



# **North York Moors Local Plan**

**Land Availability Assessment**

**(Incorporating the Housing Position Statement)**

## **APPENDIX 6**

**Site Assessment Proformas (Alphabetical Order)**

**December 2018**



# Easington

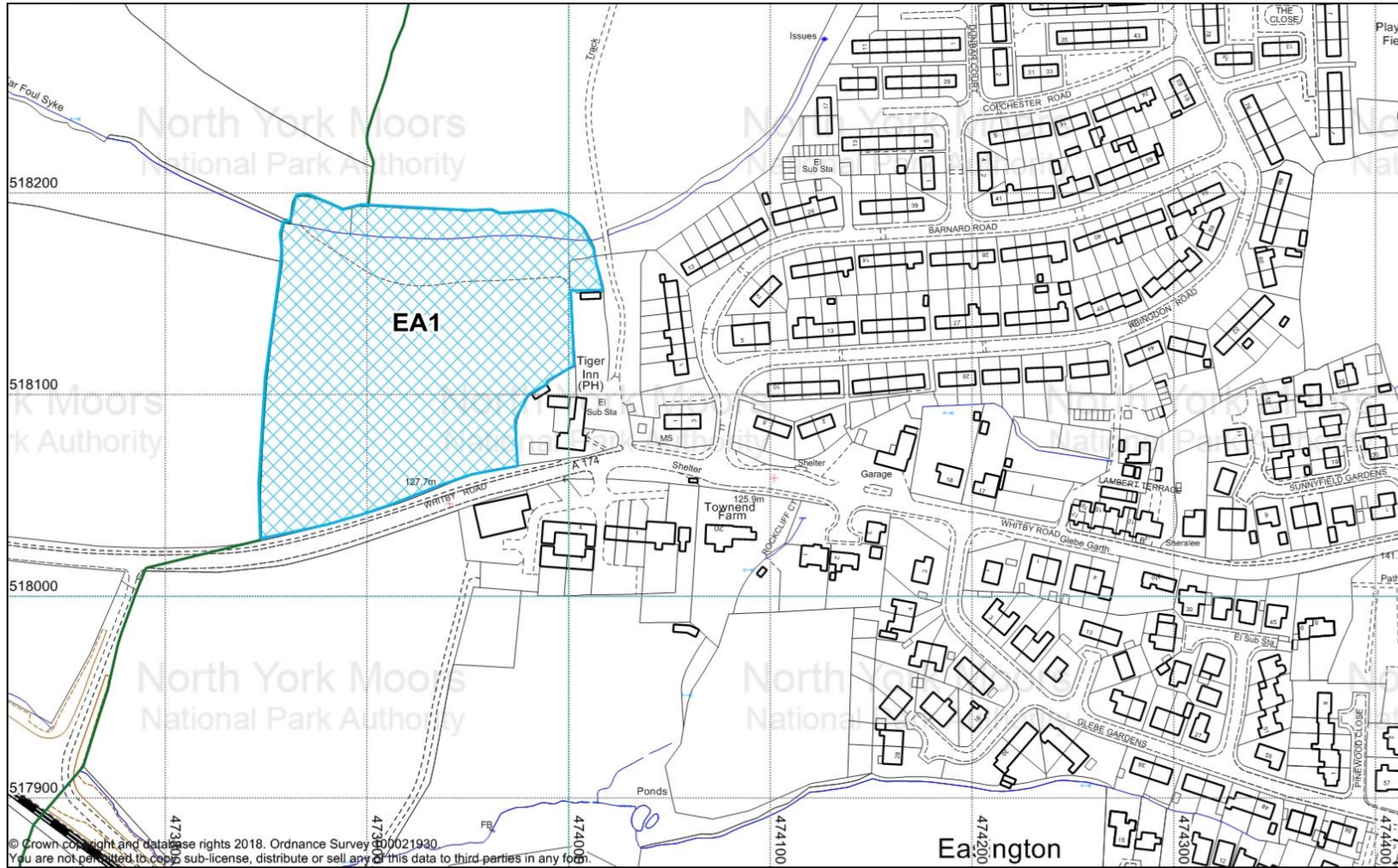


North York Moors National Park Authority  
The Old Vicarage, Bondgate  
Helmsley YO62 5BP  
01439 772700

