

**Town and Country Planning Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

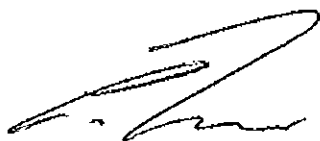
To Lausau Ltd
c/o BHD Partnership
fao: Mr Neil Duffield
Airy Hill Manor
Whitby
North Yorkshire
YO22 4JN

The above named Authority being the Planning Authority for the purposes of your application validated 16 December 2015, in respect of **construction of 4 no. dwellings with associated amenity space, access, parking and landscaping works at Land west of Coach Road, Sleights** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. In the opinion of the Local Planning Authority, it has not been satisfactorily demonstrated, through the submission of a valid financial viability assessment, that an affordable housing contribution cannot be included within part of the development proposal. The proposal is therefore contrary to Core Policies B and J which require the provision of a proportion of affordable housing in new housing developments within the service villages, of which Sleights is one, unless a viability assessment demonstrates that the provision of affordable housing is not financially viable.
2. In the opinion of the Local Planning Authority the scale, height, massing and density of the proposed dwellings would result in an overbearing impact on both the street scene of Coach Road and the residential amenities enjoyed by neighbouring properties, to the detriment of the character of the immediate and wider area. The development would therefore be contrary to Development Policy 3 of the Local Development Plan which seeks to maintain and enhance the distinctive character of the National Park by ensuring that the scale, height, massing, and design are compatible with surrounding buildings; and that the standards of design details are high and complement that of the local vernacular.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.



Mr C M France
Director of Planning

5 MAY 2016
Date