



Nawton Parish Council

c/o Anne Twine (Clerk)
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SHL.

ADJ.

Karen Hood
Managing Development Team Leader
Ryedale District Council
Ryedale House
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6/11/2013

Dear Karen

Planning application no. 13/01088/MFUL

I submit Nawton Parish Council's objection to the above application on the following grounds,
Policy SP3 (Affordable Housing) of Ryedale's Local Plan Strategy states, in relation to rural exception sites, that

"Proposals for affordable housing schemes outside the Development Limits of all settlements with a population of 3,000 or less will be supported where

- A scheme will help to meet **but not exceed** proven local need ..."

As a Parish Council we work very closely with the housing associations in relation to all affordable housing in Nawton. The Council worked tirelessly in support of the first phase of 10 affordable homes on the Ashton Green site.

In May 2012, following the completion of this phase of development, a housing needs survey was carried out in an attempt to ascertain the continuing level of local need for affordable housing. A total of 14 questionnaires were returned, from which there was identified a modest need for further housing. The Rural Housing Enabler's report concluded that a development of up to **6 properties** of 2 and 3 bedroom houses would go towards meeting this need.

Since the results of the survey were reported, the Parish Council has worked closely with a new developer, Ambleside Homes, which is developing a large site to the west of Station Road (The

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Sidings), within metres of the Ashton Green site. The site comprises 22 new homes, 7 of which are a mix of 2 and 3 bedroom discount for sale affordable homes. The Parish Council is encouraged that the building works are progressing at speed and there is a great deal of interest in the site. 4 homes have already been sold off plan.

In a relatively short space of time, Nawton will have welcomed the advent of **17 new affordable homes**. The Parish Council has always taken the view that it will support further development where there is a **proven local need**.

In the last few weeks, the Parish Council has been working alongside Sanctuary Housing with the aim of filling a vacant 3 bedroom affordable property located in Beckett Close, a cul-de-sac adjacent to both The Sidings and Ashton Green. The bidding cycle closed last week. 15 bids were received, **none of which has displayed the necessary local connection to the primary parishes of Nawton, Beadlam or Skiplam**. We understand that 2 of the applicants are being contacted in an attempt to ascertain whether a connection can be established.

As far as the Parish Council is concerned, this supports its belief that **there is currently no proven local need for further development of affordable housing in Nawton at this time**. Consequently, the Parish Council cannot support Yorkshire Housing's application to build a second phase of 10 homes on the Ashton Green site.

Yours sincerely

Anne Twine
Clerk