

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- § Certificate A cannot be issued for this application
- § All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

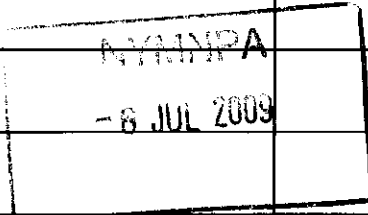
Or signed - Agent:

Date (DD/MM/YYYY):

01/07/09

B) I have/ The applicant has given the requisite notice to every person other than himself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served



Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

3 copies of other plans and drawings or information necessary to describe the subject of the application:

The correct fee:

3 copies of a design and access statement:

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Or signed - Agent:

Date (DD/MM/YYYY):

01/07/09

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: N/A Telephone number: N/A

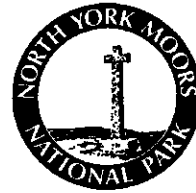
Email address: N/A

NYC/NPA
- 6 JUL 2009

VALIDATION CHECKLIST

PLANNING PERMISSION

Other than Householder Applications

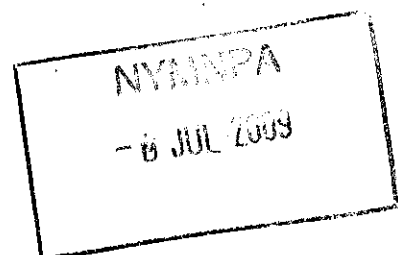


Please complete the attached checklist to indicate what you have included with your application. All plans should include paper size, key dimensions and scale.

STANDARD REQUIREMENTS

(3 copies to be supplied unless the application is submitted electronically)

- | | | |
|---|---|------------------------------|
| Completed application form | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Completed Certificate of Ownership, A, B, C or D as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) regulations 1990. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Location Plan at a scale of 1:2500 or 1:1250 with your application site edged red and any other land in your ownership edged in blue. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed site layout plans at a scale of 1:100, 1:200 or 1:500 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed elevations to a scale of 1:50 or 1:100 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed floor plans to a scale of 1:50 or 1:100 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed roof plans to a scale of 1:50 or 1:100 – if the proposal alters the existing roof. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed sections and finished floor levels at a scale of not less than 1:100 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Design and Access Statement unless material change of use, engineering or mining works | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Application fee
Please consult our enclosed Schedule of Fees. Cheques are to be made payable to NYMNPA. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Non-Mains Drainage Form | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |



SOME OR ALL OF THE FOLLOWING INFORMATION MAY ALSO BE REQUIRED:

- | | | |
|---|---|---|
| Affordable Housing Statement | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Supporting Planning Statement | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Biodiversity Survey and Report (Nature Conservation and Ecological Assessment) | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Daylight/sunlight Assessment | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Flood Risk Assessments/ Sequential Test (flood zones) | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Noise Impact Assessment | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Photographs/photomontages | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Tree Survey/Arboriculture Assessment | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Manufacturers specification/leaflet | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Listed Building/Conservation Area appraisal | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Environmental Impact Assessment | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Foul Sewerage/surface water Assessment | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Lighting Assessment | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Planning obligations/draft Heads(s) of Terms | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Regeneration Statement | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Statement of Community Involvement - <i>In Design & Access statements.</i> | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Structural Survey | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Transport Assessment | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Utilities Statement | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Ventilation/extraction Statement | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Site waste management plan | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

APPROVED
 - 6 JUL 2009

home

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- 6 JUL 2009

Design & Access Statement
Middlewood Close, Fylingthorpe



home architects

Home Group Ltd, 2 Gosforth Park Way, Gosforth Business Park, Newcastle upon Tyne, NE12 8ET
0845 155 1234



Scheme Details

01

Project Team
Client brief
Programme
Site location
Site history
Planning context

Site Analysis

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Response to surroundings
Environmental enhancements
Public transport
Local facilities

Consultation

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Pre-application discussions
Drainage impact assessments
Housing Needs justification
Additional stakeholder involvement

Sustainability

04

Renewable energy
Code for Sustainable Homes
Ecology report
Site specific response

Design Approach

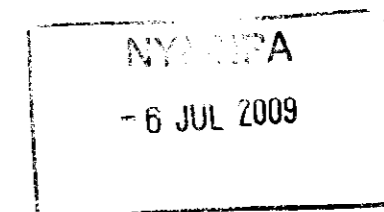
05

Scale and mix
Built form
Open space provision
Landscape strategy
Movement and accessibility
Street and parking
Safety, security and inclusion
Lifetime Homes
Flexibility and adaptation

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Middlewood Crescent, Fylingthorpe

Building for Life
Please note: the bracketed numbers within
the document enable the Design and Access
Statement to link to the Building for Life
criteria.

