

NYM / 2011 / 0033 / PL

Statement of Community Consultation

Scraper Lane, Stainsacre, Whitby, North

Sanctuary Housing Association (Sanctuary) first engaged with the landowner in 2006 after a need for affordable housing had been established by the Rural Housing Enabler for Scarborough Borough Council in conjunction with Hawsker cum Stainsacre Parish Council. The site then moved away from the control of Sanctuary Housing Association until 2009.

In October 2009 the Rural Housing Enabler undertook a new parish level housing needs survey full support of the parish council. Officers from Sanctuary attended parish council meetings in late 2009 to ensure they were fully in support of the organisation progressing plans for the site.

Sanctuary attended the parish council meeting in June 2010 to discuss the proposed development and field question from members of the community. It was decided at this point to organise a community open day in the autumn to allow members of the community to view and comment on the proposals.

Flyers advertising the event were delivered to every dwelling in the parish by Sanctuary and the Rural Housing Enabler, the Parish Council assisting with outlying dwellings.

The community open day was subsequently held at Hawsker Village Hall on Saturday 13th November 2010, hosted by Sanctuary and attended by North York Moors Planning Authority, the Rural Housing Enabler and members of the Parish Council.

A large percentage (90%) of those who commented were in favour the proposals presented with only one negative comment being left on the sheets provided.

Additionally 9 people potentially interested in a shared ownership property left their details with Sanctuary.

The above clearly demonstrates that the community of Hawsker cum Stainsacre has been consulted with during the process of developing plans to develop 6 affordable homes in the village of Stainsacre.

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19 SEP 2011



Stainsacre
Other Villages Appraisal

Stainsacre is classed as an 'other village' within the North York Moors National Park, therefore it needs to be demonstrated the development proposal will contribute to and be served by sufficient facilities to sustain it. Stainsacre along with Hawsker and High Hawsker form the Parish of Hawsker cum Stainsacre. The villages are geographically close to one another, arranged either side of the A171 road linking Whitby (north) to Scarborough (south)

Environmental

The proposed development is a small rectangular site to the front of a larger rectangular field currently used as rough pasture. The site would be accessed from Scrapper Lane on the western edge of the village.

Stainsacre is served by a bus service to Whitby and Scarborough, with onward connections to Guisborough, Middlesbrough, etc.

The properties will meet level 3 of the Code for Sustainable Homes, providing homes that are environmentally sustainable and efficient to heat. A minimum of 10% of the development's energy requirements being provided by a renewable energy source.

Social

A parish level housing needs survey undertaken in October 2009 identified 10 households within the parish of Hawsker cum Stainsacre needing affordable housing.

Sanctuary Housing Association held a well attended Community Open Day in November 2010. It was apparent at this open day that there was a demand larger than that established by the needs survey with a number of people attending who confirmed they had not filled in a survey but were in need. The 6 properties covered by this application will contribute to meeting the affordable housing need. Anecdotally it would appear that a number of people had moved away from the parish due to a lack of housing, were currently renting privately and wished to return.

Hawsker cum Stainsacre retains a Church of England primary school located in Hawsker, with a relatively small register . The provision of 6 affordable houses will allow those residents to send younger children to a local school, in return this will help protect school register numbers.

Social networks will be strengthened by allowing local people to remain in the village and wider parish. A well used parish village hall is used by a number of diverse groups. All Saints Church in Hawsker would also benefit from the parish being able to maintain a stable population.

Hawsker retains a public house, the Old Blacksmiths Arms, it is assumed the provision of 6 affordable houses would provide a benefit to this economic and social resource.

Economic

Post Offices and general stores have closed in recent years in Stainsacre and Hawsker, it could be argued that they along with the Windmill Public House may not have closed if housing had previously been affordable level allowing a stable resident population, rather than the prevalence of a large number of holiday homes (evident

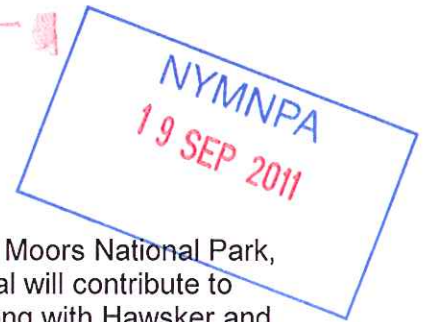
when delivering Community Open Day invites) meaning people have not been able to remain in the area due to high housing costs.

Locally employment in agriculture may be aided in providing low cost homes for both rent and shared ownership. In addition to this people who may work at a number of businesses based on the very close by Whitby Business Park will be able to remain in the parish and close to their place of work. An additional number of employment opportunities may be created here when the proposed supermarket is built, again allowing people within the parish who may access this employment to remain in the parish.

During the period of construction of the dwellings it is anticipated that local sub-contractors would be used by Sanctuary's principle contractor therefore supporting local trades.

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