

NYMNP

28/01/2020

28 January 2020

# Planning Supporting Statement

For: Mr R and Mrs E Asquith

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### Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by
02	27/01/20	Client amends	CWP
03	28/01/20	Client amends	CWP

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## 1.0 Introduction

- 1.1 Cheryl Ward Planning has been instructed to submit a planning application in relation to the area outlined in red on the attached location plan at Ainthorpe Yard, Easton Lane, Ainthorpe, YO21 2LF.
- 1.2 The client has instructed the construction of 1 no. local occupancy dwelling with attached garage/store with associated access and landscaping.
- 1.3 The application is a full planning application under the Town and Country Planning Act 1990 and specifies all the necessary information and accompanying plans by BHD Partnership Ltd.
- 1.4 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

## 2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

## 3.0 Planning History

- 3.1 A search of the North York Moors National Park's online search facility has revealed that the application site has no relevant planning history.

Other influential applications relevant to the case

**NYM/2019/0343/FL** – Construction of 1 no. local occupancy dwelling with associated driveway and amenity space at land adjacent 2 Beacon Way, Sneaton.

The above application was approved at the last planning committee (Dec 19) where it was considered that the proposed dwelling would meet a local need and was considered acceptable under both current and emerging planning policies such that:

*“The proposal provides for a modest two bedroom dwelling in keeping with the surrounding development which would be set back so as to preserve the setting of the war memorial, a feature of the village.*

*It was considered that the development of the side garden to 2 Beacon Way for a modest local needs dwelling accords with Core Policy J and Development Policy 3 of the adopted Core Strategy and Development Policies Document. The proposal provides for a modest two bedroom dwelling in keeping with the surrounding development which would be set back so as to preserve the setting of the war memorial, a feature of the village. As such approval is recommended.*

**Draft Local Plan**

*Policy CO8 of the emerging Local Plan supports local needs and affordable housing in the smaller villages within the National Park, of which Sneaton is one, where the internal floor area does not exceed 93 m<sup>2</sup>. This policy can only be given limited weight however the proposal is considered to comply with it”.*

**NYM/2019/0163/FL** – Demolition of stable/barn and construction of 1 no. local occupancy dwelling with associated amenity space at land adjacent Runswick Bay Hotel, Runswick Bay – Approve.

**NYM/2014/0317/FL** – Construction of 1 no. local occupancy dwelling with integral garage at Land sought of 3 Lingrow Close, Runswick Bay – Approve.

## 4.0 Pre-application advice and front loading

- 4.1 Paragraph 39 of the NPPF advises that early engagement has significant potential to improve efficiency and effectiveness of the planning application system for all parties. Good pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 4.2 As required by Paragraph 41 of the NPPF the applicants have engaged with the LPA to resolve as many issues as possible and taken a proactive approach to the development management process.
- 4.3 Responses from the LPA of 28 February 2019 and 10 September 2019 state that in their opinion the site would not conform to the definition of an infill plot which is described as a gap site within an otherwise continuously built up frontage within the village.
- 4.4 The planner does however suggest that the site may be suitable for much larger scale housing and the LPA considers the site more of an ‘exception site’ to deliver 100% affordable housing.
- 4.5 The principle of housing on the site is therefore established. Although there is a sizable parcel of land to the south it would not be suitable for large scale development as the LPA suggests delivering up to 10 affordable units.
- 4.6 Allowing any larger scale of the development on the site or development ‘in-depth’ beyond the building line could have a serious and detrimental impact on the character of the settlement of Ainthorpe village.

- 4.7 The proposed development seeks to follow an existing clear building line. The applicants do not wish to pursue the site as an exception site for these reasons and the harmful impact on the quality of life of neighbouring residents due to the site's topography and wrap around nature.
- 4.8 The Officer's advice in relation to the pre-application responses has been fully acknowledged and acted upon. In the 11 months since receipt of the first response from the LPA, the scheme has been developed in line with the design team at BHD Partnership Ltd and further assessments of the site and site surveys have been carried out.
- 4.9 The planning statement sets out the overall case for the proposed development and is supported by the following documents:
- Planning application forms.
  - Local occupancy proforma.
  - Supporting statement – background information.
  - Existing location plan – D11655-01 Rev A
  - Existing block plan – D11655-02 Rev A
  - Proposed location plan – Option A – D11665-003 Rev D
  - Proposed block plan – Option A – D11655-04 Rev C
  - Proposed block plan showing levels – D11655-11 Rev C
  - Proposed ground and first floor plans – D11655-07 Rev C
  - Proposed elevations – D11655-08 Rev D
  - Site sections – D11655-10 Rev D