## Local Plan

Printed: 07 August 2018

Scale: 1:2500



<b>Site Reference</b>	EA1		
<b>Address</b>	Land to north west of Tiger Inn		
<b>Parish</b>	Easington		
<b>Site Area</b>	2		
<b>Site Visit date</b>	12.05.2017	<b>Photos Yes</b> <b>Uploaded Yes</b>	<b>Officer JC</b> <b>Completed</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Greenfield land. Agricultural land to north side of A174 (Whitby Road) on western approach to Easington village. Appears generally flat with long road frontage, land elevated from road. Large site</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Arable agricultural land</b>
<b>Conversions of existing buildings proposed</b> <b>(Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>None</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Generally level but elevated from adjacent A174</b>
<b>Overhead lines</b>	<b>N/A</b>
<b>Possible contamination issues</b> <b>(Hardstandings/tanks etc)</b>	<b>N/A</b>

<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Floodzone 1</b>
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### **Environmental Considerations**

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

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Access could be created, within 30 mile an hour sign, footpath and verge to be crossed. Visibility may be limited to eastern corner therefore access to middle of site.</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>Loss of hedge</b>
<b>Are there any PROWs on or adjacent to the site?</b>	<b>Pedestrian footpath to front of site adj Whitby Road and PROW to immediate east of Tiger Inn car park</b>

<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	<b>Local facilities available in village</b>
<b>Access to local schools</b>	<b>Primary school within 2/3 miles</b>

**Landscape Impact**

<b>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?)</b>	<b>Site is readily visible on approach to village from west. Site is just within the Park boundary. It is very open and elevated in nature; it is not viewed against the more recent housing development to the east due to the topography and its position on edge of the village.</b>
<b>What is the impact of the development on form, character and scale of the existing settlement?</b>	<b>Site is on the edge of the village – not an infill site and very open in aspect. Large development site in terms of scale.</b>
<b>Is the site considered to be an important open space?</b>	<b>No</b>
<b>Will the proposed use be compatible with existing adjacent uses?</b>	<b>Agricultural to north, south and west</b>

**Any Other Observations**

<p><b>Not an infill site and not a natural extension of the village form as it is not seen against a backdrop of other housing it will therefore appear as a large scale development in the open countryside beyond the current settlement limits.</b></p> <p><b>The site is not considered to be a suitable site for development.</b></p>
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**Note: Sites EBARN1, EBARN2 and EBARN3 (land north of High Farm, land north of Greystone Cottages and land north of Laurel House Farm) were discounted from assessment as East Barnby falls outside the settlement hierarchy (see Appendix 3 of the main report).**





