



North York Moors Local Plan

Land Availability Assessment

(Incorporating the Housing Position Statement)

APPENDIX 6

Site Assessment Proformas (Alphabetical Order)

December 2018

Battersby

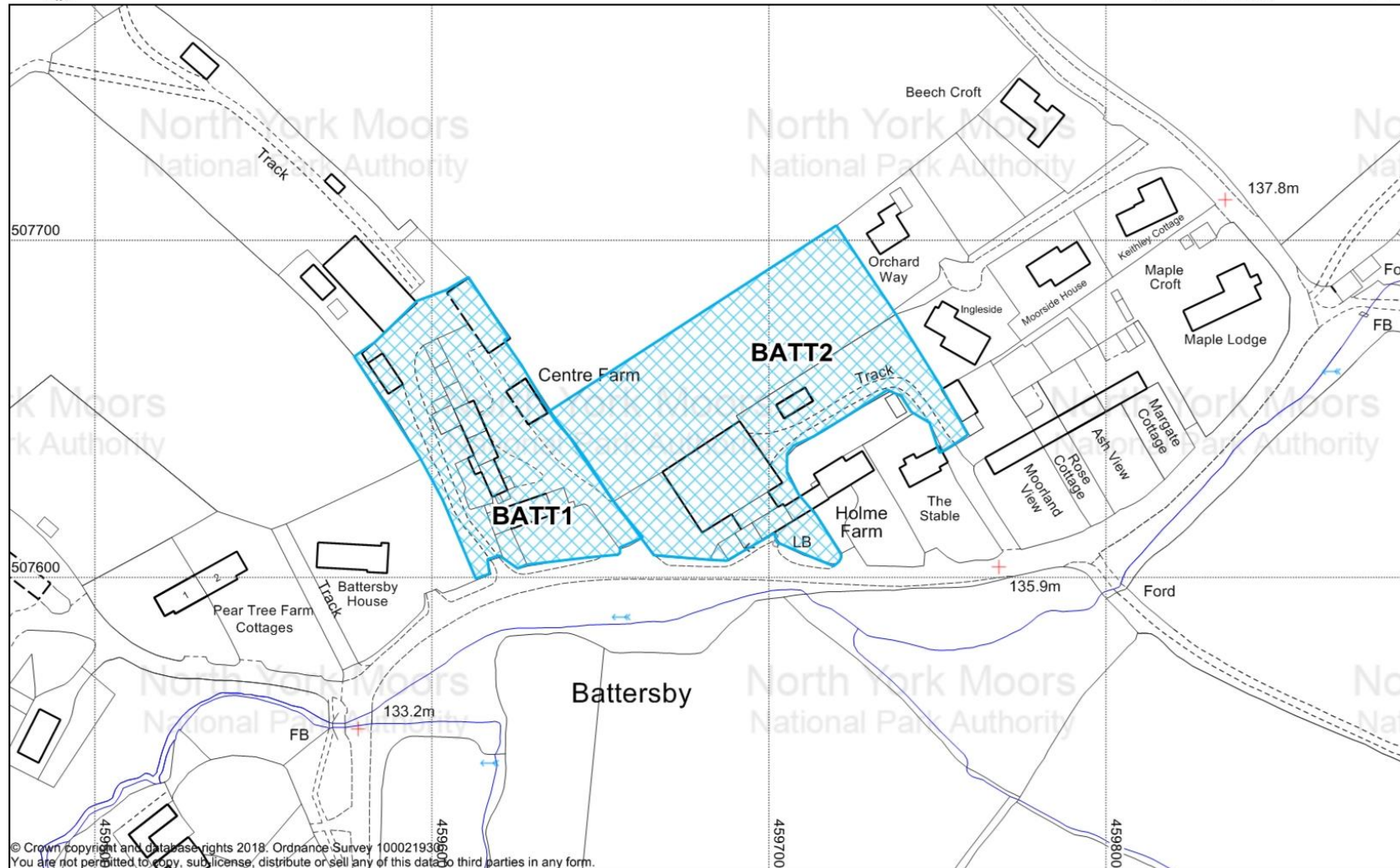


North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley YO62 5BP
01439 772700

Local Plan

Printed: 07 August 2018

Scale: 1:1500



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Site Reference	BATT1		
Address	Centre Farm, Battersby		
Parish	Ingleby Greenhow		
Site Area	0.36		
Site Visit date	01.09.2017	Photos Yes Uploaded Yes	Officer JC Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	No
Brownfield (How much of the site is previously developed land?)	No. Active farm yard with buildings
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Currently in use as farm yard with listed range of agricultural buildings. Dwelling and barn on frontage not specifically listed.
Conversions of existing buildings proposed (Indicate building type and form)	Stone and pantile farmhouse and attached barn to frontage with listed range of farm buildings to the rear. Very attractive and substantial range of buildings.
Current planning consents	2/76/AF4 – Agricultural notification for building to rear of site.

Site Constraints

Topological/gradient constraints	Buildings elevated from road
Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	Yes, historic use as farm and yard. Modern buildings proposed to be removed.

Is the site or part of the site in a Flood zone (specify)	Flood zone 1
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Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	N/A
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Extensive range of traditional buildings on site therefore implications for bats/birds
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	Linear range of stone/brick/tile agricultural buildings (2 byres and cart lodge with engine house attached to northern byre) to rear of house grade II listed, house and barn on frontage not specifically listed but within the curtilage therefore all considered to be listed.
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	N/A

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing accesses either side of dwelling with adequate visibility
Could works required to upgrade access have detrimental visual impact?	N/A
Are there any PROWs on or adjacent to the site?	No PROWS and no pedestrian footpaths on road side
Access to local facilities (local shop, doctors, play area, public transport etc)	Very limited access to any local services. Car repair garage at Battersby Junction. All other services Ingleby Greenhow for school, pub, butchers

Access to local schools	Ingleby Greenhow PS
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Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	The site is located centrally on the northern side of the village and is within the built up area. Site frontage readily visible from main road through village. Rear buildings not readily visible as screened by long linear buildings on site frontage.
What is the impact of the development on form, character and scale of the existing settlement?	All in village development, unclear where the proposed building plot has been identified. This is likely to be a form of backland development as there is not space on the frontage for further new development.
Is the site considered to be an important open space?	N/A
Will the proposed use be compatible with existing adjacent uses?	Yes. Adjacent uses are residential and agricultural.

Any Other Observations/Conclusions

Principle of converting the agricultural buildings likely to be acceptable, subject to careful design taking into account the listed status of the buildings and subject to them being structurally sound and capable of conversion without significant rebuilding. Retention of frontage dwelling and attached barns is important in street scene but there is no potential for an additional dwelling on frontage as this would detrimentally affect the setting of listed buildings or in rear area as this would constitute unacceptable back land development.

The development of the site for residential usage by way of conversion is likely to be acceptable in principle, subject to suitable design and proven structural stability.



