

INTRODUCTION

- 9.1 PPG3 emphasises the responsibility of the planning system to provide an adequate and continuous supply of housing land. A key task of the Plan is to identify the best way of meeting the District's housing requirement.
- 9.2 The Plan attempts to restrict development arising from demand generated from outside the County, places emphasis on meeting the housing needs of District residents, gives a high priority to protecting the District's environment from inappropriate housing proposals and targets housing development to those settlements best able to accommodate it.
- 9.3 With increasing prosperity and growth in car ownership there is a considerable demand for housing in the District. This demand, which is likely to continue, frequently conflicts with environmental considerations and without restriction can cause irretrievable damage. Protecting the architectural heritage of the District's settlements and the attractive open character of its countryside are important themes of the Plan.
- 9.4 Housing growth is distributed about the District in accord with the principles outlined above and public opinion on how housing needs should be met. Over the recent past there has been considerable concern that the scale of housing growth was excessive and has caused environmental damage particularly to villages and the smaller market towns.
- 9.5 The Plan directs the majority of development to Northallerton and Thirsk because they are best able to accommodate development physically and environmentally, they have the best employment opportunities and a good range of services and facilities. By concentrating development in these locations the Council also hopes to reduce the demand for travel by car. Less development is to be directed to the Stokesley area in the north and the Vale of York in the south where there is concern about environmental damage and high levels of inward migration. Housing development of an appropriate scale will be permitted within villages but there will be an emphasis on the conservation of rural settlement character and achieving high standards of design sympathetic to the traditions of the District.
- 9.6 The Council considers that it is essential that a wide range of accommodation is provided to meet the varied housing needs of District residents. Forecasts show an increasing number of one and two person households and an increasing elderly population. The Plan, therefore, encourages the provision of smaller dwellings and dwellings designed especially for the elderly.
- 9.7 North Yorkshire is an area of high house prices and those on low incomes and first time buyers experience great difficulties in purchasing property. Many in this group have had to purchase housing outside their locality and sometimes outside the District. The Plan, therefore, contains policies to ensure that new affordable houses are built to meet local needs in both villages and the market towns.

OBJECTIVES

9.8 The Housing Policies of the Plan have the following main objectives:

1. To relate the type, size and location of new housing to the needs of the resident population, with particular regard to the young, the elderly and those on limited incomes.
2. To direct new housing to those settlements best able to accommodate it without environmental damage and where it is more likely to meet locally generated needs than encourage inward migration.
3. To locate new housing to minimise car use for journeys to work, school and other local facilities.
4. To ensure that new housing does not spoil the attractiveness or nature conservation value of the open countryside or the form, character and appearance of settlements.
5. To ensure that new housing is of a high standard of design and layout and provides a safe and attractive environment with adequate provision for infrastructure, parking, landscaping and play space.
6. Subject to environmental constraints, to re-use land inside built-up areas for housing whilst avoiding excessive intensification and loss of valued urban open space.

THE SCALE AND LOCATION OF NEW HOUSING

POLICY H1

THE HOUSING REQUIREMENT

Provision will be made for about 4,500 net additions to the housing stock* within the Plan area in the period 1991-2006.

* *Taking into account gains and losses resulting from new build, conversions, changes of use and demolitions.*

JUSTIFICATION

- 9.9 The Structure Plan makes provision in the District for about 4,500 additions to the housing stock between 1991-2006. This figure reflects a greater emphasis than hitherto on the need to protect the local environment and reduce the level of housing growth from outside North Yorkshire. The Panel which conducted the examination in public on Alteration No 3 to the Structure Plan, concluded that environmental considerations justified an element of additional restraint in the District.
- 9.10 The figures below show broadly how the housing requirement is to be met at April 1995:
- | | |
|---|------|
| Completions 1991-1995 | 1821 |
| Large sites with planning permission | 838 |
| Unidentified ('windfall') sites comprising infilling, conversions and small scale and large scale development | 935 |
| Allocations | 1071 |
- 9.11 Since 1991 about 1821 dwellings have been completed and a significant proportion of the requirement is already committed to be built on large sites with planning permissions. At April 1995 it was estimated that about 838 dwellings would be provided from this source. Also a large proportion will be met from unidentified ('windfall') sites comprising small scale development, infill, conversions and large scale development. The figure set for unidentified sites is below past development rates in view of the inherent unpredictability of such sites, their finite nature and the weight being placed on the protection of the character and amenity of settlements. The assumption made is that unidentified sites will contribute 85 dwellings a year although the actual contribution in recent times has been 145 dwellings a year.
- 9.12 Thus, without making fresh allocations, land for about 3594 dwellings is likely to be available up to 2006. On top of this the Council has made allocations which would provide 1071 dwellings.

POLICY H2**HOUSING COMMITMENTS**

Land which currently has planning permission for residential development will remain as a proposal of the Plan should this permission expire unless residential development would seriously conflict with other policies of the Plan.

JUSTIFICATION

- 9.13 A large number of sites in the District already have planning permission for residential development and these constitute an important part of the housing provision.
- 9.14 Given that the suitability of these sites for residential development has been established they will normally remain as a proposal of the Plan should their current permissions expire. The largest sites, those of 0.2 hectare (0.5 acre) or more, or likely to yield 5 or more dwellings, are shown on the Inset Maps.

POLICY H3**MAINTENANCE OF A 5 YEAR LAND SUPPLY**

The Council will aim to ensure that at all times there is at least a 5 year supply of house building land in the Plan area as a whole, in terms of Policy H1, which is available for development or can be readily made available. Should there be an inadequate supply to meet the 5 year requirement the Council will consider how the supply can be increased.

JUSTIFICATION

- 9.15 Government advice stresses that sufficient housing land must be genuinely available to enable the policies of the Plan to be carried out. PPG3 requires local authorities to ensure that there is at least a 5 year land supply available at all times. Therefore, in addition to the overall requirement for dwellings in the Plan period, established in Policy H1, the Council will, as far as possible, ensure that the requirements of PPG3 are met.
- 9.16 The Council has undertaken a joint study of housing land availability with the House Builders' Federation (HBF). It is the intention of both parties to review the study every two years to contribute to monitoring the Plan; to inform development control decisions; to clarify issues at public inquiries; and to provide guidance for developers. Should the land availability study show an inadequate supply of land the Council will consider measures to increase the supply.

POLICY H4**RESIDENTIAL ALLOCATIONS IN MARKET TOWNS (BEDALE, EASINGWOLD, NORTHALLERTON, STOKESLEY AND THIRSK)**

New residential development will be concentrated in the market towns and the following sites are allocated:

SITE	SETTLEMENT	INSET MAP	GROSS AREA HECTARES (ACRES)		INDICATIVE NO OF DWELLINGS
1. South End	Bedale	1	3.3	(8.2)	75
2. Claypenny Hospital	Easingwold	34	11.8	(29.2)	150
3. Bankhead Road	Northallerton	70	1.0	(2.6)	20
4. Crosby Road	Northallerton	70	0.6	(1.6)	20
5. Malpas Road/ Romanby Road	Northallerton	70	8.5	(21.0)	160
6. East of A167	Romanby	70	1.8	(4.5)	40
7. Eastfields	Stokesley	91	0.8	(2.1)	10
8. Highway Depot	Stokesley	91	0.4	(1.0)	15
9. Neasham Lane/ Fairfield Road	Stokesley	91	3.8	(9.4)	55
10. Tanton Road,	Stokesley	91	3.5	(8.7)	70
11. Admirals Court/ Melbourne Place Depot	Thirsk	124	10.7	(26.5)	205
12. Rybeck Farm	Thirsk	124	2.2	(5.4)	40

JUSTIFICATION

- 9.17 The Structure Plan requires that provision for housing development should mainly be made in the market towns. The Plan directs the majority of new allocations to Northallerton and Thirsk because they are best able to accommodate further growth both physically and environmentally. They are defined by the Structure Plan as 'main towns', they are the District's main centres of population and employment, have good road communications and have the best range of services and facilities. Additionally, survey work has indicated that new housing in Northallerton and Thirsk is more likely to meet the needs of the home based population than other locations.
- 9.18 The direction of development to Northallerton and Thirsk will maximise the number of people with reasonable access to a wide range of services, facilities, jobs

and a choice of transport provision. In this way the Council hopes to minimise the lengths of journeys to work, entertainment facilities and shops and if possible do away with the need to use the car for certain journeys.

