

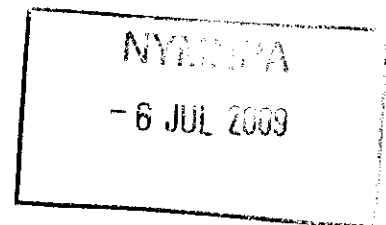
3.00 Existing Watercourses and Drainage

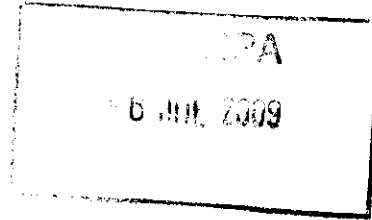
3.01 An existing watercourse is located in land approximately 60 metres south east of the site. This watercourse flows in a north easterly direction where it enters a culvert under Middlewood Lane at an approximate invert level 52.4mAOD.

3.02 The watercourse then opens up in land to the north east where it then becomes Manar Dale Beck before ultimately discharging out to the Sea at Robin Hoods Bay.

3.03 There is also a watercourse located to the south of the site boundary which flows in a south easterly direction and connects to the watercourse to the south east of the site.

3.04 An enquiry was made to Yorkshire Water and their letter dated 2nd June 2009 states that there is an existing public combined sewer located in Middlewood Crescent to the north of the site which flows in a north easterly direction. There are no records of the size of this combined sewer.





4.00 Flood Flow Paths and Flood Zones

4.01 The site is shown to be located within Flood Zone 1 Low Probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).

4.02 Consultation with the Environment Agency and Scarborough Borough Council was undertaken and they are not aware of any flooding issues in the vicinity of the site.

4.03 A potential source of flooding to the site could be from the watercourse in land to the south east of the site. However should water levels rise within the watercourse it is considered that water would rise to a level of approximately 53.4mAOD and would then over top onto Middlewood Lane to the north east of the site where it could find a route overland until it returns back into the open section of water course to the north east of the site and is therefore unlikely to affect the proposed development site.

4.04 Another potential source of flooding could be from a potential blockage on the existing public combined sewer within Middlewood Crescent to the north of the site. Should flooding occur from the manhole to the north west of the site flood water could flow north east down Middlewood Crescent. The introduction of a new road access into the proposed development could cause these flows to enter the site.

4.05 It is understood that the proposed levels to the new access road will maintain the existing footway falls back into Middlewood Crescent. It is therefore considered that flooding of the existing public combined sewer is unlikely to affect the proposed development.

4.06 The primary risk of flooding to the site is from the proposed drainage system within the development. It should be ensured that the proposed surface water system is designed to accommodate a 1 in 30 year storm event within the system and the 1 in 100year + climate change storm event is retained within the site in an area which will not affect the new dwellings from flooding.

5.00 Surface Water Run Off

5.01 PPS 25 and the current Building Regulations now requires disposal of new development surface water run off to discharge by infiltration (to ground), to watercourse or to sewer in that order of priority. PPS 25 also requires the use of Sustainable Urban Drainage Systems (SUDS) wherever possible to mimic as far as practicable the natural run off.

5.02 A site investigation has been undertaken by Denelm Geotechnical and Environmental dated Sept 2007 and this report states that the site is underlain with Firm and stiff gravelly clay to an average depth of 3.5m below ground level which is then underlain with mudstone. Infiltration techniques have therefore been discounted as a means of surface water disposal.

5.03 The site area is approximately 0.27 hectares and allowing a 5 litres per second per hectare agricultural run off rate, due to the topography of the site, this will result in an existing flow rate of approximately 1.35 litres per second to the watercourse.

5.04 Due to it being impracticable to restrict surface water flows down to this level a minimum restriction of 5 litres per second should be adopted for surface water flows from the development.

5.05 It is understood that this proposed flow rate has been agreed with Scarborough Borough Council Drainage department.

5.06 The Environment Agency's Consent for construction of a new outfall into this ditch and the consent from the owner of this water course for discharge of surface water flows to this ditch will be required prior to connection.

5.07 It should be ensured that the proposed surface water system is designed to accommodate a 1 in 30 year storm event within the system and the 1 in 100year + c storm event is retained within the site in an area which will not affect the new dwellings from flooding.

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 - 6 JUL 2009

6.00 Conclusions & Recommendations

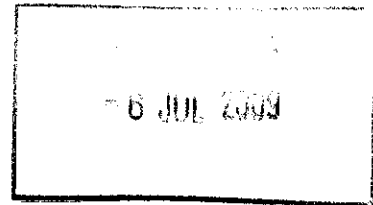
- 6.01 The site is shown to be located within Flood Zone 1 Low Probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).

- 6.02 The primary risk of flooding to the site is from the proposed drainage system within the development. It should be ensured that the proposed surface water system is designed to accommodate a 1 in 30 year storm event within the system and the 1 in 100year + climate change storm event is retained within the site in an area which will not affect the new dwellings from flooding.

- 6.03 Due to it being impracticable to restrict surface water flows down the existing agricultural runoff rate of 1.35 litres per second a minimum restriction of 5 litres per second should be adopted for surface water flows from the proposed development.