Site Reference	BATT2		
Address	Centre Farm, Battersby (Holme Farm)		
Parish	Ingleby Greenhow		
Site Area	0.5		
Site Visit date	01.09.2017	Photos Yes Uploaded Yes	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Agricultural buildings/land
Brownfield (How much of the site is previously developed land?)	No. Existing agricultural buildings and active farm yard.
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Agricultural use. Scheme proposes retention/conversion of traditional listed buildings and removal of modern shed and proposed new build on site of modern building with development of additional land to north adjacent to Orchard Way. Village notice board and letter box to front of barn.
Conversions of existing buildings proposed (Indicate building type and form)	Conversion of cart lodge on site frontage. (Very attractive 2 storey stone and pantile agricultural buildings part of long linear range of listed buildings. House attached to east but not included in the site.)
Current planning consents	PP for 2 bay extension to modern farm building March 1980

Site Constraints

Topological/gradient constraints	Generally same level as adjacent village road, slightly rising to the rear.
Overhead lines	N/A

Possible contamination issues (Hardstandings/tanks etc)	Yes possible due to historic agricultural use of land
Is the site or part of the site in a Flood zone (specify)	Floodzone 1

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Hedge on road frontage
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Conversion of buildings proposed therefore impacts for birds and bats
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	Buildings on frontage (cart lodge and byre) are listed and form part of a long linear building including the main farm house. Buildings comprise two storey central part with attractive stone arched opening with hay loft doors above. (lean to extension to rear elevation of building) Herring boned stone with pantiled roof and single storey bays to either side. Careful treatment required and additional new development would affect setting of listed building.
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	N/A

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing farm access to western corner of site onto main road through village, currently in use and adequate visibility. Direct access onto village road to front yard of building to be converted.
Could works required to upgrade access	Some loss of existing hedge may be required

have detrimental visual impact?	
Are there any PROWs on or adjacent to the site?	No PROW and no pedestrian footpath on road.
Access to local facilities (local shop, doctors, play area, public transport etc)	Very limited access to any local services. Car repair garage at Battersby Junction. All other services Ingleby Greenhow for school, pub, butchers
Access to local schools	Ingleby Greenhow PS

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	The site is located within the village and the buildings to be converted are readily visible on the road frontage. The building is very important visually being very prominent in the village as it is one of the main farms. The land to the rear of the building is readily visible from the main village road when passing through from the west. The existing large agricultural building is readily visible and open views into the rear of the building and the site are afforded from the road at this point. Views of the hills to the rear are also gained.
What is the impact of the development on form, character and scale of the existing settlement?	Battersby is a very small clustered agricultural settlement with development on the norther side of the road. More recent development has taken place to the east of the village on the site of a former haulage depot. The proposed conversion is likely to be acceptable in principle, if no longer required for agriculture and subject to LBC and proof of structural stability. Careful treatment needed to maintain the historic fabric and design. Proposed site to the rear is large and on greenfield land and would be large and out of scale with existing settlement. Loss of large dominating agricultural building may be of benefit to the street scene but any development to the side/rear of the barn to be converted would need to be carefully considered.
Is the site considered to be an important open space?	Land to the rear of the barn is readily visible and affords open views to the landscape beyond.
Will the proposed use be compatible with existing adjacent uses?	Yes agricultural and residential

Any Other Observations/Conclusions

The development of the site for residential usage by way of conversion is likely to be acceptable in principle, subject to suitable design to retain its historic integrity and subject to proven structural stability. Any proposed housing development on the open agricultural land to the rear/north of the existing frontage historic buildings comprising Holme Farmhouse and The Cart Lodge and Grain store would be assessed as unacceptable development in the Open Countryside. The assessed capacity for BATT2 does not therefore include any housing units on this part of the promoted site, but relates solely to conversion of the existing historic building.