# Egton Bridge

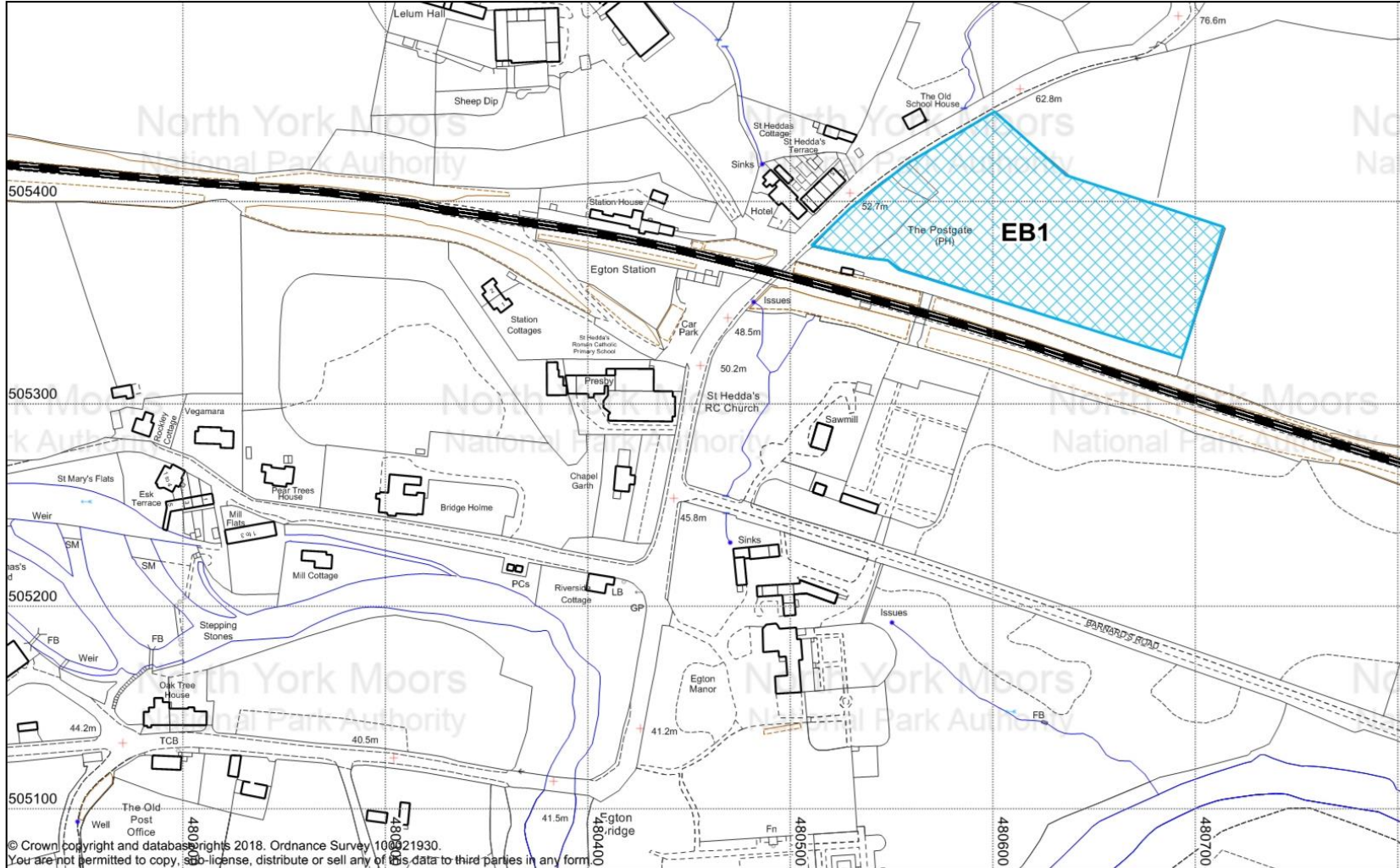


North York Moors National Park Authority  
The Old Vicarage, Bondgate  
Helmsley YO62 5BP  
01439 772700

## Local Plan

Printed: 07 August 2018

Scale: 1:2500





<b>Site Reference</b>	<b>EB1</b>		
<b>Address</b>	<b>Former potential school (NYCC)</b>		
<b>Parish</b>	<b>Egton</b>		
<b>Site Area</b>	<b>0.24</b>		
<b>Site Visit date</b>	<b>31.03.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Greenfield, large field opposite Postgate Inn with large road frontage to north-west and railway line to south. Sloping site</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Grazing/agriculture</b>
<b>Conversions of existing buildings proposed  (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>4/32/24 – C – O/L for erection of RC Primary School G 04/1985</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>On sloping land (north-east to south-west) northern part of site steeply sloping. South-western are flatter and similar level as adjacent road</b>
<b>Overhead lines</b>	<b>2 telephone poles on road frontage</b>

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

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Hedge to frontage</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Hedge/trees on site</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>No  Egton Manor (and buildings) LB to south, over railway line) and St Hedda's RC Church to south-west listed</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>Outside Egton Bridge CA</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>Ammunition explosive store located on opposite side of road</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Access could be achieved on lower level are of site, opposite Postgate Inn and terraced dwellings</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>Loss of part of hedge</b>
<b>Are there any PROWs on or adjacent to</b>	<b>Narrow pedestrian footpath to road frontage</b>

the site?	
Access to local facilities (local shop, doctors, play area, public transport etc)	Station, school, pub
Access to local schools	Primary School in Glaisdale RC School in Egton Bridge, CoE School in Egton

### 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 from road into the village from north-east, particularly as sloping ground and road drops down into village. Development on higher ground would have overbearing impact on approach to village.
What is the impact of the development on form, character and scale of the existing settlement?	Development pattern is quite sparse/sporadic, except terrace of dwellings opposite the site. Not an infill site as located on edge of the village and the development of the entire site indicated would be of a significant size out of scale with the existing settlement.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Site has railway line, at a higher level, on its southern boundary. Noise/vibration/smell issues for any new dwellings

### Alternative Use

<p><b>Proposed Use – Employment</b></p> <p>Site is not within the main built up area of the village and as such is unlikely to be considered suitable for employment land.</p>
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### Any Other Observations/Conclusions