- 9.19 The other market towns of Bedale, Stokesley and Easingwold are defined by the Structure Plan as 'small towns'. There is to be a greater restraint in these towns because of their small size, their sensitive character and the scale of recent developments and current commitments. Consultations have revealed public concern that further large scale housing growth would submerge their character, increase pressures on their central areas and overburden services and infrastructure. Additionally, survey work has indicated that new housing in Stokesley

and Easingwold attracts a high proportion of in-migrants.

- 9.20 In selecting housing sites, as required by PPG3, the Council first of all looked at land within the towns. The development of such land reduces pressure on the countryside around their periphery, assists in the protection of their setting, can improve the quality of the environment of run down areas and is likely to reduce the need for travel. Greenfield sites were considered next with the Landscape Appraisal assisting in the selection of sites.
- 9.21 The area shown for each site is a gross area and it will not all be developed for housing. Requirements for open space (Policy H16) and landscaping (Policies L3 and L14) will reduce the area available for housing.
- 9.22 The estimated number of dwellings on some sites has been calculated on a notional density of 25 houses per hectare (10 per acre) but on others the density has been varied to suit the particular site requirements or the character of the area. They should only be regarded as an indication of the development potential of each site and not taken as a set figure. When a planning application is submitted local landscape or infrastructure constraints could result in a reduced number of dwellings being considered appropriate or, conversely, local housing requirements, or market demand, may call for a greater number of homes to be built. It would, therefore, be wrong and misleading to apply a rigid density requirement to each site (see Policy H10).
- 9.23 Allocated sites should be developed in accord with the physical requirements specified below. Requirements for phasing, open space and affordable housing are contained in policies H6, H16 and H20.

1. South End, Bedale

- Access shall be from the B6285 via Iddison Drive.
- The north-eastern, eastern and southern boundaries shall incorporate a significant element of landscaping together with carefully positioned single storey properties.
- The required area of outdoor playing space shall be added to the existing open space to the west of the site.
- The open space shall be an integral part of the site design/layout.
- A mix of house types will be encouraged.
- The main access shall provide for a link road through to the housing development to the south-west.

2. Claypenny Hospital, Easingwold

- A comprehensive design brief exists for this site.
- The development should have a unique character and sense of place.
- Most of the existing buildings are of little merit and can be demolished, however, Cedar Ward is a listed building and must be retained.
- There shall be substantial landscaped buffers along the boundaries which shall form a composite part of the scheme.
- Existing trees on the site are subject to a Tree Preservation Order and shall be retained.
- The main access and a secondary access shall be onto Oulston Road.
- Improvements to the footpath and street lighting along Oulston Road will be required.
- Improvements to the junction of Oulston Road with Uppleby and the junction of Church Hill with Long Street will be required, in order to minimise any traffic problems generated by the development of the site.

3. Bankhead Road, Northallerton

- The design of housing development on this site shall take full account of its position adjacent to open countryside and shall incorporate substantial landscaping throughout the site.
- Access shall be from Bankhead Road.
- Improvements to the foul sewage and/or sewage treatment systems may be required.

4. Crosby Road, Northallerton

- Access shall be from Crosby Road.
- A high density development would be acceptable on this site.
- The site would be suitable for housing for elderly people.

5. Malpas Road/Romanby Road, Northallerton

- A design brief will be prepared for the site.
- Substantial landscaping to form an 'acoustic buffer' must be provided along the railway line.
- There should be provision of a single access onto Romanby Road to serve the allocated sites north and south of it.
- A Safety Audit should be carried out at the Malpas Road/Romanby Road junction to determine required visibility improvements.
- Improvements should be carried out at the High Street/Romanby Road junction for cyclists to reduce problems of poor visibility and lane width restrictions.
- Frontage development onto Romanby Road should provide for improvements to the carriageway and footway.
- At the eastern extremity of the site between Springwell Lane and Romanby Road allowance should be made for a new cycle route linking the two highways. Provision should

also be made for this cycle route within the section of the site adjoining the southern side of Romanby Road.

- Traffic calming measures should be provided within the allocation.
- Investigations should be undertaken into the possibility of the site containing contaminated land.
- A mix of house types will be encouraged including units for single persons, small households or dwellings designed specifically for the elderly.

6. Land to the east of A167, Romanby

- Access shall be from the existing estate roads to the north with a looped estate road between two of the culs-de-sac.
- Significant landscaping will be required along the southern and western boundaries of the site.

7. Eastfields, Stokesley

- Landscaping is required along the southern boundary of the site which should enhance the character and amenity of the Mill Riggs footpath.
- A low density development would be acceptable.

8. Highway Depot, Stokesley

- Access should be from the Tameside estate to the north of the site.
- A high density development would be acceptable on this site, of the type existing to the south-east.
- Landscaping is required along the western boundary.
- The site should provide housing for the elderly.
- A direct footpath link to the town centre should be provided.

9. Neasham Lane/Fairfield Road, Stokesley

- Access to the site shall be taken from North Road, subject to traffic calming

measures being implemented along North Road, and satisfactory improvements being made to the visibility splays at the junctions of The Stripe and Fairfield Road onto North Road. Within the development site, the roads shall be laid out in the form of one or two culs-de-sac with an emergency link. The layout of the roads should be such that the majority of vehicles are encouraged to enter and leave at The Stripe.

- OS 2285, 2785 and 2592 shall be retained in open uses and may be utilised to meet the open space requirements of the housing allocation. The open area should be designed to preserve the rural character, appearance, landscape, ecological and recreational character of Neasham Lane and the adjacent hedgerow, woods, ponds and grassland.
- The northern, eastern and western boundaries shall incorporate a significant element of landscaping.
- A pedestrian and cycle link shall be formed linking the proposed housing, open space, Neasham Lane and, if possible, the Tameside estate.
- Foul and surface water drainage should be linked into the Tameside estate.

10. Tanton Road, Stokesley

- A comprehensive design brief exists for this site.
- This site shall not be developed until the whole of Phase I has been substantially completed.
- Access to this site shall be by means of a single junction onto Tanton Road, south of Tanton Grove and by means of a link through to Phase I to the south.
- The alignment and construction of the estate road shall discourage its use by through traffic.

- The development should incorporate a mix of house types.
- Development should enhance the recreational potential of the public footpath which forms the western boundary of the site by providing landscaping along its length. There should also be substantial landscaping along the northern boundary.

11. Admirals Court/Melbourne Place Depot, Thirsk

- A design brief will be prepared for this site.
- The greater part of the site shall be accessed from the western cul-de-sac off Saxty Way and from Green Lane West. These accesses shall be connected to form a loop road.
- The junction of Green Lane West onto Topcliffe Road may require improvement.
- The area north of Melbourne Place should be accessed from Station Road.
- Detailed investigation of the means of surface water disposal will be required. This may reveal a requirement for a new off-site surface water sewer.
- The western boundary of the site will require substantial landscaping which should be designed as an integral part of the estate layout.
- The northern boundary of the site also requires substantial landscaping.

12. Rybeck Farm, Thirsk

- The access shall be from Stoneybrough Lane.
- Existing landscaping along Whitelass Beck and Stockton Road must be retained and enhanced.
- Substantial landscaping is required along the eastern boundary.

