



PLANNING & AFFORDABLE HOUSING STATEMENT

PROPOSED DEVELOPMENT OF 12 NO.
AFFORDABLE RESIDENTIAL DWELLINGS ON
LAND TO THE NORTH OF MILL LANE AVENUE,
SHERIFF HUTTON

JULY 2016

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SECTION 1: INTRODUCTION

- 1.1 This Planning and Affordable Housing Statement has been prepared in support of a detailed planning application for the construction of 12 no. residential dwellings on land to the north of Mill Lane Avenue, Sheriff Hutton. The application is submitted by Partner Construction Ltd and comprises an affordable housing development, with a mix of affordable rented and shared ownership properties.
- 1.2 The purpose of this Statement is to outline the details of the proposed scheme and assess the proposed development against the extant planning policies set out within the NPPF and the adopted Development Plan. The Planning and Affordable Housing Statement also sets out the details of the affordable housing mechanism proposed, outlines the planning merits of the proposed development and draws conclusions on the overall suitability of the proposed development, relative to the application site and policy requirements.
- 1.3 This Statement should be read in the context of the additional supporting information which comprises the following:
- Planning application drawings;
 - Statement of Community Involvement;
 - Design and Access Statement;
 - Flood Risk Assessment and Drainage Strategy;
 - Tree Survey (including arboricultural assessment and arboricultural method statement);
 - Phase 1 Ecology Survey;
 - Phase 1 Ground Investigation Report;
 - Landscaping Strategy;
 - Archaeological Geophysical Survey; and
 - Transport Statement.
- 1.4 Prior to the submission of this planning application, the proposed development has been discussed through a pre-application advice request and community consultation

event held on 24th May 2016. The consultation event provided an opportunity for local residents and interested groups to provide comments on the details of the proposed development, prior to its finalisation and submission of part of this planning application. The details of all pre-application consultation is discussed in full within the accompanying Statement of Community Involvement.

SECTION 2: SITE AND SURROUNDING CONTEXT

- 2.1 The application site extends to a total area of 0.45 hectares and comprises a small area of arable farmland to the west of Sheriff Hutton. The site is located to the north of Mill Lane Avenue and to the west of Castle View.
- 2.2 The application site represents a confined area of the wider agricultural field, which borders the existing residential development along Castle View with a tree belt to the immediate west of the application site. The southern boundary of the application site is aligned by Mill Lane Avenue, an existing public right of way which is to be retained as part of the proposed development. To the north of the application site lies open agricultural land which is not affected by the proposed development.
- 2.3 Along the southern boundary area are a number of mature trees, screening much of the site from Mill Lane Avenue. The site rises to the north with a historic ridge and furrow pattern along the surface of the site dating from medieval farming techniques.
- 2.4 The site is within an area of known archaeological importance and within the Vale of York landscape character area. An archaeological geophysical survey has been completed and submitted at the request of the council.
- 2.5 Within the wider context, the village of Sheriff Hutton lies approximately 10 miles north to north east of York. The village is designated as a service village by Ryedale District Council and is characterised by a variety of services and facilities as well as house types and styles (predominantly two storey) including a mixture of detached, semi-detached and terraced properties.
- 2.6 In terms of public transport connections there are three bus services providing connections to nearby towns and villages as well as to York. There are also two school buses serving the two nearest secondary schools.

Development Plan Designations and Planning History

- 2.7 The Development Plan relevant to the application is the Ryedale District Council Ryedale Plan – Local Plan Strategy, replacing almost all of the ‘saved’ Ryedale Local Plan Policies, adopted in 2002. The site is located outside but adjacent to the development limits of the village of Sheriff Hutton. The application site is not subject to any other Local Plan allocations or designation which may affect the suitability of the proposed development on this site.

2.8 In terms of planning history, there is no known planning history which is relevant to the consideration of the proposed development.

SECTION 3: PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises an affordable housing rural exception scheme to be developed on land to the west of Sheriff Hutton. The development comprises 12 no. affordable homes. The proposed access into the development is directly adjoining the existing settlement limits, taking access from Mill Lane Avenue, with one spine road through the development.
- 3.2 The affordable homes are to comprise a mixture of 6 no. affordable rent properties and 6 no. shared ownership properties. A detailed breakdown is provided in Section 5 of this statement.
- 3.3 The proposed layout has been informed by following good urban design principles as detailed in full within the accompanying Design and Access Statement.
- 3.4 Each proposed dwelling would have two parking spaces with two visitor parking spaces provided within the scheme. The proposed density of the scheme, at 30 dwellings per hectare (dph), is considered appropriate in both its surrounding context and is in accordance with the council's Development Plan.
- 3.5 A detailed landscaping scheme is submitted with the application, demonstrating the sensitive approach proposed to ensuring the development integrates with its surroundings. The proposed plan details all of the planting, which includes a combination of trees, shrubs, and grasses. All areas of public landscaping will be maintained in perpetuity by the registered provider.
- 3.6 The scheme is partially funded by the Homes and Community Agency (HCA) under the 2015 to 2018 Affordable Homes Programme. A grant is provided subject to the completion of the proposed scheme by December 2017.
- 3.7 Due to the proposed development being promoted as a rural exception site, a Section 106 agreement will be entered into as part of any planning permission, ensuring all of the affordable dwellings remain affordable in perpetuity and include specific eligibility criteria for the occupation of the dwellings. It is also a requirement of the HCA funding allocation which will partially subsidise the development. A draft Section 106 Agreement is submitted with this application.

SECTION 4: PLANNING POLICY CONTEXT

- 4.1 Planning policy relevant to the determination of the planning application is contained within the National Planning Policy Framework (NPPF, published March 2012), the saved policies of the Ryedale Local Plan (adopted 2002) and the adopted policies of the Ryedale Local Plan Strategy (adopted 2013).