Boltby

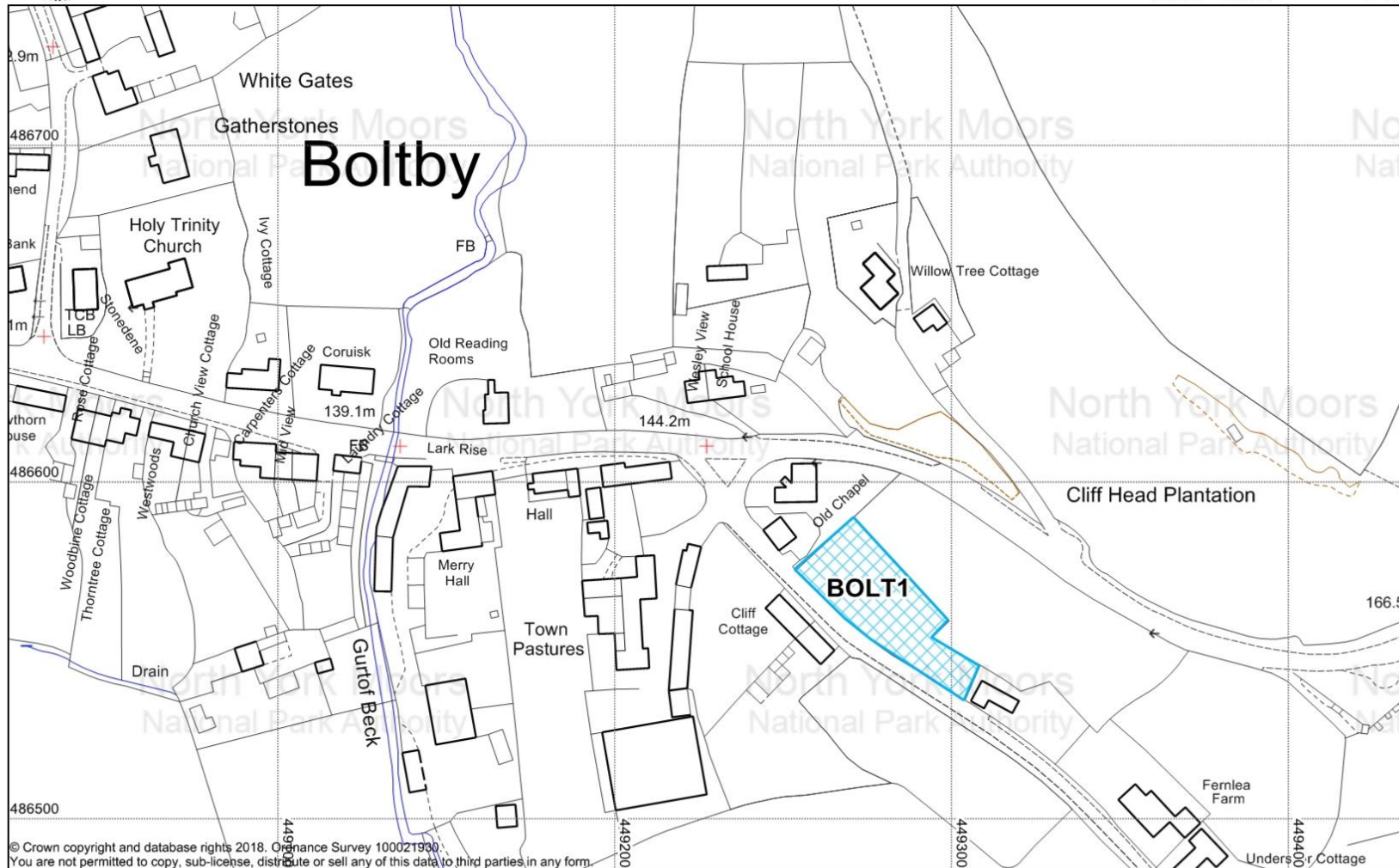


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Site Reference	BOLT1		
Address	Land south east of the Old Chapel		
Parish	Boltby		
Site Area	0.11		
Site Visit date	04.05.2017	Photos Yes Uploaded Yes	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Yes. Paddock land, steeply sloping, rectangular between The Old Chapel and stable building, wooded to rear
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Vacant land/scrub
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	2/16/1D - O/L for residential refused 04.1987

Site Constraints

Topological/gradient constraints	Sloping land, elevated from road to west and rising to north east, land rises to north east to main road to village
Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	N/A

Is the site or part of the site in a Flood zone (specify)	Floodzone 1
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Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Trees and hedges on rear, north-eastern boundary
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Stone wall on lane frontage, trees/hedges to rear of site
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Just outside CA
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	Monuments 2173 – 11th Century Saxon village and Medieval village

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Field gate access to top corner of land directly on to the lane. Access could be created if required but narrow land serving the existing properties. Wide verge crossing.
Could works required to upgrade access have detrimental visual impact?	May require removal of stone wall
Are there any PROWs on or adjacent to the site?	PROW to south leading onto the lane
Access to local facilities (local shop, doctors, play area, public transport etc)	Limited access to local facilities (village hall)

Access to local schools	Schools in Thirsk or PS in Helmsley
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Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site partially screened from views in village by garage building associated with the Old Chapel.
What is the impact of the development on form, character and scale of the existing settlement	Site is on the edge of the village on a lane where the pattern of development is sporadic and loose. Slope of land will create difficulties for digging/banking to rear of the site.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes residential adjacent

Any Other Observations/Conclusions

Development of the site would consolidate the loose form of development on the edge of the village detrimentally affecting the character and appearance of the area. The topography of the site will give rise to construction difficulties and will result in banking to the rear of the site which would detract from the appearance of the area. The site is not considered to be a suitable site for development
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Note: Submitted sites CAR1, CAR2 and CAR3 (land at Low Farm, Middle Farm and the Village Hall, Carlton near Helmsley) were discounted from assessment as they were below 0.1 hectares/and or outside the settlement hierarchy. (see Appendix 3 of the main report).



Carlton in Cleveland

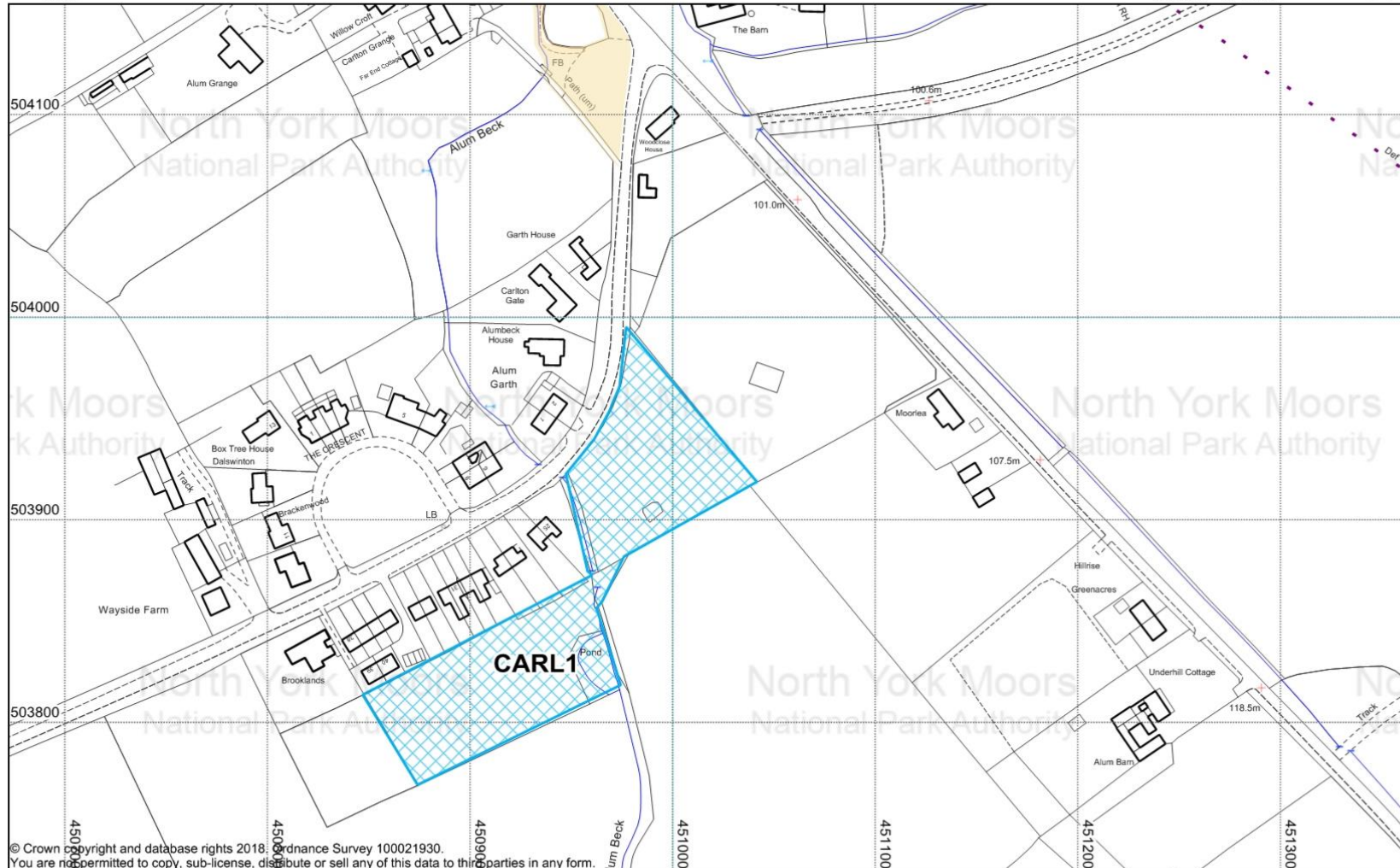


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Site Reference	CARL1		
Address	Faceby Road		
Parish	Carlton in Cleveland		
Site Area	1.19		
Site Visit date	21.04.2017	Photos Yes Uploaded Yes	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Yes. Agricultural open filed with curved road frontage to north-west. Second area of site to rear of dwellings, rectangular and level
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Agriculture Sports ground PP granted 1985 Not currently used for recreational purposes
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	2/23/76A – 6 Bungalows, 2 houses, 4 starter homes Refused 2/23/60A – COU to playing field G 26.07.198

