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**PHASE 2
PROPOSED HOUSING DEVELOPMENT
STATION ROAD, NAWTON
13/01088/mful**

**Erection of 10 affordable dwellings
for
Yorkshire Housing**

PLANNING SUPPORT STATEMENT

October 2013

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1.0 INTRODUCTION

This Planning Support Statement is to be read in association with the planning application 13/01088/MFUL submitted by Bowman Riley Architects on behalf of Yorkshire Housing. Issues such as Design, Access, Transport, Environment and Sustainability are covered in the Design & Access Statement by Bowman Riley.

- 1.1 The application represents the second phase of development of the larger site at Station Road. Phase 1 (08/011578/MFUL) comprised 10 affordable dwellings, also for Yorkshire Housing, with associated parking, access and public open space; construction was completed in 2010.
- 1.2 This second phase is for an extension to the access road, a further 10 dwellings (all for affordable rent) and additional public open space on this 0.33 hectare site.

Plot Nos.	Type	Building Height	Bedrooms	Floor Area
1/2	2 no. Semi-detached houses	2 storey	3	90 sq.m.
3/4/5	3 no. Terrace houses	2 storey	2	76 sq.m.
6/7	2 no. Flats	2 storey	1	50 sq.m.
8	1 no. Detached house	2 storey	4	125 sq.m.
9/10	2 no. Semi-detached bungalows	Single storey	2	68 sq.m.

- 1.3 The site is outside the Development Limit for Beadlam and Nawton as shown on Inset Plan 13 of the Ryedale Local Plan of 2002. While the Ryedale Local Plan has recently been largely superseded by the Ryedale Plan - Local Plan Strategy (LPS), the Inset Plans showing the development limits remain valid until new Proposal Maps are adopted.

2.0 PLANNING POLICY CONTEXT

- 2.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.2 National Planning Policy Framework (NPPF: March 2012)

The NPPF sets out the government's planning policies for England and how these are to be applied. The NPPF is a material consideration in planning decisions, and at its heart is the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent, or relevant policies are out of date, granting permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, or that specific policies in the NPPF indicate development should be restricted.

- 2.3 The Core planning principles of the NPPF include:

- Finding ways to enhance and improve the places in which people live their lives;

- Securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
 - Actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 2.4 Chapter 6 of the NPPF relates to the delivery of a wide choice of high quality homes and advises that LPAs should identify and update annually a supply of specific sites sufficient to provide five years worth of housing. Para. 54 states *“LPAs 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”*.
- 2.5 Chapter 7 emphasises the importance of good design, which is *“a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*. Planning policies should aim to ensure that developments establish a strong sense of place, optimise the potential of the site to accommodate development and sustain appropriate uses. In addition, proposals should respond to local character, reflect the identity of local surroundings and materials. They should create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Proposals should be visually attractive as a result of good architecture and appropriate landscaping.

2.6 RYEDALE PLANNING POLICY CONTEXT

Ryedale has very recently adopted the Ryedale Plan - Local Plan Strategy (LPS) Development Plan Document, which therefore now has statutory status and largely replaces the 2002 Local Plan. The Introduction states that *“The purpose of the Ryedale Plan is to encourage new development and to manage future growth whilst ensuring that change across the District is based on a presumption in favour of sustainable development”*.

- 2.7 The Inset Plans of the previous Ryedale Local Plan (2002) remain valid until new Proposals Maps are adopted. Inset 13 shows the application site is outside, but adjacent to the Development Limit of Nawton/Beadlam, with existing housing to the north and west. Nawton/Beadlam is considered to be a “Service Village” in the LPS, which is the third level in the District’s Settlement Hierarchy.

- 2.8 SP2 Delivery and Distribution of new housing:

This policy states that in Service Villages, the development of Rural Exception Sites for 100% affordable housing will be supported outside of and on the edge of Development limits in line with Policy SP3.

- 2.9 SP3 Affordable Housing

There is an immediate need to increase the supply of affordable housing (LPS Para. 2.27). Affordable housing need exists across Ryedale, as evidenced by the 2011 North Yorkshire Strategic Housing Market Assessment (NY SHMA) which indicates a net annual need in Helmsley Ward of 18, with a current need of 43. Tenure requirement is shown as 90% rented, and 10% intermediate, with a range of house sizes. The LPS puts in place a range of policy mechanisms to seek to meet full affordable housing needs, and one established approach is through the release of Rural Exception Sites.