National Planning Policy Framework

- 4.2 The NPPF was published in March 2012, superseding all relevant policy set out in the Planning Policy Statements and Planning Policy Guidance Notes. The Ministerial Foreword to the NPPF confirms that:

“The purpose of planning is to help achieve sustainable development.

[...]

Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision”.

- 4.3 In providing a definition for sustainable development, the NPPF uses the 5 guiding principles set out in the UK Sustainable Development Strategy ‘Securing the Future’ (2005): which are: living within the planet’s limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly. Paragraph 6 advises that the policies within the NPPF taken as a whole comprise the Government’s view of what sustainable development means for the planning system in England, with paragraph 7 identifying three dimensions to sustainable development, being ‘an economic role’, ‘a social role’ and ‘an environmental role’.
- 4.4 Paragraph 8 states that these roles are mutually dependent and should not be undertaken in isolation, with economic, social and environmental gains to be sought jointly and simultaneously through the planning system in order to achieve sustainable development. Paragraph 9 provides a number of improvements to be sought in the pursuit of sustainable development, and specifically includes widening the choice of high quality homes. Paragraph 10 sets a requirement for plans and decisions to take into account local circumstances, so that schemes can respond to the different opportunities for achieving sustainable development in different areas.

4.5 With particular importance for the proposed development and in regard to affordable housing development in rural areas, paragraph 54 of the NPPF states that:

“Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate”.

4.6 Annex 2 of the NPPF identifies affordable housing as including social rented, affordable rented and intermediate tenure properties. It also refers to rural exception sites as small sites used for affordable housing in perpetuity where sites would not normally be used for housing.

4.7 With regard to the general criteria for residential development in rural areas, paragraph 55 seeks to ensure that developments are located where they will enhance or maintain the vitality of rural communities, which can include development in one village supporting the services of a nearby settlement.

4.8 In regard to applying these principles to planning, paragraph 14 states:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

[...]

For decision taking this means:

- Approving development proposals that accord with the Development Plan without delay; and
- Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
 - Specific policies in this framework indicate development should be restricted”.

[Emphasis in original]

4.9 This Planning Statement will demonstrate that the proposed development accords with relevant policies of the Development Plan, and should be approved without delay.

4.10 Paragraph 17 of the NPPF sets 12 core planning principles which should underpin both plan making and decision taking, and include, *inter alia*, a need for planning to objectively identify and then meet the housing needs of an area and take account of housing affordability.

4.11 In promoting the delivery of a wide choice of high quality homes, paragraph 47 requires local planning authorities to:

“Boost significantly the supply of housing”.

4.12 This includes a requirement for local planning authorities to meet the full, objectively assessed needs for both market and affordable housing in the housing market area. Paragraph 49 specifies that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 requires local planning authorities to deliver a wide choice of high quality homes, including a need for local planning authorities to:

“Identify the size, type and tenure and range of housing that is required in particular locations, reflecting local demand”.

4.13 The NPPF emphasises the need to secure good design in all new developments, considering it a key aspect of achieving sustainable development. For further information in this regard, please refer to the Design and Access Statement.

4.14 In respect of transport issues, paragraph 32 requires decisions to take account of the extent to which proposed developments have taken up the opportunities for sustainable transport modes, having regard to the nature and location of the site, the extent to which safe and suitable access to the site can be achieved for all people and whether improvements can be undertaken within the transport network which will mitigate potential impact of the development itself. It specifically states that:

“Development should only be prevented or refused on transport grounds where the residual cumulative impact of development are severe”.

The Development Plan

Ryedale District Local Plan 2002

4.15 Parts of the Ryedale District Local Plan 2002 are saved until they are replaced by the Local Plan Sites document. The following parts of the Local Plan are saved; site-specific policies, the adopted proposals map and the town and village inset maps. With the exception of saved Policy H7- Residential developments within settlements, there are no other relevant site-specific saved policies from the Ryedale District Local Plan (2002).

4.16 Under saved Policy H7, the site lies outside the development limits of Sheriff Hutton. The purpose of the development limits is to define the limits of where development would be acceptable. This is out-of-date by virtue of the NPPF and the role of exception sites where development can be acceptable in certain circumstances. This is also supported by the up to date Policy SP2 of the Adopted Ryedale Local Plan Strategy below. It is therefore considered that Policy H7 of the Ryedale District Local Plan 2003 can carry no weight in the determination of this application.

Ryedale Local Plan Strategy (September 2013)

4.17 'The Ryedale Plan' forms part of the Development Plan for Ryedale. It sets out how much new housing, employment and retail development should go where to 2027. It is to be made up of two main parts: The Local Plan Strategy and Local Plan Sites Document. The Local Plan Strategy was adopted in September 2013. The Council is now preparing the Local Plan Sites Document.

4.18 Set out below is a list of those policies from the Local Plan Strategy which are relevant to the determination of this application:

- Policy SP1 – General Location of Development and Settlement Hierarchy;
- Policy SP2 – Distribution and Delivery of Housing;
- Policy SP3 – Affordable Housing;
- Policy SP4 – Housing Type and Mix of New Housing;
- Policy SP12 – Heritage;
- Policy SP13 – Landscapes;

- Policy SP14 – Biodiversity;
- Policy SP16 – Design;
- Policy SP17 – Managing Air Quality, Land and Water Resources;
- Policy SP19 – Presumption in Favour of Sustainable Development;
- Policy SP20 – Generic Development Management Issues;
- Policy SP21 – Occupancy Restrictions; and
- Policy SP22 – Planning Obligations, Developer Contributions and Community Infrastructure Levy.

4.19 Of particular note, Policy SP2 supports the provision of 100% affordable housing exception sites in Service Villages such as Sheriff Hutton, providing the site is adjoining the development limit and meets the requirements of Policy SP3.