POLICY H5**RESIDENTIAL ALLOCATIONS IN VILLAGES**

The following sites in villages are allocated for residential development:

SITE	SETTLEMENT	INSET MAP	GROSS AREA HECTARES (ACRES)		INDICATIVE NO OF DWELLINGS
1. Pt OS 7089 and 7692	Ainderby Quernhow	93	0.5	(1.2)	10
2. North and East of Village Farm	Appleton Wiske	57	1.7	(4.2)	20
3. Manor House/ Lane House	Burneston	2	0.3	(0.7)	5
4. Catton Farm	Catton	100	0.4	(1.0)	10
5. The Rowans	Dalton	102	0.4	(0.9)	10
6. The Holding	Dalton	102	1.0	(2.4)	24
7. High Street	Great Broughton	80	0.6	(1.5)	15
8. Huby Old Hall	Huby	38	0.8	(2.0)	20
9. Harkness Drive	Leeming Bar	16	3.3	(8.1)	55
10. Cradock Row	Sandhutton	115	0.4	(1.1)	13
11. Hilton Road	Seamer	89	1.4	(3.4)	8
12. Station Road	Tollerton	53	0.8	(1.9)	15
13. White House Farm	West Rounton	75	0.2	(0.6)	6

JUSTIFICATION

- 9.24 The safeguarding of villages from unsympathetic development is a theme of the Plan. Estate scale development in villages could spoil their character and appearance and create significant demands on public services. In addition survey work shows this kind of development is attractive to people moving into the District from outside the County and could, therefore, encourage relatively long distance car commuting.
- 9.25 The requirement for housing allocations will largely be met within the market towns and residential development in villages will, for the most part, be limited to infilling, conversions and the occasional small scale development. However, to avoid an undue concentration on the market towns this Policy makes some allocations in the villages.
- 9.26 Generally, villages have been selected because they meet most of the criteria in Structure Plan Policy H3. Some smaller villages have also been selected for allocations where development of a sympathetic scale and character would have environmental, economic and social benefits.
- 9.27 The area shown for each site is a gross area and it will not all be developed for housing. Requirements for open space (Policy H16) and landscaping (Policies L3 and L14) will reduce the area available for housing. The estimated number of dwellings should only be regarded as an indication of the development potential of each site and not taken as a set figure. When a planning application is submitted local landscape or infrastructure constraints could result in a reduced

number of dwellings being considered appropriate or, conversely, local housing requirements may call for a greater number of homes to be built. It would, therefore, be wrong and misleading to apply a rigid density to each site (see Policy H10).

9.28 Allocated sites should be developed in accord with the physical requirements specified below. Requirements for phasing, open space and affordable housing are contained in Policies H6, H16 and H20.

1. Pt OS 7089 and 7692, Ainderby Quernhow

- Access must be at the eastern end of the site which will involve demolition of Joiners Cottage and stretches of boundary wall and hedge.
- Two storey properties are required of a high standard of traditional design.
- The road frontage of the site must be an open space, having a 'village green' character, which should form an integral part of the overall site design and layout.

2. North and East of Village Farm, Appleton Wiske

- Access will be from Hunters Ride.
- An emergency access northwards onto West Lane is required.
- All of the site must be developed as a single unit.
- Landscaping is required to the east of the site.
- A pedestrian link should be provided directly onto Main Street.

3. Manor House/Lane House, Burneston

- Access should be from the village street.
- A high standard of traditional design is required.

4. Catton Farm, Catton

- A design brief for this site will be prepared.
- Two storey properties are required of a high standard of traditional design.
- The disused farm building fronting the village street should be retained through conversion to residential use.
- The road frontage of the site must be an open space, having a 'village green' character, which should form an integral part of the overall site design and layout.

5. The Rowans, Dalton

- Dwellings on the northern part of the site should consolidate the linear character of the village street.
- Development should complete the cul-de-sac development to the west.
- The roadside hedge and beck should be retained as integral features of the scheme.

6. The Holdings, Dalton

- Access to the site shall be via Pit Ings Lane into the eastern corner of the site.
- A pedestrian and emergency access shall be provided onto the main street.
- The hedges bounding the southern boundary of the site to Pit Ings Lane shall be retained, except where access is required.

7. High Street, Great Broughton

- Access should be from the High Street
- A high standard of traditional design is required.
- The commercial uses to the east should cease and the buildings be removed.

8. Huby Old Hall, Huby

- The main access shall to be from Stillington Road within the eastern third of the site frontage onto this road.
- Housing shall front Stillington Road in the form of traditional road frontage development along the northern part of the site.
- Landscaping is required along the eastern part of the site.

9. Harkness Drive, Leeming Bar

- The main access should be from Harkness Drive.
- An emergency access onto the neighbouring estate may be possible but no through route will be allowed.
- Development may be dependent on the provision of new sewers in the area.
- The western boundary of the site shall be heavily landscaped to provide a substantial buffer between it and the A1.

10. Cradock Row, Sandhutton

- Access shall be from Cradock Row, which shall be brought up to an adoptable standard.
- A footpath is required on the south side of Cradock Row.
- A children's play area shall be provided in the north-east corner of the site.

11. Hilton Road, Seamer

- A single access road at the south-east corner of the site is required.
- The site should be for single storey properties only.

- Foul sewage may require pumping or a deep gravity sewer.
- A footpath towards the village centre, including street lighting, will need to be provided.
- Landscaping is required along the site frontage.

12. Station Road, Tollerton

- Landscaping is required to the north-east boundary.
- Access shall be from Station Road to the west of The Garth.

13. White House Farm, West Rounton

- Access shall be from the Main Street.

POLICY H6**THE PHASING OF RESIDENTIAL ALLOCATIONS**

The development of the sites listed below will not be permitted before the dates specified unless monitoring of the rate of development and land availability reveals that a change of the timing of the release of sites is necessary.

SITES	1996-2001	2001-2006
Pt OS 7089 & 7692, Ainderby Quernhow	●	
North and East of Village Farm, Appleton Wiske	●	
South End, Bedale	●	
Manor House/Lane House, Burneston	●	
Catton Farm, Catton	●	
The Rowans, Dalton	●	
The Holding, Dalton		●
Claypenny Hospital, Easingwold	●	
High Street, Great Broughton	●	
Huby Old Hall, Huby		●
Harkness Drive, Leeming Bar		●
Bankhead Road, Northallerton	●	
Crosby Road, Northallerton	●	
Malpas Road/Romanby Road, Northallerton	●	
East of A167, Romanby	●	
Cradock Row, Sandhutton	●	
Hilton Road, Seamer		●
Eastfields, Stokesley		●
Highway Depot, Stokesley		●
Neasham Lane/Fairfield Road, Stokesley	●	
Admirals Court/Melbourne Place Depot, Thirsk	●	
Rybeck Farm, Thirsk	●	
Station Road, Tollerton		●
White House Farm, West Rounton	●	

JUSTIFICATION

9.29 Restraint on the scale of residential development has been an important theme of policy in the Plan area since the Structure Plan was approved in 1980. Since 1981, as a result of this policy, development has been limited to 350 new dwellings a year. Alteration No 3 applied further restraint, reducing the rate of residential development to 300 dwellings a year for both new dwellings and conversions.

9.30 The housing provision of the Plan is intended to last to 2006. There is, however, considerable demand for housing development in the District which is unlikely to diminish. This, coupled with the policy of restraint, leads the Council to be concerned that demand, particularly that arising from outside the County, could exhaust the planned provision for housing before 2006 and lead to pressure to release more land.

- 9.31 The Council believes that phasing is necessary to ensure that the provision for housing lasts throughout the Plan period and that the policy of restraint cannot be operated without a phasing policy. This accords with the Structure Plan, which requires that housing development is phased, and Government advice in PPG12.
- 9.32 The housing allocations have been included in two phases (1996-2001 and 2001-2006). The timing of sites in these phases reflects local circumstances such as the need to maintain a choice of location of housing sites, particularly in areas of high demand, infrastructure and servicing considerations and site availability. The large housing sites at Easingwold, Northallerton and Thirsk, phased to commence before 2001, are expected to provide a supply of housing land throughout the remainder of the Plan period.
- 9.33 The Council will monitor the rate of development and land availability against the provisions of the Plan, and if necessary, will adjust the phasing of sites. If land supply falls short of the Plan's requirements the Council may bring forward the release of sites.
- 9.34 The Council will seek to avoid a significant over provision of housing land as this could undermine the policy of restraint. Should monitoring reveal that because of the contribution of unidentified 'windfall' sites there would be a serious over provision of housing land, the release of sites may be postponed.