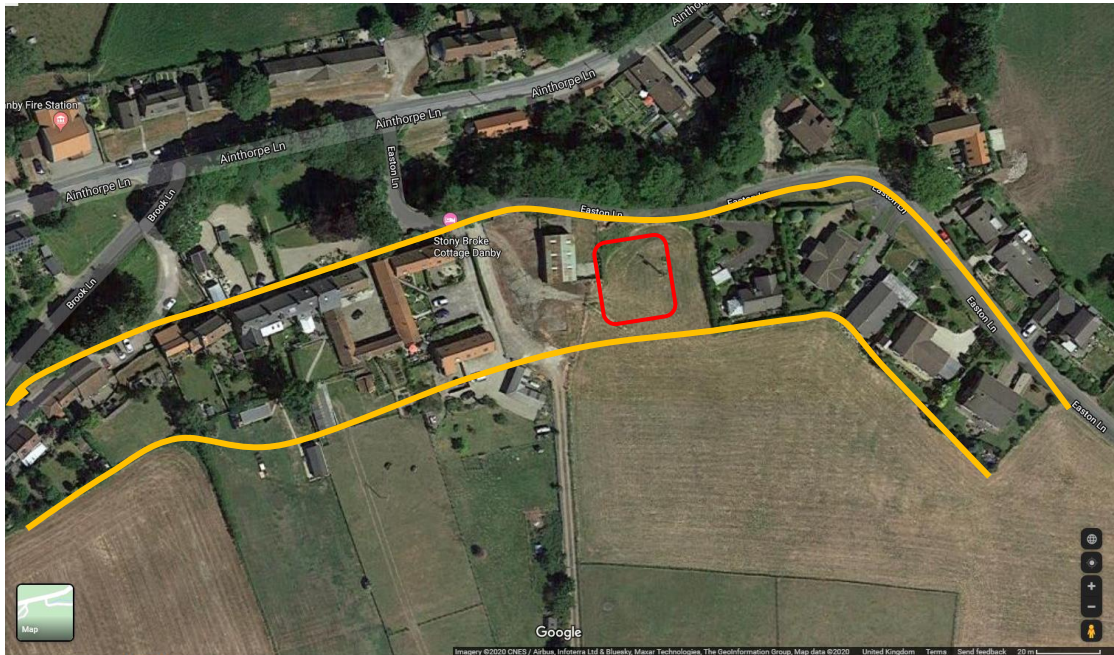
## 5.0 The Site

### Site context and surroundings

- 5.1 The application site is located in the Parish of Danby and is within the North York Moors National Park for planning control. The Parish includes the villages of Castleton, Danby and Ainthorpe and qualifies as one of the larger parishes in the National Park area.
- 5.2 The settlement nestles in the Esk Valley and in a wider context is 11.2 miles west of Whitby, 7.1 miles south east of Guisborough and is within the heart of the NY Moors.
- 5.3 The land in question lies immediately south of Easton Lane just off the main thoroughfare of Ainthorpe Lane. The area is characterised as a clustered settlement with a clear and defined linear form from Easton Lane and through to Brook Lane.
- 5.4 The site is not far from the central junction close to the fire station where it meets with Brook Lane. From here, the village extends south west towards the Fox and Hounds Inn where there is then an incremental spread of development.
- 5.5 Strait Lane connects the village over the valley in an east/west direction and leads towards the Ainthorpe primary school and properties to the south onto Yall Flat Lane and more over to the west.
- 5.6 To the north, the village extends down towards the central Esk Valley and Danby. To the east, the development on Easton Lane closely follows the road edge although there is a slight shift in development form and the dwellings comprise a mix of larger detached bungalows situated in well-established gardens and boundaries.
- 5.7 Essentially it is these dwellings that set the form of development line.
- 5.8 Housing delivery in the area, particularly in Ainthorpe is scarce with no new development of local occupancy dwellings delivered in the settlement in over 10 years.
- 5.9 It is suggested that this could be down to a large part of the area being handed over to tourism during the summer months. Over the last few years second home ownership has plagued the area between here and the coast and this is having a damaging effect on the village and the people who live and trade in the area.
- 5.10 The applicants' land ownership would extend to 5 acres and is shown on the existing location plan at **Dwg. No. D11655-01 Rev A**.
- 5.11 The site has road frontage and the development will face onto Easton Lane in line with the prevailing development form of the area.
- 5.12 Locally, the palette of materials comprises a mixture of stone, brick, timber, slate and pantiles.
- 5.13 An existing vehicular access is located in the north west corner of the site directly off Easton Lane and would be utilised as part of the development.



- 5.14 It is considered that the proposed development is located on an infill plot and is part of the main built up character and form of the village. The applicants wish to follow the same form with the delivery of 1 no. local occupancy dwelling which would take on a locally distinctive and traditionally constructed 'moors dwelling' and would be a fitting tribute to the local context and surroundings.



**Fig 1. – Flow of development through Easton Lane beyond which development would not encroach. Red line is the approximate development area. Source: Google imagery for illustrative purposes only.**

### Local Services and Facilities

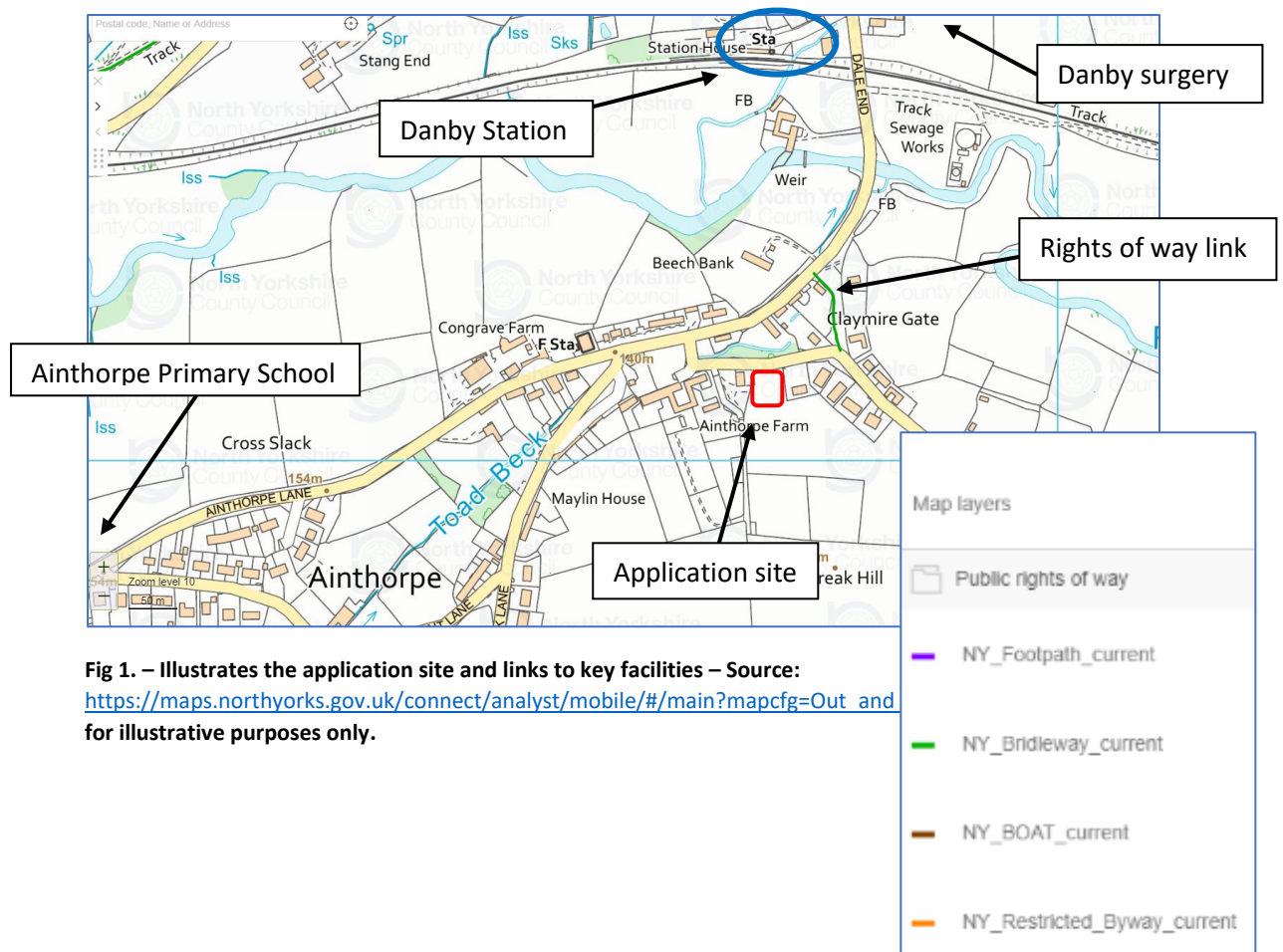
- 5.15 The site has good access links by road and other sustainable modes of transport i.e. bus, cycle, and on foot and is within easy reach of Danby and Castleton where there are several facilities/services. It is one of a number of small villages in the Esk Valley which relies on others for shared services. Ainthorpe, Danby and Castleton comprise:

- 2 no. schools (Castleton and Ainthorpe)
- Doctors surgery
- 4 no. public houses
- Railway station (Danby or Castleton)
- Car repair/service garage/workshop
- Parish/village hall
- 2 no. parish Churches
- Tearoom
- Post office
- Larger convenience store
- 2 no. play areas and recreational grounds

- Community-run centre
  - Danby bakery
  - Fire station
  - Care facility
  - Danby Moors Centre
  - Telecommunications equipment and access to broadband infrastructure
- 5.16 In summary, the settlement is closely connected to Danby and Castleton where there are several useful services and facilities including schools, railway stations and a Doctors surgery.