4.20 Policy SP3 of the Local Plan Strategy in regard to rural exception sites states:

“Proposals for affordable housing schemes outside of the development limits of all settlements with a population of 3000 or less will be supported where:

- **A scheme will help to meet but not exceed proven local need;**
- **The site is contiguous with the development limits of the settlement or is physically and visually well connected with the settlement; and**
- **The affordable homes provided are available to households in local housing need in perpetuity”.**

4.21 In addition, Policy SP2 commits the authority to the identification and maintenance of a supply of deliverable housing sites sufficient to provide 5 years worth of housing against the planned annual requirement of 200 homes per annum. The policy also commits to the provision of an additional 20% supply of housing land, based on a historic undersupply.

4.22 Under policy SP12, the Council seeks to conserve and where appropriate, enhance Ryedale’s historic environment including medieval features such as those found at Sheriff Hutton and the network of historic field systems across the district, particularly those on the northern side of the vale of Pickering.

- 4.23 Policy SP13- Landscapes, encourages new development and land management practices which reinforce the distinctive elements of landscape character within the District's broad landscape character areas including the Vale of York landscape character area. Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character including the character of individual settlements, including building styles and materials, the pattern and presence of distinctive landscape features and natural elements including field boundaries, visually sensitive skylines, hill and valley sides and as well as consideration of the ambience of the area including nocturnal character, level and hyperactivity and tranquility, sense of enclosure/exposure.
- 4.24 Biodiversity in Ryedale will be conserved, restored and enhanced through Policy SP14 including minimising the fragmentation of habitats and maximising opportunities for the restoration and enhancement of habitats and improving connectivity between habitats as well as requiring a net gain in biodiversity as part of new development schemes and resisting new development proposals that would result in significant loss or harm to biodiversity in Ryedale.
- 4.25 In respect of design, under Policy SP16 development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which will reinforce local distinctiveness, protect amenity and promote well-being. The location, siting, form, layout, scale and detailed design of new development should respect context provided by its surroundings and will also be expected to contribute to a safe and well connected public realm and reduce crime and the fear of crime through the careful design of building and spaces. Efficient use of land is encouraged with new housing development in general to not be built below an indicative density of 30 dwellings per hectare unless justified in terms of the surrounding context.
- 4.26 Policy SP17- Managing Air Quality, Land and Water Resources, seeks to protect and improve land resources by avoiding the loss of the best and most versatile agricultural land. Flood risk will be managed by requiring the uses of sustainable drainage systems and techniques, where technically feasible and proposals will be expected to attenuate surface water run off to the rates recommended in the strategic flood risk assessment. Water resources will be managed by supporting the water efficient design of new development and requiring developers to demonstrate how development proposals will seek to minimise water consumption as well as ensuring applications for new development assess impact on water quality and propose

mitigation measures to reduce the risk of pollution and a deterioration of water quality.

4.27 In line with the NPPF, Policy SP19 states that the Council will take a positive approach that reflects the presumption in favor of sustainable development. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

4.28 Policy SP20 manages the careful consideration to be given to the character, design, amenity and safety, access, parking and servicing with new development proposals.

4.29 Occupancy restrictions are outlined under SP21 which states that the occupancy of affordable housing units secured through the use of the rural exceptions policy will be restricted to households in housing need who cannot afford to meet their housing requirements in the open housing market. Occupancy conditions or eligibility clauses will, in most cases, cascade as follows;

- **“Residents who have permanently or ordinarily lived in the Parish for at least three years**
- **Those that have been permanently employed in the Parish for three years**
- **Residents who have permanently or ordinarily lived in adjacent parishes (including those outside the District) for at least three years**
- **Former residents of the Parish with at least ten years residency with a need to return to the Parish or servicemen and women returning to the Parish after leaving military service**
- **Households with a close family connection to residents of the Parish who have lived there permanently or ordinarily for at least five years**
- **Residents of Ryedale who live permanently or ordinarily in the district.”**

4.30 Under Policy SP22, planning applications will be sought to regulate development, to address necessary on-site mitigation measures to address its impact or to provide compensation for the loss or damage to a facility, feature or resource of acknowledged significance. Ryedale District Council has adopted a Community Infrastructure Levy (CIL) charging schedule.

Other Considerations

Ryedale Local Plan Development Sites Document

4.31 The Local Plan Sites Document will identify or 'allocate' land to meet the development needs to 2027. Ryedale District Council undertook its first consultation stage in 2015 with a call for sites. In October 2015 the council published its 'Sites Consultation' Summary Report for Service Villages to outline the Site Selection Methodology the council have used in taking forward preferred sites from this initial stage.

4.32 Whilst the proposed site was not put forward as part of this initial consultation stage and therefore has not yet been considered, the report states that with 300 dwellings needed within service villages between 2012-2017. There are already 244 dwellings built or that have planning permission and therefore a provision of 116 dwellings need to be allocated.

4.33 The summary report particularly notes:

"Of all the Service Villages, Sheriff Hutton is a settlement that has had very little residential development in recent years. In addition to the 'sustainability' criteria which are the reason for its designation as a Service Village, the settlement benefits from a significant employment area. Unlike some other service villages which are in closer proximity to each other, Sheriff Hutton is also located at some distance from other settlements which would be capable of providing home to meet local needs".

4.34 Consultation on the council's site selection methodology closed in December 2015 and are currently considering responses. The Council are now in the process of producing a full draft of the Local Plan Sites Document which is expected to be published for consultation in late summer 2016.

SECTION 5: AFFORDABLE HOUSING STATEMENT

5.1 This planning application proposed to deliver 12 affordable dwellings. In accordance with Policy SP3, the proposed development forms a rural exception site and will be supported if:

- A scheme will help to meet but not exceed proven local need;
- The site is contiguous with the development limits of the settlement or as physically and visually well-connected with the settlement; and
- The affordable homes provided are available to households in local housing need in perpetuity.

5.2 Policy SP2 states that 100% affordable housing rural exception sites would be supported on the edge of development limits in service villages, which includes Sheriff Hutton.