HOUSING WITHIN DEVELOPMENT LIMITS

POLICY H7

RESIDENTIAL DEVELOPMENT WITHIN THE DEVELOPMENT LIMITS OF MARKET TOWNS (BEDALE, EASINGWOLD, NORTHALLERTON, STOKESLEY AND THIRSK)

Within the Development Limits of the market towns, residential development will be permitted where it meets all the following criteria:

1. It will not result in the loss of land of recreational value identified under Policy SR1;
2. It will not have an adverse effect on areas or buildings of historic or architectural interest, or sites of nature conservation value or archaeological importance;
3. It will provide an acceptable residential environment;
4. It will not be on a site where there is an unacceptable risk to the health and safety of residents through contamination, pollution or risk;
5. It will not create unacceptable highway problems;
6. It will not damage the character and amenity of existing residential areas;
7. It will not result in the loss of or damage to spaces identified as being of 'townscape' importance under Policy BD5.

Subject to the satisfaction of the above criteria, the redevelopment of derelict, underused or waste land which brings about environmental and townscape improvement will be strongly supported.

JUSTIFICATION

9.35 There will continue to be opportunities in the market towns for housing development on unidentified sites ranging from sites for single dwellings to large 'windfall' sites. In general such development is welcomed, however, this general encouragement is dependent on each proposal being acceptable against a number of criteria which seek to maintain the environmental quality in towns and guard against 'town cramming'.

9.36 It is Government policy that valuable open space should be protected from development (PPG17). The Council

attaches great importance to the retention of land of recreational value such as parks, playing fields, informal open space and allotments and Policy SR1 does not permit development where it would result in the loss of such land. Policy BD5 identifies and protects important open spaces, such as greens and large gardens, which make a significant contribution to townscape character.

Advice on the siting and design of infill housing is provided in a Supplementary Planning Guidance Note entitled 'Residential Infill' produced by the Council.

POLICY H8**RESIDENTIAL DEVELOPMENT WITHIN THE DEVELOPMENT LIMITS OF VILLAGES**

Within the Development Limits of villages, residential development will be permitted where it meets all of the following criteria:

1. It will not result in the loss of or damage to spaces identified as important to village character under Policy BD5;
2. It is of a scale, density and layout appropriate to the size and form of the village;
3. It is of a design which in terms of proportions, materials and architectural detail is sympathetic to the vernacular character of the village and the locality;
4. It will not create unacceptable highway problems;
5. It provides a satisfactory standard of residential amenity and has no significant adverse impact on the amenity of neighbouring properties;
6. It will not have an adverse effect on areas or buildings of historic or architectural interest, or sites of nature conservation value or archaeological importance;
7. It will not have an adverse effect on the character or appearance of the countryside;
8. It will not result in the loss of land of recreational value identified under Policy SR1.

JUSTIFICATION

9.37 To guide and control new development the Council has defined Development Limits around settlements. To inform the way Development Limits have been drawn surveys were undertaken of Parish Council views. In general terms development is acceptable within the Limits, although in practice development opportunities may be limited.

9.38 Some settlements because of their small size and dispersed and fragmented form are unsuitable for further development. Development Limits have not been defined for these and proposals to build new dwellings will be determined against Policies H23 and L1.

9.39 PPG7 recognises that new housing may help in maintaining the viability of village services and that modest development can often be accommodated without adverse effects. In drawing Development Limits the

Council has taken this into account and also that villages will continue to play a part in meeting the District's housing requirements, albeit in a more modest way than in the past. The Council has undertaken survey work which shows that there are sufficient realistic development opportunities to enable the assumptions made in Policy H1 to be met.

9.40 The protection of the character and appearance of villages and safeguarding them from unsympathetic development is a theme of the Plan. The Policy, therefore, sets down important criteria against which development proposals will be assessed. Often in the past residential development in villages has lacked a sense of place. This Policy will ensure that development is of a sympathetic scale, location and character and does not result in environmental damage.

- 9.41 In many villages there are spaces such as paddocks, orchards, large gardens and pockets of woodland where development will be resisted because the spaces make an important contribution to the character of the village (see Policy BD5).

Advice on the siting and design of infill housing is provided in a Supplementary Planning Guidance Note entitled 'Residential Infill' produced by the Council.

POLICY H9

RESIDENTIAL AMENITY

The amenity and character of existing residential areas will be protected and the following types of development will not be permitted:

1. The establishment, intensification or expansion of non-residential uses, where such development would have a significant adverse effect on residential amenity or cause a harmful change in the residential character of an area; or
2. The loss or damage to open spaces which contribute to the character of a residential area or are of recreation or amenity value.

JUSTIFICATION

- 9.42 PPG4 states that many industrial and commercial uses can be carried on in residential areas without causing an unacceptable disturbance. However, some kinds of non-residential development can cause serious disturbance to residents. The Council will resist development likely to be detrimental to residential amenity and will encourage the relocation of uses causing amenity problems (see Policy EM7).

need to retain valuable amenity open space. Parks, playing fields and informal open space not only provide valuable opportunities for recreation but can also contribute to the character of a neighbourhood.

- 9.43 Farms are an integral part of villages and contribute to their character. Those living in villages should not expect an environment completely free from agricultural smells and other disturbances. The Council will not oppose agricultural development in villages unless it would create significant problems (see Policy EM15).

- 9.44 It is important that 'town cramming' does not occur as this can damage the character and amenity of established residential areas. Equally important is the

POLICY H10**RESIDENTIAL DENSITY**

The density of new residential development will be required to satisfactorily reflect:

1. The characteristics of the site itself, including the presence of landscape features and other features of interest;
2. The characteristics of the surrounding area;
3. The need to provide a satisfactory housing environment for residents including public and private amenity space and car parking;
4. The type of housing required to meet local needs;
5. The number of dwellings required in the Plan area.

JUSTIFICATION

9.45 The Structure Plan requires that normally new estate development should be built at an average density of not less than 25 dwellings per hectare (10 dwellings per acre). The Council, however, considers it would be wrong to apply rigid requirements to each development. The appropriate density for development will vary from site to site and will be determined by the characteristics of the site and its surroundings, the requirements for landscaping and infrastructure and the type of housing proposed.

9.46 Higher density developments have a role in providing housing which is more affordable to local people. The Council is

concerned that the best use is made of all housing sites so they will be able to meet the requirements of the Plan without the need for fresh allocations. To reflect this requirement each of the Plan's housing allocations under Policies H4 and H5 are shown with an indicative number of dwellings.

9.47. Where high density schemes are approved, 'permitted development' rights for extensions and other alterations may be removed.

POLICY H11**PRIVATE AMENITY SPACE ABOUT NEW DWELLINGS**

New dwellings and conversions should include provision for an adequate level of open space for the exclusive use of residents. Generally dwellings should have a garden area sufficient for sitting out, drying clothes and, in family housing, children's play which should be reasonably private. In appropriate cases this requirement will be waived where proposals provide residential development in and around town centres in accord with Policy H17 or contribute to the preservation and enhancement of conservation areas in accord with Policies HH4 and HH7.

JUSTIFICATION

9.48 Whilst densities will vary throughout the District, the Council will ensure that new dwellings have a reasonable standard of amenity. It is desirable that dwellings should normally have sufficient private open space to provide for the needs of residents and also that such space should have a reasonable degree of privacy.

9.49 The Plan encourages residential development in town centres in order to

revitalise and improve them. A flexible approach will, therefore, be taken to the provision of private amenity space and gardens in town centres.

Advice on garden space is provided in a Supplementary Planning Guidance Note entitled 'Residential Infill' produced by the Council.