<p>Not an infill site as it is on the edge of the village and there is no development on its north and eastern sides. Any potential development could only be located on the more level land and this is located opposite the Postgate Inn and adjacent terrace. Any development in this area would be seen in association with this existing development and against the backdrop of the railway embankment and existing trees.</p> <p>The site is not considered to be suitable for development however part of the site, the more level land, opposite the Postgate Inn and existing terrace of dwellings, may be suitable as an 'exceptions site' in the future should the need arise.</p>
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# Egton

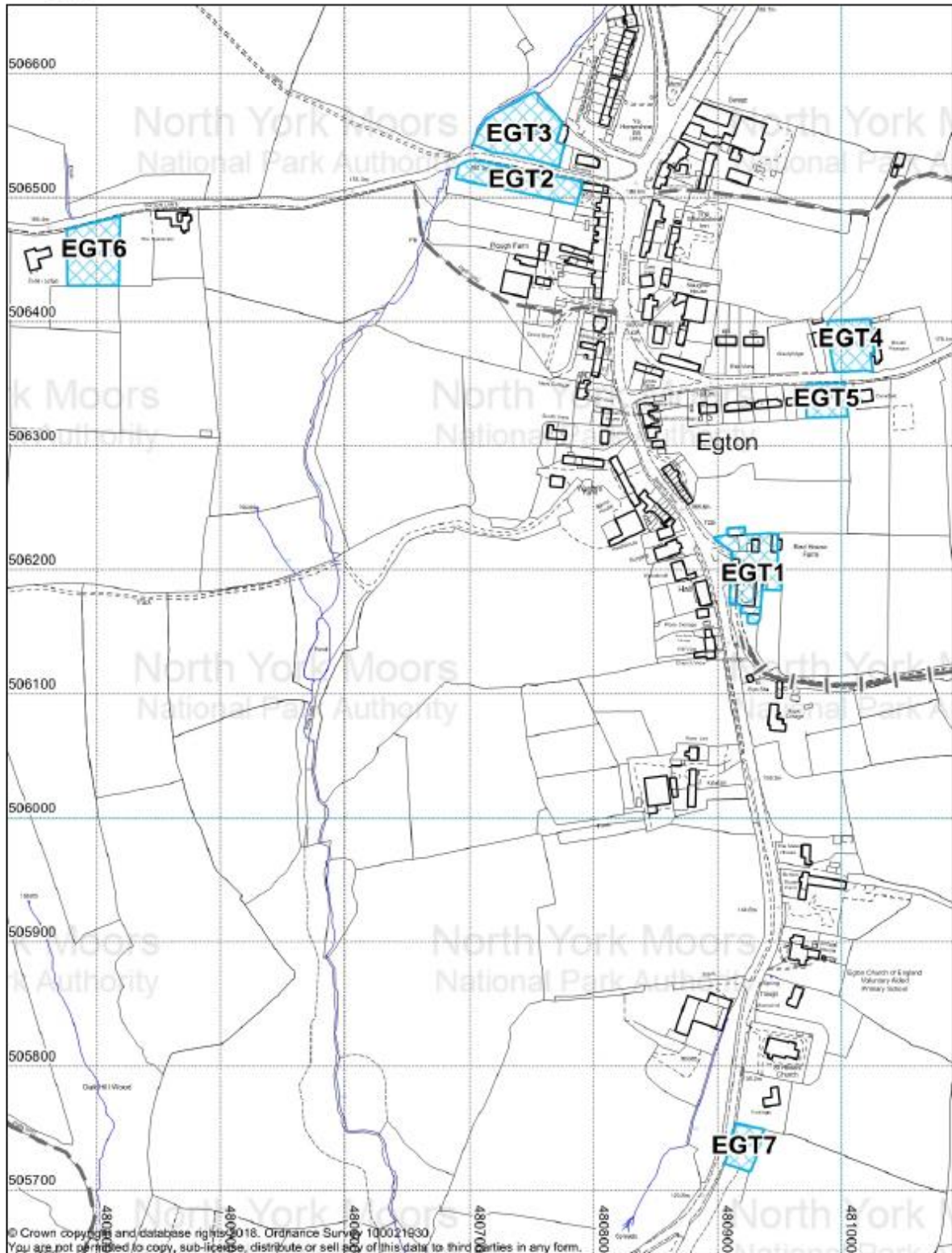


North York Moors National  
Park Authority  
The Old Vicarage  
Bondgate  
Helmsley YO62 5BP  
01439 772700