5.3 Partner Construction is proposing to enter into a Section 106 Legal Agreement with the Council to provide all 12 units as affordable homes. The scheme is based on six units being provided as affordable rent properties (available to rent at a maximum of 80% of the open market value) and the remaining six units to be provided under shared ownership with York Housing Association. The rented properties would also be rented and managed by York Housing Association.

5.4 Delivery of the development is supported by an HCA grant allocation. The grant of allocation is time limited and requires properties to be completed by December 2017.

5.5 Following completion of the development, York Housing Association will be responsible for allocation the properties to perspective residents in accordance with the criteria set out under Policy SP21 of the Ryedale Local Plan Strategy.

The Need for Affordable Housing

Strategic Housing Market Assessment (April 2016)

5.6 Ryedale Council has recently published its updated Strategic Housing Market Assessment (SHMA) (April 2016) which provides an objective assessment of housing need to inform future planning policies. Within Ryedale, there is a small proportion of Council rented properties with the highest levels of Council rented accommodation seen in Malton and Norton (1.4%) and Pickering (1.4%). Ryedale has a significantly high

level of outright home ownership at 41.4% compared to 30.8% for England and Wales. Only 0.9% within Ryedale are shared ownership and 11.9% rented from a registered provider.

- 5.7 Ryedale District has a high proportion of detached and semi-detached housing which together account for 72.4% of the housing stock. The proportion of detached stock is almost twice the regional average.
- 5.8 Overall population growth for Ryedale is set to increase by 5.5% from 2014-2035.
- 5.9 The SHMA indicated there are some 1,068 households living in unsuitable housing (or without housing) – this is 4.6% of the estimated total number of households living in Ryedale District (in 2014). The SHMA continues to state that taking into account of future housing development with planning consent, an annual affordable housing need for 79 affordable homes per annum is required across Ryedale District (based on a 30% affordability threshold and looking at the current need over a 21 year period).
- 5.10 At a local level, Ryedale District Council undertook a housing needs survey in January 2014 for Sheriff Hutton Parish. In 8 households, a current housing need (immediate or within one year) was indicated; and in four households a future (within 5 years) housing need was recorded. Three households required a three bed house, six households required a two bed house and three households required a one bed or two bed bungalow. With regards to tenure, seven households were looking to rent or looking to a shared ownership option and one household to buy.
- 5.11 The SHMA concludes an appropriate OAN for Ryedale would fall between 195-213 dwellings per annum but advises placing greater weight in “positively planning” on the higher end of this range. This is an assessment of need for the District as a whole.

Proposed Development

- 5.12 At this stage, the properties identified for affordable rent and shared ownership have not been identified. However, York Housing Association will marry up the perspective occupants with the proposed property as the need arises. In addition to securing the affordable dwellings as affordable in perpetuity, the Section 106 Agreement will also identify the qualifying criteria which all occupants must meet in order to ensure the dwellings address the identified local housing needs. The eligibility criteria will reflect that which is contained within Policy SP21 of the Local Plan Strategy,
- 5.13 In addition, future residents would be required to conform with an agreed definition of housing need in respect of being unable to secure housing on the open market

which is appropriate to their needs in respect of its tenure, size, type, design, condition, security or cost. The Section 106 Agreement will seek to define local residents being those from within the local parish as the first priority for occupation, with second priority given to immediately adjoining parishes, consistent with Policy SP3 and SP2

- 5.14 Whilst the Section 106 Agreement relevant to this planning application has not yet been finalised, Partner Construction's appointed solicitors will seek to agree the wording of the Section 106 as soon as the planning application is submitted.
- 5.15 Overall, it is demonstrated that there is a significant and demonstrable requirement for affordable housing of the nature proposed in Sheriff Hutton. In this respect, the construction of 12 no. affordable homes of varying types and sizes which will become available by Autumn 2017 is considered to be appropriate in principle, and consistent with the rural exception test of the Framework and Policy SP2. The scheme will deliver a mix of house type and sizes which is consistent with the requirement of the SHMA and Housing Needs Survey, whilst the mix of affordable tenures will appeal to different household situations and provide the shared ownership residents with financial interest in the properties.
- 5.16 Further planning merits and detailed discussion of the planning case in support of the proposed development is set out within Section 6 of this Planning Statement.

SECTION 6: PLANNING CONSIDERATIONS

Principle of Development

- 6.1 This section of the Planning Statement will demonstrate the suitability of the proposed development relative to the planning policy requirements established in Section 4.
- 6.2 The proposed development is a 100% affordable housing rural exception site and so whilst the proposed development lies outwith the development limit of Sheriff Hutton, the site boundary abuts the development limit and residential development, therefore according with Policy SP2 of the Ryedale Local Plan Strategy. The Ryedale Local Plan Strategy is not out of date and the need for affordable housing has been clearly demonstrated in the Council's recently published SHMA (April 2016).
- 6.3 Under Policy SP2 of the Local Plan Strategy, 300 of the total 3,000 homes to be provided across Ryedale are to be within the District's Service Villages. The 10 service villages are named within Policy SP1 including Sheriff Hutton as one of them. Limited small scale sites in or adjacent to current development limits are to be provided within these service villages with sites to be distributed as far as possible, amongst all villages in the category.
- 6.4 As set out in Section 4 of this Planning Statement the NPPF sets out a presumption in favour of sustainable development which should be seen as a 'golden thread' running through all decision taking. It identifies three 'dimensions' for the planning system in delivering sustainable development, in relation to economic, social and environmental considerations. These three dimensions of sustainable development are identified as being central to securing sustainable development through the planning system and it is, therefore, appropriate to assess the proposed development against each of these 'dimensions', having regard to the links between them.
- 6.5 However, in order to set the context for the consideration of the proposed development, it should be highlighted that the application comprises a 100% affordable housing development to be delivered on a rural exception site (as defined at Annex 2 of the NPPF). As clearly set out in national and local policy, such development are brought forward on sites which would not normally be used for housing and are, by definition, contrary to some aspects of normal planning policy. In this respect, the 'public benefit' which justifies the exception to usual policy criteria is the development of affordable housing for local needs. This provision is usually

secured in perpetuity (as is the case with the proposed development) through a Section 106 Agreement to ensure the public benefit is maintained.