Site Constraints

Topological/gradient constraints	Generally level with road and adjacent dwellings
Overhead lines	Power lines to rear of site
Possible contamination issues	N/A

(Hardstandings/tanks etc)	
Is the site or part of the site in a Flood zone (specify)	Floodzone 1

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Hedge to part front of site Mature tree to west of site near frontage
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Hedges/trees to boundaries
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	N/A

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Gated field access to north west corner of the site. No direct access to road frontage on rear portion of site
Could works required to upgrade access have detrimental visual impact?	Wide verge to be crossed. Visibility appears good
Are there any PROWs on or adjacent to the site?	Public footpath along eastern boundary of the site with road frontage
Access to local facilities (local shop,	Facilities in village are limited, pub/village hall/school.

doctors, play area, public transport etc)	Close to Stokesley
Access to local schools	Carlton PS

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site with road frontage is part of a larger gap between Carlton village and the outlying development. Further development would consolidate and erode gap between the two distinctive parts. Views of the village and the Crescent area opposite are readily visible from Carlton Moor above and to the south
What is the impact of the development on form, character and scale of the existing settlement?	This area of Carlton is outside the historic centre of the village. More recent development including open market housing opposite and local authority housing to the west of the site. The site frontage is large and affords good views of Carlton Bank. Not an infill site and site to the rear would be out of character with the frontage development
Is the site considered to be an important open space?	Yes (in that it is important to maintain the gap between the two areas of the village)
Will the proposed use be compatible with existing adjacent uses?	Yes, residential and agriculture

Any Other Observations/Conclusions

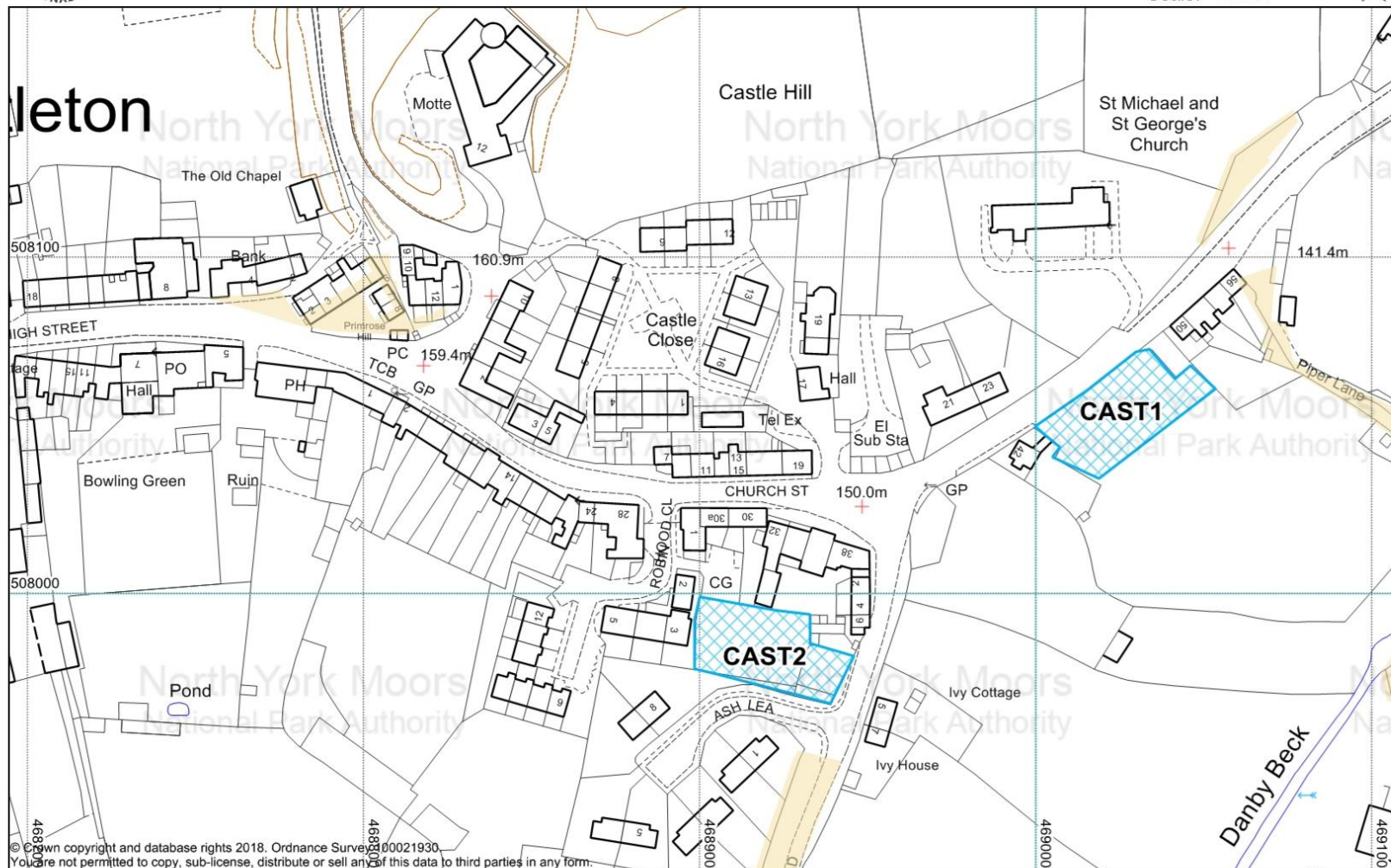
Not an infill site as too big and open. Comments from the Inspector in 1987 still relevant in relation to the landscape impact from Carlton Moor. Development of the site would erode the gap between this outlying area of the village and the more historic core of the village. The site is not considered to be a suitable site for development



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Site Reference	CAST1		
Address	Land south of Church Street, Castleton		
Parish	Danby		
Site Area	0.09		
Site Visit date	31.03.2017	Photos; Yes Uploaded Yes	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Yes, rectangular field sloping away from Church Street. Dwellings to east and west with long road frontage.
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Agricultural/grazing
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	None on site 4/43/287A Site to west of no 42 Church Street, erection of bungalow R 20.08.1990

Site Constraints

Topological/gradient constraints	Site slopes away from road to Danby beck on land to south east
Overhead lines	OHL running along site frontage

Possible contamination issues (Hardstandings/tanks etc)	N/A
Is the site or part of the site in a Flood zone (specify)	Floodzone 1