#### Local Landscape and Topography

- 5.17 The local landscape is classed as 'Central Valley' where the key characteristics of this landscape type include a narrow, deep and sinuous central valley that is located between areas of heather moorland.
- 5.18 Land cover is varied and comprises a mixture of farmland with broadleaf woodland and areas of coniferous and mixed plantations, small patches of scrub, bracken, rough pasture, wet grassland and areas of upland heather moorland.
- 5.19 The area is characterised by both traditional and modern residential development including nearby Ainthorpe Farm, a complex of barn conversions. A mix of detached, semi-detached and terraced properties form the majority of the housing stock in a generally continuously built-up frontage onto Easton Lane.
- 5.20 Immediately west of the application site is an agricultural building with its gable fronting the road which sits on higher ground. Its previous uses include a temporary fire station whilst a brand new station was constructed on Ainthorpe Lane to serve the Danby and the Esk Valley.
- 5.21 The topography of the village affords character and form to its appearance which includes noticeable changes in land levels and split-level gardens.
- 5.22 Key features comprise traditional stone boundary walling, stoned wall tops, stone bridges, curved walling, timber railings, simple links and access paths, linear and curvilinear features as well as the trees and landscaping.
- 5.23 The site is physically linked to Danby village, its station and surgery by a definitive public right of way via Claymire Gate and Dale End. Conversely to the west, the application site is linked to Ainthorpe School via footpath links via Ainthorpe Lane.



**Fig 1. – Illustrates the application site and links to key facilities – Source:**  
<https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=Out> and  
 for illustrative purposes only.

### Geographic Information

5.24 A thorough check of Magic Map has revealed there is no presence within the site edged in red or within close proximity to any known ecological (habitat and/or species), archaeological, landscape or building designation that would have a bearing on the application.

### Flood Risk Assessment

5.25 The Government’s long term flood risk information database shows the application site at extremely low risk from flooding from sea, surface water and reservoirs. A flood risk assessment is not deemed to be necessary in this instance.

5.26 Further to our research, it is not considered that additional surveys or appraisals are necessary in this instance and validation of the scheme as presented is requested.

## 6.0 The Proposal

### Introduction

- 6.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 6.2 The aim of the proposal is construct 1 no. local occupancy dwelling with attached garage/store and associated access and landscaping. The accompanying plans seek to show how this can be achieved on the site without harming the special qualities of the area.
- Proposed location plan – D11655-03 Rev D
  - Proposed block plan – D11655-04 Rev C
- 6.3 On securing the necessary planning consents the applicants will take full control of the land and property. The land to the south of the application site is used for hay making and will be run alongside the applicants' established business.
- 6.4 The land and the proposal are needed to meet a local need housing demand (see local occupancy proforma at Appendix B) to provide a locally distinctive three-bed independent dwelling unit.

### Proposed location of the dwelling

- 6.5 The position of the house within the wider landscape is proposed to be sited close the site's northern boundary between No. 8 Easton Lane and an existing agricultural building. This will allow a strong physical and visual connection with the land and buildings to maintain the continuously built up frontage on Easton Lane.
- 6.6 The site's topography dictates where best to site the dwelling which is slightly off-centre to the west in line with the back edge of the adjacent agricultural building. This will maintain a visual gap through the site which lies between the proposed house and No. 8 Easton Lane in order to preserve views of the landscape backdrop behind and so that no views are impinged upon. Essentially the experience of being able to see through the site is maintained.
- 6.7 The proposed location allows for access to the principal elevation of the proposed dwelling and for parking, turning and manoeuvring at the front/west of the house.
- 6.8 If the house was located further to the east then far more digging out would be required and existing visual connections and tangible interaction with the local landscape may be compromised or lost.
- 6.9 Siting the dwelling closer to the agricultural building would result in a property that would require some limited digging out but presents a far better solution than a house perched on the site looking down onto Easton Lane which would be too imposing in this landscape.

- 6.10 **Dwg. No. D11655 Rev D** illustrates the site sections and how the development effectively makes use of the site levels and natural contours. The dwelling will be dug into the rising land rather than built-up like the adjoining properties so that a partial landscape backdrop will be achieved. This forms an intrinsic part of the proposed design and will ensure the dwelling doesn't in its entirety breach skyline views.
- 6.11 The site is currently vacant and is in a sustainable location adjacent to other residential property and forms a suitable gap site in an otherwise continuously built-up frontage in which to introduce a dwelling.
- 6.12 In summary, the landscape and its features are not considered to be a constraint with regards to the introduction of a dwelling nor would a future development adversely affect the special qualities of the area and the area's prevailing landscape character.
- 6.13 For these reasons it is proposed that the house should gently nestle within the site contours to the west side of the site.

#### Design and appearance

- 6.14 The solution to approaching the design in this case and therefore the architectural philosophy for the scheme is to follow that of a typical NY Moors house/cottage. It is therefore a house comprising a centralised plan with a slightly off-centre front door and rooms to the side and back. This is called a 'double pile' which in essence is a plan that focusses on a centralised system of circulation which begins to evolve based on a combined entrance hall and staircase from which all rooms on the ground floor or at least the main ones are independently reached.
- 6.15 Such plans were established amongst landowners during the 18<sup>th</sup> century and documentary evidence such as Thomas Lightoler's' *The Gentlemen and Farmers Architect* (1762) and John Crunden's *Convenient and Ornamental Architecture* (1770) confirm that this was a national trend in houses of all types.
- 6.16 A strong based architectural design approach is said to produce uncompromising buildings which preserve the principles set out in Paragraph 79 of the NPPF. The 'highest standards in architecture' are achieved by buildings which carry through those principles into every detail of the building.
- 6.17 The site has been developed by observing its form and character including the sites parameters, topography, levels, adjacent buildings, curvilinear approach to the site, the vegetation and the nearby trees to the north.
- 6.18 Once the site is chosen it is used as a starting point for the development and the geometrical proportions are then borne out and used in an uncompromising manner to set the scale, depth, massing and heights throughout the development.
- 6.19 The dwelling is of a simple double pile layout with a north/south orientation and the principle elevation is north facing.