6.6 The previous section of this Planning Statement clearly demonstrated the acute need for additional affordable housing to be delivered in the District, justifying the development of the application site as an exception site for the delivery of the proposed affordable dwellings, with financial subsidy provided by the HCA. The remainder of this section will assess the development proposals against the economic, social and environmental criteria set out in the Framework, having due regard to the policy context relevant to the consideration of rural exception sites, and other relevant Development Plan policies.

6.7 Having regard to the assessment in Section 5 and the nature of the proposed development, it can be considered that the scheme is consistent with the requirements of Policies SP1, SP2 and SP3 of the Ryedale Local Plan Strategy. The principle of development is therefore acceptable and the scheme should be considered against other policies discussed in Section 4 to consider if it comprises 'sustainable development'.

Economic Role

6.8 As set out in paragraph 21 of the NPPF, local planning authorities should seek to facilitate economic growth through identifying and addressing potential barriers to investment, with specific reference made to the need for housing. This is re-iterated by one of the core principles set out in paragraph 17 of the NPPF, which looks to drive and support sustainable economic development to deliver affordable housing to meet an identified local need. The local allocations policy for the properties which will be set out in the Section 106 Agreement accompanying any future grant of permission will ensure that they are used to house residents from the locality, which will assist in retaining the mix of population required to ensure Sheriff Hutton's future as a sustainable settlement. Whilst the eligibility criteria is to be finalised through the S106, it is expected to require applicants to demonstrate a local connection, either through an existing residency, a family connection or an employment connection.

6.9 In terms of the wider economic role of housing development, the 'Home Truths 2015/16: Yorkshire and Humber' published by the National Housing Federation (November 2015) provides a useful context to the need to deliver affordable housing. It acknowledges that in 2014/15, 11,040 too few homes were built to keep up with demand, and that the housing need situation will become significantly worse, unless urgent action is taken. It also confirms that average house prices in Ryedale are 9.9

times higher than average incomes, making Ryedale one of the least affordable areas in the County. A full copy of the report is attached at Appendix 1.

6.10 In accordance with Section 143 of the Localism Act (2010) Local finance considerations are material in the determination of planning applications. In respect of Council Tax and the New Homes Bonus, taking the proposed properties at an average of Band B, the 2016/17 Council Tax rate £1,278.30 for Sheriff Hutton Parish means that the proposed 12 dwellings would generate approximately £15,340.00 in New Homes Bonus in a single year. As the properties are all affordable they are eligible for an additional £135 per property per year, meaning the total New Homes Bonus for a single year equates to £30,679.00. Compounding this figure over the six years of the New Homes Bonus programme results in a total New Homes Bonus revenue directly attributable per proposed development of almost £101,757.60 (not accounting for any inflation in Council Tax fees over that six year period). This figure is in addition to over £92,037.60 (based on 2016/17 Council Tax prices) which would be secured from the development as a result of basic Council Tax requirements over the same period (a total affordable housing scheme revenue of some £193,795 over six years).

6.11 In addition to the New Homes Bonus and Council Tax receipts, development of the proposed site supports the local economy in a wide selection of ways, including:

- Construction jobs through the build, supporting apprentices and younger workers;
- Materials production (bricks etc), with a report by the UK contractors Group (2009) finding that 92% of house building materials are produced within the UK;
- Site management roles within York Housing Association; and
- on-going maintenance for the houses and associated areas of open space.

6.12 In assessment of these figures, together with the economic need for the delivery of affordable housing, it is considered that the proposed development is wholly in accordance with the economic policies of Ryedale District Council's wider Framework.

Social Role

6.13 The NPPF identifies one of the key social roles for planning as the provision of a supply of housing to meet the needs of present and future generations. This is expanded upon in Chapter 6 of the NPPF, which requires local authorities to 'boost significantly'

the supply of housing and sets a requirement for local planning authorities to meet their objectively assessed needs for both market and affordable housing.

- 6.14 With particular regard to rural areas, the NPPF seeks to ensure that local authorities deliver affordable housing to meet local needs, as re-iterated throughout the Ryedale Local Plan Strategy and the various evidence base documents. The detailed case for the need for affordable housing within Ryedale is set out in the previous chapter of this Planning Statement, and the provision of affordable housing proposed by this planning application represents a significant social investment in respect of meeting identified local needs.
- 6.15 The social benefits of the delivery of affordable housing are put into context when considered against the significant shortage of supply described in Section 5 and the key findings of the Home Truths report discussed earlier in this Section.
- 6.16 As emphasised through the NPPF, particular in the Ministerial foreword and paragraph 14, there is a presumption in favour of sustainable development which should be applied to all decision making. With regard to social consideration in respect of the principle of development, the provision of affordable housing represents a clear social benefit to the local community. The site itself has been selected having regard to the availability of land in the area, and the need to ensure that the land is available at a value which allows the development to remain viable, particularly where it is partially funded by public subsidy through the HCA. The proposed development would provide increased housing choice and contribute to the provision of a more balanced housing stock within Sheriff Hutton, in accordance with Policy SP4 of the Ryedale Local Plan Strategy.
- 6.17 In respect of the relationship with adjacent land uses, as discussed in detail in the Design and Access Statement, the development has been designed to ensure the minimal impact on the surrounding area. The sites location on the edge of the settlement means there are very few houses adjoining the site.
- 6.18 There is an overriding case in support of the proposed delivery of a range of house types and sizes, including a mix of shared ownership properties and affordable rent properties. The type and tenure of properties reflects the social needs of residents requiring an affordable property within Sheriff Hutton.
- 6.19 It is therefore demonstrated that there are significant social benefits to the delivery of the proposed development.