- 2.10 SP3 continues this approach, and states that where local need exists, the LPA will seek the provision of new affordable homes by supporting in principle the release of "Rural Exception Sites". The size, type and tenure of affordable units will be expected to reflect the affordable housing needs in the locality.
- 2.11 In 2012 a Parish Housing Needs Survey Report was compiled for Nawton and Beadlam. 10 households were identified as being in need of affordable housing, with almost all indicating they require rented accommodation. Of these, 3 require a 3-bed unit, 3 require 2-beds, 1 requires a 4-bed house and 2 households require a 1- or 2-bed bungalow.
- 2.12 Affordable housing will be secured through the use of legal agreements, to ensure that the units provided are maintained in perpetuity for households in affordable housing need. Yorkshire Housing exists to help address housing need in this way.
- 2.13 "Proposals for affordable housing schemes outside of Development Limits 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
 - The affordable homes provided are available to households in local housing need in perpetuity."
- 2.14 Policy SP20 defines Local Needs Occupancy as being limited to people who:
- Have permanently resided in the parish, or an adjoining parish, for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or
 - Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or
 - Are Service men and women returning to the parish after leaving military service; or
 - Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
 - Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident with the district for at least the previous three years.
- 2.15 SP13 Landscapes
- The site is within the designated Fringe of the Moors "Area of High Landscape Value" (AHLV) and Policy SP13 states "The Council will carefully consider the impact of development proposals on the areas of landscape which are valued locally" (including the Fringe of the Moors AHLV). Particular sensitivities include their natural beauty, scenic qualities and long distance skyline views.

3.0 KEY ISSUES

Consideration of these policies reveals the following key issues:

3.1 Location outside of Development Limits

The wider site was considered to be a Rural Exceptions Site when the Phase 1 Application was approved, being adjacent to Development Limit of a Service Village. Rural Exception Sites are considered only to be supportable where the proposal comprises 100% affordable units, and would not normally be used for open market housing. Both Local and National Housing Policies support this type of development in

a location such as this.

3.2 Supply of Affordable Homes

Increasing the supply of new affordable homes is a priority in Ryedale in order to address the acute affordable housing need in the District. While it is stated that Ryedale DC has exceeded its target for affordable dwellings in the 2012/13 year, it is anticipated that fewer will be completed in 2013/14, leaving a deficit.

3.3 The 2012 Nawton & Beadlam Housing Needs Survey has identified a current need for 10 affordable units with rental being the preferred tenure.

3.4 Density, Scale & Design

The development of the site for 10 dwellings on a site of 0.33 hectare, results in a density of 30 dph, which is considered acceptable on this edge-of-village location. The scale of the dwellings is appropriate to the area, reflecting the size, style and scale of the adjacent housing. The design of the dwellings is traditional, again reflecting those immediately adjacent to the application site. Detailed design issues are set out in the architect's Design & Access Statement.

3.5 Housing Tenure & Mix

The proposal has been developed in conjunction with Nawton Parish Council and Ryedale DC Housing Needs Officer, and reflects the needs identified in the Parish. All ten dwellings are proposed for Affordable Rent, to meet the identified local need. The dwellings range in size from single bedroom apartments to a detached 4-bed, two storey dwelling.

3.6 Public Open Space & Landscaping

The proposed site layout plan reflects the existing buildings on the north side of Station Road, providing a clear and simple development. The proposal includes an area of Public Open Space adjacent to that approved for Phase 1, which will be combined to provide a "village green" with some of the dwellings facing towards it. Landscaping details are included in the Design & Access Statement.

3.7 Planning Obligation

Yorkshire Housing will enter into a legal agreement with the Council to ensure that the properties remain in social ownership in perpetuity.

The maintenance of the public open space will also be subject to legal agreement.

3.8 Climate Change

Reducing dependence on the private car is a major objective towards mitigating the effects of climate change. This site is adjacent to the Service Village of Nawton/Beadlam, in easy walking distance of the A170, which is very well connected by public transport to Helmsley and Pickering.

3.9 Detailed consideration of the environmental requirements of the Code for Sustainable Homes is set out in the Design & Access statement, as are the principles of Secured by Design. The site has been designed to a high level of sustainability, resulting in comfortable, economical and energy efficient homes.

3.10 Landscape: Impact on AHLV

This corner of the AHLV is not considered to be of special importance - it comprises a fairly level grazing field. It has built development on two sides, so views into and out of it are not of particular scenic or historic value. It is correct to consider the impact of the proposal on the AHLV, but this is not considered to outweigh the benefits of provision of social housing.

4.0 CONCLUSION

- 4.1 This site represents Phase 2 of a larger site which was agreed by Ryedale DC to be a Rural Exceptions Site when Phase 1 was approved in 2010. The Phase 2 site may have come forward earlier, had a separate application been approved before this year. North Yorkshire Highways have had concerns about supporting further housing development served by Station Road, as it considered the width inadequate for additional traffic. However, a separate planning application for 21 dwellings on a 0.56 hectare site west of Station Road was approved earlier this year, and construction is now underway. This separate application has provided for the widening of the carriageway for much of the length of Station Road from the A170.
- 4.2 This proposal will help the Council meet the identified need for affordable houses to rent; it contains a good range of house types in response to the findings of the Housing Needs Survey, in a density appropriate to the area. Yorkshire Housing are the primary provider of social housing in the District, they are proposing 100% affordable houses for rent, built to highly energy-efficient standards, in accordance with up to date local and national policies. The benefits of providing affordable homes clearly outweigh the minor impact on the open countryside and the AHLV, and should therefore be approved without delay.

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