## Form and layout

### *Internal*

- 6.20 At ground floor level the accommodation comprises an entrance hall, stairs to first floor and wc, kitchen, lounge and dining area with access to a rear utility room and garage/store to the side.
- 6.21 Access to a small rear terrace can be gained from the dining area and via a single door in the utility room.
- 6.22 At first floor, the accommodation comprises the main landing leading to Bedroom 1, a main bathroom, store, Bedroom 2 (front) and Bedroom 3 at the rear.

### *External areas*

- 6.23 Externally, the traditional boundary wall and gated access to the north will remain in situ, behind which the site will be developed. Between the house frontage and the drystone wall the site will maintain an informal curtilage with a drive leading to the west side of the house and a hard surfaced envelope to the property front, side (west) and a narrow terraced area to the rear for privacy.
- 6.24 The proposal provides a ground floor area of 48 sqm and first floor area of 48 sqm equating to an internal floor area of 96 sqm.

## Materials

- 6.25 Construction method and materials are offered with a mixture of traditionally-coursed local stone under a pantile roof. An element of dark timber cladding will be introduced to the side (west) elevation of the single storey garage/store. It provides a subtle link to the local vernacular and a connection to the adjacent agricultural building.
- 6.26 The character of the area although carrying a predominantly rural feel is a relatively diverse one with many examples of period architecture. The approach to materials is a sensitive one. The proposal provides high quality natural materials which will weather well and forms a link with predominant features of the area without harm to the special qualities of the built environment and the natural landscape.

## Appearance

- 6.27 In summary, the approach in terms of design is to create a dwelling that is both functional and operational for a modern family and one that mimics key connections to the traditional characteristic of a NY Moors house for example:
- Coursed natural stone.
  - Non-interlocking pantile roof.
  - Traditional materials i.e. timber windows and doors.
  - Stone water table
  - Stone chimney stack

- Subservience to nearby structures i.e. hierarchical elements of the dwelling which diminish in height and scale so as not to over dominate.
- Stonework to window ratio - well balanced.
- Makes use of the land levels rather than perched on top.

6.28 The scheme will also comprise some contemporary elements which include:

- Dark/recessive timber cladding to the side of the lean-to.
- Double height glazing at the rear.
- Solar panels on the rear roofslope.
- Air source heat pump.

#### Access

6.29 Access to the application site remains unchanged via an existing field gate with parking, turning and manoeuvring space available within the site for up to 2/3 vehicles.

## 7.0 Sustainability and Energy Resource Statement

- 7.1 The thermal requirements for the new dwelling have been modelled on the submitted designs and will incorporate measures to include sustainable energy provision from renewal resources as a matter of course so as not to place any greater demand on existing services/utilities.
- 7.2 There is also some visual gain due to the loss of an electricity pole which will be removed to make way for the development. New power cables will be undergrounded and means fewer overhead power cables will therefore be visible.
- 7.3 This statement sets out the positive ability to provide an approach to meeting the building's energy demands from energy sources that are deemed to be sustainable.
- 7.4 It is likely that a large percentage of the building's carbon footprint can be offset by introducing an array of solar panels to the rear (south) facing roofslope and would not be visible from most vantage points.
- 7.5 In addition, an air source heat pump situated low down on the rear elevation of the dwelling would be compatible for absorbing heat from outside air. This heat can then be used to heat radiators, underfloor heating, warm air convectors and hot water and would be compatible with the development.
- 7.6 Finally, the property will be thermally insulated and performance tested to meet the strictest level of Building Regulations requirements.



## 8.0 Landscape and Biodiversity Assessment

- 8.1 The UK Government and devolved administrations have placed regulations on LPAs to take a lead in responding to biodiversity losses through the adoption of clear environmental and planning policy requirements that encourage developers to take account of biodiversity impacts.
- 8.2 In England, the National Planning Policy Framework (2019) states that planning should contribute to conserving nature and securing 'net gains' for biodiversity (ch. 15).
- 8.3 The Royal Town Planning Institute in collaboration with Partnership for Biodiversity in Planning have recently prepared an advice note to promote biodiversity through the UK planning system (Nov 19).
- 8.4 In accordance with national planning and biodiversity policies and legislation this development takes account of the potential biodiversity impact and provides useful information about promoting biodiverse developments through planning.
- 8.5 NY Moors Planning Advice Note 2 'Planning & Biodiversity' pre-dates this new information although it bears some of the established principles. To that end, this assessment uses the most up to date information to inform the proposal and seeks to minimise impacts, and to maximise benefits for biodiversity, as a result of the development.

### Summary of site opportunities for biodiversity through planning

- To maintain and enhance biodiversity – 1 no. bat and 1 no. bird box will be erected on the site. The above provides a net benefit to biodiversity.
  - To not cause significant loss of habitats.
  - Maintaining and enhancing green infrastructure – dry stone walls, hedges and traditional boundaries will be maintained as will the grass field behind the dwelling.
  - The site will promote health and well-being to the applicants and future occupants as they will be exposed to natural views. The applicants presently reside in Castleton village and live within a wholly built-up area.
  - The site will promote general improvements to physical and mental health – due to exposure to the open countryside and the opportunities to live a healthy lifestyle.
  - Nature in this case will act as a catalyst to future occupants' enjoyment – i.e. clear air.
- 8.6 It is concluded that the proposal will not result in a net loss of biodiversity. Rather it will provide an enhancement and promote opportunities for wider biodiversity enhancement.

## 9.0 Local Connection

- 9.1 Ainthorpe is designated as an 'Other Village' in the National Park's settlement hierarchy. The Park's approach/ambition to new housing in such areas is to address local housing requirements restricted to local occupancy criteria.
- 9.2 The applicants are both born and raised in the locality as set out in the supporting statement at **Appendix A**. The applicants have lived in Ainthorpe and presently reside in Castleton in a small terrace property with their son who was born in April 2018.
- 9.3 Both work locally and provide valuable skills in the local area both directly and indirectly through their respective places of work and an already established business.
- 9.4 Mr Asquith works at Botton Village as Care Farm Manager and Mrs Asquith works for NFU Mutual in Stokesley.
- 9.5 Mr Asquith's job requires him to live locally in order to provide an emergency response to the livestock herd should it be required; he is responsible for the beef herd. Living in Ainthorpe rather than Castleton would allow him to be able to respond more quickly than it would if he was travelling from Castleton to Botton. He would simply access Ainthorpe Lane and then Danby Dale.
- 9.6 Running alongside their existing current employment Mr and Mrs Asquith run an established rural business. This business is a mixed operation of sheep, pigs and poultry. It has grown year on year to the point where in 2019 further land was acquired to enable them to expand the business. The nature of their business means they need to be close by to care for the livestock they own.
- 9.7 They wish to remain in Ainthorpe, particularly as their business and family continues to grow. Their business is currently expanding and they wish to diversify with a mobile catering unit which will result in all year round poultry production.
- 9.8 The current housing stock within Ainthorpe, Danby and Castleton is limited and balanced with the applicants work and business commitments and a desire to grow and thrive as a young family means they are priced out of the current market. Where such properties do become available they are too far removed from the applicants' livestock and place of work.
- 9.9 The property they live in now, No. 18 Church Street, Castleton is their first home as a young family and is becoming too small. The modest terrace cottage is simply not big enough to accommodate a growing family. Freeing up this property would allow someone else an opportunity to start on the housing ladder as a small affordable unit.
- 9.10 The applicants therefore find themselves in housing need.
- 9.11 They wish to build a house on the land they will own to enable them to be located in Ainthorpe, close to Mr Asquith's place of work, and close to their livestock. They feel the area identified would not impact the surrounding area.