01 Scheme Details

Site History

The site is owned by Scarborough Borough Council and Yorkshire Homes. It has previously been used for agricultural purposes and is currently vacant. Vehicular and pedestrian access is available from Middlewood Crescent.

Planning Context

The site is outside of the current village boundary and so is being offered up for development as a 'rural exception site'. Following the results of Scarborough Borough Council's Housing Market Assessment 2007 there was highlighted a high housing need for the parish of Fylingdales. In September 2007 a Housing Group was established including representatives from the Parish Council, the Fylingdales Villages Trust, Scarborough Borough Council and residents from the Parish. This group identified a number of different sites of which Middlewood Crescent and an adjacent site Middlewood Garth were considered the most suitable. Proposals for both sites were presented on a public consultation open day with local community support favouring the Middlewood Crescent development.

Client Brief

The provision of 10 affordable houses (5 no two bedroom, four person dwellings and 5 no three bedroom, five person dwellings) with associated parking and communal landscaping.

Applicant

Home Group Ltd
2 Sandbeck Court
Wetherby, Yorkshire
LS22 7BA

Architect

Home Architects
2 Gosforth Park Way
Gosforth Business Park
Newcastle upon Tyne
NE12 8ET

Engineer

Peter Moss Associates,
18-22 Micklegate,
Pontefract, West Yorkshire
WF8 1QG

Quantity Surveyor

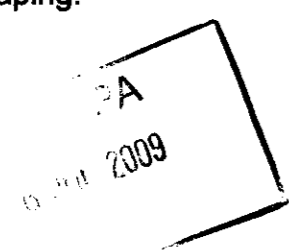
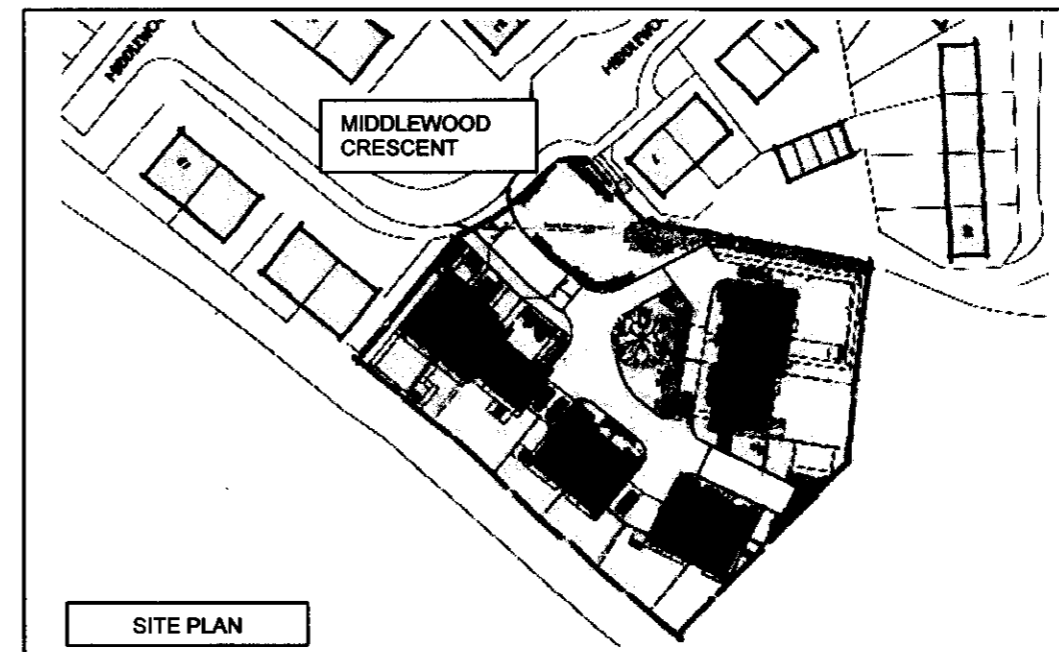
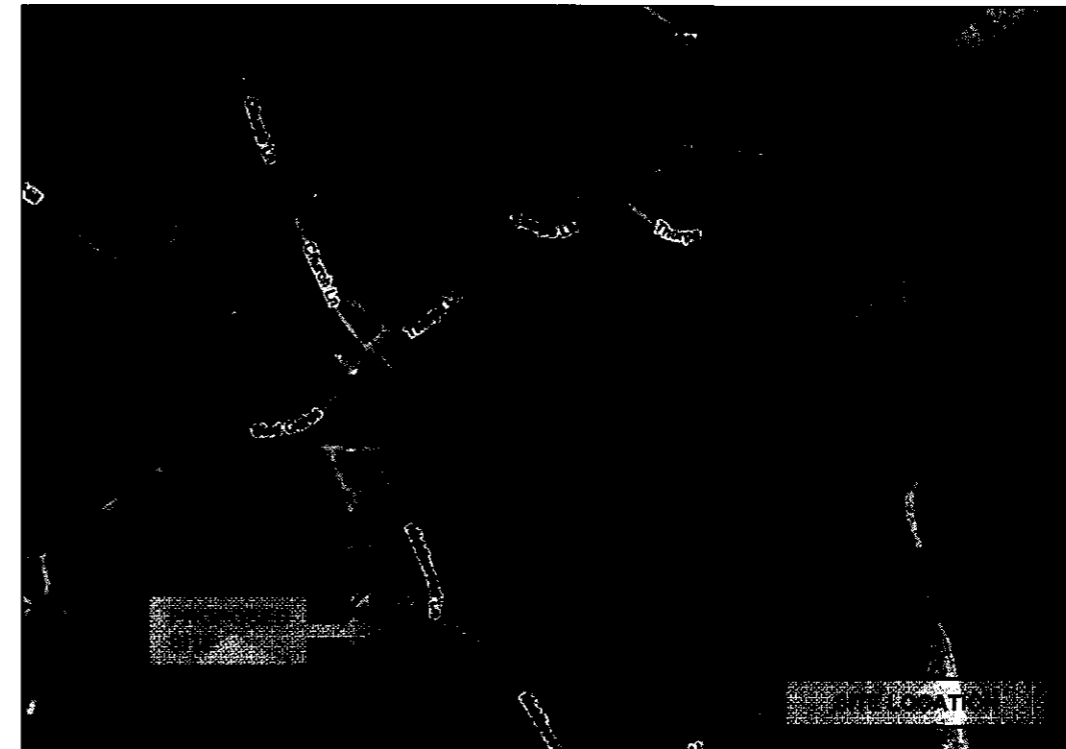
RNJ, 2 Diamond Court,
Kenton, Newcastle upon Tyne
NE3 2EN

Site Address

Middlewood Crescent,
Fylingthorpe, YO22 4UE

Programme

Planning Application Submission
July 2009 with an anticipated
start on site of December 2009.



03 Consultation

Community engagement

A public consultation open day was held on the 11th March 2008 at Robin Hoods Bay. There were 133 attendees. Of those who commented 56 were in favour of the development at Middlewood Crescent and 11 were not. There was strong opposition to the development of three dwellings at Middlewood Garth which are no longer being proposed. Additional parking provision has been included within the development at Middlewood Crescent as a response to the comments received.