Environmental Role

6.20 With regard to the environmental dimension of planning's role in delivering sustainable development, the NPPF seeks to ensure that the natural, built and historic environment is protected and enhanced, including the prudent use of natural resources, minimisation of waste and pollution and mitigation/adaptation to climate change. In support of the application proposal, the environmental constraints and opportunities of the site have been considered in the various supporting assessments submitted with the application, as listed in Section 1 of this statement. These include a consideration of matters relating to landscape and visual impact, open space provision, ecology, flood risk, utilities, geo-environmental conditions and impact upon residential amenity.

Character and Appearance

6.21 The proposed development for 12 dwellings seeks to reflect the local character surrounding the site. The proposed development is of an appropriate density for its context, consisting predominantly of semi-detached units; balancing the need to respect its edge of village location against the density requirement of Policy SP16. This also reflects the current open nature of the site and consideration to minimising encroachment into the countryside as much as possible.

Landscape and Visual Impact

6.22 The accompanying landscape masterplan provides in detail the proposed nature and species of landscaping proposed for the scheme, which seeks to maintain and enhance the existing vegetation surrounding the site.

6.23 A mix of tree sizes would be planted around the site with heavy standard trees, a mix of evergreen and deciduous shrubs and species to provide a valuable food source for birds and invertebrates.

6.24 Through the detailed landscaping proposed, it is considered the development proposals comply with policies SP13 and SP16 of the Ryedale Local Plan strategy.

Biodiversity

6.25 A Phase 1 habitat survey has been undertaken by Brooks Ecological on behalf of Partner Construction, also including a Great Crested Newt survey of nearby waterbodies.

- 6.26 The report concludes the site represents a small area of grazed pasture, with a typical assemblage of common species and its loss to development is likely to have a negligible impact upon the biodiversity of the area. The Great Crested Newt survey (including eDNA) confirms the likely absence of Great Crested Newt from the survey pond, leading to the conclusion it is highly unlikely that Great Crested Newts will be present within the development site.
- 6.27 Overall, the report concludes there is no requirement for further assessment work and recommends a series of mitigation and construction measures to be followed during the development. These include avoiding clearance during the breeding season (March to August inclusive) unless a checking survey is first undertaken and planting of native tree species in available landscaping across the site.
- 6.28 It is therefore considered that the proposals comply with paragraph 109 with the NPPF, and policy SP14 of the Ryedale Local Plan Strategy.

Ground Conditions

- 6.29 A preliminary contamination risk assessment has been undertaken by FWS Consultants on behalf of Partner Construction. The Assessment concludes there are no significant contamination risks associated with development of the site. A recommendation is made to undertake further limited investigation which is expected to form part of a standard condition of any subsequent planning permission.
- 6.30 The proposed development has been designed in accordance with the constraints of posed by the existing land conditions of the site, with intrusive works currently being undertaken.
- 6.31 Subject to the Phase 2 intrusive investigations, it is considered that the proposed development complies with policy SP17 of the Ryedale Local Plan Strategy.

Flood Risk and Drainage

- 6.32 Full details of the proposed drainage are provided within the accompanying Flood Risk Assessment and drainage strategy. The detailed Flood Risk Assessment carried out confirmed that the site is located within the fluvial flood zone 1 and there are no other significant sources of flood risk at this site.
- 6.33 In consideration of the findings of the FRA and the proposed drainage strategy, the proposed development complies with policy SP17 of the Ryedale Local Plan Strategy.

Transport and Accessibility

6.34 A Transport Statement has been prepared by IPRT Transport Planning. The Statement considers the accessibility of the application site for alternative means of transport and the usage ability of the access for vehicle traffic. The assessment includes both during construction and operational phase assessment.

6.35 Overall, it is concluded there is sufficient capacity within the existing highway network to accommodate the anticipated trip generation of the proposed development and no further mitigation is required in highways terms in order to accommodate the proposed development. In this regard, the proposed development is compliant with the policy requirements of the Development Plan and relevant paragraphs of the Framework.

Impact on Residential Amenity

6.36 From the initial concept designs, ensuring the proposed development is successfully integrated with the surrounding residential area has been a key priority of the development. Detailed consideration of the design proposals, evolution and integration with the surrounding context is set out within the accompanying Design and Access Statement although in basic principles, the has been designed to ensure there are high levels of privacy maintained for existing and future residents, car parking is provided at a sufficient level whilst not dominating the layout, and landscaping is provided to minimise the landscape and visual effects of the proposed development on the surrounding area. Overall, it is considered the proposed development creates a high quality living environment which is consistent with Policy SP16 and responds to the requirements of SP20 in relation to character, design, amenity and safety, access, parking and servicing.

Heritage

6.37 The application site falls within an area of Yorkshire with a rich heritage and many areas of archaeological significance. However, it does fall outwith the Sheriff Hutton Conservation Area and is not within a setting of any listed building or other designated heritage assets.

6.38 In accordance with requirements of the Local Planning Authority, a geophysical Archaeological survey was undertaken at the application site in order to consider the risk of archaeological finds within the site. The geophysical survey was subsequently submitted to the County Council who has confirmed there is no requirement for

further assessment work and there is a low risk of archaeological finds affecting the proposed development. In this respect, the proposed development is consistent with the requirement of Policy SP12.

Overall Summary

6.39 Having considered the detail of the proposed development in consideration of the relevant policies of the Development Plan and the Framework qualities demonstrated the proposed development is entirely suitable and entirely appropriate for the application site and will be appropriately mitigated where there are any impacts. The proposed development will result in significant benefits in terms of the economic, social, and environmental dimensions of sustainable development defined within the Framework, having particular regard to the delivery of affordable housing for local needs. Overall, it is considered that the scheme is consistent with the requirement of SP19 and comprises sustainable development in the context of the Framework.