POLICY H12**EXTENSIONS TO DWELLINGS**

Extensions to dwellings which require planning permission will be permitted where all of the following criteria are met:

1. **They respect the scale, design and materials of the original property and its neighbours and do not have an adverse effect on the street scene;**
2. **They respect any historic or architectural interest the original property or area may have;**
3. **They do not unacceptably reduce the level of private amenity space about the dwelling;**
4. **They do not have an adverse effect on the amenity of adjoining residents.**

In addition, extensions to dwellings outside Development Limits requiring planning permission should not cause visual intrusion in the countryside or facilitate the division of the building into two or more units.

JUSTIFICATION

9.50 In many cases extensions to dwellings are built without any adverse effect and indeed it is often the case that extensions do not require planning permission. However, sometimes they can adversely alter the appearance of a building or the character of an area and threaten residential amenity. Extensions should harmonise with the existing building and surrounding properties and care must be taken to ensure that no extension unduly reduces the privacy, light or amenity of neighbouring properties.

9.51 Generally extensions should be subservient to the original dwelling and built in

matching or complementary materials to help retain its character.

9.52 The countryside in the District contains many individual dwellings. Alterations and extensions to these which are unsightly or out of scale with the original building can have an undesirable effect on the character and appearance of the countryside and will therefore be resisted.

Advice on the siting and design of extensions is provided in a Supplementary Planning Guidance Note entitled 'Extending Your Home' produced by the Council.

POLICY H13**SELF-CONTAINED RESIDENTIAL ANNEXES**

Self-contained residential annexes to existing dwellings for an elderly or disabled dependent will only be permitted in the form of extensions and should be designed to be incorporated into the existing dwelling when no longer needed. Extensions should comply with Policy H12.

Where an extension is not appropriate for design reasons, conversion of an outbuilding or, exceptionally, and not outside Development Limits, a new building may be permitted, subject to the annexe being of a satisfactory scale, location and design in relation to the existing dwelling, its curtilage and surrounding dwellings. Such a separate annexe must be designed so that it will serve an ancillary function to the main house when no longer required and should not be of a form which would encourage its occupation as a separate dwelling.

JUSTIFICATION

- 9.53 The accommodation needs of families can change and there is sometimes a need for self-contained annexes for the care of other family members. These have a special relationship with the main dwelling and different standards of privacy, parking, access and amenity space may be appropriate from those applied to independent dwellings.
- 9.54 Where annexes cannot take the form of extensions a separate annexe in a converted outbuilding may be acceptable. Only exceptionally will a new building be allowed.
- 9.55 In locations where an independent dwelling would not be acceptable any self-contained residential annexe should be capable of being used as an integral or ancillary part of the main dwelling when no longer required for its original purpose. The main dwelling and the annexe must be seen as single residence which would be sold and used together.
- 9.56 Where an annexe would be capable of forming a separate dwelling, where such a dwelling would be unacceptable, planning permission will be subject to a condition binding its occupation to the main dwelling.
- 9.57 All proposals should respect the existing building, surrounding properties and, outside Development Limits, the character and appearance of the countryside.

POLICY H14**THE CONVERSION OF BUILDINGS TO RESIDENTIAL USE AND THE SUB-DIVISION OF DWELLINGS INSIDE DEVELOPMENT LIMITS**

The conversion of buildings within Development Limits to residential use or the sub-division of existing residential property to smaller units of accommodation, such as flats and bedsits, will be permitted provided that all of the following criteria are met:

1. Alterations do not detract from any historic or architectural interest the building may have or the character or visual amenity of the surrounding area;
2. Satisfactory access can be provided and there are no serious highway safety problems;
3. Sufficient vehicle parking can be provided within the curtilage of the property in an acceptable manner;
4. In appropriate cases, there is sufficient private amenity space for the new dwelling units;
5. The proposal would not result in an over-intensification of use inappropriate to the property, its site or surroundings;
6. The proposal would not have an adverse effect on the amenities of nearby residents.

JUSTIFICATION

9.58 Disused and vacant buildings and houses too large for present day family needs offer scope for conversion or sub-division to smaller residential units. Such conversions can help meet the demand for smaller dwellings and provide housing which is more affordable to local people.

9.59 Whilst the Council will generally encourage such conversions, it may not always be possible to grant planning

permission. Some buildings may be unsuitable for conversion or sub-division because they cannot provide a reasonable standard of accommodation, or an intensification of occupancy levels would be detrimental to the character of the property, its surroundings and the amenity of neighbours. Also in some instances sufficient off-street car parking cannot be achieved.

POLICY H15**THE REHABILITATION AND IMPROVEMENT OF DWELLINGS**

Where practicable the rehabilitation and improvement of existing residential property within Development Limits will be preferred to demolition and redevelopment.

JUSTIFICATION

- 9.60 The character and appearance of settlements within the District partly results from the number of older properties. The Plan, where possible, seeks to encourage the rehabilitation and improvement of old buildings as an alternative to redevelopment. Great care should be taken over rehabilitation and improvement works to ensure that the character of settlements and the quality of the buildings are retained.

POLICY H16**PUBLIC OUTDOOR PLAYING SPACE FOR NEW RESIDENTIAL DEVELOPMENTS**

New residential development involving in itself or in aggregate 10 or more dwellings, will be required to provide public outdoor playing space to a minimum standard of 60 sq. m per dwelling to meet the needs of new residents. This provision should include equipped playgrounds, casual play areas and formal facilities for youths and adults to the following minimum sizes:

Equipped playgrounds	0.05 ha (500 sq. m)
Casual play areas	0.2 ha (2000 sq. m)
Youth and adult areas	0.8 ha (8000 sq. m)

Where the requirements of the Policy cannot be met on site, developers will be expected to ensure the provision of the outdoor playing space or the improvement and enhancement of existing open space in the vicinity of the development to meet the needs of the new residents.

Developers will be expected to make some provision for the future maintenance of outdoor playing space required under this Policy where it is within or adjoining the proposed residential development. When it is to be handed to a local council, developers will be expected to enter into a legal obligation to provide a commuted payment for its maintenance over a limited period.

JUSTIFICATION

- 9.61 Open space for the recreational needs of residents is an essential requirement on new housing developments. This should be designed to be an integral part of the layout and not merely a use to which awkward corners or undeveloped areas can be put. Open space must be well related to the housing; visible; sited well away from roads, with convenient and safe pedestrian access, particularly for children; and sited to cause the minimum of disturbance to residents.
- 9.62 The National Playing Fields Association (NPFA) has advocated a standard of 2.43 hectares (6 acres) of outdoor playing space per 1000 population. This has been widely recognised by local authorities as an acceptable standard for new developments. This equates to 60 square metres per dwelling, assuming an average household size of 2.5 persons. Verges, landscaping and planting will not form part of the outdoor playing space requirement.
- 9.63 Some types of residential development such as sheltered housing for the elderly and residential care facilities have different requirements. In such cases neither the provision of outdoor playing space nor the payment of a commuted sum will be required.

- 9.64 The provision of open space should preferably take the form of on site provision. However, some developments will be too small to allow the provision of open space of an acceptable size. If the different types of open space cannot be accommodated on site then the shortfall should be provided elsewhere in the vicinity.
- 9.65 In such circumstances it may be acceptable for developers to make a commuted payment to the Council to assist with the provision of new open space or to improve the recreation and amenity value of existing open space within the vicinity.
- 9.66 The Council will normally require proper provision for the maintenance of outdoor playing space. Local town or parish councils may be prepared to adopt and maintain such areas subject to agreement on a commuted payment. Such agreements will only be made once sites have been acceptably laid out.

POLICY H17

RESIDENTIAL ACCOMMODATION IN TOWN CENTRES

Proposals which provide residential development in and around town centres by reusing upper floors, the conversion of existing property and the construction of new units will be supported. In appropriate cases, in accord with Policies T6 and T14, a flexible approach to the application of car parking and other standards will be adopted.

Proposals which would result in the loss of residential accommodation in town centres will not be permitted. Exceptionally, permission may be granted if the existing residential accommodation is poorly located, sub-standard and incapable of refurbishment, an acceptable standard of amenity for residents cannot be achieved or the benefits of the new use outweigh the loss.