NYMIPA
 - 6 JUL 2009

Affordable Housing Statement Middlewood Crescent Fylingthorpe July 2009



Contents

Site search for affordable housing in Fylingdales Parish

Fylingdales Public Consultation Open Day

Housing Need

Appendix A: Press Release

Appendix B: Fylingdales Flyer

Appendix C: Open Day Results

Appendix D: Copy of Needs Spreadsheet 11 03 08

Appendix E: Poster

Site search for affordable housing in Fylingdales Parish

The results of Scarborough Borough Council's Housing Market Assessment 2007 showed a high housing need for the parish of Fylingdales. This information was presented to the Parish Council in June 2007. Following this meeting, a Housing Group was established in September 2007 which included representatives from the Parish Council, the Fylingdales Villages Trust, Scarborough Borough Council and other residents from the Parish. The aim of the group was to look at potential sites for affordable housing in Fylingthorpe and Robin Hood's Bay in order to meet the housing need for the Parish as outlined in the Council's Housing Market Assessment.

The Group identified a number of possible sites in Fylingthorpe and Robin Hood's Bay, the NYMNP planners then provided comments on these, identifying which were favoured for development of affordable housing. Home were then invited to attend group and Parish Council meetings in order to come up with proposals for new affordable housing to meet the local need. Home were selected due to having existing stock in the parish.

Below is a list of sites considered.

NYMNP
 - 8 JUL 2009

Site No	Address	Owner	Status
1	Middlewood Crescent, Fylingthorpe	Scarborough Borough Council	Council prepared to sell land to Home
2	Middlewood Garth, Fylingthorpe	Yorkshire Coast Homes	YCH working with Home on land use/future management of properties
3	Middlewood Lane, Fylingthorpe	Not known	Not 'rural exception site'. Could go for private housing
4	Land NW of Fylingdales School, Fylingthorpe	Not known	Unsuitable due to slope.
5	Thorpe Lane, Fylingthorpe	Mr Beeforth	Letter sent to landowner but no response
6	Thorpe Lane, Fylingthorpe	Mr. Beeforth	Letter sent to landowner but no response
7	Land east of Fylingdales pub	Mrs. Berry	Land suitable but would affect Public House
8	Smay Lane, Robin Hood's Bay	Not Known	May be suitable but other preferred sites being looked at.
9	Robin Hood's Bay telephone exchange	Telereal	Landowner not prepared to sell
10	Land next to surgery, Robin Hood's Bay	Strickland Estate	Communication sent to owner's agent
11	Land east of B1447 road, Robin Hood's Bay	Not known	May be suitable but other preferred sites being looked at
12	Land north of Village Hall car park, Robin Hood's Bay	Not known	Unsuitable due to slope
13	Land north of Village Hall car park, Robin Hood's Bay	Not known	Unsuitable due to slope.
14	Land north of Thorpe Lane, Robin Hood's Bay	Not known	Divorced from main built up area
15	Thorpe Lane, Robin Hood's Bay	Not known	Other sites preferred in the village

Local Needs in Fylingdales Parish (based on the Borough HMA)

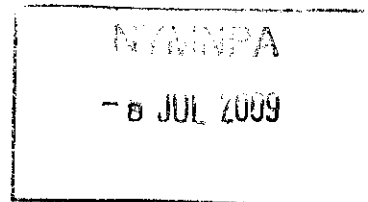
- The HMA shows a shortfall of 34 affordable homes over the next 5 years
- Out of the 34, 11 are existing households in need and 23 are newly forming households
- Response rate for the parish was 21.1%
- Out of the 34, 17 require 1/2 bed accommodation, 15 require 3bed accommodation and 2 older households require 1/2 accommodation.
- Tenure split for households in housing need is 67.3% rented and 32.7% intermediate tenure (affordable housing for sale)
- 18 local households from Fylingdales parish are on the Council's Waiting List
- The 2001 census shows there are 232 second homes in Fylingdales Ward, which is 19.5% of all dwellings. This is the highest percentage of second homes of any parish in the Borough.
- At the time of the survey in 2007, the average house price in Fylingthorpe was around £300,000.

Proof of the demand for housing in the village is further supported by the housing waiting list for the area. Yorkshire Coast Homes has confirmed that there are 18 local households (living in Robin Hoods Bay and Fylingthorpe) on the Council's waiting list and wanting accommodation within the parish of Fylingdales.

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- 6 JUL 2009

Media Release

February 2008



RESIDENTS' VIEWS NEEDED ON FYLINGDALES PARISH AFFORDABLE HOUSING

Residents in Fylingdales Parish will have the chance to air their views about where affordable housing for local people should be sited.

A Public Consultation Open Day on the issue will be held at The Village Hall, Robin Hood's Bay on Tuesday 11th March from 11am to 7pm where information about possible locations for sites will be available.

A Fylingdales rural housing group with members from the Parish Council has organised the event in association with Home Housing and the Scarborough Rural Housing Enabler.

The Council's Housing Market Assessment carried out in October 2006 shows a shortfall of 34 affordable homes needed in Fylingdales Parish over the next five years. The survey also highlighted the fact that 17 households require 2bed accommodation, 15 require 3bed accommodation and 2 older households require 1 bed accommodation. The tenure split for the 34 households in housing need is 67.3% rented and 32.7% intermediate tenure (affordable homes for sale).

If suitable sites can be found that the community is in agreement with, then affordable homes for local people can be built to help some of those people in need.