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Hedge to part street frontage. Small cherry tree near frontage
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Stone wall on part (west) of road frontage
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	Opposite St Michael and St George's church Grade ii listed
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Yes. Will affect setting of church and open aspect at this end of the village
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	Yes, soil heap found to rear of 50 Church Street

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access in central position on site frontage. Visibility appears satisfactory
Could works required to upgrade access have detrimental visual impact?	May involve loss of part of hedge/wall on frontage
Are there any PROWs on or adjacent to	No

the site?	
Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities available in village
Access to local schools	Local Primary school in village

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Prominent on leaving the village. The site is located on the edge of the village, clearly visible from the road and affords attractive open views to the valley and landscape to south east.
What is the impact of the development on form, character and scale of the existing settlement?	Located outside the main built up area of the village where development is more sporadic. Provides an attractive open vista from the road and church located on the opposite side at a higher level
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes, residential to east and west

Any Other Observations/Conclusions

Important open space on the edge of the village, large gap between outlying dwellings. Not considered to be infill and any development would detrimentally affect the setting of the Church opposite and the open character of the CA on the edge/approach to the village The site is not considered to be suitable for development.
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Site Reference	CAST2		
Address	Land north of Ash Lea, Castleton		
Parish	Danby		
Site Area	0.09		
Site Visit date	31.03.2017	Photos; Yes Uploaded Y/N	Officer Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Garden. Mature trees on boundary, enclosed elevated are with children's play equipment and used as a garden to adjacent dwelling
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	N/A
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	4/43/434 – Single dwelling refused 22.02.2001

Site Constraints

Topological/gradient constraints	Land elevated from Ash Lea and from Ashfield Road (Approx. 5 feet above level of the road)
Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	N/A

Is the site or part of the site in a Flood zone (specify)	Floodzone 1

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Trees/hedges to east/front of the site and trees within the site. Loss will have CA impact
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Stonewall to eastern frontage of the site
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	36 Church Street Grade II Listed Building
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	No. Adjacent to the CA, development on the eastern frontage of site would affect the appearance/setting of the CA and setting of historic buildings adjacent and opposite. Attractive and loss of trees and part of stone wall (very important feature of this part of the village), may also be an issue if required for vehicular access to the site
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	N/A

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	The site's elevated nature would make vehicle access difficult. (Small parking area to north west serving Robin Hood Close but no access possible from this area)
Could works required to upgrade access have detrimental visual impact?	Yes. Loss of wall on frontage would not be acceptable

Are there any PROWs on or adjacent to the site?	Public footpath on Ash Lea and on Ashfield Road
Access to local facilities (local shop, doctors, play area, public transport etc)	Good local facilities in village
Access to local schools	Castleton PS in village

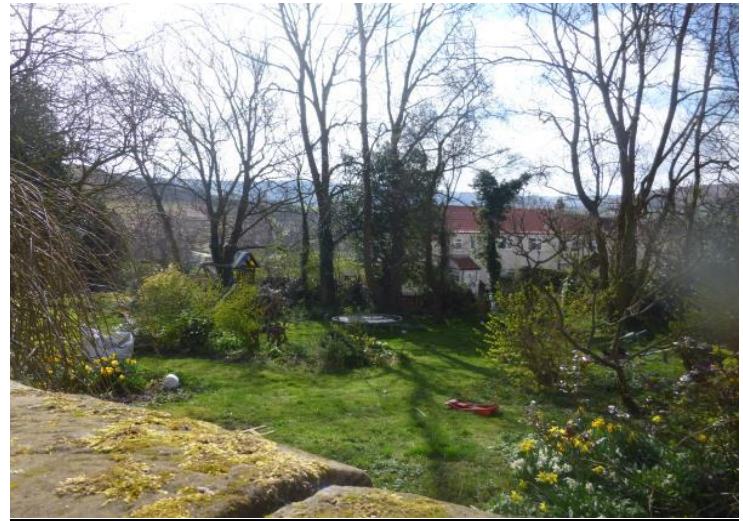
Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Frontage of site readily visible from Ashfield Road, particularly when entering the village from the south
What is the impact of the development on form, character and scale of the existing settlement?	Modern housing on AS Lea to south-west and Robin Hood Close to the north-west. Would from an infilling/extension to the existing modern dwellings but not acceptable due to elevated nature, likely engineering works and impact on setting of the CA
Is the site considered to be an important open space?	Yes, the front of the site in particular behind the stone wall is an important open space
Will the proposed use be compatible with existing adjacent uses?	Yes residential to all sides

Any Other Observations/Conclusions

It is important to retain this as an open space on the edge of the CA and the retention of the stone wall is important in the street scene. Vehicular access to the site will be difficult to achieve, without significant engineering works, and the loss of trees would also be an issue

The site is not considered to be suitable for development.



