

**Parish: Tollerton**  
**Ward: Easingwold**

**13**

**Committee date:** 10<sup>th</sup> February 2022  
**Officer dealing:** Kate Williams  
**Target date:** 9<sup>th</sup> December 2021

**21/01302/FUL**

### **Development of 12 affordable dwellings**

**At: OS Field 5532 Hambleton View Tollerton North Yorkshire**

**For: Mr Diarmaid Kelly**

**This application is referred to Planning Committee as the proposed development is a departure from the Development Plan.**

#### **1.0 Site, context and proposal**

- 1.1 The report has been updated to reflect addition information as the application was deferred from the December 2021 Planning Committee meeting to allow further information to be obtained in relation to the need for affordable housing in Tollerton and the neighbouring parishes. Since the meeting further investigation and validation of the data available has been undertaken resulting in the preparation of an Affordable Housing Statement (January 2022) which is set out in full in Appendix 3, and summarised within this report.
- 1.2 The proposal is for a rural exception scheme providing 100% affordable housing. The scheme proposes the residential development of 12 affordable dwellings, in a mix of 1, 2 and 3 bed properties, and includes 2 storey houses and bungalows.
- 1.3 This application site is located immediately adjacent to the eastern extent of the development limit of Tollerton. Tollerton is a 'Secondary Village' in the settlement hierarchy, within the Easingwold Sub Area, outlined in Policy CP4 of the Hambleton Core Strategy.
- 1.4 The site topography is relatively flat, but with an incline from the south to the northwest, with levels across the site varying. The site is currently open grassland, with an existing hedgerow along the north eastern boundary. The rear boundaries of dwellings on Station Court lie adjacent to the north western boundary. Existing residential development lies to the south west (Kyle Close, Hambleton View, and Jubilee Court) which is separated from the application site by fencing and existing vegetation.
- 1.5 The applicant has also submitted an application for 5 market bungalows under the provisions of the Council's interim planning guidance (IPG) to the immediate south east (Application ref 21/01302/FUL), which will also be accessed from Station Court. The two separate applications are linked as they are within the same landownership, and the schemes whilst considered separately, will be delivered jointly and will come forward as a package. The sites will benefit from shared infrastructure; in particular the pumping station (sited within the red line boundary of the market scheme) and have been designed to ensure an appointed contractor can construct and deliver both the

affordable and market dwellings in a cost effective manner. In short the Rural Exception Site and the IPG Site are intrinsically linked to be delivered together.

- 1.6 The access into the application site would extend the existing road from Station Court, which comprises a T junction onto Station Road. The houses are also sited around a court type layout. All properties have 2 car parking spaces, private garden areas, and space designated for 3 wheelie bins in gardens and access to bin collections points. All roads within the development area are to be put forward for adoption.

## **2.0 Relevant planning and enforcement history**

- 2.1 19/02170/FUL Application for the construction of 5 residential dwellings. Withdrawn 29.03.2021

- 2.2 21/01303/FUL - Development of 5 bungalows (Pending Consideration).

- 2.3 07/03189/FUL - Construction of 12 affordable dwellings. Land At Station Road Tollerton York. Permitted 14.01.2008. Of relevance, the officer report for application 07/03189/FUL stated:

“5.1 This proposal is for the provision of 100% affordable housing. It is noted that the site is outside the Development Limits of Tollerton (a Secondary Village) but under Core Strategy Policy CP9A such development is acceptable in principle. As such, the main issues for consideration in this case relate to the scale of the development, the visual impact of the proposal and any impact upon highway safety and neighbours’ amenity.

5.2 Visually and physically the site is well related to the village being immediately adjacent to the recently constructed properties on Jubilee Court and with a number of dwellings immediately opposite the site itself on Station Road. The development is to meet an established local need for housing and the provision of 100% affordable housing may be covered by a Section 106 Legal Agreement. The provision of 12 houses on a site which measures approximately 80 metres x 60 metres is considered to be small in scale. It is therefore considered that the proposed development complies acceptably with Policy CP9A and the exceptions allowed under CP6 and CP4.”

## **3.0 Relevant planning policies**

- 3.1 The relevant policies are:  
Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP2 - Access  
Core Strategy Policy CP4 - Settlement hierarchy  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Core Strategy Policy CP17 - Promoting high quality design  
Core Strategy Policy CP18 – Prudent use of natural resources  
Core Strategy Policy CP21 – Safe response to natural and other forces

Development Policies DP1 - Protecting amenity  
Development Policies DP3 - Site accessibility  
Development Policies DP4 - Access for all  
Development Policies DP9 - Development outside Development Limits  
Development Policies DP30 - Protecting the character and appearance of the countryside  
Development Policies DP31 – Protecting natural resources  
Development Policies DP32 – General Design  
Development Policies DP33 - Landscaping  
Development Policies DP36 - Waste  
Development Policies DP42 – Hazardous and Environmentally sensitive operations  
Development Policies DP43 – Flooding and Floodplains

3.2 Hambleton emerging Local Plan was considered at Examination in Public during Oct-Nov 2020. Further details are available at <https://www.hambleton.gov.uk/localplan/site/index.php> The Local Planning Authority may give weight to relevant policies in an emerging plan as advised in paragraph 48 of the NPPF.

#### **4.0 Consultations**

4.1 Parish Council (Tollerton) – Wish to see refused for the following reasons:

- The above applications are for a total of seventeen additional dwellings in the parish.
- The location of the proposed developments will impose additional traffic pressure on the outturn onto Station Road, an area where we have already received complaints of excess vehicle movements.
- The 'market value' properties are being facilitated by the 'affordable' properties. This is contrary to the Rural Exception requirements under the planning legislation.
- There is currently an application for four additional houses under consideration, and over the preceding two years over thirty four properties have been constructed in the parish.
- The above would give an increase in properties in the parish of fifty five in less than two years. This equates close to 15 % growth in the property numbers in the short term, and is against the wishes of the majority of the parishioners.
- There has been a decrease in employment in the parish, with the Thompson Joinery business ceasing operations and houses built on its former site. There is no additional employment being created within the parish currently.
- Following a housing needs survey carried out in June this year by the Rural Housing Enablement officer, the results are inconclusive, and there appears to be NO Requirement for ADDITIONAL housing within the parish, the 'need' being fulfilled by the current properties available or under construction.
- The Parish population continues to state that they do not want any further growth in the village as this is now beyond sustainable levels. Residents in both the Hambleton View and Kyle Close roads have raised objections at our last Parish Council meeting concerning the two applications.
- The housing need locally is being met in other areas where there is a variety of housing types that can be acquired by various methods of finance.

- 4.2 The Parish Council submitted a survey which is attached as Appendix 1. There were 97 respondents. In relation to this application, the sites were referenced A (this application) and B (21/01303/FUL). The survey advises that 61% feel there should be no further developments in the village. 39% feel there should be. Subsequent questions looked at the different sites A-D and asked if provision of affordable housing made them favourable.
- Field A. 29% agree or strongly agree while 55% disagree or strongly disagree. Affordable housing changes this to 31% agree or strongly agree while 55% disagree or strongly agree.
  - Field B. 27% agree or strongly agree while 55% disagree or strongly disagree. Affordable housing changes this minimally to 29% agree or strongly agree while 57% disagree or strongly disagree.
- 4.3 Highway Authority – No objections. They recommend conditions for full road and sewer engineering drawings, the completion of carriage and footways and lighting prior to occupation, construction of parking areas prior to occupation and the provision of a construction management plan.
- 4.4 Lead Local Flood Authority – No objections. The LLFA recommends conditions for a detailed drainage scheme, exceedance flow routes and floor levels.
- 4.5 Yorkshire Water - No objections. They recommend conditions to secure separate systems of drainage for foul and surface water, development to be in accordance and for the approval of proposed means of disposal of foul water drainage.
- 4.6 RAF MOD – No objections.
- 4.7 Police (Designing out Crime and British Transport Police) - No objections.
- 4.8 Network Rail - No objection. They recommend conditions in relation to the protection of the railway assets.
- 4.9 Environmental Health – I have reviewed the Noise assessment prepared by ENS, Ref: NIA/8866/19/8839/V2/Tollerton, Dated April 2021. The assessment has considered the noise and vibration from the Rail line. Table 4.1, Page 4 shows the recommended indoor noise levels, section 5.1, Page 5, states the sound attenuation scheme proposals. In order to mitigate the noise from the rail line, a scheme of sound insulation works has been developed to protect the proposed residential development from the ambient noise climate as demonstrated in Table 5.1, page 5 of the Noise assessment.
- 4.10 Contaminated Land - No objections. They recommend conditions to secure a Phase 2 contaminated land assessment, remediation scheme, verification of remediation works and unexpected contamination.
- 4.11 Street Name and Numbering – An application would be required.

- 4.12 Housing – Supports the scheme. The evidence provided identifies a need for more affordable homes in the Tollerton and surrounding area to enable people to rent or buy an affordable home and remain in the area that they want to live. The housing officer response is attached as Appendix 2 to this report, and further information has been provided in the Affordable Housing Statement January 2022 set out in appendix 3.
- 4.13 Statement of Community Involvement - The consultation exercise has been carried out in accordance with National policy and Hambleton Council's Statement of Community Involvement.
- 4.14 Advertisement - The application was advertised by site notice, press notice and neighbour notifications, which have now expired.
- 4.15 Public observations – There have been 11 objections to the proposals. They are summarised as follows:
- No need for affordable homes, as there are currently properties empty, and the updated need survey does not show a need for 12 homes
  - There is a sufficient number of affordable homes in Easingwold
  - The sewage system is inadequate
  - The site floods
  - The access is dangerous and narrow
  - The development will be unsafe for children
  - Inadequate bus services
  - The condition of existing roads is inadequate for additional properties
  - Will cause damage to existing roads
  - Parking is inadequate
  - Will result in loss of wildlife
  - How is existing landscape area to be maintained
  - Inadequate services within the village
  - Concerns raised about the construction phase in terms of noise, activity and damage to roads

## **5.0 Analysis**

- 5.1 The main issues to consider are:
- Policy Context/Principle
  - Housing Need
  - Parish Survey and Other Material Considerations
  - Highway matters
  - Design and Layout
  - Residential Amenity
  - Landscape and Ecology
  - Flood Risk and Drainage
  - Contaminated Land