Pre-application discussions

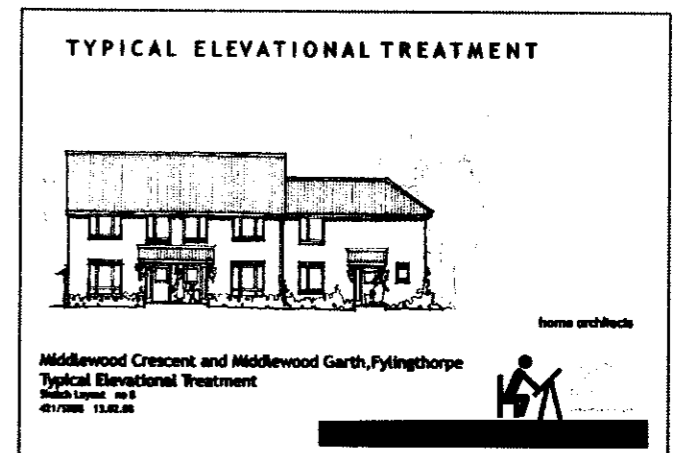
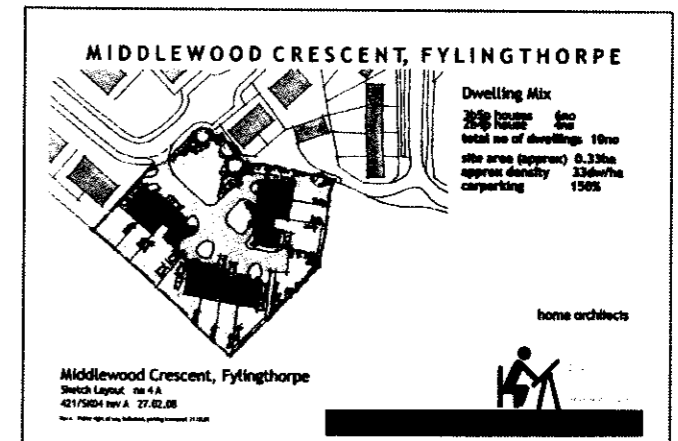
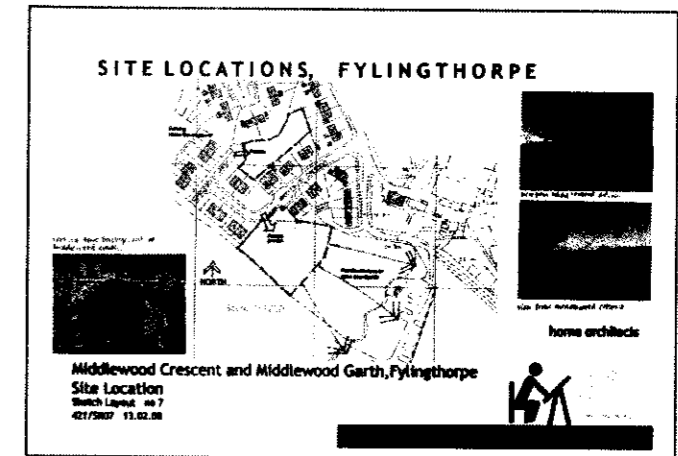
Initial discussions have occurred with the local authority prior to the consultation event. These have been followed up by more detailed discussions with Hilary Saunders and Jane Davies on 13 May 2009 with subsequent amendments to the elevational treatment to reflect appropriate development within the locality. The scheme has also had initial consultation with the Architectural liaison officer, PC Nigel Whaling at Whitby Police Station on 15th May.

Drainage impact assessments and public utilities

There are insufficient falls within the site to enable the proposed dwellings to drainage to the existing foul sewers in Middlewood Crescent and Middlewood Lane. The site can be serviced by way of a pumping station or through the installation of a treatment works. The latter option is proposed with the treated effluent being drained to the existing watercourse at the bottom of the adjacent field. Surface water run off from the site and highway will also discharge into the watercourse. The Environment Agency has confirmed that further consultation is to be made with Scarborough Borough Council Drainage department and a full drainage impact assessment is being prepared by 3e Consulting Engineers Ltd.

Affordable housing [2,3]

The 2007 Housing Market Assessment prepared by Scarborough Borough Council indicates a shortfall of 34 affordable homes over the next 5 years within the Fylingdales Parish. Out of the 34, 11 are existing households in need and 23 are newly forming households. Out of the 34, 17 require one to two bedroom accommodation, 15 require three bedroom accommodation and two older households require one to two bedroom provision. The 2001 census show that 19.5% of all dwellings in the Fylingdales ward are second homes and, at the time of the survey in 2007, the average house price in Fylingthorpe was around £300,000. At the community consultation event, held on Tuesday 11th March 2008, we asked locals in need of local affordable housing to register their interest. The information gathered is shown in Appendix A. This shows that there were 15 local households in need of housing in the Fylingdales Parish, of these: 12 required rental accommodation and 13 required 2 or 3 bed accommodation. The proposal for 10 two and three bedroom houses therefore follows housing needs. Early market testing will occur to see if a shared ownership option for two of the dwellings would be appropriate. The HMA 2007 showed the tenure split for households in housing need is 67.3% rented and 32.7% intermediate tenure (affordable housing for sale).



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