Local Plan

Printed: 12 December 2018

Scale: 1:4000



<b>Site Reference</b>	<b>EGT1</b>		
<b>Address</b>	<b>Buildings at Red House Farm</b>		
<b>Parish</b>	<b>Egton</b>		
<b>Site Area</b>	<b>0.24</b>		
<b>Site Visit date</b>	<b>31.03.2017</b>	<b>Photos; Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Yes</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>No. Existing redundant former agricultural buildings 45%</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Buildings to be retained and converted</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>Stone and pantile courtyard of buildings. Mainly single storey. Very attractive range of buildings</b>
<b>Current planning consents?</b>	<b>4/32/201 – COU and alts to redundant bldgs. to form 5 office units (LBC) and extension to form garage G 4/2002</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Site of buildings is elevated from the road</b>
<b>Overhead lines</b>	<b>Telephone pole and wire on road frontage</b>
<b>Possible contamination issues</b>	<b>Former agricultural buildings/hardstandings (not</b>



<b>(Hardstandings/tanks etc)</b>	<b>inspected internally) may be contamination issues?</b>
<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Floodzone 1</b>

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>N/A</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Redundant buildings on site, implications for bats/birds</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>Buildings grade II listed</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>Yes</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>Two monuments in the area 4727</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Existing vehicular access to the north side of the site. Area of car parking to immediate west of the buildings.</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>Use of existing access acceptable</b>
<b>Are there any PROWs on or adjacent to the site?</b>	<b>PROW to south of the site</b>
<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	<b>Facilities in the village include doctors, village hall, recreation ground</b>

Access to local schools	Egton 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 range of buildings is very prominent from the adjacent village road as they are elevated. Very attractive linear buildings, readily visible from High Street/Bartons Row
What is the impact of the development on form, character and scale of the existing settlement?	Depends on what proposals are submitted. Buildings are worthy of retention as they contribute significantly to the CA. Would be suitable for a number of uses, subject to design and access
Is the site considered to be an important open space?	Yes (spaces around and in front of buildings)
Will the proposed use be compatible with existing adjacent uses?	Use not specified clearly but main uses around the site are residential with village hall and doctors opposite.

### Alternative Uses

<p>Use Proposed – Rural lifestyle and food, shopping, retail.</p> <p>The retention of these listed buildings is very important in the street scene and Conservation Area. The buildings are located in the main built up area of the village and alternative uses as proposed may be acceptable subject to design/scale/ levels of activity/structural stability. The proposed alternative uses may enable the building’s character to be better retained as it may result in less sub division/new openings than may be required for residential usage. May have implications for parking which would need to be assessed.</p>
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### Any Other Observations/Conclusions

<p>Retention of the listed buildings is very important in the street scene and Conservation Area. Conversion will be acceptable in principle subject to design/scale/access/structural stability. (previous consent for conversion to 5 offices not implemented)</p> <p>Site is considered to be suitable for development in principle but any future application is likely to be considered under conversion/historic building policy rather than housing (allocations) policy.</p>
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<b>Site Reference</b>	EGT2		
<b>Address</b>	Land to rear of Moor View		
<b>Parish</b>	Egton		
<b>Site Area</b>	0.16		
<b>Site Visit date</b>	31.03.2017	<b>Photos; Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Yes, agricultural/grazing</b>  Rectangular field to rear of Moor View and detached building. Long and narrow with road frontage onto Egton Lane
<b>Brownfield (How much of the site is previously developed land?)</b>	N/A
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	Paddock
<b>Conversions of existing buildings proposed</b>  (Indicate building type and form)	N/A
<b>Current planning consents</b>	2016/0279/FL (adjacent land) PP refused for highway access onto Egton Lane. Satisfactory visibility not achieved

### Site Constraints

<b>Topological/gradient constraints</b>	Generally flat. Approx 5 feet above Egton Lane (west) decreasing to 3 feet (east)
<b>Overhead lines</b>	OHL to site frontage