Policy Context/Principle

- 5.1 Policies CP1 and CP2 are overarching policies which seek to ensure development is sustainable, and that it should be located so as to minimise the need to travel, particularly by car. Tollerton is a secondary village within the Easingwold sub area, which along with the service centres and service villages are expected to be the focus for development. This is because they have been identified as having best access to local infrastructure, services and facilities and settlement character would be able to accommodate new development.
- 5.2 Policy CP4 supports development within the Development Limits of the settlements in the hierarchy, in other locations development may be supported when an exceptional case can be made which includes criterion iii) "It would provide affordable housing or community facilities which meet a local need, where that need cannot be met in a settlement within the hierarchy." Similarly, DP9 states that permission will only be granted outside Development Limits in exceptional circumstances having regard to the provisions of Policy CP4.
- 5.3 Policy CP6 identifies that housing development outside but adjacent to development limits of secondary villages may be supported where it constitutes an exception to achieve affordable housing, in accordance with CP9A. CP9A states that housing schemes outside but adjacent to the Development Limits of secondary villages will be supported where 100% affordable housing is to be provided to meet an identified local need, and where any development is small in scale.
- 5.4 Policy CP8 and DP13 of the Development Policies Document concerns the mix of dwellings in terms of size, type and tenure. In coming to a view on mix, a number of criteria are to be taken into account, including the Council's Housing Needs Study, other local housing needs information and current market conditions. Policy DP15 also sets out a number of criteria for consideration where a housing development makes provision for affordable housing in the context of Policies CP9A.
- 5.5 The purpose of emerging Local Plan policy HG4 is to set out the circumstances where proposals for housing development can be considered acceptable to meet identified housing need. A proposal for a rural exception scheme on land adjoining the built form of a defined settlement (a 'Secondary Village' within S3) will be supported where it is demonstrated that:
- It will provide affordable housing in perpetuity and that the type and tenure reflects the local and affordable needs of the community as demonstrated through an up to date local housing needs assessment;
  - the housing will be for those with a local connection in the first instance and this will be secured through a legal agreement;
- 5.6 Overall Development Plan and national planning policy is supportive of an exception site approach to new housing development. This allows small sites adjacent to the main built up part of the settlement to be developed for affordable housing to meet locally identified housing needs as an exception to normal policy. Proposals will need to be supported by evidence of local need.

- 5.7 The overarching objectives within the LDF and Local Plan are permissive of rural exception schemes in Secondary villages, such as Tollerton. The key requirement is whether the type and tenure reflects the local and affordable needs of the community as demonstrated through an up to date local housing needs assessment.

#### Housing Need

- 5.8 Tollerton housing need review was undertaken in June 2021 (Appendix 2) by the Council's housing officers. The updated Affordable Housing Statement from January 2022 (Appendix 3) seeks to clarify the information contained within the June 2021 survey. The key findings are:
- The 2021 Housing Need survey review indicated that there were 6 households identified to be in housing need in Tollerton additional to the 12 in 2018 when the last full survey was undertaken. The 6 households identified in 2021 are additional to the 12 identified in 2018
  - Housing officers have made contact with households identified in the 2018 survey. Of those that housing officers were able to contact 12 households were still in need of affordable housing in the area
  - There have been 6 new affordable homes completed in Tollerton since the 2018 survey and none of those allocated were on the original need list
  - As of January 2022, there were 252 households on the Housing Register requiring accommodation in the wider sub-area which includes Easingwold and Easingwold Rural (this only relates to affordable homes to rent), with an indication that the greatest demand is for 1 and 2 bed homes
  - A further analysis of the 252 households highlighted that at least 12 households had indicated that they had a connection to the Parish of Tollerton and that these were in addition to those who had taken part in previous housing needs surveys
  - In the period December 2020 to December 2021 a total of 95 properties were advertised through North Yorkshire Home Choice lettings system including 43 in the Easingwold villages which attracted on average 6 bids or expressions of interest per advert indicating a significant level of unmet need
- 5.9 The Affordable Housing Statement 2022 sets out that there is a need for an additional 18 affordable homes for either renting from a Registered Provider or purchased through one of the Affordable Home Ownership mechanisms.
- 5.10 The proposed development would meet identified need within Tollerton which the proposed development providing the following:

House Type	No. of beds	Size	Plots	Amount
D	1 bed house	60 sqm	1, 2	2
E	2 bed bungalow	70 sqm	11, 12	2
F	2 bed house	72 sqm	3, 4, 5, 6, 7	5
G	3 bed house	89 sqm	8, 9, 10	3
<b>Total</b>				12

- 5.11 In all cases where affordable housing provision is provided, it will be expected to provide a mix of tenure subject to identified need. The proposed scheme includes provision for 9 x shared ownership and 3 affordable rented. The identified need is set out below

2018 List			
Amount	Beds	Type	Tenure
1	1	House	Affordable rent of Shared Ownership
1	1 or 2	House	Affordable rent of Shared Ownership
4	2	House	Affordable rent or shared ownership
1	2	House	Affordable rent
2	2	House	Shared ownership
1	3	House	Shared ownership
2	3	House	Shared ownership
2021 List			
1	1	House	Affordable rent or shared ownership
1	2	House	Affordable rent or shared ownership
1	2	House	Shared ownership
1	2	House/Bungalow	Shared ownership
1	2	Bungalow	Affordable rent or shared ownership
Total 18			

- 5.12 The allocation of the properties will be managed by a Registered Provider who will operate in accordance with a s106 agreement, which will state the cascade order of allocation:

- Priority will be given to those who meet the local connection criteria for the Parish of Tollerton
- Then priority will be given to those with a local connection to the neighbouring villages.
- Then priority will be given to Easingwold and finally Hambleton.

## Parish Survey and other material considerations

- 5.13 In relation to the Development Survey submitted by the Parish Council, there were 97 respondents. The sites were referenced A (this application) and B (21/01303/FUL). The survey advises that 61% feel there should be no further developments in the village. 39% feel there should be. Subsequent questions looked at the different sites A-D and asked if provision of affordable housing made them favourable.
- Field A. 29% agree or strongly agree while 55% disagree or strongly disagree. Affordable housing changes this to 31% agree or strongly agree while 55% disagree or strongly agree.
  - Field B. 27% agree or strongly agree while 55% disagree or strongly disagree. Affordable housing changes this minimally to 29% agree or strongly agree while 57% disagree or strongly disagree.
- 5.14 The applicants consider that having regard to the delivery of affordable units in Field A (31%) and Field B (29%). Based on 97 respondents that equates to 30 residents and 28 residents respectively, whilst this is not a robust gauge of affordable need, it can be argued that this provides a recognition of existing housing need within Tollerton.
- 5.15 A further material consideration is the guidance contained in the NPPF in paragraph 79 which states; “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”
- 5.16 Promoting sustainable patterns of development is a key aim of the National Planning Policy Framework. Tollerton has a variety of facilities. The application site would be within safe and close walking distance of these. Therefore, it would be capable of being able to support most basic everyday needs. Furthermore, the proposed development would help to maintain the vitality of nearby communities, as Tollerton does not have a primary school, and nearby schools identified as having capacity. The earlier report incorrectly noted an absence of bus services. Tollerton has bus services in the direction of both York and Thirsk with at least 9 services per day in each direction, and is therefore well connected.

## Conclusion on Housing Need

- 5.17 The proposal will provide 100% affordable housing, and by virtue of a signed s106 agreement it would be provided in perpetuity. The proposed development would be able to fulfil the type and tenure required by the identified needs of the community, as demonstrated through an up to date local housing needs assessment as a rural exception scheme.
- 5.18 The proposal complies with LDF Policies CP4 and DP9A. It would also justify the development of this greenfield site under Policy CP4 and be supported as an exceptional case in terms of this policy.

- 5.19 The proposal would comply with Policies CP8 DP13 and DP15 in relation to housing mix and the arrangements for promoting and maintaining affordable housing. The applicants have agreed to the construction of affordable units before the market homes.
- 5.20 In terms of the emerging Hambleton District Local Plan policies HG4, the proposal is also compliant to the relevant provisions within these policies including the nationally described space standards. The s106 provide affordable housing in perpetuity and that the type and tenure reflects the local and affordable needs of the community, as demonstrated through an up to date local housing needs assessment.

#### Highway Matters

- 5.21 Core Strategy Policy CP2 seeks to ensure that the location of development is located as far as possible so that it will minimise the use of the car and promotes improvements in accessibility by non-car transport. Development Policy DP3 states that all proposals for new development must include provision for sustainable forms of transport to access the site, and within the development. Its lists 5 criterion which include measures which can be used to include provision for sustainable development.
- 5.22 The above policies are consistent with chapter 9 of the NPPF which also promotes sustainable travel. Paragraph 110 of the NPPF also sets out that safe and suitable access should be achieved and any significant impact any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree. The NPPF further states at paragraph 111, that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.23 In the vicinity of the site there are dropped crossings and tactile paving to aid pedestrians crossing the carriageway, as well as white central line markings. Approximately 31.8 metres to the east of the junction between Station Court and Station Road there is a marking on the carriageway warning drivers to slow, as the speed limit is set at 30mph. Street lighting is provided to side road standards and both carriageway and footways appear to be in good condition. Accident records show that there have been no recorded accidents within 100m of the application site junction (Station Court and Station Road), there is no evidence of a problem of highway safety at the site.
- 5.24 The site will be accessed via an extension of an established estate road, namely Station Court. The proposed access road will take the form of a 5.5m traditional estate road with a 2.0m footway on the north- eastern side of the carriageway. Traffic calming in the form of road narrowing has been proposed throughout to reduce vehicle speeds within the development. The proposed access road will include suitable visibility and turning facilities.
- 5.25 The transport statement advises that Electric vehicle charging points will be provided and that secure cycle storage will be provided in in the form of sheds within the garden area of the properties. The scheme is secured by condition.

- 5.26 The Local Highway Authority does not advise that the access is unsafe or incapable of accommodating the development traffic. Station Court is already served by an existing footway, and the development traffic does not need to enter in the court. A road condition survey will be conditioned with the development would deal with any resultant repairs if they are created by construction traffic.
- 5.27 With the development proposing suitable access arrangements in regard to the existing Station Court/Station Road junction. In terms of geometry and visibility it is more than suitable to cater for the additional 8-9 trips during the network peak hours and will not be a cause for concern in regard to road safety along the local highway network. The traffic generations from the site would not be noticeable from the daily fluctuations in traffic flows on the adjacent network and would not add to any to any congestion during the peak hours.
- 5.28 Comments in relation to increased pressure for parking on local roads is noted, but less likely to occur, as residents residing in proposed development will have parking spaces and be able to access the nearby facilities (which increase parking demand on nearby streets) on foot. There is no access proposed from Kyle Close, Hambleton View or Jubilee Court. The access is clearly shown on the proposed plans as an extension to Station Court.
- 5.29 The cumulative impacts on the highway network would not be severe and the proposed development satisfactorily provides additional mitigation and enhancements to accessibility for the site therefore fulfilling the aims of the relevant LDF Policies CP2 and DP3.

The effect on the character and appearance of the area.