Commondale

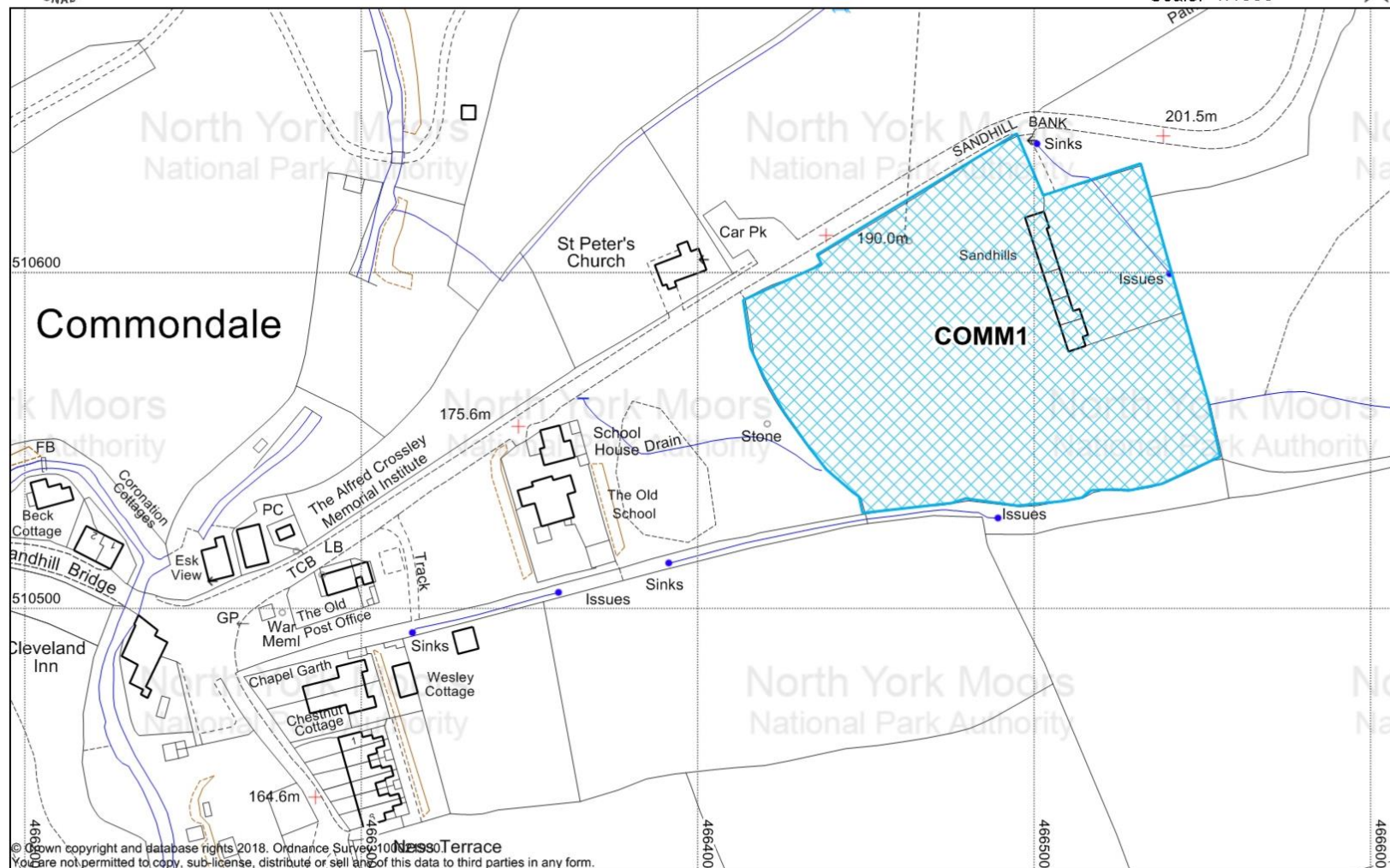


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Site Reference	COMM1		
Address	Sandhills		
Parish	Commondale		
Site Area	1.08		
Site Visit date	31.03.2017	Photos; Yes Uploaded Yes	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Part greenfield/part brown field
Brownfield (How much of the site is previously developed land?)	Buildings and curtilage 15%
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Used as an outdoor pursuits centre (Building white rendered single storey linear building)
Conversions of existing buildings proposed (Indicate building type and form)	Unknown
Current planning consents	2005 consent for OHL

Site Constraints

Topological/gradient constraints	Land sloping from west to east out of village up Sandhill Bank
Overhead lines	Electric wires across the site and telephone poles on verge
Possible contamination issues	Unknown

(Hardstandings/tanks etc)	
Is the site or part of the site in a Flood zone (specify)	Floodzone 1

Environmental Considerations

Impact on SSSI/SPA/SAC	Land to immediate north and east SSSI, Section 3 moorland and SPA (just borders the proposed site)
Impact on trees (TPOs)/Hedgerows	N/A
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Stone wall on part of Sandhill Road frontage
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	Thin strip of land to east of site included in Ancient Monuments 10615 and 11530 (abandoned cottage and associated ridge and furrow

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?	Existing access onto Sandhill Bank. Visibility to east not good as on bend and traffic travelling downhill
Could works required to upgrade access have detrimental visual impact?	N/A
Are there any PROWs on or adjacent to the site?	PROW to north off Sandhill Bank

Access to local facilities (local shop, doctors, play area, public transport etc)	Limited availability of local services
Access to local schools	Castleton Primary School

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site is very prominent and in open landscape readily visible from the village and in views from the approach to the village from the west
What is the impact of the development on form, character and scale of the existing settlement?	Site is outside the settlement and any development on the scale suggested would be very damaging to the appearance of the landscape and open views
Is the site considered to be an important open space?	N/A
Will the proposed use be compatible with existing adjacent uses?	No, all land adjacent agricultural with exception of small car park to church on opposite side of the road

Any Other Observations/Conclusions

Suggested use was for five dwellings comprising a mix of open market and affordable housing units. Site very clearly outside the settlement limits and development would be detrimental to the appearance of the landscape as it is on rising land with open views to moorland.

Not considered to be a suitable site for development.