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

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Hedge on north, south and western boundaries</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Hedge on Egton Lane</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>Moor View and single storey building to side (and all terrace of dwellings to south) are listed buildings</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>Outside CA</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>Yes 18<sup>th</sup> Century barn 2.5m north of Arncliffe View</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Vehicular access may be difficult to achieve as near corner of High Street and Egton Lane and bend to west of Egton Lane, levels may be problematic. There is an existing access to end (west)of site</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>May result in loss of hedge and engineering works</b>
<b>Are there any PROWs on or adjacent to</b>	<b>No pedestrian footpaths on either side of road (Egton</b>

the site?	Lane)  PROW off Egton Lane to west linking back to High Street)
Access to local facilities (local shop, doctors, play area, public transport etc)	Facilities in village inc. docs, village hall, recreation ground, garage
Access to local schools	Egton 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 readily visible from Egton Lane
What is the impact of the development on form, character and scale of the existing settlement?	Beyond the existing settlement limits and beyond line of current building. Village form is linear with most of dwellings on main village street (High Street) built close to road frontage. Site appears to be part of historic field pattern.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes – agricultural and residential

### Any Other Observations/Conclusions

<p>Site is beyond the existing settlement form on the western side of the village. Development would be visible from Egton Road and would be an intrusion into the open countryside behind the existing development on the High Street. (Development closer to the rear of Moor View would impact on character/setting of LB.)</p> <p>The site is not considered to be suitable for development.</p>
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<b>Site Reference</b>	<b>EGT3</b>		
<b>Address</b>	<b>Land to west of Forge Cottage</b>		
<b>Parish</b>	<b>Egton</b>		
<b>Site Area</b>	<b>0.27</b>		
<b>Site Visit date</b>	<b>31.03.2017</b>	<b>Photos; Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Yes, Greenfield to rear of former Forge. Level rectangular in nature with long road frontage onto Egton Lane. (Higher than adjacent road)</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Paddock</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>2008/870/FL -Retention of field shelter building W/D due to isolated position</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Level land, gently sloping down to Beck, approx. 5 feet above Egton Lane (west) decreasing to approx. 3 feet (east)</b>
<b>Overhead lines</b>	<b>N/A</b>

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

### Environmental Considerations

<b>Impact on SSSI/SPA/SAC</b>	N/A
<b>Impact on trees (TPOs)/Hedgerows</b>	Hedge on road side
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	Small field shelter - bats
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	Forge converted to dwelling to immediate east of land Grade II Listed Building
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	Just outside CA (Boundary to east of former Forge building)
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	No  (4 monuments in area 4727 x2 and 8053 x2)

### Other considerations

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	Access could be taken from Egton Lane (field access near former Forge building). Best place for access as visibility may not be achieved further west due to road alignment and levels
<b>Could works required to upgrade access have detrimental visual impact?</b>	May result in loss of hedge
<b>Are there any PROWs on or adjacent to</b>	No pedestrian footpath to side of road

the site?	
Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities include doctors, village hall, pub recreation ground, garage
Access to local schools	Egton 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?)	Visible from Egton Lane, but dense hedge to frontage, Views through the filed gate across to open undulating landscape beyond
What is the impact of the development on form, character and scale of the existing settlement?	Land is very much behind the existing built form of the village which is linear in form.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes agricultural and residential uses adjacent

### Any Other Observations/Conclusions

<p>Site is beyond the existing linear settlement form on the western side of the village. Development would be an intrusion into the open countryside.</p> <p>The site is not considered to be suitable for development.</p>
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<b>Site Reference</b>	<b>EGT4</b>		
<b>Address</b>	<b>Land to north of Grosmont Road</b>		
<b>Parish</b>	<b>Egton</b>		
<b>Site Area</b>	<b>0.13</b>		
<b>Site Visit date</b>	<b>31.03. 2017</b>	<b>Photos; Yes</b> <b>Uploaded Yes</b>	<b>Officer JC</b> <b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Greenfield, square shaped area of land with road frontage onto Grosmont Road. Dwellings to east and west, sloping land from south to north</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Agricultural</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>4/32/36 – O/L residential to east of Mt Pleasant. R 08.08.1976</b> <b>2006/739 – Construction of 5 no. terraced houses G 18.12 2006</b> <b>Development ‘commenced’ as agreed 30.10.2009</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Steeply sloping land from south to north</b>
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<b>Overhead lines</b>	<b>Telegraph pole to west corner. Wire over site to dwelling to east</b>
<b>Possible contamination issues (Hardstandings/tanks etc)</b>	<b>N/A</b>
<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Floodzone 1</b>