- 5.30 Policy CP17 and DP32 both concern a high quality of design and matters related to the local context, character and distinctiveness. Chapter 12 of the NPPF also seeks to achieve high quality buildings and places, and good design. Rural exception policies inter alia require proposals to be of a scale and character that respects the appearance of the existing settlement, local built form and landscape character; and not have a significant detrimental effect on the character and appearance of the countryside.
- 5.31 Although further development is not supported locally, the Council has identified that Tollerton is a sustainable location which is suitable for growth. Rural exception schemes should represent small scale incremental growth that are commensurate to its size, scale, role and function of the settlement. As with application 07/03189/FUL (12 affordable homes approved as a rural exception site) it is considered that the provision of 12 affordable homes is small scale. It is noted that overall, both developments add to 17.
- 5.32 A variety of different dwellings can be found in the area surrounding the site. Houses are predominantly detached and semi-detached, brick built at 2 stories with the bungalows. The development would be laid out to overlook the central court area in a similar form and scale to existing adjacent development. The development incorporates driveways and on curtilage frontage parking with on street visitor parking.

The design of the dwellings is simple, they would be constructed from brick, and given the variety of house types in the area would be acceptable visually.

- 5.33 Existing mature trees will be retained to maintain the green character and where possible are integrated into the proposals. Landscaping to plot frontages including additional tree planting. Open space management, and that of necessary boundaries around the site would be incorporated into the section 106 agreement.
- 5.34 The density of development would also reflect the surrounding area. Much of the site abuts the boundaries with neighbouring development with public vantage points restricted to the road ends. Whilst the site is open, it is not countryside in character terms with its proximity to the existing development, and the railway line, and therefore the rural aspect is limited. The proposal would be contained and even at an overall number of 17 dwellings would not be unacceptable in terms of the character of the area or visual appearance.
- 5.35 Subject to suitable conditions the proposal would not have an unacceptable effect on the character and appearance of the area. Hence, it would comply with Policies CP17 and DP32 as it would achieve a high quality design that adequately respects its context, as well as with the similar design aspirations of the NPPF in achieving well designed places.

#### Residential Amenity

- 5.36 Policy DP1 states that all development proposals must protect amenity, particularly about privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight. Similarly, the purpose of emerging Local Plan policy E1 is to ensure that the physical environment created by new development protects and promotes a high standard of amenity both for future occupiers and users, and for surrounding uses.
- 5.37 The existing levels of residential amenity for residents at Station Court will be preserved because of the extent of their garden areas. In addition, the orientation of plots 1 to 5, and the boundary treatment will ensure existing levels of sunlight and privacy are not unacceptably impacted.
- 5.38 There is also sufficient distance between the proposed development and Jubilee Court and Kyle Close. The access road is not considered to be significantly harmful due to the separation distance and boundary treatment and planting between it and the neighbouring gardens. Vehicle movements would not be excessive. Detailed boundary treatment will be conditioned along this boundary.
- 5.39 Within the site, the development ensures satisfactory separation distances. The development ensures all properties have space for bin storage, and turning areas for refuse and larger vehicles. An electric vehicle charging point for each home will be conditioned.

- 5.40 The east coast main line rail is around 30m to the north east a noise impact assessment was submitted with the application. The proposals have determined external noise levels at the application site, assessed the potential impact of the external noise climate on the proposed development, and provide recommendations for a scheme of sound attenuation works which will be conditioned. The proposed mitigation includes enhanced acoustic glass. In order to mitigate rail noise in gardens it is recommended that a 3 metre high solid timber fence is installed along the entire north eastern boundary. The maintenance of this will be specified within the open space arrangements within the s106 agreement.
- 5.41 Crime is mentioned amongst other anti-social issues in the representations. Whilst others crime issues are noted, these are not considered to justify opposition to the proposal on these grounds.
- 5.42 Permitted development rights are removed, which is reasonable in the circumstances to ensure that any future residential development or extension is able to incorporate similar measures. A verification report has also been conditioned for the proposed mitigation and the maintenance of the acoustic fence will be stipulated within the S106 agreement. The proposed development therefore conforms to LDF Policies CP1, CP17, CP18 DP1, DP32 and DP34.

#### Landscape and Ecology

- 5.43 Policies CP16 and DP30, and DP31 are relevant in consideration of landscape character and visual impacts. The above policies seek safeguards via suitable mitigation. Paragraph 170 of the NPPF, states that the planning system should contribute to and enhance the natural and local environment. Policy DP31 and DP32 seeks to ensure that significant harm to natural resources is avoided.
- 5.44 The site mainly comprises poor semi-improved grassland, scrub and enmity grassland and hedgerows and trees to the site boundaries. The trees within the site and hedgerows are to be retained. A retained tree on the site would have potential for bat roost, and the grassland would provide habitats and foraging areas for birds, bats and hedgehogs. In order to avoid impacts the removal of vegetation can be conditioned to avoid the bird nesting season, and precautionary approach to other mammals can be undertaken.
- 5.45 The proposal would not have an unacceptable effect on ecology biodiversity interests and subject to the imposition of a landscape and ecological condition it would comply with Policies CP1, CP16 and DP31.

#### Flood Risk and Drainage

- 5.46 Policies CP21, DP6 and DP43 see to protect the environment from flooding, mitigate development from the consequences of pollution, noise, or hazardous activities. It also seeks to ensure that new development is capable of being accommodated by existing or proposed services.

- 5.47 The site lies within Flood Zone 1 Foul water will discharge to public foul sewer network via on site pumping station Sub-soil conditions do not support the use of soakaways and the site is remote from watercourse. Surface water will discharge to public surface water sewer via storage with restricted discharge rate. This is acceptable to Yorkshire Water.
- 5.48 The applicant has submitted further in depth information regarding site topography, surface water source generation and road access levels. The documents indicate that a positive drainage systems and road access levels will reduce the risk of site generated surface water and enable safe access in addition to providing an escape route.
- 5.49 Yorkshire Water accept the proposed development, and the LLFA is now satisfied that any residual risk can be safely managed. Although indicative flood routes have been indicated on drawing a detailed exceedance plan is required to show overland flow during an extreme flood event, exceeding the capacity of the proposed drainage system, this has been conditioned as requested by the consultee. The proposed development therefore conforms to LDF Policies CP21 and DP43.

#### Contaminated Land

- 5.50 The LDF Policies CP21, DP42 and DP44 require that communities are kept healthy and safe from proposed developments. Emerging policy RM4 sets out the Council's approach in relation to how development proposals affect and are affected by air quality. Emerging policy RM5 identified the Council's approach in relation to ground contamination and groundwater pollution.
- 5.51 The Development Constraints Report (Phase 1) produced by JP Wild Ltd submitted in support of the above development concludes that the risk on contamination on site to be very low, but recommends a 'minimal' Stage 2 investigation to determine underlying strata and obtain soil samples from made ground and natural strata or contamination testing for metals, metalloids, PAH and asbestos.
- 5.52 The applicant is required to submit a report detailing the findings and recommendations of a Phase 2 site investigation and Risk assessment, which have been secured by conditions. If any contamination is found, remediation is conditioned. It is therefore considered the proposal would fulfil the requirements of CP21 and DP42 and DP44.

#### Other Considerations

- 5.53 Section 106 agreement will need to secure the affordable housing, the timing of the construction of the affordable homes in relation to the market housing and any maintenance requirements of public open space and acoustic fencing around the site.

#### Planning Balance and Conclusions

- 5.54 Based on the evidence, the proposal would not be unacceptable in terms of highway safety and access, flood risk and drainage, living conditions, amenity of nearby residents and biodiversity.

- 5.55 The advice from the consultee is that there is a wider need for affordable homes. The benefits of the proposal as a result of new housing development in a sustainable location would be of a moderate scale, and affordable homes as an exception scheme would attract significant weight.
- 5.56 There would also be economic benefits as the proposal would be in a sustainable location for housing, where new residents would contribute to local services. There would be economic benefits from the construction phase of the development.
- 5.57 Protecting the environment is another key aspect of achieving sustainable development, and the development would preserve the character and appearance of the area.
- 5.58 The social and economic gains are considered to tip the balance in favour of the development and the proposal is considered to represent sustainable development in accordance with the development plan and required by the NPPF.

## 6.0 Recommendation

- 6.1 That subject to (a) the satisfactory prior completion of a planning obligation to secure affordable homes, their timing in relation to the delivery of open market homes and the maintenance of open space and boundary treatment that permission is **GRANTED** subject to the following conditions:
  - 1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
  - 2. The development hereby permitted shall be carried out in accordance with the approved plans listed:
    - 1904-SI-21 Location Plan
    - 1904-SI-22A Site Layout Rural Exception Scheme
    - 1904-HTD-01 D Type Planning Drawings
    - 1904-THE-01 E Type Planning Drawings
    - 1904- HTF-01 F Type Planning Drawings
    - 1904- HTG-01 G Type Planning Drawings
  - 3. Development shall not commence until a scheme detailing surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document). The scheme shall:
    - i. include detail of the phasing of the development and phasing of drainage provision, where appropriate.
    - ii. Identify where principles of sustainable urban drainage have been employed.

iii. ensure Surface water flows away from the railway and that there is no ponding of water adjacent to the railway boundary.

The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.

4. No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site including Network Rail assets. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site. The submitted exceedance plan should be based on the proposed finished site levels to ensure that any changes in levels do not inadvertently increase flood risk elsewhere.
5. The development shall not commence until details of finished floor levels of the development hereby approved have been submitted and approved in writing by the Local Planning Authority. The details should include levels of all properties adjoining the application site. Finished Floor Levels should be set above the 1 in 100 year plus climate change flood level with an additional 300mm freeboard above the flood level. The development shall be carried out in accordance with the approved scheme satisfying this condition.
6. An updated Landscape and Ecological scheme shall be submitted to and approved by the Local Planning Authority prior to the construction of the external walls of any home hereby approved. The scheme shall include (but is not limited to):
  - The species mixes and structure for each landscape.
  - The sizes, heights, and densities of plant species to be used.
  - Timing of planting and delivery.
  - The management requirements (establishments and long-term management).
  - A plan and sections of the proposed acoustic boundary fence. treatment in relation to existing and proposed trees and hedgerows.
  - Details in relation to the incorporation of the biodiversity. enhancement measures in the submitted Ecological Appraisal at section 5.31 have been incorporated into the scheme. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

7. The development hereby permitted shall not commence until a scheme showing the provisions to be made for external lighting has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.
8. The development hereby permitted shall not commence until a scheme showing the provisions to be made to reduce the risk of crime, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.
9. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.
10. No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 5 (five) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
11. A scheme showing the provision for each home to have an electric vehicle charging point shall be submitted for the written approval of the Local Planning Authority. The scheme shall include the location, and specification for each charging point. Once approved the development shall be implemented in accordance with the approved details prior to the occupation of the home to which the charging point serves, and thereafter retained for the lifetime of the development, unless otherwise agreed by the Local Planning Authority.
12. Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full detailed engineering drawings of all aspects of roads and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works have been submitted to and approved in writing by the Local Planning Authority.