Coxwold

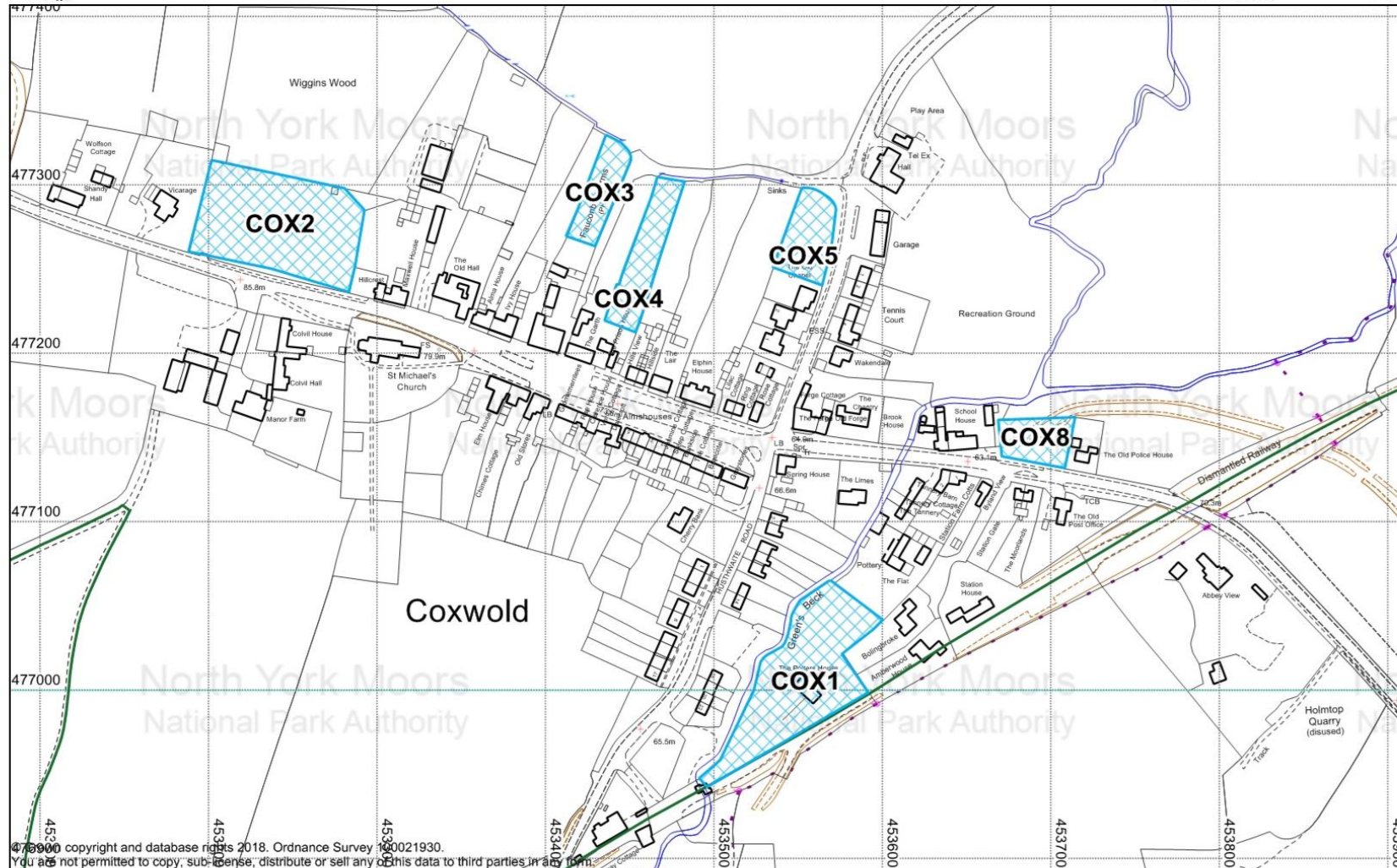


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Local Plan

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Site Reference	COX1		
Address	The Potter's House		
Parish	Coxwold		
Site Area	0.49		
Site Visit date	21.04.2017	Photos Yes Uploaded Yes	Officer JC Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Yes, partly (contains dwelling and curtilage)
Brownfield (How much of the site is previously developed land?)	No
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Dwellings/curtilage/wooded land
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	None

Site Constraints

Topological/gradient constraints	Level but then sloping off to beck to west
Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	N/A

Is the site or part of the site in a Flood zone (specify)	Floodzone 3a on site
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Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Mature trees on the site especially by the area around the beck
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Hedges and trees on site
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	No
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	No

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access to the site off main road through courtyard of existing dwellings/gift shop and cabinet makers
Could works required to upgrade access have detrimental visual impact?	N/A
Are there any PROWs on or adjacent to the site?	Pedestrian footpath to front on main road
Access to local facilities (local shop, doctors, play area, public transport etc)	Facilities in the village, inc. pub, village hall, garage, café, recreation ground, tennis courts

Access to local schools	Husthwaite C of E PS
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Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Not readily visible, as located off the main street and behind existing development. Views into the site from Husthwaite Road
What is the impact of the development on form, character and scale of the existing settlement?	Could be regarded as infilling of development between the village centre and the former railway line, not a typical infill as no road frontage and outside village core but little visual impact
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes, residential development to north, east and west. Agricultural land to south

Any Other Observations/Conclusions

Not an in fill site as such and beyond the core of the village but not visually intrusive. Floodzone 3a, therefore possible flooding issues – Sites cannot be allocated in plans under the national flood risk sequential test which directs development to areas of lower flood risk. The site is not considered to be a suitable site for development due to its location and potential/possible flooding issues.



Site Reference	COX2		
Address	Site between The Vicarage and Hillcrest		
Parish	Coxwold		
Site Area	0.55		
Site Visit date	21.04.2017	Photos Yes Uploaded Yes	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Yes. Rectangular level field with large road frontage used for grazing/agriculture
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Grazing
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	2/31/29 – creation of access to field Approved 1983

Site Constraints

Topological/gradient constraints	Land elevated from road by approx. 1.3 metres
Overhead lines	Electric lines across field
Possible contamination issues (Hardstandings/tanks etc)	N/A

Is the site or part of the site in a Flood zone (specify)	Floodzone 1
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Environmental Considerations

Impact on SSSI/SPA/SAC	
Impact on trees (TPOs)/Hedgerows	Tress on north/east/west boundaries
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Elevated stone wall on frontage and trees to boundaries
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	Opposite St. Michael's Church, Shandy Hall to west, Colvil Hall and Manor Farm opposite LBs and Hillcrest and Maxwell House to east are LBs. V sensitive site
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Yes. Any development would detract from CA as the site is an attractive open area on edge of village giving open views to countryside beyond
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	Wider area notification for 5 monuments 4123 and 4933

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access to western end of site. Road straight and visibility good in both directions
Could works required to upgrade access have detrimental visual impact?	Loss of or setting back of wall necessary.
Are there any PROWs on or adjacent to the site?	Public footpath on northern side of Thirsk Bank
Access to local facilities (local shop, doctors, play area, public transport etc)	Facilities inn village inc. pub, coffee shop, garage, village hall, recreation field and tennis courts

Access to local schools	Husthwaite PS
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Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site very readily visible in main village street. Very attractive open space giving views to open countryside to the north
What is the impact of the development on form, character and scale of the existing settlement?	Edge of village location where development is more open. Opposite the Church and Manor Farm barn conversions and these are set back off the road on the opposite side giving a more open feel to this area of the village
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes, residential to east and west

Any Other Observations/Conclusions

This is a large important open space in the Coxwold Conservation Area, adjacent and opposite several listed buildings. It is not considered to be an infill site and its development would detract significantly from the setting of the church (and other listed buildings) in this open and attractive area of the village.

The site is not considered to be a suitable site for development.



Site Reference	COX3		
Address	Land behind the Fauconberg Arms		
Parish	Coxwold		
Site Area	0.12		
Site Visit date	21.04.2017	Photos Yes Uploaded Yes	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Garden area for pub
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Garden/orchard/summer house for pub
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	Extension to flat accommodation Granted 06.1977 2009/424/FL - Construction of dormer windows Granted

Site Constraints

Topological/gradient constraints	Sloping land down to Back Lane (south to north)
Overhead lines	N/A
Possible contamination issues	N/A

(Hardstandings/tanks etc)	
Is the site or part of the site in a Flood zone (specify)	Floodzone 1

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Trees on boundaries of the site
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Trees/hedges on the site (recently planted apple trees approx. 20)
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	No. Ivy House to west of pub building and other LBs
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Yes
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	Notification zone for 5 monuments 412, 4933 Location of blacksmiths shop sites in rear yard of pub (5079)

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Access to pub car park to front of pub off main road. Back Lane to rear of village main street but access restricted. (PROW to side for pedestrian access only)
Could works required to upgrade access have detrimental visual impact?	Unlikely to be able to upgrade Back Lane and not desirable from a visual amenity point of view.
Are there any PROWs on or adjacent to the site?	Pedestrian footpath to frontage of pub on main street. PROW down adjacent lane leading to Back Lane.

Access to local facilities (local shop, doctors, play area, public transport etc)	Access to local facilities inc. pub/coffee shop/garage/village hall/Recreation ground and tennis courts
Access to local schools	Husthwaite PS

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site would not be prominent as set behind main street. May be visible from Husthwaite Road (Byland Abbey Road)
What is the impact of the development on form, character and scale of the existing settlement?	Coxwold is linear in form and dwellings on the northern side have long garths to the north. Proposed development would be in the rear linear garth and the loss of this and the precedent for the development of others adjacent would detrimentally affect this form. The development of the garths would be visible from Husthwaite Road and would detract from the appearance of the rear view of the elevated main street.
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes, primarily residential (see comments on market use below.)