9.12 In summary, the applicants are genuine individuals and not are developers. They simply wish to reside in the National Park albeit in close proximity to the area where they have longstanding links (and family) and where their business is based and operates successfully.

## 10.0 Planning Policy Context

- 10.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 10.2 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 10.3 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

### National Planning Policy (NPPF) (2019)

- 10.4 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 10.5 The NPPF is a contributing material consideration. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 10.6 Paragraph 7 states that 'at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.
- 10.7 Paragraph 8 states that 'achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways' (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective
  - b) a social objective
  - c) an environmental objective
- 10.8 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, so that sustainable development is pursued in a positive way.
- 10.9 Paragraph 9 states that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect local needs and opportunities of each area'.
- 10.10 With reference to Paragraph 11, it is important to note that for decision-taking this means:
- Approving development proposals that accord with an up-to-date development plan without delay; and

- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>6</sup>; or
    - ii) 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.
- 10.11 Further advice on decision-taking which is of relevance to the current scheme is provided at Paragraph 38 of the Framework:
- Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 10.12 Paragraph 77 provides advice on rural housing. It states that ‘in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs’.
- 10.13 Paragraph 78 is keen to promote sustainable development in rural areas, ‘housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby’.
- 10.14 Paragraph 131 states that ‘in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings’.
- 10.15 In addition to the above, paragraph 172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.
- [North York Moors Local Development Framework \(2008\)](#)
- 10.16 The NYM Local Plan covers the whole of the National Park area and the administrative areas of Scarborough that fall within the Park and comprises the development plan in force.

- 10.17 The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the NYM National Park and to determine planning applications.
- 10.18 The Core Strategy and Development Policies was adopted in November 2008 and is nearing its term for providing up to date planning policy. The Strategy works in conformity with the NPPF.
- 10.19 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2019)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 39, 51, 77, 78, 79, 83, 84, 124, 127, 131, 170, 172
Local Development Plan in force	
NYM Local Development Framework (2008)	<b>Core Policy A</b> – Delivering National Park Purposes and Sustainable Development <b>Core Policy B</b> – Spatial Strategy Core Policy C – Natural Environment, Biodiversity and Geodiversity <b>Development Policy 3</b> – Design <b>Core Policy H</b> – Rural Economy <b>Core Policy J</b> – Housing
Supplementary Planning Documents	<b>Design Guide, Part 1</b> – General Principles <b>Advice Note 2</b> – Planning & Biodiversity

- 10.20 **Core Policy J** of the NYM Local Development Framework seeks to ensure the provision of a mixture of housing types and tenure to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing.
- 10.21 In ‘Other Villages’ (which Ainthorpe is classified) the Authority is keen to support the development of local needs housing and conversion of existing buildings within the main built-up area.

#### Emerging NYM National Park Local Plan

- 10.22 The National Park Authority is preparing a new Local Plan for shaping the future of the North York Moors. This will be the document used to help decide planning applications in the very near future.

- 10.23 On 5 September 2019 the Authority approved a schedule of draft Local Plan policies that the Authority may attach weight to in future decision-making on the grounds that the draft local plan is at a sufficiently advanced stage of plan-making that no significant objections have been made.
- 10.24 On 12 November an examination of those policies took place to determine whether the plan is sound. Work continues to take place on a new Local Plan for the North York Moors, which will cover the period 2016-35. No decision has been taken on when the new Local Plan will come into force however there is an indication that this is likely to be in the spring of 2020.
- 10.25 Emerging **Policy CO8** (Housing in Smaller Villages) will be the most relevant. This supports local needs and affordable housing in the smaller villages within the National Park, of which Ainthorpe is one, where the internal floor area does not exceed 93 m<sup>2</sup>. This policy can only be given limited weight. However, the proposal is considered to comply with it.
- 10.26 Within the smaller villages there are no planned development boundaries or limits and the suitability of a site for development will be considered on a case by case basis. The emerging Local Plan allows for small scale development in or adjacent to these areas to meet local housing needs including for new affordable housing (Policy CO8).
- 10.27 The proposed development is considered to accord with this in that it is a small scale development in or adjacent to the area to meet a genuine and verified local need.

## 11.0 Planning Assessment

- 11.1 Ultimately the above policies are seeking to achieve housing to meet identified local need in the less sustainable villages in the Park and the wider District.
- 11.2 This section demonstrates that the proposed development accords with the statutory development plan, general supplementary planning documents, the emerging plan and National Planning Policy Framework and should therefore be supported.
- 11.3 It is considered that the proposed dwelling albeit of new build construction would result in a dwelling for local occupancy and is an enhancement to the visual amenities and vitality of the locality.
- 11.4 The applicants are aware that this proposal is broadly in accordance with the normal planning policies and is compliant with the emerging planning policies. They have not been able to find a suitable or affordable solution which satisfies their long term housing requirements to accommodate their circumstances. The proposal in question would meet their housing need, retain long-standing links to the local community, mean they can live near family and continue to run an already-established rural business.
- 11.5 The design of the scheme and scope of the submitted proposal has been conceived with the ambition of satisfying all of the relevant local and national planning and environmental policies.
- 11.6 For planning purposes the application site is not within a Conservation Area. It is, however in context with other buildings/dwellings situated within the main built-up part of the village and is not isolated.
- 11.7 Ainthorpe is classed as an 'Other Village' which is defined as having a limited range or no facilities at all, with any that are available often being 'shared' amongst groups of settlements i.e. neighbouring Danby and Castleton.
- 11.8 Opportunities for new housing are limited, particularly for local need. Danby is a larger Parish where the sharing of services between villages is seen to be sustainable in that it will improve the environmental, social and economic sustainability.