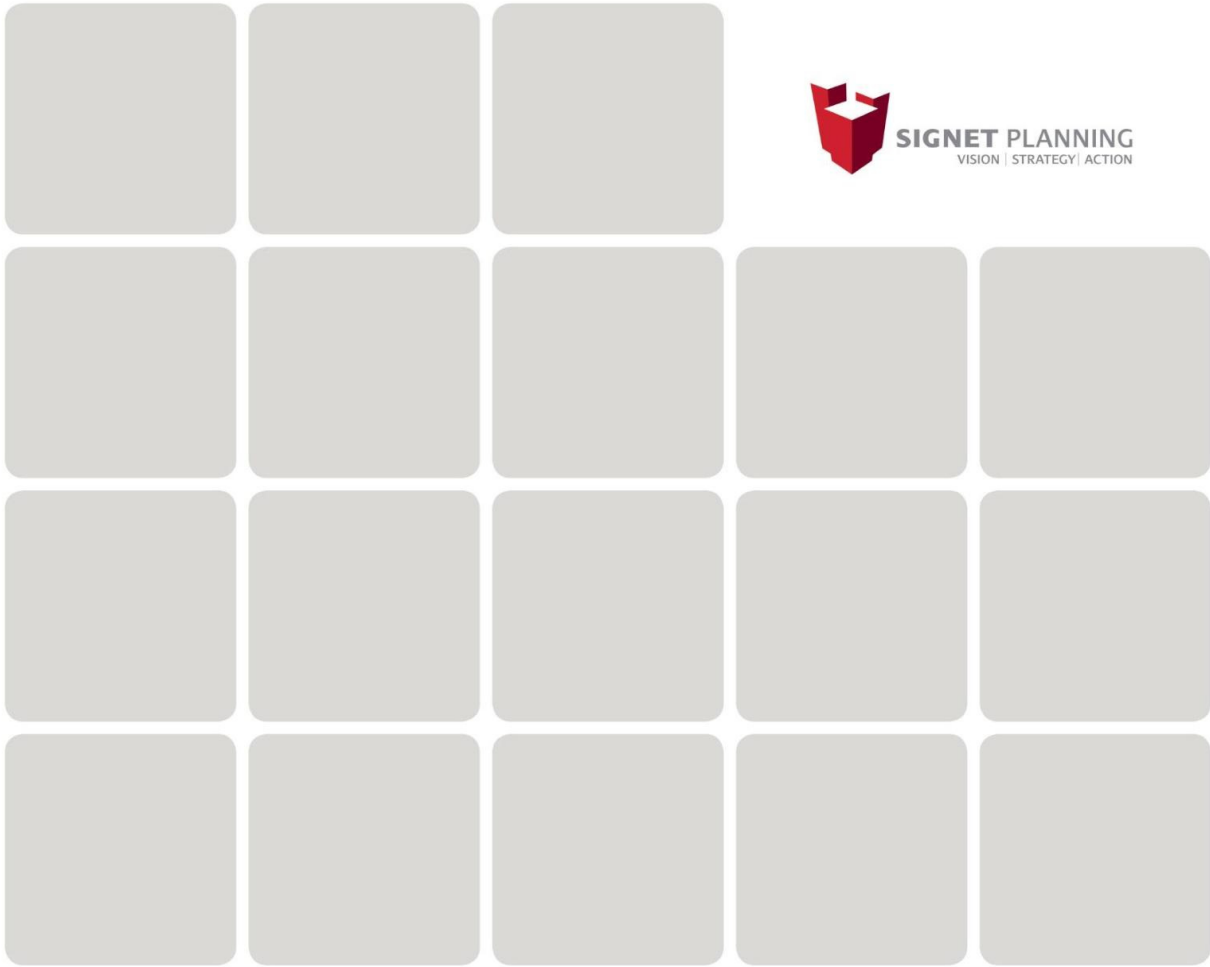
SECTION 7: SUMMARY AND CONCLUSIONS

7.1 This section provides an overall summary of the proposed development and its consistency with the policies of the Development Plan and the Framework. Set out below are the salient matters in the determination of the application:

- The proposed development will create a sustainable development providing 12 no affordable dwellings addressing identified local affordable housing needs;
- The proposed housing will be secured as affordable housing in perpetuity by means of a Section 106 Legal Agreement, with a local connection eligibility requirement;
- The proposed development has been assessed for any potential impacts in relation to ecology, archaeology, arboriculture, flood risk, ground investigation and others.

7.2 Overall, it is concluded the proposed development can be delivered in accordance with the requirement of the prevailing policies without unacceptable impacts. Where there are impacts they are addressed through mitigation and detailed design, with significant benefits accruing from the proposed development and the overall balance demonstrating sustainable development in accordance with the Framework.

7.3 Overall, the proposed development is considered to comprise sustainable development in the context of the Framework and, as such, should be approved without delay in accordance with paragraphs 14 and 15 of the Framework.



APPENDIX 1

HOME TRUTHS 2014/15: YORKSHIRE AND HUMBER

The housing crisis in Yorkshire and the Humber

There is an acute housing crisis in Yorkshire and the Humber which is wide and varied. An averagely priced home in the region may be cheaper than the national average, but it is still more than seven times the average salary. In some high value areas like Harrogate and Hambleton, this rises to 10 times.

In areas like Hull, Barnsley and North Lincolnshire, house prices are significantly lower than the national average, but high unemployment and low wages mean affordability is still a big issue, leaving many people unable to achieve the dream of home ownership.

Unemployment levels are higher than the national average at 7.4%, rising even further in areas such as Hull (11.7%) and Bradford (8.9%). However, being in work is no guarantee of being able to pay housing costs, with the number of employed people claiming housing benefit up more than 19% since 2008.

The region is a desirable place to live but currently nowhere near enough homes are being built. In 2014/15 11,040 too few homes were built to keep up with demand. Forecasts show that unless urgent action is taken this housing shortfall will become even more acute, with predictions that 342,000 new households will form in the region by 2037.

Fixing the housing crisis in Yorkshire and the Humber goes beyond increasing the supply of new homes. Regeneration in towns and cities and improving employment prospects are also major priorities. The number of empty homes is higher than the national average and this problem is particularly acute in areas where there is high unemployment, low demand and poor quality housing.