13. No part of the development to which this permission relates must be brought into use until the carriageway and any footway or footpath from which it gains access is constructed to binder course macadam level or block paved (as approved) and kerbed and connected to the existing highway network with any street lighting installed and in operation. The completion of all road works, including any phasing, must be in accordance with a programme submitted to and approved in writing with the Local Planning Authority before any part of the development is brought into use.
14. No part of the development must be brought into use until the parking, manoeuvring and turning areas for all users have been constructed in accordance with the approved drawing reference 1904-SI-12B. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.
15. No development must commence until a Construction Management scheme has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved scheme plan. The scheme must include, but not be limited to, arrangements for the following in respect of each phase of the works:
  - i. details of any temporary construction access to the site including measures for removal following completion of construction works;
  - ii. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
  - iii. the parking of contractors' vehicles;
  - iv. areas for storage of plant and materials used in constructing the development clear of the highway;
  - v. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.
  - vi. construction ecological mitigation as specified within the submitted ecological report section 5.26 and 5.29.No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority
16. Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, materials, type of boundary treatment, and its maintenance to be erected along the western boundary adjacent to properties on Jubilee Court, Kyle Close and Hambleton View, and The developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary (approx. 1.8m high) and make provision for its future renewal and maintenance. (Network Rail's existing fencing/wall must not be removed or damaged).

The plan shall show how any ecological requirements as set out in section 5.31 of the Ecological appraisal have been incorporated. No part of the development shall be occupied until the approved boundary treatment for that part has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

17. The construction of the external walls of the development hereby permitted shall not be commenced until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.
18. Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.
19. A verification report for the approved scheme for the noise attenuation of the development, shall be submitted to and approved by the Local Planning authority prior to the occupation of the site. Once approved the development shall be implemented in accordance with the approved details and any additional remediation required and thereafter retained.
20. A plan showing the location and design of external sheds for cycle storage shall be submitted for the written approval of the Local Planning Authority. Once approved the development shall be implemented in accordance with the approved details prior to the occupation of the home to which the provision relates.
21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no enlargement, improvement or other alteration shall be carried out to the dwelling or building nor shall any structure be erected within or on the boundary of the curtilage other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.
22. No development shall be commenced until a Phase 2 assessment of the risks posed by contamination, carried out in line with the Environment Agency's Procedures for Land Contamination Risk Management (LCRM), has been submitted to and approved by the local planning authority. Where contamination is suspected, no development shall be commenced until a Phase 2 assessment of the risks posed by contamination, carried

out in line with the Environment Agency's Procedures for Land Contamination Risk Management (LCRM), has been submitted to and approved by the local planning authority.

23. Prior to development, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and PL.F.2 Consultation response. April 2012 site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
24. Prior to first occupation or use, the approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority
25. In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

The reasons for the conditions:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is carried out in accordance with the approved details and for the avoidance of doubt in accordance with LDF Policies CP1 and DP1.
3. In the interest of satisfactory and sustainable drainage in accordance with LDF Policies CP21 and DP43.
4. In the interest of satisfactory and sustainable drainage in accordance with LDF Policies CP21 and DP43.

5. In the interests of the visual appearance and amenity of the development in accordance with LDF Policies CP1 and DP1.
6. In the interests of the visual amenity and bio-diversity in accordance with LDF Policies CP16 and DP31.
7. In the interests of the amenity of the development in accordance with LDF Policies CP1 and DP1.
8. In the interests of the amenity of the development in accordance with LDF Policies CP1 and DP1.
9. In the interest of satisfactory and sustainable drainage in accordance with LDF Policies CP21 and DP43
10. In the interest of satisfactory and sustainable drainage in accordance with LDF Policies CP21 and DP43
11. In the interests of sustainable development in accordance with LDF Policy DP34.
12. To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users in accordance with LDF Policies CP2 and DP3.
13. To ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of all prospective highway users in accordance with LDF Policies CP2 and DP3.
14. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in accordance with LDF Policies CP1 and DP1.
15. In the interest of public safety and amenity in accordance with LDF Policies CP1 and DP1.
16. In the interests of neighbouring residential amenity in accordance with LDF Policies CP1 and DP1.
17. In the interests of the visual amenity of the development in accordance with LDF Policies CP17 and DP33.
18. In the interests of railway asset safety in accordance with LDF Policies CP1 and DP1.
19. To ensure the proposed noise attenuation measures are satisfactory in the interests of residential amenity in accordance with LDF Policies CP1 and DP1.

20. In the interests of sustainable development and amenity in accordance with LDF Policies CP1 and DP1.
21. In the interests of residential amenity due to the requirements to control noise from the railway line in accordance with LDF Policies CP1 and DP1.
22. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
23. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
24. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.
25. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

## **7.0 Appendices**

7.1 Appendix 1 - Tollerton Parish Survey 2021

7.2 Appendix 2 - Hambleton District Council Housing Enabler - Tollerton  
Needs Survey June 2021 Housing

7.3 Appendix 3 - Hambleton District Council Housing Enabler - Affordable  
Statement January 2022 Housing

# Appendix 1 - Tollerton Parish Survey 2021

## Results of Tollerton Parish Survey 2021

Dr Ian Jackson

97 respondents.

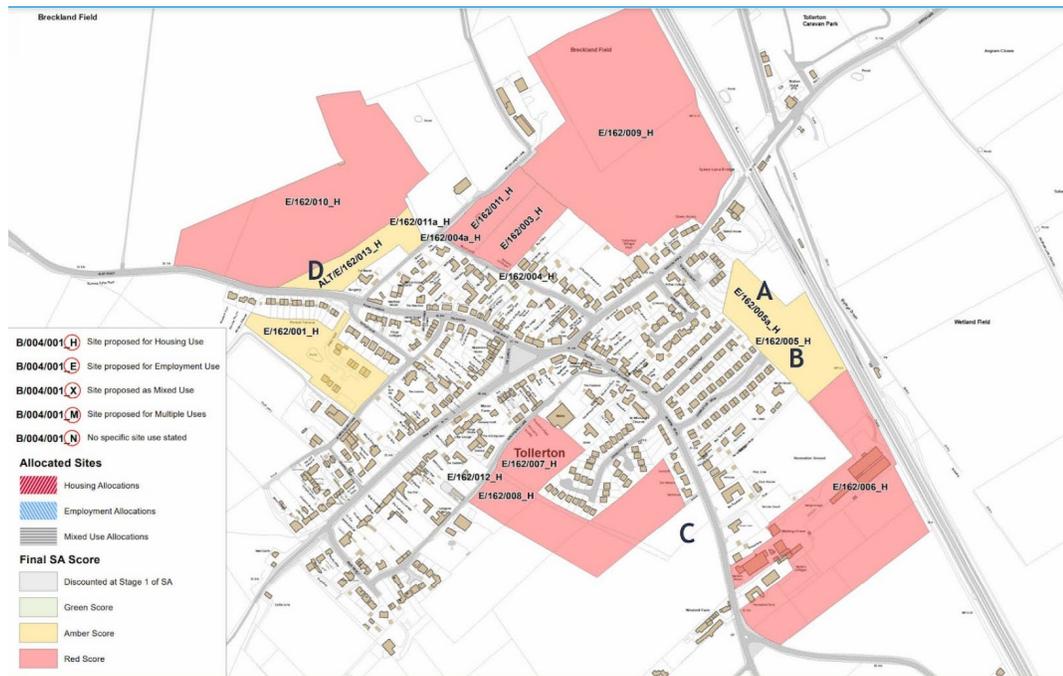
61% feel there should be no further developments in the village. 39% feel there should be.

Subsequent questions looked at the different sites A-D and asked if provision of affordable housing made them favourable.

- Field A. 29% agree or strongly agree while 55% disagree or strongly disagree. Affordable housing changes this to 31% agree or strongly agree while 55% disagree or strongly agree.
- Field B. 27% agree or strongly agree while 55% disagree or strongly disagree. Affordable housing changes this minimally to 29% agree or strongly agree while 57% disagree or strongly disagree.
- Field C. 29% agree or strongly agree while 61% disagree or strongly disagree.
- Field D. 18% agree or strongly agree while 64% disagree or strongly disagree.

It is evident the provision of affordable housing made little difference to how villagers felt about the development of area A and B.

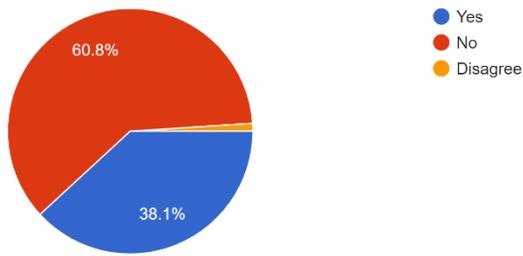
It is evident that there is stronger feeling against developments in Fields C and D.