JUSTIFICATION

- 9.67 In all town centres there are residential uses and the Structure Plan encourages the maintenance and extension of these uses. Town centre residential accommodation plays an important part in contributing to the variety of size and tenure of property available and can provide housing which is more affordable to local people. The maintenance of residential uses also provides security and vitality outside shopping hours and contributes to keeping buildings in good repair.
- 9.68 Town centres have a number of areas requiring improvement, these are identified as Townscape Improvement Areas under Policy HH14. In these areas housing, perhaps as part of mixed development schemes, could improve the environment, bring back life to run down areas, provide useful housing stock close to shopping and amenities and add to their diversity and activity.
- 9.69 There may be instances where residential development is inappropriate, for example where satisfactory independent access cannot be obtained or where an adjacent use is likely to affect residential amenity.

POLICY H18**RESIDENTIAL CONSOLIDATION AREAS**

The following areas, as shown on the Inset Maps, are designated as Residential Consolidation Areas within which the conversion of residential uses to non-residential uses will not be permitted and the reversion of properties to residential use will be supported:

AREA	SETTLEMENT	INSET MAP
1. High Green	Great Ayton	79
2. Emgate	Bedale	1
3. South End	Bedale	1
4. Market Place	Easingwold	34
5. Spring Street	Easingwold	34
6. South Parade and Thirsk Road	Northallerton	70
7. Romanby Road	Northallerton	70
8. High Street	Northallerton	70
9. College Square	Stokesley	91
10. West Green and Levenside	Stokesley	91
11. Town End	Sowerby	124
12. Long Street	Thirsk	124
13. Kirkgate	Thirsk	124
14. St James' Green and Little Green	Thirsk	124
15. The Crescent	Thirsk	124

JUSTIFICATION

9.70 There are residential enclaves close to the Town Centre Commercial Areas (Policy S3) where there is or may be in the future pressure for the conversion of residential property to commercial uses. These areas for the most part are situated within conservation areas, contain many listed buildings and are often of great townscape value. Their residential use is a key factor in the maintenance of their character and appearance. These

residential areas are, in many cases, physically unsuitable for commercial uses because of their layout with narrow roads and footpaths, and a lack of parking.

9.71 The maintenance of a residential population in these areas helps ensure that the town centres are not deserted outside shopping hours and so provides security and vitality.

HOUSING FOR LOCAL NEEDS

POLICY H19

ENCOURAGING A RANGE OF ACCOMMODATION

Developers of new residential development will, where appropriate, be encouraged to provide a reasonable mix of house types and sizes to cater for the needs of all sections of the local community, for example, units for single persons, small households or dwellings designed specifically for the elderly or people with disabilities.

JUSTIFICATION

- 9.72 It is important that there is a wide range of accommodation to meet the needs of all sections of the community. At present there is a mismatch between household size and dwelling size.
- 9.73 An increasingly high proportion of new homes will be required by single or two person households. Some of these households will enter the normal housing market but others will require purpose built one and two bedroomed accommodation. Such accommodation forms only a small part of the housing stock of the District.
- 9.74 Forecasts also reveal that the population of the District will contain an increasing number of elderly people and, therefore, a larger number of dwellings specifically designed and located for the elderly will need to be provided.
- 9.75 As far as possible new development should aim to diversify the range of housing to reflect more closely the needs of the District. The Council will encourage developers to provide a mix of dwellings, including one and two bedroomed units and dwellings specifically designed for the elderly and disabled. The provision of a range of type and size of housing also has a role in meeting the need for affordable housing.

POLICY H20**AFFORDABLE HOUSING FOR LOCAL PEOPLE ON LARGE URBAN AND RURAL SITES**

On all new housing developments of more than about 1.2 hectares (3.0 acres) or 30 dwellings an element of affordable housing* will be sought, unless there are good reasons why a site is unsuitable, such that about 250 new affordable houses for local needs† are provided from this source between 1991 and 2006. Of this target the Council will seek an element of affordable housing on those allocated housing sites listed below and will negotiate with developers on the basis of the targets shown. Permission may be refused when developers are not prepared to include an element of affordable housing.

SITE	SETTLEMENT	INSET MAP	TARGET DWELLINGS
1. South End	Bedale	1	15
2. Claypenny Hospital	Easingwold	34	30
3. Harkness Drive	Leeming Bar	16	11
4. East of A167	Romanby	70	8
5. Malpas Road/Romanby Road	Northallerton	70	36
6. Neasham Lane/Fairfield Road	Stokesley	91	11
7. Admirals Court/Melbourne Place Depot	Thirsk	124	41
8. Rybeck Farm	Thirsk	124	8

For unidentified sites negotiations will be based on the housing needs of the area, the suitability of the site for affordable housing and any other material planning and marketing considerations.

The housing provided under this Policy should be available for all time to provide affordable housing for local people. It will, therefore, be a requirement that:

- Proposals are subject to a legal obligation and/or conditions to ensure that initial and subsequent occupancy is restricted to members of the local community in housing need; and
- The affordability of such housing is guaranteed by secure arrangements which ensure that all successive as well as initial occupiers benefit from its low cost status.

* *Affordable housing is housing for rent or shared ownership, through a housing association or other social body, or for sale at a price which those identified as being in need can afford to pay.*

† *Local need includes people in the following categories:*

- *Existing residents in the area in accommodation which is shared, overcrowded or otherwise unsuited to their needs;*
- *'First time' buyers living within the area;*
- *Persons who are dependent on a household living in the area;*
- *Elderly, retired or disabled people requiring smaller or specialised accommodation who already live within the area;*
- *Households which include persons employed in the area or about to take up an offer of employment in the area and who need to live locally;*
- *People who have moved away from the area and have established kinship ties with the area.*

The area within which needs will be considered local will be confined to individual market towns, individual villages or groups of villages.

JUSTIFICATION

- 9.76 The price of housing and the scarcity of housing for rent means that across the District a large number of people are unable to compete in the housing market. Survey work undertaken by the Council for the Plan indicates that there is a serious lack of affordable housing for sale and rent to meet local needs.
- 9.77 The surveys which took place in the market towns showed that the number of individuals who were looking or shortly would be looking for affordable housing was:
- | | |
|---------------|-----|
| Bedale | 90 |
| Easingwold | 90 |
| Northallerton | 400 |
| Stokesley | 170 |
| Thirsk | 240 |
- 9.78 The need is greatest amongst young single people, although there is also a marked need for affordable housing for the elderly. Details of the surveys are included in Appendix 6.
- 9.79 In such circumstances of clear need PPG3 enables the Council to secure an element of affordable housing on suitable large scale developments.
- 9.80 On all new housing developments of about 1.2 hectares (3.0 acres) or 30 dwellings throughout the Plan area the Council will negotiate with developers for the inclusion of a reasonable element of affordable housing such that about 250 affordable houses for local needs will be provided in the Plan period. Targets have been set for allocated sites based on the Council's survey work and site suitability. These are not to be regarded as quotas but are a basis for negotiation.
- 9.81 Negotiations will have regard to the targets established in the Policy; the economics of the particular development; changes in the need for affordable housing over time; the size, characteristics and context of the site; the type of affordable housing required and the dwellings proposed. The willingness of developers to include an element of affordable housing will be taken into account in considering development proposals.
- 9.82 The desirability of achieving some affordable housing on other allocated sites will be kept under review in the light of local need and changes in the scale of development proposed.
- 9.83 In order to achieve the objective of the Policy, planning permission will only be granted where it can be demonstrated that the dwellings will be available to those identified as being in need at a price which they can afford and that the houses will remain available to local people at an affordable price in perpetuity. The most common way of meeting these requirements is by the involvement of a housing association or trust providing housing for rent or shared ownership. Acceptable schemes may also be possible with the private sector. Proposals only offering a discounted initial purchase price will not be acceptable.
- 9.84 Dwellings permitted under this Policy will contribute towards the housing requirements identified in Policy H1.