Solving the housing crisis

Britain is in the midst of a housing crisis that has been a generation in the making. This is experienced differently across the country and requires a range of interventions rather than a single solution.

It was no surprise that housing was a top five vote-deciding issue at the last election. The public is demanding action and the Government is responding with a range of initiatives designed to increase supply and help people get a foot on the property ladder.

We have a once in a generation opportunity to tackle the housing crisis and deliver the homes the country so desperately needs. Public attitudes towards housebuilding have shifted and now twice as many people support more new homes being built in their local area. The devolution agenda also provides promising new opportunities for addressing England's housing challenges on a local level.

Housing associations are a key part of the solution to our housing crisis. They are amongst the most successful public private partnerships in Britain's history, securing £75bn in private investment since the Conservative Government's Housing Act in 1988. For every £1 invested by the taxpayer, associations put in £6 of their own money. They invest in communities, house five million people in England and built 50,000 homes last year, 40% of all new homes in the country and one third of all new homes over the last Parliament. Housing associations work to make home ownership more affordable, having helped over 275,000 people to buy their own home over the last 30 years and want to help even more.

By providing secure homes for all we can build a foundation on which anyone and everyone can make a better life for themselves and thousands more people can achieve their aspiration of a home to call their own. We can close the gap between the 'haves' and 'have nots' and end the housing crisis within a generation.

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HOME TRUTHS 2015/16

The housing market in Yorkshire and the Humber



Yorkshire and the Humber



	Average (mean) house prices in 2014 ¹	Average (mean) monthly private sector rents in 2013/2014 ²	Mean annual earnings in 2014 ³	Ratio of house prices to incomes ^{1,3}	Income required for 80% mortgage 2014 (80% at 3.5x) ⁴	% of housing benefit claimants in employment in Feb 2015 ⁵	Unemployment rate [Dec 2014] ⁶	Four-year shortfall 2011-2014 ⁷	Second homes ⁸	All long-term vacant stock ⁹	Total HA rented homes 2014 ⁷
ENGLAND	£265,888	£720	£26,499	10.0	£60,774	23.8%	6.2%	-515,340	251,518	205,821	2,573,781
YORKSHIRE AND THE HUMBER	£165,997	£535	£23,405	7.1	£37,942	17.9%	7.4%	-45,680	18,516	27,058	196,603
East Riding of Yorkshire	£174,381	£496	£25,896	6.7	£39,859	19.2%	4.8%	-4,557	1,813	1,528	2,585
Kingston upon Hull	£108,055	£387	£19,573	5.5	£24,698	13.2%	11.7%	-1,035	211	1,804	8,900
North East Lincolnshire	£128,281	£434	£22,989	5.6	£29,321	15.1%	8.8%	590	355	991	10,178
North Lincolnshire	£136,577	£464	£25,241	5.4	£31,218	17.5%	6.3%	-1,620	477	799	11,601
York	£224,652	£738	£23,936	9.4	£51,349	25.8%	4.6%	-2,195	492	194	5,195
North Yorkshire	£222,265	£615	£23,535	9.4	£50,803	22.0%	4.5%	-4,108	7,851	2,836	22,785
Craven	£210,743	£552	£22,807	9.2	£48,170	18.1%	3.5%	-493	624	295	2,436
Hambleton	£243,009	£598	£23,948	10.6	£55,545	24.0%	3.3%	-626	413	423	5,189
Harrogate	£274,744	£802	£24,731	11.2	£63,256	26.8%	2.8%	-2,097	696	709	2,931
Richmondshire	£214,379	£573	£23,448	9.1	£49,001	25.1%	3.2%	-57	1,009	273	768
Ryedale	£219,929	£562	£22,173	9.9	£50,270	21.4%	3.4%	112	799	249	3,164
Scarborough	£160,424	£438	£20,982	7.6	£36,668	18.5%	7.3%	67	4,159	619	6,688
Selby	£190,089	£553	£25,797	7.4	£43,449	20.4%	4.8%	-1,015	151	268	1,609
South Yorkshire	£146,797	£501	£22,630	6.5	£33,554	15.8%	8.5%	-7,695	2,565	6,540	29,717
Barnsley	£126,874	£445	£22,750	5.6	£29,000	13.0%	7.7%	50	81	1,554	3,679
Doncaster	£134,424	£492	£22,381	6.0	£30,726	16.3%	8.6%	-976	492	1,659	3,565
Rotherham	£140,368	£476	£22,114	6.1	£32,084	16.0%	8.6%	31	432	1,141	4,739
Sheffield	£164,993	£522	£22,490	7.3	£37,913	16.7%	8.6%	-6,800	1,560	2,186	17,734
West Yorkshire	£159,579	£553	£23,743	6.7	£36,475	19.1%	8.0%	-25,040	4,752	12,364	105,642
Bradford	£146,613	£479	£22,641	6.5	£33,512	19.2%	8.9%	-4,729	1,131	3,942	32,379
Calderdale	£147,924	£504	£23,348	6.3	£33,811	18.4%	6.4%	-2,425	294	1,400	14,663
Kirklees	£153,936	£481	£23,759	6.5	£35,185	19.3%	7.4%	-2,666	838	2,507	5,908
Leeds	£178,156	£819	£25,054	7.1	£40,721	20.2%	8.4%	-12,824	1,970	2,915	17,222
Wakefield	£144,623	£500	£22,433	6.4	£33,057	16.3%	6.9%	-2,417	519	1,402	35,470



1. Land registry 2014
2. VOA Private sector rents 2013/14
3. ASHE Income table 8.1a 2014 all employees
4. DWP Stat Enquiry Feb 2015
5. ONS Model Based Estimates of Unemployment Dec 2014
6. Housing Need based on HSI/mans/TCPA projections
7. Council tax base local authority level data 2014
8. DCLG Table 615 Vacant dwellings
9. HCA Statistical Data Return