourhood Plan your comments relate:

Is your comment regarding one of the supporting documents?

No

Yes

Section	4.8
Paragraph	
Map	

Page	50-51
Policy	H1
Appendix	

If it is regarding one of the supporting documents, please state which one:

### 2. Please indicate whether your comment is in support of, in objection to, or is a general comment on the Neighbourhood Plan.

Support

Object

General comment

### 3. Please check here if you would like to attend any hearing sessions which may take place should they be required (Please note that this is decided by the Examiner)

Please set out your reason(s) for your response to question 2, setting out any changes you think are needed to be made to the Neighbourhood Development Plan:

Policy H1 relates to housing mix and will apply to sites of 0.4 hectares or more or proposals of at least dwellings. It states that development which contributes to the provision of the following housing mix will be supported:-

.Accommodation which meets the needs of the elderly, particularly bungalows and specialist provision

.Semi-detached units

.A predominant proportion of 2 bedroom properties with a smaller proportion of 3 bedroom units

.Units for owner-occupation plus a proportion of affordable rented accommodation

The proposed mix is based on responses to the resident's survey with the greatest level of support given to the need for 2-bed properties. The supporting text at paragraph 4.8.11 references the 2010 SHMA which is now significantly out of date and whilst there is a more recent version published in 2016 given it is 7 years old, it too is arguably out of date. A specific housing needs survey has not been undertaken.

For market housing the 2016 SHMA identifies a need for 40% 2 bed and 42% 3 bed, with 12% 4 bed, indicating the greatest need at that time was for 3 bed properties.

The prescriptive nature of the policy particularly in relation to the size of houses to be provided is not supported given the lack of up to date evidence. Whilst local residents were consulted on the issue as part of an area-wide informal policy options consultation, their responses have driven the mix proposed but these consultation responses are not comparable to the detailed work that underpins a Strategic Housing Market Assessment.

The adopted local plan policy relating to housing mix (SP4 Type and Mix of New Housing) is not prescriptive. It only requires that new developments should provide increased housing choice and contribute to the provision of a balanced housing stock. If it is intended that the policy is aspirational rather than prescriptive, this should be made clearer in the wording of the policy.

At the very least there should be some flexibility in the policy wording which would allow an alternative mix to be provided based upon up to date evidence otherwise there is a risk that future developments will have to provide a predominant proportion of 2 bedroom houses which doesn't reflect the identified need at the time of an application submission.

**4. Please check if you would like to be notified of the local planning authority's decision under Regulation 19 in relation to the neighbourhood development plan, to make (or adopt) the plan under section 38A(6) of the 2004 Act.**

Thank you for providing your comments on the submission draft Malton and Norton Neighbourhood Development Plan. All comments received by Friday 20<sup>th</sup> October 2023 will be considered by an Independent Inspector at an Examination. For details about the Neighbourhood Planning process please see <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/ryedale-planning-policy/neighbourhood-planning>