POLICY H21**AFFORDABLE HOUSING FOR LOCAL PEOPLE ON RURAL EXCEPTION SITES**

Over and above the housing requirements identified in Policy H1 small scale developments which provide affordable housing* for local people will be permitted as an exception to Policies L1 and H23 provided that all of the following criteria are met:

1. The proposal is supported by a survey, the format, analysis and geographical extent of which has been agreed, demonstrating that there is a local need[†] within the community for the scheme;
2. The site is immediately adjoining the Development Limits of a village;
3. The proposal is of a scale appropriate to the locality and the number of dwellings is no greater than the need identified in the survey;
4. The proposal is subject to conditions and/or a legal obligation to ensure that initial and subsequent occupancy is restricted to members of the local community in housing need;
5. It can be demonstrated, to the satisfaction of the Council, that the proposed housing will be affordable by local people identified in the survey as being in housing need and will remain so for successive occupiers;
6. The proposal will not have a significant adverse impact on the character of the settlement or the countryside and there are no other overriding planning, highway or infrastructure constraints;
7. The need for affordable housing could not reasonably be expected to be met in other ways which accord with the normal policies of the Plan.

* *Affordable housing is housing for rent or shared ownership, through a housing association or other social body, or for sale at a price which those identified as being in need can afford to pay.*

[†] *Local need includes people in the following categories:*

- *Existing residents in the area in accommodation which is shared, overcrowded or otherwise unsuited to their needs;*
- *'First time' buyers living within the area;*
- *Persons who are dependent on a household living in the area;*
- *Elderly, retired or disabled people requiring smaller or specialised accommodation who already live within the area;*
- *Households which include persons employed in the area or about to take up an offer of employment in the area and who need to live locally;*
- *People who have moved away from the area and have established kinship ties with the area.*

The area within which needs will be considered local will be confined to individual villages or groups of villages.

JUSTIFICATION

- 9.85 The availability of affordable housing in rural areas is important to the maintenance of a healthy rural economy and community. Surveys undertaken in a number of villages show clear evidence of a local need for such housing (see Appendix 6). High house prices, a limited supply of public sector housing for rent, competition from commuters and a reduction in the Council's ability to fund new development have combined to create a shortage of accommodation at prices which many locals can afford.
- 9.86 This Policy aims to ease the problem. It permits the development of small sites which would not normally receive planning permission, where the dwellings are intended to meet a proven local need. It relies on the willingness of landowners to accept a land valuation of substantially less than housing market values on the basis that they would not otherwise expect to receive planning permission. The reduced land costs are passed on to local people through lower house prices and rents. Proposals involving market housing cross-subsidising affordable housing will not be acceptable.
- 9.87 For affordable rural housing schemes to be accepted there must be a survey to establish and quantify the need and the price local people can afford to pay. This should normally be undertaken by, or in conjunction with, the appropriate Parish Council. Also the results must be analysed by an appropriate independent body approved by the Council to ensure they are accurate and impartial.
- 9.88 In order to achieve the objective of the Policy, planning permission will only be granted if it can be demonstrated that the dwellings will be available at a price which those identified as being in need can afford and that the houses will remain available to local people at an affordable price in perpetuity. The most common way of meeting these requirements is by the involvement of a housing association or trust providing housing for rent or shared ownership. Acceptable schemes may also be possible with the private sector. Proposals only offering a discounted initial purchase price will not be acceptable.
- 9.89 Even a single house in the wrong place can have a lasting detrimental impact on its surroundings. It is important that proposals for affordable housing respect the character of the village and the surrounding countryside and that a high standard of design is achieved. Proposals likely to have a seriously adverse impact on the character of the settlement or the landscape will not be permitted. In considering whether a site is suitable account will be taken of the opportunities for affordable housing schemes on other sites in the village.
- 9.90 Full planning applications will normally be required for affordable housing schemes so that the environmental implications of the scheme can be assessed. Where affordable houses could be enlarged in a way which would have an adverse impact on their surroundings or affect their affordability, the Council will remove certain 'permitted development' rights.
- 9.91 Dwellings likely to be built under this Policy have not been anticipated in the housing supply figures set out in Policy H1. However, the contribution which such housing has made towards meeting housing needs will be taken into account when the Plan is formally reviewed.

POLICY H22**GYPSY SITES**

Where the scale, location or type of existing provision is inadequate to meet the needs of gypsies normally residing in or resorting to the Plan area or those gypsies with strong local connections, the establishment of gypsy sites will be permitted where all of the following criteria are met:

1. The site is reasonably convenient for schools, shops and medical facilities;
2. The proposal provides the occupants with an acceptable standard of residential amenity including hard standings for caravans, vehicle parking and areas for domestic purposes and safe children's play;
3. The proposal provides a reasonable level of services and facilities including electricity, drinking water, washing facilities and sewage disposal. Each pitch should be provided with its own drinking water and sanitation;
4. The proposal will not significantly affect residential amenity;
5. The proposal is well screened or capable of being screened and will not adversely affect the character or appearance of the countryside. Sites will not be permitted within the Green Belt, AONBs Special Landscape Areas or Parks and Gardens of Historic or Landscape Interest;
6. The site has good access to the road network and will not cause significant traffic congestion or safety problems;
7. The proposal will not adversely affect areas or buildings of historic or architectural interest, or sites of nature conservation value or archaeological importance;
8. The proposal will have minimal impact on the best and most versatile agricultural land and on agricultural activities.

On site business activities will not be permitted.

JUSTIFICATION

9.92 The Government has repealed Part II of the Caravan Sites Act (1968) replacing the duty on local authorities to provide gypsy caravan sites with a discretionary power. The Government wishes to encourage the provision of more private sites and Circular 1/94 states that local authorities should help gypsies secure the kind of site they need.

9.93 In considering proposals the Council will take into account the number of gypsy families who normally reside in or resort to the Plan area and the number, location and nature of existing pitches. Applicants will also be required to prove gypsy status and their local connections. However, the

Council will also take into account the special needs of individual families for separate accommodation.

9.94 Circular 1/94 states that planning applications on behalf of the gypsy community should be treated on the same basis as those for the population at large. The aim should be to secure accommodation which meets the gypsies' needs while protecting amenity. The Policy, therefore, sets out criteria that seek to avoid conflicts with the settled population, the environment and the countryside. The Policy also aims to ensure that any sites provide the gypsies themselves with acceptable living conditions.

HOUSING OUTSIDE DEVELOPMENT LIMITS

POLICY H23

NEW RESIDENTIAL DEVELOPMENT OUTSIDE DEVELOPMENT LIMITS

New residential development outside Development Limits will not be permitted. The only exceptions will be dwellings for workers employed in farming or forestry or another activity accepted as being suitable in the countryside when all of the following criteria are met:

1. It is proved to be essential to the needs of the enterprise to house a worker at or in the immediate vicinity of their place of work;
2. There is firm evidence of the viability of the enterprise both at the time of the application and in the longer term;
3. The need cannot be met in a nearby settlement or by an existing dwelling in the locality.

Dwellings permitted under this Policy will be subject to a legal agreement ensuring that they are not sold or leased separately from the enterprise and an occupancy condition will be attached.

JUSTIFICATION

9.95 Much of the District comprises attractive countryside, a quality which makes it a popular place in which to live. However, sporadic residential development would have a detrimental effect on its character and appearance. Protection of the countryside is an important aim of the Plan and this will be achieved, in part, by carefully controlling new residential development and permitting it only where exceptional circumstances can be demonstrated. This accords with both Structure Plan policy and national planning policy.

9.96 PPG7 stresses that the countryside should be safeguarded, that new building in it should be strictly controlled and that new houses require a special justification.

9.97 The Council will expect dwellings for farming and forestry workers to be provided in settlements wherever possible, unless it is essential for the efficient working of the enterprise for a new dwelling to be located away from a settlement. In this respect, the Council will consider whether it is essential for the operation of the enterprise for a worker to be readily available at most times. It will be for the applicant to demonstrate that a dwelling is essential and applications should be supported by an expert assessment of the need. An occupancy condition will be attached permanently to such dwellings.

