

**APPENDIX G LOCAL OCCUPANCY PROFORMA**

**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](http://www.moors.uk.net)*

**Address of Local Needs Housing:**

North Bridge Farm  
Downdale Road  
Staintondale  
North Yorkshire  
YO13 0AY



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.*

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

Please give your current address: N/A

How long have you lived at this address?: N/A

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

*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: N/A*

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

Mr D Atkinson ("the applicant") and his family have previously lived in the National Park for a significant period of their lives (1976-1990; 1992-2004), during which they were fully integrated into community and business life in the Park.

Following a family separation, Mr Atkinson was forced to sell the family property, Moorland House, in 2005. Due to inflated house prices in Ravenscar and Staintondale, he had to move out of the National Park, albeit he has maintained strong links with the area (see below). It was as a result of this move and the distance between the National Park and his new residence, that he reluctantly dissolved his sheep farming business at North Bridge Farm (the application site) in 2008. Whilst the buildings have been largely vacant since this time, Mr Atkinson has heavily invested in maintaining them to ensure that they have remained largely structurally sound and watertight.

Approaching professional retirement, Mr Atkinson maintains ownership of the buildings and is now seeking to secure their long term viable use through their conversion to letting for local occupancy / holiday let (see accompanying planning application). As part of this process, he will need to return to live in the National Park to manage the letting of the other properties at North Bridge Farm and his surrounding landholdings. This will also enable him to easier tend to his horse and maintain his longstanding social connections in the area in the retirement period. There are no appropriate properties for sale on the open market in Staintondale (see below) that could meet his needs without the sale of North Bridge Farm (following conversion), and the proposed development will provide much needed housing to let for local occupancy including for himself.

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**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.**

- 1) 1976-1990: Fir Tree Lodge, Staintondale Road, YO13 0ER
- 2) 1992-2004: Moorland House, Rudda Lane, YO13 0EW

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

Please see below confirmation of Local Tax Registration at Moorland House between 1993 and 2004. Electronic records are not available before 2003.

**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.**

As noted above, Mr Atkinson and his family have previously lived and worked in the National Park for almost 30 years.

Whilst Mr Atkinson dissolved his sheep farming business at North Bridge Farm in 2008, he retained ownership of the buildings and surrounding landholdings, which he still uses today (in part) for the stabling of one horse and domestic storage. This requires him to visit the properties on a daily basis and helps him to maintain his contacts in the local area. Alongside the sheep farming business, Mr Atkinson worked as a local builder for circa 30 years, responsible for the development of a number of properties in Ravenscar and Staintondale, including the local cricket club and village hall. In addition, Mr Atkinson has pursued many recreational interests in the National Park, both during his residence and thereafter (for example, he has been a member of the Ravenscar Cricket Club for circa 30 years and is still a member today, and he also enjoys regular hunting / shooting activities with his local social network). These activities have enabled Mr Atkinson to maintain his strong and longstanding social links with the area and he remains a well-known member of the local community.

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21 APR 2015

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. N/A

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. N/A

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Do you need to move to live close to your place of employment in the National Park? .....Yes/No, albeit subject to planning permission, Mr Atkinson will need to be close to his landholdings at North Bridge Farm in order to effectively manage the properties.

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. N/A

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This section to be completed by all proposed occupants

How many people are there are in your household? 1.....

Age Male Female

0-15 .....

~~16-20~~ .....

21-64 .....

65+ .....

What type of accommodation do you require (eg house, bungalow, number of bedrooms, garden)?

2 / 3 bedroom house to accommodate visiting family and friends.

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, a review of properties for sale in Staintondale has identified the following:

NVA 2015  
21 APR 2015

Address	Property Type (including no. bedrooms)	Asking Price	Agent	
Island Farm Cottage, Staintondale	5 bed, detached	£875,000	Reeds Rains Harris Bell	Too large and out of price range
High Leas, Staintondale	3 bed, detached	£325,000	Boulton Cooper	Subject to Agricultural Occupancy Clause which Mr Atkinson would not satisfy.  Also, affordability would be dependent upon the sale of North Bridge Farm, subject to planning permission and following conversion.
Barn Conversion, Staintondale	3 bed, barn conversion	£300,000	Hunters	Affordability would be dependent upon the sale of North Bridge Farm subject to planning permission and following conversion.
'Chalet', Staintondale, YO13	1 bed, detached chalet	Offers over £75,000 (auction)	Cundalls	Too small. Unsuited for permanent accommodation.

It is evident from the above table, that the properties are either unsuitable in terms of size, price or occupancy restrictions. Whilst there is a 3 no. bedroom property currently for sale in Staintondale, Mr Atkinson's ability to afford this property would be wholly reliant upon the conversion and subsequent sale of North Bridge Farm. In its current state, without planning permission, it would not yield the required value.

21.12.13

Finance & Asset Management  
Town Hall  
St Nicholas Street



Contact: Local Taxation

Web site: [www.scarborough.gov.uk](http://www.scarborough.gov.uk)

DX: 719232 SCARBOROUGH 5

Scarborough Borough Council

Account Number: 50139868

Property Reference: 127073050034

7 April 2015

Mr D Atkinson  
Moorland House  
Staintondale  
Scarborough  
YO13 0EW



Dear D Atkinson

**Confirmation or Local Tax Registration**

I can confirm that you were liable at the above address from 01 Apr 1993 until 10 June 2004.

Yours sincerely

Mrs S Williamson  
Local Taxation Manager