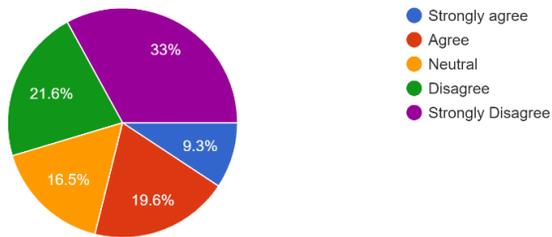
	<b>Strongly agree</b>	<b>Agree</b>	<b>Neutral</b>	<b>Disagree</b>	<b>Strongly disagree</b>
<b>Field A</b>	9.3	19.6	16.5	21.6	33
<b>Field A</b> if low cost housing	9.3	21.6	14.4	22.7	32
<b>Field B</b>	9.3	17.5	17.5	18.6	37.1
<b>Field B</b> if supported low cost housing	8.2	20.6	14.4	23.7	33
<b>Field C</b>	7.2	21.6	10.3	17.5	43.3
<b>Field D</b>	4.1	13.4	18.6	21.6	42.3

## Appendix – Actual charts for each question.

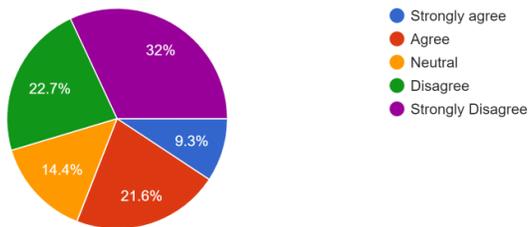
Do you agree there should be further developments within the village?  
97 responses



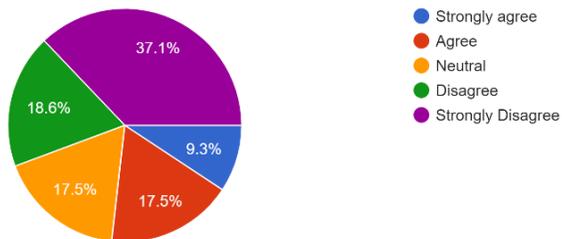
Field A. How do you feel about development in this field?  
97 responses



Field A. If the development was for affordable dwellings how do you feel about development in this field?  
97 responses

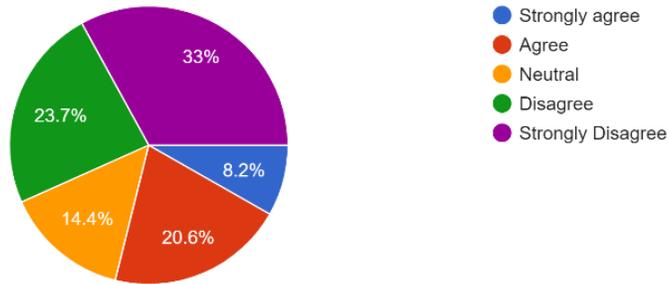


Field B. How do you feel about development in this field?  
97 responses



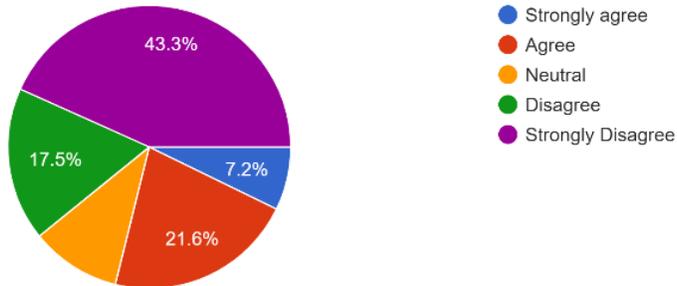
Field B. If this development was required to support the provision of affordable dwellings in Field A how do you feel about developments in this field?

97 responses



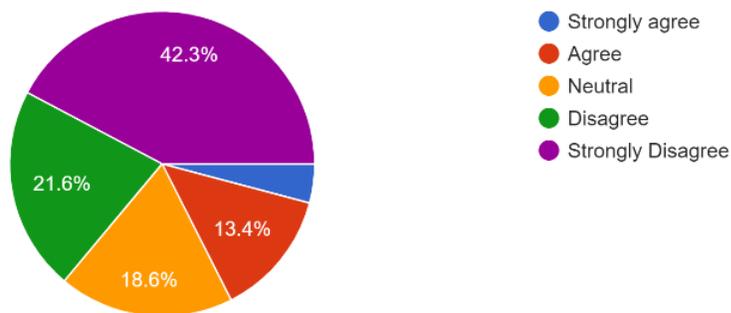
Field C. How do you feel about development in this field?

97 responses



Field D. How do you feel about development in this field?

97 responses





*Rural Housing*  
**Enablers**

Tollerton  
Housing Need Review  
June 2021

Amanda  
Madden  
Rural

Housing  
Enabler

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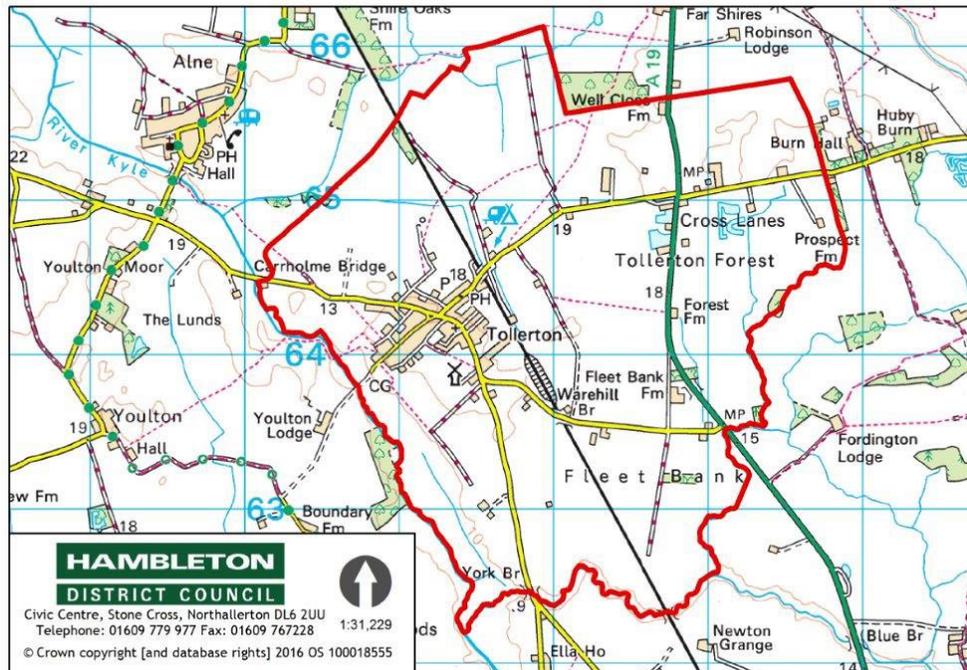
<b>CONTENTS</b>	<b>PAGES</b>
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AIM, SURVEY METHODOLOGY, KEY FINDINGS	2
TOLLERTON HOUSING NEED	3
2021 HOUSING NEED SURVEY	4 – 5
NORTH YORKSHIRE HOME CHOICE DATA	6 – 7
HEDNA EVIDENCE	8
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HOUSING COMMENTS & PLANNING APPLICATIONS	9

## 1. TOLLERTON BACKGROUND INFORMATION

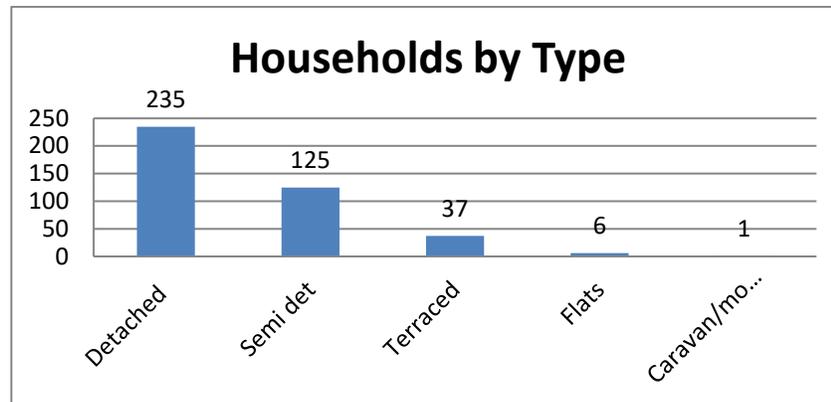
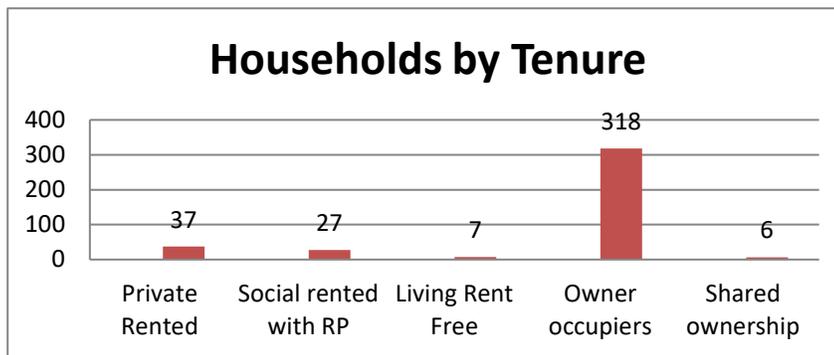
Tollerton is situated in the Vale of York, 10 miles North of York and 5 miles South of Easingwold. It is a rural village with approximately 404 houses (395 with residents and 9 with no usual residents) and a population of 1026 (2011 NYCC Census). Tollerton has limited amenities, but it remains a vibrant community. Central to the village is the green, where there is Tollerton Village Store and Post Office. The parish has a caravan park for visitors and one public house. **(extract taken from [www.tollerton.net](http://www.tollerton.net) and NYCC Census Information)**

The population (2011 NYCC Census) is a mix of young and old who can partake in a range of activities in the community buildings – St Michael’s Church and the village hall and includes.

- Tennis Club
- Tollerton Bridge Club



The tables below identifies the breakdown of existing stock by tenure and type. **(2011 NYCC Census).**



## TOLLERTON HOUSING NEED – JUNE 2021

At the request of the Parish Council an update of the 2018 Housing Need Report was undertaken in June 2021, this evidence in such surveys are considered valid for a period up to 5 years.

### 2. AIM

A Housing Needs Survey is the first part of the process to ascertain if there is a current/ future housing need for people with a local connection to the parish, and is the first step in the process of preparing a residential proposal.

The aim of the survey is to investigate whether local people (or people with a local connection);

- a) have a housing need,
- b) can afford to buy or rent in the parish and
- c) what type of housing they might require.

Our review of housing needs includes an assessment of respondents' current and future housing arrangements and whether they can afford to access suitable accommodation on the open market. This report is also concerned with housing costs, size, location, family composition and security of tenure.

### 3. SURVEY METHODOLOGY

The survey used and method of distribution, has been carried out by Rural Housing Enablers across North Yorkshire.

In order to carry out the Housing Need Survey with a freepost address were distributed to every household in the parish in May/June 2021. Responses were required by 18<sup>th</sup> June 2021, and the main information needed was from families or individuals with a housing need now or within the next 3 – 5 years. Responses were restricted to members of the household aged 18 or over. Copies were produced and distribute to every household in the parish held on the electoral list, with extras copies for family members having a different housing need to the house owners if requested.

The survey was also offered as an online survey.

A covering letter asked all residents in the parish and family members who had moved away but wished to return to the parish to complete a response. Completed surveys were returned to the RHE who analyses the results.

### 4 KEY FINDINGS AND COMPARISON OF 2018 AND 2021 HOUSING NEED

A total of 14 surveys were returned within the data collation period, however 4 surveys were returned with no need. Therefore 14 responses equate to a response rate of 1.36%, this is a poor response rate but evidence has shown that hidden need emerges once scheme proposals are out for consultation. Of the returns received, 9 were paper responses and 5 were submitted online.