POLICY H24**THE DESIGN AND SITING OF DWELLINGS IN THE COUNTRYSIDE**

New dwellings deemed acceptable in accordance with Policy H23 should meet all of the following criteria:

1. Be located within or adjacent to an existing group of buildings unless it can be demonstrated that a more isolated location is essential. Where an isolated location is essential the site chosen should minimise the impact of the dwelling on the character and appearance of the countryside and the proposal should be accompanied by an integral landscape scheme;
2. Be of a high standard of design which in terms of scale, mass, materials and architectural detail is sympathetic to vernacular building styles and its surroundings;
3. Be of a size related to the nature and requirements of the enterprise it serves.

JUSTIFICATION

9.98 The siting of new dwellings in the countryside must be carefully considered in order to minimise their impact. Where possible they should be sited close to existing buildings. This should accord with the need for workers to be located near existing farm buildings requiring regular supervision. Where it is essential for a dwelling to be located away from existing farm buildings, the siting must have regard to landscape features such as the shape of the land, trees and hedgerows to minimise its impact. Where necessary, new tree or hedge planting may be required and this too should reflect the distinctive local landscape character.

9.99 Where a dwelling is permitted in the countryside the Council will require it to be sympathetic to the appearance and character of traditional buildings in the

area in terms of scale, mass, design, materials and layout. Suburban style designs are not appropriate in the countryside.

9.100 Dwellings should also be of a size commensurate with the established functional requirement. Dwellings which are unusually large and elaborate in relation to the needs of the enterprise, or unusually expensive to construct in relation to the income it can sustain in the long term will not normally be permitted.

Advice on the siting and design of dwellings in the countryside is provided in a Supplementary Planning Guidance Note entitled 'Guidelines for the Siting and Design of New Dwellings in the Countryside' produced by the Council.

POLICY H25

THE REMOVAL OF OCCUPANCY CONDITIONS

Planning permission to remove a condition restricting the occupation of a dwelling will be granted if it can be established, after a realistic assessment, that there is no longer a need for the dwelling on the holding/business or in the area.

JUSTIFICATION

9.101 There will be occasions when a dwelling which has been granted planning permission subject to an occupancy condition is no longer required for its original purpose. Uncontrolled disposal of occupancy restricted dwellings would undermine the policy of protecting the countryside from sporadic development. PPG7 requires that a balanced view is taken so that the Policy of countryside protection is not compromised, but without keeping dwellings vacant by a condition which is no longer relevant. Applications for the removal of occupancy conditions will, therefore, be carefully considered on the basis of a realistic assessment of the continuing need for the dwelling. The assessment will be thorough so as not to devalue the imposition of occupancy conditions generally.

9.102 There must be substantive evidence that the dwelling is no longer required. This should include:

- An assessment of the current and future needs of the holding/business and how these have changed since the condition was imposed;
- An assessment of the housing needs of the farming/rural business community in the area based upon details of attempts to dispose of the dwelling. The dwelling should have been advertised for an appropriate period at a price which reflects the occupancy condition.

9.103 The Council will assess the evidence provided and if necessary obtain specialist advice.

POLICY H26**REPLACEMENT DWELLINGS IN THE COUNTRYSIDE**

Outside Development Limits, proposals to replace an individual dwelling, which has not been abandoned, by a new dwelling will be approved where all of the following criteria are met:

1. The size of the new dwelling is similar to the existing dwelling;
2. The new dwelling is of a design which in terms of scale, mass, materials and architectural detail is sympathetic to the vernacular character of the locality;
3. The new dwelling is sited to preclude retention of the existing dwelling or there is a legal obligation to ensure its demolition on completion of the new dwelling;
4. The new dwelling has a satisfactory access;
5. In the case of an existing dwelling which is an attractive feature in the landscape, it is no longer suitable for residential use because of its size, condition or location.

JUSTIFICATION

9.104 Where a replacement dwelling is proposed, a modest change in the size or appearance of the original dwelling is likely to be acceptable, provided there is no detriment to the landscape or amenity. However, the replacement of a dwelling with one which is substantially larger is likely to have a significant visual impact on the countryside and will be unacceptable.

9.105 In some cases existing dwellings may form attractive features in the landscape. Generally the Council wishes to retain such buildings and will only agree to their replacement where they are no longer suitable for residential use.

9.106 It is important that the design and materials of the replacement dwelling should reflect the characteristics of the area. The impact that the replacement dwelling will have on the locality can also be affected by its location in relation to the existing dwelling. In order to minimise adverse effects, the replacement dwelling should be located as near as possible to, or on the site of, the original.

POLICY H27**THE CONVERSION OF RURAL BUILDINGS TO RESIDENTIAL USE**

Outside Development Limits the conversion of agricultural and other rural buildings to dwellings and holiday accommodation will be permitted when all of the following criteria are met:

1. The building is of a form, bulk and general design in keeping with its surroundings;
2. The building is structurally sound so as to be capable of conversion without substantial rebuilding;
3. The building is large enough to be converted without the need for substantial new extensions;
4. The alterations to the appearance of the building are sympathetic to its design, character and materials and do not have an adverse effect on the character or appearance of the countryside;
5. The residential curtilage would not have an adverse effect on the character or appearance of the countryside;
6. The proposal does not have an adverse effect on any special nature conservation interest the building may have;
7. The proposal will provide its future occupants with an acceptable level of residential amenity and its conversion would not have an adverse effect on the amenity of adjoining residents.

A structural survey and a full application with detailed plans and elevations showing the impact of the conversion on the building and its setting will be required.

Where proposals are approved, 'permitted development' rights will be withdrawn where extensions or alterations would result in a building outside the scope of the criteria or they would have an adverse effect on the character and appearance of the countryside.

JUSTIFICATION

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| <p>9.107 There has been a large number of applications in the District for the conversion of agricultural and other rural buildings to residential use. Changes in farming practices are likely to continue this trend.</p> <p>9.108 In accord with the strict control on residential development outside settlements the Council will exercise careful control over the conversion of rural buildings to residential use. Whilst conversions will be permitted, applications will be examined with care to ensure that the buildings are suitable and the proposals do not detract from the</p> | <p>character or appearance of the countryside.</p> <p>9.109 Residential conversions have a minimal impact on the rural economy. However, conversion for holiday use can contribute more to the economy and will be preferred.</p> <p>9.110 Buildings of a local style and materials make a valuable contribution to the character of rural areas and their re-use can help maintain the appearance of the countryside. Proposals for conversions are likely to be more acceptable if they involve such buildings.</p> |
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- 9.111 A primary concern of the Council will be to ensure that the appearance of the building proposed to be converted and the locality is not significantly changed. It will, therefore, seek to ensure that the intrinsic character of the building is not lost through unsympathetic alterations. The Council will require the submission of a full application for all proposed conversions.
- 9.112 Proposals should be genuine conversions of the existing structure and not involve substantial demolition and rebuilding. If complete or substantial reconstruction is necessary this would take the proposal outside the scope of this Policy. Applicants will be required to submit a structural survey to show the building is structurally sound. Similarly, proposals should not require major extensions and any such extensions should be subordinate in scale to the original building.
- 9.113 The creation of residential curtilages around converted buildings can have a harmful effect on the appearance and character of the countryside. In most cases

the Council will restrict such changes by withdrawing 'permitted development' rights and by legal obligation.

- 9.114 Conversions should not have a detrimental effect on the amenities of adjoining properties nor should existing uses close by, such as intensive livestock units, have a detrimental effect on the residents of a converted building. Where intensive livestock units lie close by, conversion to residential use may be inappropriate.
- 9.115 Proposals to convert recently constructed buildings will be carefully examined since it is not the intention of the Policy to encourage the creation of buildings specifically designed for conversion.

Advice on the conversion of rural buildings to residential use is provided in a Supplementary Planning Guidance Note entitled 'Conversions of Rural Buildings' produced by the Council