### Achieving Sustainable Development

- 11.9 The application site is located in the heart of the village where the three objectives of sustainable development are achievable.
- 11.10 The proposed development will deliver economic, social and environmental benefits. These benefits will be delivered jointly and simultaneously to reflect that the three overarching objectives of the planning system are interlinked:



The economic benefits of the proposed development include:

- Provision of a locally distinctive and traditional dwelling house, driving up and maintaining the standard of design and sustainability for rural housing both locally and nationally.
- Provision of a residence for the applicants to enable them to effectively manage and oversee their business which they own locally. These include:
  - Asquith's – rural business.
  - Land within the locality.
  - Poultry rearing – all year round. Takes place at one of the applicant's parents' property also in Ainthorpe.
  - The applicants are active members of the local community and strongly supportive of local business and living closely will mean they are able to continue to be supportive to local business and use local services.

The social benefits of the proposed development include:

- Providing a well designed scheme with the creation of a high quality building and designed place that is seen to be fundamental to the planning process.
- The proposal creates a better place for the applicants to live and work with one that is acceptable to the community.
- Enables the applicants to better manage and oversee their local business.
- Enables Mr Asquith to be closer to his place of work where he is on call 24 hours/day. From the site Mr Asquith can be at his place of work within 10 minutes should he be required thus providing a high standard of service to the community and work commitments.
- Satisfying the local occupancy criteria.

The environmental benefits of the proposed development include:

- High levels of sustainability in the development.
- Plans to conserve and enhance the special qualities of the NY Moors National Park landscape and features of the wider site for this and future generations to enjoy.

11.12 The development as submitted would therefore deliver clear economic, social and environmental benefits to the local area; is not only delivering a sustainable development that is of good quality but one which would raise the standard of design and quality and expectations of design in a rural area.

- 11.13 The question of sustainability of housing proposals in rural settlements and villages in terms of distance to services and facilities continues to be a difficult and uncertain issue for existing and future residents. The fact that a site falls outside or even partly outside of the defined settlement boundary need not be fatal as already demonstrated above.
- 11.14 The site lies within an area where food deliveries and internet shopping are freely available and is less than 1.5 miles of a local convenience store, sports facilities, employment/industrial providers and other local services and facilities.
- 11.15 There is no national planning policy against development in settlements without facilities and services. On the contrary, paragraph 78 of the NPPF says 'where there are groups of similar settlements, development in one village may support services in a village nearby'.
- 11.16 Planning policies whether in the NYM Local Plan or in the NPPF should not be overinterpreted for fear that this could distort their true meaning.

#### Housing strategy

- 11.17 The NPPF provides a clear update in respect of making effective use of land and the delivery of a sufficient supply of homes.
- 11.18 Paragraph 68 of the NPPF advises that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out quickly'.
- 11.19 Paragraph 78 of NPPF requires LPAs to promote sustainable development in rural areas and housing should be located where it will enhance or maintain vitality. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 11.20 The section on rural housing in NPPF deals specifically with the location of new housing. The first sentence of paragraph 78 tells LPAs that housing should be located 'where it will enhance or maintain the vitality of rural communities'.
- 11.21 The concept of 'vitality' of a rural community is wide and undefined. Neither the NPPF or the NYM Local Plan contain definitions of 'isolated', 'community', 'settlement' or 'village'.
- 11.22 Homes in 'Other Villages' such as Ainthorpe that are not truly 'isolated' can enhance and maintain the vitality of rural communities providing the supply of housing is required to meet the needs of the present and future generations. The proposal clearly achieves this. The proposal therefore contributes to sustainability because of its proximity to other homes and villages.

- 11.23 The creation of a dwelling in this location presents no detrimental impact on the privacy or amenities of the adjacent dwellings nor does it interfere with the use of the adjacent agricultural building or users of the adjacent highway. The dwelling would comprise a principal residence which:
- Helps the village to grow and thrive.
  - Permits easy access to nearby services by foot or other modes of sustainable travel if required i.e. Danby Station, doctors surgery, Ainthorpe School and to local bus services.
  - Is compatible with existing uses (residential and agricultural).
  - Benefits from an existing access(es) and wouldn't conflict with others.
  - Secures a local occupancy dwelling.
  - Offers up exceptional design and promotes local distinctiveness and good quality.
- 11.24 The future emerging NYM Local Plan is set to acknowledge villages (such as Ainthorpe) are suffering from a lack of 'vitality' and this can lead to an erosion of the sense of community within the village.
- 11.25 Requiring new dwellings to be occupied as a principal residence avoids further loss of stock to second homes in the National Park whilst enabling the local economy to benefit by providing new housing for people coming into the area to live, work and contribute to the local community.
- 11.26 It is acknowledged that the nationally described method of calculating housing need and the 'Housing Delivery Test' does not apply in National Parks.
- 11.27 A Strategic Housing Market Assessment (SHMA) carried out for the North York Moors in 2016 noted that the key requirement in the National Park is for affordable housing to meet local needs. The SHMA concluded that an annual figure of 29 dwellings, mainly 1 and 2 bedroom units for affordable housing and smaller 2 and 3 bedroom units for general housing needs, together with some specialist housing for the growing elderly population would meet local needs and have the potential to stabilise population levels.
- 11.28 The emerging Local Plan anticipates that a minimum of 551 new homes (29 per year) will be completed between 2016 and 2035. However, decisions regarding new house building will not be driven by the number of dwellings that are to be provided; instead they will be based on whether the proposal will help to meet community needs whilst being of a quality that respects National Park purposes.
- 11.29 The demand for housing in the National Park means that house prices remain high. In August 2017 the average house price in the Park was slightly above the national average at £255,342, compared to £242,536 in England as whole.
- 11.30 The emerging Local Plan is set to advise that wages are low due to a concentration of employment in the agricultural and tourism sectors. National Park status, together with the rural character of the North York Moors also means that there are few opportunities for new housebuilding. This means the suitable and affordable housing stock is scarce.

- 11.31 The proposal comprises a modest unit of accommodation for local applicants which meets their circumstances and will maintain and enhance the vitality of the area.
- 11.32 The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings and will not have an adverse effect upon the amenities of adjoining occupiers at 8 Easton Lane.
- 11.33 Paragraph 77 of NPPF advises that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs; opportunities for villages to grow and thrive, especially where this will support local services.
- 11.34 Allowing the proposal will support local services two-fold in that it will allow the applicants to live in the area they are accustomed to, meeting the local occupancy criteria as well as supporting local services, people and local business provision.
- 11.35 The development will therefore provide sustainable growth and the potential to secure a well-designed new building which will be a 'primary residence' and allow a rural business to continue to operate in the area.
- 11.36 The proposal has future potential to deliver a small rural housing scheme which offers some flexibility for the applicants. It presents an opportunity to deliver housing land within the National Park and Scarborough District which will help to ensure new homes are built for young local people now and in the future.