#### 2018 HOUSING NEED SURVEY

<b>Family Composition</b>	<b>Current Housing</b>	<b>Future Need</b>
Couple (20-29)	1 bed flat – HA	2 bed house – HA/SO
Single (45-59)	2 bed house - PR	2 bed house - HA/SO
Couple (20-29)	3 bed house - LWP	2 bed house – SO FTB
Family (Couple plus 3)	3 bed house – PR	3 bed house – HA/SO FTB
Family (Couple plus 1)	2 bed - HA	3 bed house – HA/SO FTB
Couple	3 bed House - PR	2 bed house – SO FTB
Family (Adult plus 1)	2 bed house - PR	2 bed house HA/SO
Single (20-29)	2 bed house LWP	1 bed flat/house – HA/SO
Family (Couple plus 1)	2 bed house - PR	2 bed house - HA

Family	3 bed house - HA	3 bed house – Rent or purchase
Single	2 bed house - SO	2 bed house or bungalow OM
Family (single plus 1)	2 bed house PR	2 bed house – HA/SO
Couple 60+	2 bed house HO	2 bed bungalow OM
Single (20-29)	4 bed house LWP	2 bed house OM/SO
Single (60+)	2 bed House HO	1 or 2 bed bungalow HA/SO
Family (couple plus 1)	2 bed bungalow PR	2 bed house HA
	2 bed house HA	3 bed house OM/SO/HA
Family (couple plus 2)	2 bed house - OM	4 bed house OM

The summary of the need was to provide:

- 1 x 1 bed house or flat
- 1 x 1 or 2 bed house
- 8 x 2 bed houses
- 1 x 2 bed bungalow
- 2 x 2 bed houses or bungalows
- 4 x 3 bed houses
- 1 x 4 bed house

The preferred tenures were identified as:

- 9 wanted to look at HA rented or shared ownership
- 2 want shared ownership
- 2 want HA Rented
- 3 want open market purchase
- 1 wants to consider open market or shared ownership purchase
- 1 would consider any tenure

The only affordable housing delivered in Tollerton since the 2018 survey was conducted has been 12 units on a Rural Exception Site at Station Court in 2008/09 has been six units ( 4 x houses and 2 x bungalows) on the Forge Lane site incorporating the Doctors Surgery.

## 2021 HOUSING NEED SURVEY

The response for affordable housing need was low as shown below, but it must be made clear that this is only a snapshot in time and must be considered alongside further need information for Easingwold and hinterland villages as reported from North Yorkshire Home Choice and district wide data taken from Housing and Economic Development Needs Assessment(HEDNA) 2018 and the survey response above, which has only met the need of 6 households on the Forge Lane scheme.

FAMILY COMP & CURRENT HOUSING	FUTURE HOUSING NEED	COMMENTS
-------------------------------	---------------------	----------

Single 45-59 2 bed house SO	2 bed house or bungalow OM/AHO	Wants to change tenure – and own 100% See form Lives in Parish
Family Couple (>60 & Male 20-29) 4 bed house HOWM	2 bed house or bungalow OM/AHO	Downsize, smaller accom See form Lives in Parish
Family (1 & 1 2 bed house PR	2 bed House HA	Needs larger secure home Lives & works in Parish
Single 60+ 3 bed house HONM	3 bed adapted bungalow OM	Downsize Lives in Parish
Single 20-29 4 bed flat PR	2 bed bungalow Look at all tenures	Need place of Own Close family connection
Couple 30-44 4 bed house HOWM	4 bed house OM	Interested in SB Lives in Parish
Family ( 1 + 2) 4 bd hous HONM	3 bed Bungalow OM	Need smller accom Interested in SB
No info 2 bed house SO	2 bed house OM/AHO00	
Family (2 + 1) 4 bed house HONM	3 bed bungalow OM	Downsizing
2 x 10-19 (Family) 4 bed HONM	4 Bed OM	Larger secure home of own Interested in SB
Single 0-19 LWP	1 bed OM/PR	Closer to employment and carer

**SUMMARY - 448 surveys posted out – 14 responses (4 not in need)**

Family Composition	Current Home
Singles – 4 Couples – 1 Families - 5 No data – 1	Living with Parent (LWP) - 2 Private Renting – 2 Shared Ownership – 2 Home Owner No Mortgage – 3 Home Owner With Mortgage - 2

## FUTURE NEED

TENURE		SIZE		TYPE	
Housing Association rented	1	1 bed	1	House	5
Open Market Purchase (OM)	4	2 bed	5	Bungalow	4
OM/Affordable Home Ownership	4	3 bed	3	House or bungalow	2
OM / Private rented	1	4 bed	2		
Would consider any	1				

On the recent Housing Need Survey there are possibly 6 households in need of an affordable property. However, experience has shown that when a scheme starts on site the hidden need makes its voice heard.

The comparative need may be lower simply due to a lower survey response.

## NORTH YORKSHIRE HOME CHOICE DATA – AS OF 21 JUNE 2021

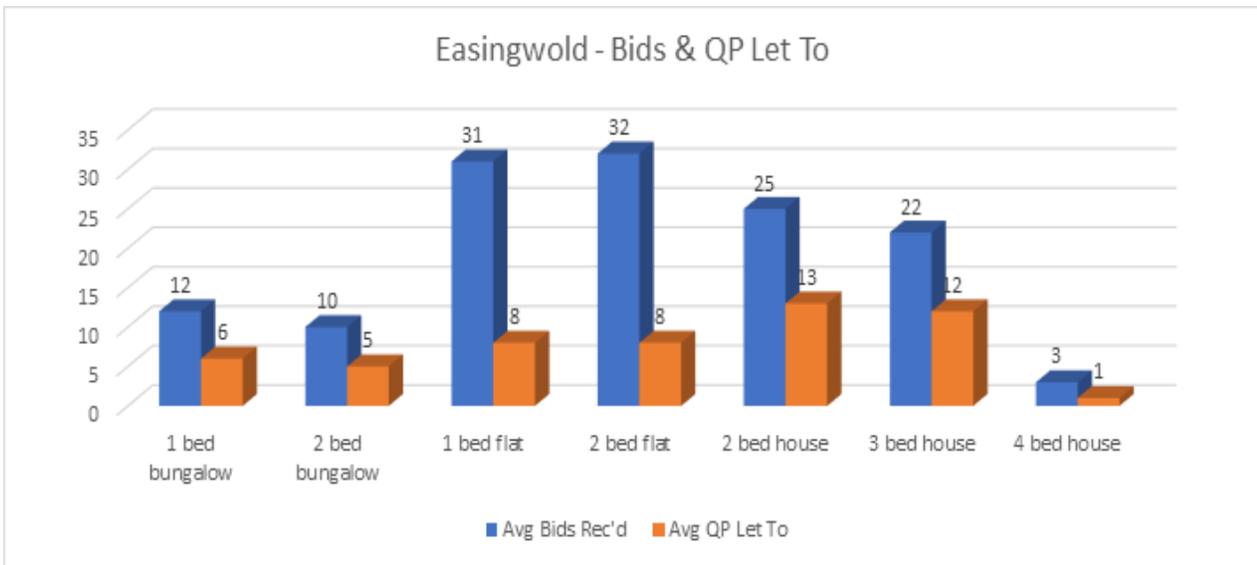
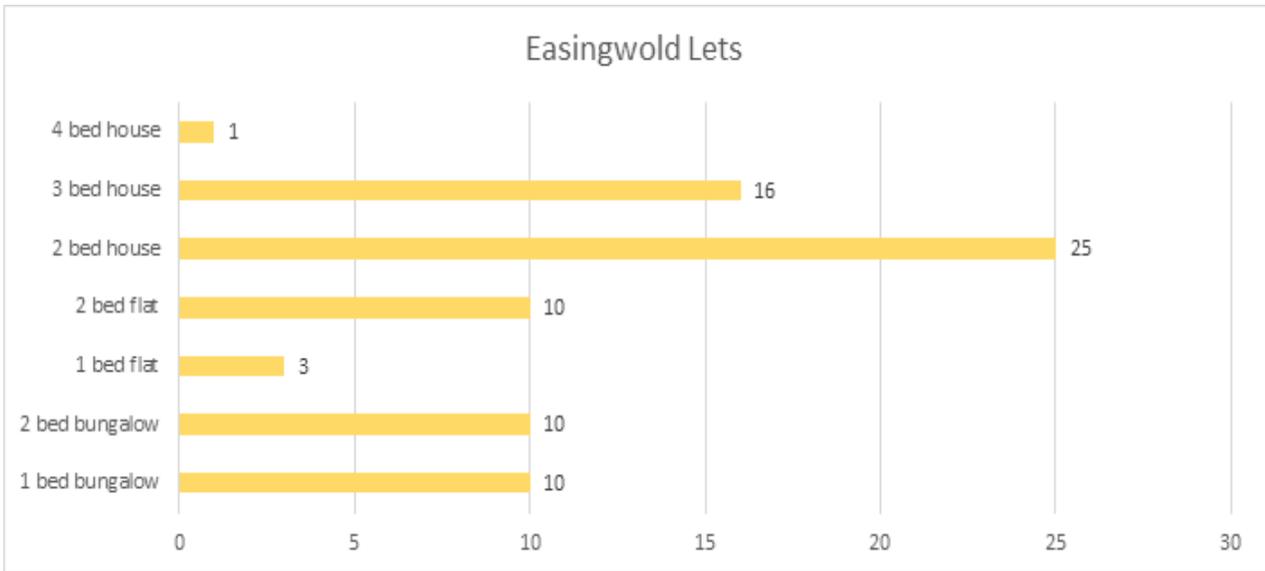
Demand for Easingwold & rural villages = 279

Age groups by bed need:

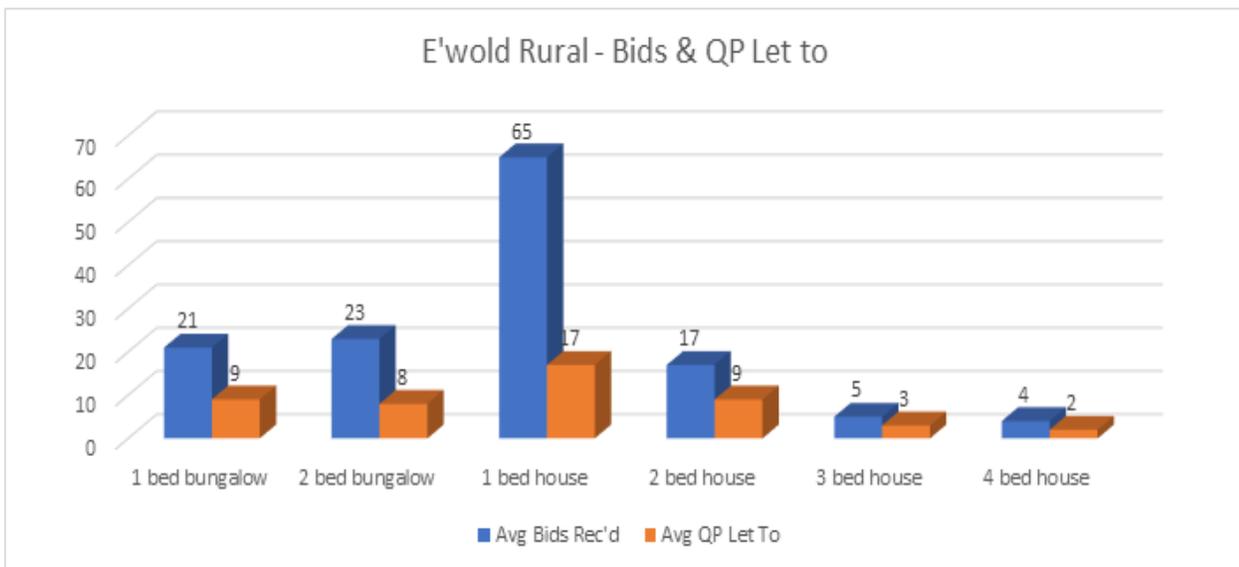
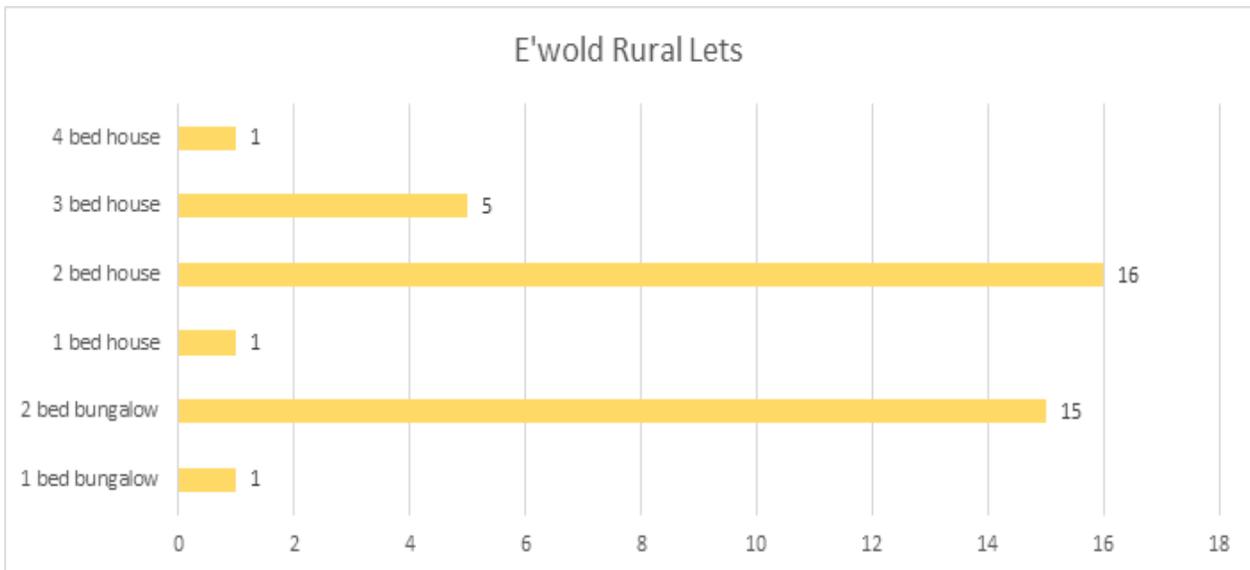
Bed Need	Total	18 - 29	30 - 39	40 - 49	50 - 59	60 - 69	70 - 79	80+
1 bed	163	35	25	22	23	33	21	4
2 bed	75	20	19	17	14	4	1	0
3 bed	29	1	12	15	1	0	0	0
4 bed	10	0	6	4	0	0	0	0
5 bed	2	0	0	1	1	0	0	0

Properties let between Jan 2020 - June 2021

Easingwold Lets = 73



Easingwold Rural = 39



The evidence above identifies that there is an overall affordable housing need, data highlights the need for smaller units (1,2 and 3 bed) and bungalows in rural areas.

### **HOUSING AND ECONOMIC DEVELOPMENT NEEDS ASSESSMENT (HEDNA) 2018**

GL Hearn were commissioned in 2018 to undertake the HEDNA to identify the affordable housing need across Hambleton to support the emerging Local Plan work. The housing need refers to the overall need of both market and affordable housing. Housing needs have been assessed using the framework set out by government in national planning policies, which seeks to significantly boost the supply of housing to improve affordability. The following information seeks to identify only affordable need.

The table below sets out, the analysis calculates an overall need for affordable housing of 55 units per annum over the life of the Local Plan to 2035 in the district – a total of 1,048 in the period to 2035.

	Per annum	Total (2016 – 2035)
Current need	26	487
Newly forming households	197	3,742
Existing households falling into need	149	2,822
Total Need	371	7,052
Supply from existing stock	316	6,004
Net Need	55	1,048

Source : 2011 Census/CoRe/Projection Modelling and Affordability analysis

The annual figure of 55 is a minimum requirement and that in order to meet current needs as soon as possible a higher number is needed as shown in the table below taken from the HEDNA 2018

Current need cleared over ...	5 years	10 years	21 years
Current need	97	49	26
Newly forming households	197	197	197
Existing households falling into need	149	149	149
Total Gross Need	443	394	371
Supply	316	316	316
Net Need	127	78	55

Source : 2011 Census/CoRe/Projection Modelling and Affordability analysis

## PRIMARY SCHOOL NUMBERS

The primary aged children from Tollerton have to travel to school as there is not one in the village, on researching the hinterland ones to the village there is a definite shortage on the roll at each one:

School Name	Roll Capacity	Actual numbers (as per latest Ofsted report)
Outwood Primary School – Aine	157	137
Easingwold Community Primary School	297	224
Huby Primary School	112	96
Linton on Ouse Primary School	105	95
Forest of Galtres Primary School (Shipton)	189	146

This evidence shows that housing delivery may aid in supporting schools and local facilities to remain open.

Applications submitted, approved in the past two years shows the number of units approved or submitted and the amount of affordable provided for local people.

Planning Ref No (Ful – full applications, OUT – Outline applications)	Address	Number of units	Number of affordable units
17/02551/MBN	Forest Farm	3	0
19/02169/FUL	Tollerton Road	3	0
19/02391/FUL	Main St	2	0
19/00936/FUL	Main St	2	0
20/02834/FUL	Newton Road	1	0
20/02752/FUL	Land & buildings S of Pond View	4	0
20/00685/REM	Fordington Lodge	1	0
20/00672/FUL	Land at Beeches Ro	4	0
20/00492/FUL	OS Field 2211 South Back Lane	5	0
21/00124/NMC	Ings View South Back Lane	4	0
21/00843/MRC	Hambleton View (Old Doctors)	2	0
21/00658/FUL	Brickyard Farm	1	0
21/00623/FUL	Land N of The Forge Tollerton Road	1	0
21/00147/REM	East Tollerton Farm	1	0
21/01302/FUL	OS Field 5532 Hambleton View	12	12
21/01303/FUL	OS Field 5532 Hambleton View	5	0
	Totals	51	12

### **PLANNING APPLICATION – 21/01302/FUL**

The Developer prior to submission of the Rural Exception Site on OS Field 5532 Hambleton View, has been in discussions with the Council throughout the pre planning and has proposed the mix to reflect the housing need as identified in the 2018 Housing Need Survey.

### **HOUSING COMMENTS**

The evidence provided above identifies a need for more affordable homes in the Tollerton and surrounding area to enable people to rent or buy an affordable home ownership property and remain in the area that they want to live.

All affordable homes are welcome in the district, but we require them to be built to meet NDSS sized properties and be sold to a Registered Provider at the agreed Transfer Price as detailed below:

No of bedrooms	No of person/s	1 storey dwelling	2 storey dwelling	3 storey dwelling	Built-in storage
1 bed	1p	39m <sup>2</sup>			1.0
1 bed	2p	50m <sup>2</sup>			1.5
2 bed	3p	61m <sup>2</sup>	70m <sup>2</sup>		2.0
2 bed	4p	70m <sup>2</sup>	79m <sup>2</sup>		2.0
3 bed	4p	74m <sup>2</sup>	84m <sup>2</sup>	90 m <sup>2</sup>	2.5
3 bed	5p	86m <sup>2</sup>	93m <sup>2</sup>	99 m <sup>2</sup>	2.5
3 bed	6p	95m <sup>2</sup>	102m <sup>2</sup>	108 m <sup>2</sup>	2.5
4 bed	5p	90 m <sup>2</sup>	97 m <sup>2</sup>	103 m <sup>2</sup>	3.0
4 bed	6p	99 m <sup>2</sup>	106 m <sup>2</sup>	112 m <sup>2</sup>	3.0
4 bed	7p	108 m <sup>2</sup>	115 m <sup>2</sup>	121 m <sup>2</sup>	3.0
4 bed	8p	117m m <sup>2</sup>	124 m <sup>2</sup>	130 m <sup>2</sup>	3.0

Size	Transfer Price
1 bed	£50,200
2 bed	£65,200
3 bed	£79,200
4 bed	£84,200

## **Appendix 3 - Hambleton District Council Housing Enabler - Affordable Housing Statement January 2022**

**PROPOSAL:** Development of 12 affordable dwellings  
**LOCATION:** OS Field 5532 Hambleton View Tollerton North Yorkshire  
**APPLICANT:** Mr Diarmaid Kelly

### **Introduction**

Tollerton lies in the hinterland of Easingwold in the Hambleton settlement Hierarchy; this is a Rural Exception Site providing 100% affordable housing to meet an identified need from local people.

The Housing Need Surveys were conducted to assess the need for affordable housing to meet an identified need by residents with a local connection to the Parish of Tollerton as follows:

- Must have lived in the Parish for at least 1 year
- Or have a close family member (Mother, Father, Brother, Sister) who has lived in the Parish of Tollerton for at least 1 year
- Or if you want to return to the Parish, you must have lived in the Parish of Tollerton for 5 out of the last 10 years
- Or be in permanent employment or taking up permanent employment with a business based on the Parish of Tollerton.

The Housing Need Survey evidence analysed to support this statement were conducted in the Parish of Tollerton **only**.