Alternative Uses Proposed

Use proposed – Market. Land could be used on an ancillary basis in association with the pub for occasional market usage, but all year round use would be unacceptable given such a use would detract from the amenity of adjacent residents and detract from the visual amenity of the rear garths.

Any Other Observations/Conclusions

The development of the rear garths off Back Lane has always been resisted as it would change the character of this historical development pattern and set a precedent for further development and erosion of this character. The rear view of the village from the northern approach is an important feature of this settlement and should be protected against this backland form of development. The site is not considered to be a suitable site for development.
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Site Reference	COX4		
Address	Land behind Prison House		
Parish	Coxwold		
Site Area	0.16		
Site Visit date	21.04.2017	Photos Yes Uploaded Yes	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Yes, garden/paddock. Long narrow strip of land to rear of dwelling. Prison House on elevated land.
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	N/A
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	1985 and 1989 planning consents granted for alterations to dwelling.

Site Constraints

Topological/gradient constraints	Generally level land sloping down to Back Lane
Overhead lines	N/A
Possible contamination issues	N/A

(Hardstandings/tanks etc)	
Is the site or part of the site in a Flood zone (specify)	Floodzone 1

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Tress on boundaries of site to east and west
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	N/A
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	No listed buildings immediately adjacent to site
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Yes
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	In notification area for 4 monuments 4123 and 7914

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access from main village street to Prison House, possible access to rear from Back Lane (green track)
Could works required to upgrade access have detrimental visual impact?	Upgrading of Back Lane would have significant impact
Are there any PROWs on or adjacent to the site?	PROW on Back Lane to north
Access to local facilities (local shop,	Access to local facilities inc., pub/coffee shop/village

doctors, play area, public transport etc)	hall/garage/recreation field and tennis courts
Access to local schools	Husthwaite PS

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site would not be unduly prominent as set behind main street and land to lower level. Likely to be visible from Husthwaite Road (Byland Abbey Road)
What is the impact of the development on form, character and scale of the existing settlement?	Coxwold is linear in form and dwellings on the northern side have long garths to the north. Proposed development would be in the rear linear garth and the loss of this and the precedent for the development of others adjacent would detrimentally affect this form. The development of the garths would be visible from Husthwaite Road and would detract from the appearance of the rear view of the elevated main street.
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes primarily residential

Any Other Observations/Conclusions

The development of the rear garths off Back Lane has always been resisted as it would change the character of this historical development pattern and set a precedent for further development and result in the erosion of this character. The rear view of the village from the northern approach is an important feature of this settlement and should be protected against this backland form of development.

The site is not considered to be a suitable site for development.



Site Reference	COX5		
Address	Land north of the Old Chapel		
Parish	Coxwold		
Site Area	0.14		
Site Visit date	21.04.2017	Photos Yes Uploaded Yes	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield. Paddock, rectangular field, corner site with road frontage onto main road and onto Back Lane to north
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Paddock/grazing
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	None

Site Constraints

Topological/gradient constraints	Site generally level, slightly rising to west
Overhead lines	Telephone pole to front of site
Possible contamination issues (Hardstandings/tanks etc)	N/A

Is the site or part of the site in a Flood zone (specify)	Floodzone 1
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Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Hedges to all sides of site
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Established hedge to all sides
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Yes
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	N/A

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing field access onto Back Lane to north of land. Access could be achieved onto main road, verge and footpath to cross and on slight bend
Could works required to upgrade access have detrimental visual impact?	Loss of hedge
Are there any PROWs on or adjacent to the site?	Footpath to east of site on frontage and PROW on Back Lane to north
Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities inc. village hall, pub,, garage, recreation field and tennis courts, coffee shop

Access to local schools	Husthwaite PS
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Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site is readily visible in views on approach to village from north (Byland Abbey). From this approach views of the rear of the elevated main street clearly visible.
What is the impact of the development on form, character and scale of the existing settlement?	The site is on the edge of the village. Whilst there is development on the opposite side of this side of the road development of this site would affect the historic pattern of long garths to the rear of the village and spoil views.
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes, residential south/east. Garage opposite but small scale

Any Other Observations/Conclusions

The development of this site prominent would detrimentally affect views of the elevated main street to the south and interfere with the historical garth pattern of the landscape detrimentally affecting the appearance and character of this area of the Coxwold Conservation Area. The site is not considered to be a suitable site for development.



Note: Sites COX6 & 7 (Land at the Moorlands and Station Gate and Land at Spring House) were discounted from assessment as only capable of accommodating a single dwelling or less than 0.1 ha (see Appendix 3 of the main report).

Site Reference	COX8		
Address	Land between School House and the Old Police House		
Parish	Coxwold		
Site Area	0.11		
Site Visit date	21.04.2017	Photos Yes Uploaded Yes	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield. Rectangular piece of agricultural land with road frontage between dwellings on the northern side of road to Newburgh Priory opposite existing dwellings
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Grazing
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	None

Site Constraints

Topological/gradient constraints	On rising land as road rises out of village from west to east
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Overhead lines	Telephone poles and wires in western corner of the site
Possible contamination issues (Hardstandings/tanks etc)	None
Is the site or part of the site in a Flood zone (specify)	Floodzone 1 (Green's beck running north south on the site)

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Establishes hedge on frontage of the site
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Hedgerows
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	No
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	9766 Medieval earthworks (trackway) running south west to north east across the site then running behind the Old Police House.

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Gated field access in to western corner of field. New access required on frontage
Could works required to upgrade access have detrimental visual impact?	Partial loss of hedge for visibility

Are there any PROWs on or adjacent to the site?	Pedestrian footpath to opposite side
Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities inc. village hall, pub, garage, recreation ground and tennis courts, coffee shop
Access to local schools	Husthwaite PS

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site readily visible from main road into village from east
What is the impact of the development on form, character and scale of the existing settlement?	The site is on the eastern edge of the village but opposite and adjacent to existing housing development. Site has a frontage of approx. 40 metres
Is the site considered to be an important open space?	Yes when taken together with the other open sites on the opposite side of the village. (See recent appeal history on site adjacent The Old Post Office)
Will the proposed use be compatible with existing adjacent uses?	Yes, adjacent sites (east and west) are residential with housing on opposite side of road

Any Other Observations/Conclusions

The site is on the eastern edge of the village where development is more sporadic, it has a large road frontage (40 metres) and is therefore unlikely to be considered to be a suitable form of infill development. In addition there are archaeological remains issues running across the site which would require recording/investigation.

The site is not considered to be a suitable site for development.

Note: Sites COX9 & 10 (land north of Railway Cottages and land east of Cherry Bank, Husthwaite Road were discounted from assessment as only capable of accommodating a single dwelling or less than 0.1 ha. (see Appendix 3 of the main report).





The text of this document can be made in large print. Please contact the Planning Policy team using the contact information above.

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