#### Services/Facilities

- 11.37 Ainthorpe is one of the less sustainable villages in the National Park because the services it provides are limited. Where these are identified, the consolidation of services between the villages can make for a sustainable form of services and facilities as required by Paragraph 78 of the NPPF.
- 11.38 The NPPF is keen for LPAs to recognise that there must be some flexibility in villages sharing facilities where they are well connected. Ainthorpe, Danby and Castleton fall within this remit.
- 11.39 For the applicants, having the opportunity to reside in Ainthorpe will fulfil their long term plans and allow them continuity to work in the locality and for access to the type and kind of services they have become accustomed.
- 11.40 In summary, a single detached dwelling of a modest scale will qualify as a realistic allowance in the presumption of achieving sustainable development which responds to local distinctiveness and the character of the immediate area.

## 12.0 Conclusion

- 12.1 This section brings together the information presented within this planning statement and provides a reasoned conclusion for the approval of this application.
- 12.2 This statement demonstrates that the proposed development accords with the relevant national and local planning policies. Paragraph 7 of the NPPF (2019) states that at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 12.3 The proposed development helps to meet the National Park Management Plan target set out in Policy C10 which seeks to ensure all new housing will be of a high-quality design and conserves and enhances the built heritage.
- 12.4 The site is ready for development and can make an important contribution to meeting the local housing requirements of the area and can be built out quickly; is accessed from within the village itself and from Easton Lane. It is located within a settlement where the proposed occupants (non speculative) would find themselves close to relatives and meet the three objectives of sustainability.
- 12.5 The proposal broadly accords with Core Policy J in that it is for a local occupancy dwelling and would secure some environmental improvements from the associated works. On balance, it is considered that the benefits to the local community in terms of the provision of an accessible local occupancy dwelling outweigh any minor policy conflicts, similar to those recently permitted and mentioned above in 'Other influential applications relevant to the case'.
- 12.6 The applicants are long-term residents of the National Park and find themselves to be in need of accommodation which will meet their long-term future requirements without harming the aspirations for the National Park Authority's housing needs.
- 12.7 Paragraph 131 of the NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.
- 12.8 The scale and design of the development is such that it would not undermine the importance of views through the site and the wider locality.
- 12.9 Taking account of the development plan in force and the core principles of sustainable development we would request that in accordance with the guidance of the NPPF2 that the development is respectfully approved.

# Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

1Accompanied by an in-depth knowledge of the local area and a deep-rooted understanding of local authority planning requirements the business is well equipped to deal with all-encompassing planning matters specialising in planning applications (all types) – town and rural i.e. residential, rural and equine planning projects whether it be traditional or contemporary in design.

Our planning services are continually developing to keep up with the changing dynamics of the UK planning system. This helps to widen our knowledge so that our clients are furnished with the most up to date planning criteria.

Operating to a multidisciplinary approach means we are accomplished at working with a range of stakeholders including private individuals, Estate Directors, farmers, land owners, private and public organisations/groups, Parish Councils, other professionals, clients and applicants.

Our services include:

- Pre and post planning advice
  - Appraising sites for development potential
  - Agricultural and Forestry Notifications
  - Planning Supporting Statements
  - Discharge planning conditions
  - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- Planning Enquiries
  - Planning Applications (all types)
  - Design and Access Statements
  - Variations/amendments to planning approvals
  - Prepare and submit planning appeals

NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds, North Lincolnshire, North East

5 Valley View, Ampleforth, York, YO62 4DQ

M ☐

E ☐

W ☐ [www.cherylwardplanning.co.uk](http://www.cherylwardplanning.co.uk)

**APPENDIX A –**

AINTHORPE YARD, EASTON LANE, AINTHORPE

Supporting Statement - Background Information

NYMNP

28/01/2020

## Supporting Statement (Background Information)

- 1.1 We are seeking planning permission for 1 no. dwelling on the land adjoining Easton Lane, Ainthorpe Danby, North Yorkshire.
- 1.2 We are a young couple, Elizabeth was born and raised in Ainthorpe, Robin grew up in Pickering with his family roots in Sinnington. Married in 2016, Elizabeth and Robin have lived in the Ainthorpe and Castleton area as a couple since 2014. Their son Fred, was born in April 2018. Both work locally, Robin working at Botton Village as Care Farm Manager and Elizabeth working for the NFU Mutual in Stokesley. Robin's job means he needs to live locally in order to get to work in an emergency with livestock, Robin is responsible for the beef herd, the sheep and pigs.
- 1.3 In 2012 Elizabeth and Robin established their own business, Asquith's, on some rented land in Ainthorpe and have an agreement to purchase the land if planning permission is successful. This business is a mixed operation of sheep, pigs and poultry. It has grown year on year to the point where in 2019 the land listed in this application was purchased to expand the business. The nature of their business means they need to be close by to care for the livestock they own.
- 1.4 They wish to remain in Ainthorpe, particularly as their business and family grows. Their business is currently diversifying with mobile catering facility which will result in poultry production year round. The current housing stock within Ainthorpe and Danby is very limited, with what is on the open market, unaffordable for a young couple on modest incomes.
- 1.5 They wish to build a house on the land they have an agreement to purchase to enable them to be located within Ainthorpe, close to Robin's work, and close to their livestock. They feel the site identified would not impact the surrounding area. The proposal is to locate the house next to respect the established building line adjacent to Easton Lane, infilling a parcel of land between existing dwellings and an agricultural building.
- 1.6 In National Park Core Policy J, it states: "Supporting the development of local needs housing located on infill sites...". It is believed that this parcel of land where the house is proposed would be classed as infill. The proposal is to follow the existing building line, continuing it towards Ainthorpe Lane.
- 1.7 In summary, this is a young couple endeavouring to build a business within the national park in which they live and grew up in. They believe strongly in supporting the local community and feel that there should be support for them building a business within the national park and raising the next generation to help support a thriving local community.





**APPENDIX G –**

AINTHORPE YARD, EASTON LANE, AINTHORPE

Supporting Information – Local Occupancy Proforma

NYMNPA

28/01/2020



APPENDIX G

LOCAL OCCUPANCY PROFORMA

NYMNPA  
28/01/2020



LOCAL OCCUPANCY PROFORMA

To be used when applying for full and outline planning permission for Local Needs Housing, to discharge conditions as part of a Condition Verification Check and to confirm accordance with Local Occupancy conditions as part of the National Park Authority's monitoring procedures. For further information about Local Needs Housing, please refer to the Housing Supplementary Planning Document available at www.moors.uk.net

Address of Local Needs Housing

Ainthorpe Yard  
Easton Lane  
Ainthorpe, YO21 2LF

Planning application reference no. (office use) .....

Do you currently live in the North York Moors National Park? Yes/No

Please complete all sections below which are relevant to your personal circumstances. All information which falls within the definition of personal data under the Data Protection Act 1998 will be used on a strictly confidential basis.

.....