### **Key Findings**

- The December 2021 Housing Need survey review indicated that there were 6 households identified to be in housing need in Tollerton compared to 12 in 2018 when the last full survey was undertaken. The 6 households identified in 2021 are additional to the 12 identified in 2018, hence there is no double counting
- Attempts have been made to contact households identified in the 2018 survey. Of those that we were able to contact 12 households were still in need of affordable housing in the area
- There have been 6 new affordable homes completed in Tollerton since the 2018 survey and none of those allocated were on the original need list
- As of January 2022, there were 252 households on the Housing Register requiring accommodation in the wider sub-area which includes Easingwold and Easingwold Rural (this only relates to affordable homes to rent), with an indication that the greatest demand is for 1 and 2 bed homes
- A further analysis of the 252 households highlighted that at least 12 households had indicated that they had a connection to the Parish of Tollerton and that these were in addition to those who had taken part in previous housing needs surveys
- In the period December 2020 to December 2021 a total of 95 properties were advertised through North Yorkshire Home Choice lettings system including 43 in the Easingwold villages which attracted on average 6 bids or expressions of interest per advert indicating a significant level of unmet need

## SUMMARY

The identified need from the Housing Need Survey and Review have shown a need for an additional 18 affordable homes for either renting from a Registered Provider or purchased through one of the Affordable Home Ownership mechanisms as shown in the Key Findings section below.

The Developer of the proposal for the twelve-unit Rural Exception Site has used the information provided from the 2018 Survey to design a layout that meets the identified need.

If the proposed application is approved the allocation of the properties will be managed by a Registered Provider who will operate in accordance to the s106 agreement, which will state the cascade order of allocation:

- Priority will be given to those who meet the local connection criteria for the Parish of Tollerton
- Then priority will be given to those with a local connection to the neighbouring villages.
- Then priority will be given to Easingwold and finally Hambleton.

Experience has shown that the allocations have only been widened as a last resort and extended to the neighbouring Market Town, in this case Easingwold.

## Housing Needs Survey information

Contact has been made with all respondents and up to date comments are in red.

### 2021 Housing Need Review Summary

Identified Size & Type	Identified Tenure
1 x 1 bed House or Flat	Affordable property – will consider all tenures
1 x 2 bed house	HA Rented
1 x 2 bed house	Wants to change tenure
1 x 2 bed Bungalow	Affordable property – will consider all tenures
2 x 2 bed house or bungalow	Looking to purchase dependant on price
<b>Total additional affordable homes required</b>	<b>4</b>

- **Not included 2 x 2 bed bungalows who want to purchase.**

### 2018 Housing Need Survey Summary

Identified size & Type	Identified Tenure
1 x 1 bed house or flat	Affordable housing to Rent to Purchase
1 x 1 or 2 bed house	Affordable housing to Rent to Purchase
7 x 2 bed houses	Affordable housing to Rent to Purchase
1 x 2 bed bungalow	HA Rented
2 x 2 bed houses or bungalows	Wish to purchase ( Affordable Home Ownership or Market) dependant on price
4 X 3 bed houses	Affordable housing to Rent to Purchase
<b>Total additional affordable homes required</b>	<b>14</b>

- **Not included 2 x 2 bed bungalows who want to purchase.**

### 2021 Housing Need Review

FAMILY COMP & CURRENT HOUSING	FUTURE HOUSING NEED	COMMENTS
Single 45-59 2 bed house SO	2 bed house or bungalow OM/AHO	Wants to change tenure – and own 100% Lives in Parish. <b>Wants to be considered for SO or market dependent on cost Jan 22</b>
Family Couple (>60 & Male 20-29) 4 bed house HOWM	2 bed house or bungalow OM/AHO	Downsize, smaller accom See form Lives in Parish <b>MARRIAGE BREAKDOWN, STILL INTERESTED Dec 21</b>
Family (1 & 1 2 bed house PR	2 bed House HA	Needs larger secure home Lives & works in Parish <b>Still interested may consider SO now</b>
Single 60+ 3 bed house HONM	3 bed adapted bungalow OM	Downsize Lives in Parish <b>Sill looking to buy in parish Jan 22</b>
Single 20-29 4 bed flat	2 bed bungalow Look at all tenures	Need place of Own Close family connection

PR		<b>Wants to consider both tenures Dec 21</b>
Couple 30-44 4 bed house HOWM	4 bed house OM	Interested in SB Lives in Parish <b>BOUGHT IN VILLAGE NOW Dec 21</b>
Family ( 1 + 2) 4 bd hous HONM	3 bed Bungalow OM	Need smaller accom Interested in SB <b>Still looking to downsize in parish Jan 22</b>
Anon 2 bed house SO	2 bed house OM/AHO	<b>No details to call</b>
Family (2 + 1) 4 bed house HONM	3 bed bungalow OM	Downsizing <b>Still looking for bungalow Jan 22</b>
2 x 10-19 LWP 4 bed HONM	4 Bed HOUSE OM	Larger secure home of own Interested in SB <b>This is for two properties of own, now and in future. All tenures considered Jan 22</b>
Single 0-19 LWP	1 bed OM/PR HOUSE/FLAT	Closer to employment and carer <b>AHO/ HA Dec 21</b>

The 2021 identified six households in need of affordable housing, which is a decrease on the 2018 survey, however experience has shown on other local schemes that once an application is approved, and work commences on site the hidden housing need comes to light and results in not sufficient housing to meet the need.

NB - All of the respondents have a local connection to the parish of Tollerton.

### 2017/18 Housing Need Survey

Family Composition	Current Housing	Future Need	Comments
Single (45-59)	2 bed house - PR	2 bed house - HA/SO	Affordability issues, needs secure accommodation and to be closer to employment <b>MOVED OUT OF YORKSHIRE NOW Dec 21</b>
Couple (20-29)	3 bed house - LWP	2 bed house – SO FTB	Need place of own Family live in Tollerton <b>LM &amp; emailed – want to be considered Jan 22</b>
Family (Couple plus 3)	3 bed house – PR	3 bed house – HA/SO FTB	Need secure accommodation, close to employment (in parish). Poor existing PR home. <b>Tel No dead – emailed Dec 21</b>
Family (Couple plus 1)	2 bed - HA	3 bed house – HA/SO FTB	Need larger accommodation and be closer to family for support <b>. Tel No dead – emailed Dec 21</b>
Family (Adult plus 1)	2 bed house - PR	2 bed house HA/SO	Need place of own <b>Wants to look at AHO Dec 21</b>
Single (20-29)	2 bed house LWP	1 bed flat/house – HA/SO	Need place of own <b>Still interested Jan 22</b>
Family (Couple plus 1)	2 bed house - PR	2 bed house - HA	Affordability issues

			<b>Still interested may consider SO now Jan 22</b>
Family	3 bed house - HA	3 bed house – Rent or purchase	Need larger accommodation <b>LM &amp; emailed – will consider all tenures Jan 22</b>
Single	2 bed house - SO	2 bed house or bungalow OM	The rent keeps going up making it unaffordable <b>LM &amp; emailed – Want to look at HA or SO Jan 22</b>
Family (single plus 1)	2 bed house PR	2 bed house – HA/SO	Want secure accommodation <b>WANTS TO Buy AFFORDABLE HOME Dec 21</b>
Couple 60+	2 bed house HO	2 bed bungalow OM	<b>Wants to remain in the village – Jan 22</b>
Single (20-29)	4 bed house LWP	2 bed house OM/SO	<b>REMOVE FROM LIST PLEASE Dec 21</b>
Single (60+)	2 bed House HO (if house was sold £150,000 equity)	1 or 2 bed bungalow HA/SO	Daughter and son in law live in parish. Health issues needs care and support <b>Still Interested Dec 21</b>
Family (couple plus 1)	2 bed bungalow PR	2 bed house HA	Looking for larger property House to be sold in near future <b>MOVED TO E'WOLD BUT WOULD CONSIDER RETURNING Dec 21</b>
Anon	2 bed house HA	3 bed house OM/SO/HA	Close family live in parish <b>Wants AHO – Jan 22</b>
Family (couple plus 2)	2 bed house - OM	4 bed house OM	Need larger accom Will have deposit & mortgage
Couple (30-44)	4 bed house PR	2 bed house OM/SO FTB	Need secure accom, change of tenure Can get deposit & mortgage Interested in self-build Parish connection over 10 years <b>Bought in the village now. REMOVE Jan 22</b>
Single plus 1	2 bed house PR	2 bed house HA/SO	Need secure accommodation Current landlord has expressed possibility that he needs to sell property, current childminder business run from home, so need property to continue. <b>LM &amp; emailed – has moved but wants to return to village Jan 22</b>
Single 45-59	3 bed flat PR	2 bed house HA/LCHO	Marriage breakdown in USA, want to come and live close to family members. <b>Still very interested in renting or buying Dec 21</b>

NB - All of the respondents have a local connection to the parish of Tollerton.

## NORTH YORKSHIRE HOME CHOICE DATA – AS OF JANUARY 2022

Demand for Easingwold & rural villages = 252 (164 for Easingwold rural villages)

Age groups by bed need:

1 bed need = 139      Ages - Under 50 = 74    50+ = 65

2 bed need = 67      Ages - Under 50 = 50    50+ = 17

3 bed need = 33      Ages - Under 50 = 30    50+ = 3

4 bed need = 12

5 bed need = 1

### Properties let between December 2020 - December 2021

Easingwold Lets Dec 2020 - Dec 2021 = 67 (average age let to = 44 years)

Easingwold Lets Dec 20 - Dec 21				Bands Let to			
Property Type	Total let	Avg bids rec'd	Avg QP let to	Bronze	Silver	Gold	DL
1 bed bungalow	11	19	8	5	5	1	0
1 bed flat	2	61	5	0	2	0	0
2 bed bungalow	14	18	6	6	6	2	1
2 bed flat	8	22	7	0	7	1	0
2 bed house	23	26	13	11	10	2	1
3 bed house	9	30	17	4	5	0	1

Avg bids / queue position does not include properties let by direct let

Easingwold Rural Lets = 28 (average age let to = 43 years)

Easingwold Rural Lets Dec 20 - Dec 21				Bands Let to			
Property Type	Total let	Avg bids rec'd	Avg QP let to	Bronze	Silver	Gold	DL
1 bed house	1	89	6	0	0	1	0
2 bed bungalow	7	38	11	2	4	1	0
2 bed flat	1	5	2	0	1	0	0
2 bed house	12	17	11	10	2	0	0
3 bed house	6	18	2	0	4	2	0
4 bed house	1	4	2	0	1	0	0

The evidence above identifies that there is an overall affordable housing need, data highlights the need for smaller units (1,2 and 3 bed) and bungalows in rural areas.

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21/01302/FUL	OS Field 5532 Hambleton View	12	12
21/01303/FUL	OS Field 5532 Hambleton View	5	0
	Totals	51	12

**The only affordable housing delivered in Tollerton has been:**

- **12 units on a Rural Exception Site at Station Court in 2008/09**
- **six units ( 4 x houses and 2 x bungalows) on the Forge Lane site incorporating the Doctors Surgery in 2019/20**