If you currently live in the North York Moors National Park, please complete this section:

Please give your current address

18 Church Street, Castleton  
YO21 2EQ

How long have you lived at this address 5 .. Years 10 ..Months

If less than 5 years, please give your addresses for the last 5 years with the relevant dates

..... .  
..... .  
..... .

Please attach documents which give evidence of your place of residence for the last 5 years eg household bills, copies of entry on Electoral Roll

.....

APPENDIX G LOCAL OCCUPANCY PROFORMA

Please confirm your reasons for needing to move to the proposed Local Needs Housing development.

Current house doesn't meet living needs of a growing family. Cannot afford any open market housing within this area.

.....

If you live outside the North York Moors National Park, please complete this section:

Have you previously lived in the North York Moors National Park Yes/No

Please give addresses for your previous period(s) of residence in the North York Moors National Park with the relevant dates

From 28.12.1990 To 06.03.2014 .. 57 Ainthorpe Lane Danby YO21 2JT

Please attach documents which give evidence of your previous residence in the National Park eg household bills, copies of entry on Electoral Roll

Do you have a strong and long standing link to the local community Yes/No

If Yes, please give details of your link to the community, including addresses and length of residence of any family members living in the locality

Several generations of Elizabeth's family have lived within Danby parish for decades. Both Robin and Elizabeth are active members of local sports teams, agricultural show members. Robin works within the parish at Botton Village. Robin and Elizabeth established a poultry business in 2010 within the parish which has seen continued growth. Our son Fred attends pre-school within the area.

.....

Please complete any of the following details that apply to you.

Do you need to move to be close to a relative who is currently living in the National Park and requires your support Yes/No

If Yes, please give details including the name and address of your relative, how long they have lived in the National Park and the reasons for them needing you to live close by to give support.

.....

.....

APPENDIX G LOCAL OCCUPANCY PROFORMA

Do you need to move to be close to a relative who can provide you with essential support and who is currently living in the National Park?  Yes/No

If Yes, please give details including the name and address of your relative, how long they have lived in the National Park and the reasons for you needing to live close by.

Grid of boxes for providing details of relative and reasons for moving.

Empty grid line for additional details.

Do you need to move to live close to your place of employment in the National Park?  ...Yes/No

If Yes, please give details of your employment including the address, the type of employment, the number of hours and whether it is permanent or temporary. Please provide full details if you are self employed. If you need to move to take up a job offer, please say when your employment will start. Please attach a letter from your employer confirming your employment or job offer.

Robin Asquith is full time permanent farm manager for Camphill Village Trust based in Botton Village, working 37.5 hours per week Monday – Sunday plus on-call duties. Robin and Elizabeth both run Asquith's, a agricultural based business, both workig part-time in this. Involves late night for lambing, weekend working.

Empty grid line for additional details.

This section to be completed by all proposed occupants

How many people are there are in your household?  3  .

Table with columns: Age, Male, Female. Rows: 0-15, 16-20, 21-64, 65+.

What type of accommodation do you require (eg house, bungalow, number of bedrooms, garden) 3/4 bedroom house with garage/storage space and outside garden space for children and dogs.....

Empty grid line for additional details.

Is suitable accommodation available within the existing housing stock to meet your requirements? Please provide details of properties currently on the market in the village where the proposed development is located.

NO. Current housing is 2 bedroom terraced house with limited development opportunities for a family of 4 people. Our incomes dont support a mortgage for an open market housing in the parish which are all £280,000 upwards. We need to retain living in the parish to support our business growth and enable Robin to be on-call for work.

Empty grid line for additional details.

## Residential/Dwelling Units - Supplementary information template

If your proposal includes the gain, loss or change-of-use of residential units (including conversion) please enter the numbers of existing and proposed dwellings according to the number of bedrooms in the appropriate categories and types below.

The form will automatically populate the totals for each section as well as the combined total number of existing and proposed dwellings and the overall net gain/loss of residential units.

Once completed, please save the file on your device and then upload it as a supporting document to the relevant online application using the 'Supplementary Information Template' document type.

Definitions of the housing categories and dwelling types in the table below are available in Annex 1 below.

Planning Portal  
Reference and  
site address

NYMNP

28/01/2020

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>					1	Houses	<input type="checkbox"/>							
Flats/maisonettes	<input type="checkbox"/>						Flats/maisonettes	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>						Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>						Bedsit/studios	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>						Cluster flats	<input type="checkbox"/>							
Other	<input type="checkbox"/>						Other	<input type="checkbox"/>							
<b>Totals =</b>						1	<b>Totals =</b>								

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total	Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						Houses	<input type="checkbox"/>							
Flats/maisonettes	<input type="checkbox"/>						Flats/maisonettes	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>						Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>						Bedsit/studios	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>						Cluster flats	<input type="checkbox"/>							
Other	<input type="checkbox"/>						Other	<input type="checkbox"/>							
<b>Totals =</b>							<b>Totals =</b>								

# Residential Units - Supporting Information

## Proposed Housing

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
<b>Totals =</b>							

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
<b>Totals =</b>							

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
<b>Totals =</b>							

**Total proposed residential units =** 1

## Existing Housing

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
<b>Totals =</b>							

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
<b>Totals =</b>							

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
<b>Totals =</b>							

**Total existing residential units =**

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

**1**



# Annex 1 - Definitions of housing categories and dwelling types

The housing categories are defined as:

1. **Market Housing** - Housing sold or rented on the open market.
2. **Social, Affordable or Intermediate Rent** - These three rental categories are grouped together, but each has a specific definition.  

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).

Intermediate rented housing is provided at a cost above social rent, but below market levels subject to the Affordable Housing criteria.
3. **Affordable Home Ownership** - Affordable housing is intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.  

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.
4. **Starter Homes** - New homes or new conversions with a discount of at least 20% of their full market value. Starter home prices are capped at £250,000 outside London and £450,000 in London, they will also generally have restrictions applied to their ability to be rented or resold.
5. **Self-Build and Custom Build** - Houses built or completed by: individuals; associations of individuals; or persons working with or for them, to be occupied by those individuals.  

It does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications they have decided or offered (e.g. buying an unbuilt house 'off-plan')

In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.

The dwelling types are defined as:

- A. **Houses** - A dwelling that is not a flat, includes single-storey bungalows.
- B. **Flats / Maisonettes** - Includes separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is usually divided horizontally. Maisonettes are flats containing more than one storey.
- C. **Cluster flats** - Units with no separate or self-contained living and sleeping accommodation within a larger building of which it forms a part.
- D. **Sheltered housing** - Specifically designed housing in a group with services such as the support of a warden, communal facilities, alarm systems and laundry services. Also includes grouped housing schemes without the services of a warden and other communal facilities.
- E. **Bedsits / Studios** - Refers to a bedroom/living room containing cooking facilities. In addition, it may also contain washing facilities or even a shower.
- F. **Other** - Other types of dwellings not specifically referred to in the above types.