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Hedge on road frontage</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Hedge</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>N/A</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>Outside Egton CA</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc.</b>	<b>N/A</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Access could be achieved onto Grosmont Road, visibility limited to east due to road alignment. Problem</b>
<b>Could works required to upgrade access</b>	<b>Likely to include removal of hedge and regrading of</b>

have detrimental visual impact?	bank to road side
Are there any PROWs on or adjacent to the site?	No
Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities include village hall, pub, school, docs, recreation ground
Access to local schools	Egton 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?)	Readily visible form road. Last house in village to east of site and at right angle. End stop to village. Adjacent houses at right angles to road sloping up the hill set back from the road
What is the impact of the development on form, character and scale of the existing settlement?	Development of the site would be prominent due to set back nature of Windyridge to west of the site and would involve cutting into the site due to steeply rising nature of the land
Is the site considered to be an important open space?	Yes?
Will the proposed use be compatible with existing adjacent uses?	Yes, residential uses to east and west

### Any Other Observations/Conclusions

<p>The sloping nature of the site will result in any development being cut into the site and the set back position of Windyridge to the west will result in any development being very prominent on the edge of the village.</p> <p>The site is not considered to be a suitable for development.</p>
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<b>Site Reference</b>	<b>EGT5</b>		
<b>Address</b>	<b>Land to south of Grosmont Road</b>		
<b>Parish</b>	<b>Egton</b>		
<b>Site Area</b>	<b>0.08</b>		
<b>Site Visit date</b>	<b>31.03.2017</b>	<b>Photos: Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Greenfield. Rectangular shaped field used for agriculture with road frontage onto Grosmont Road with dwellings to east and west</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Agriculture</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>None on site itself</b>  <b>Land to rear of Overdale 4/32/127-B 1 Dwelling R 22.01.1988</b>  <b>Land to east of Overdale 4/32/150 11 Dwellings R 16.06.1992 Appeal dismissed</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Gently sloping from road to south</b>
<b>Overhead lines</b>	<b>OHL on road frontage and electric transformer on the</b>

	site which may require moving.
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	Established hedge to road frontage
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Hedge and stone wall
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?	Outside Egton CA
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?)	Check with highways but visibility likely to be achieved onto Grosmont Road
Could works required to upgrade access have detrimental visual impact?	Loss of part of hedge/wall

<b>Are there any PROWs on or adjacent to the site?</b>	<b>No</b>
<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	<b>Local facilities include village hall, pub, school, docs, recreation ground</b>
<b>Access to local schools</b>	<b>Egton PS</b>

### **Landscape Impact**

<b>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?)</b>	<b>Visible from Grosmont Road but not unduly prominent due to slope of land and dwellings to east and west.  NB The rear/roof tops of any two storey development will be visible from the High Street below.</b>
<b>What is the impact of the development on form, character and scale of the existing settlement?</b>	<b>Grosmont Road is a small spur of housing away from the linear centre of the village. PP has been granted for 5 dwellings on land opposite. The site is adjacent to former local Authority housing.</b>
<b>Is the site considered to be an important open space?</b>	<b>No</b>
<b>Will the proposed use be compatible with existing adjacent uses?</b>	<b>Yes, residential to north, west and east</b>

### **Any Other Observations/Conclusions**

<p><b>Although the Planning Inspector viewed this area of the village as being outwith the main body of the village the development of this site is likely to be considered acceptable in landscape terms as it appears to be an infill site and pp has also been granted for new development on the opposite side of the road. (Electricity transformer may require relocation.)</b></p> <p><b>The site is considered to be suitable for development.</b></p>
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<b>Site Reference</b>	<b>EGT7</b>		
<b>Address</b>	<b>Land to south of The Vicarage, St Hilda's Church, Egton</b>		
<b>Parish</b>	<b>Egton</b>		
<b>Site Area</b>	<b>0.17ha</b>		
<b>Site Visit date</b>	<b>3/12/18</b>	<b>Photos Y Uploaded Y</b>	<b>Officer JC Completed</b>

#### **Further Site Information**

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Greenfield land. On elevated land to the east of road with hedge to site frontage. Immediately adjacent to the modern Vicarage associated with the listed St Hilda's Church with Girl Guide Holiday House to south of the site. Site includes mature trees to road frontage. Road descends to the south down Egton Cliff. Wooded land to the opposite side on lower land.</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Agricultural land/grazing land/wood</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>No planning history.</b>

#### **Site Constraints**

<b>Topological/gradient constraints</b>	<b>Elevated from the road by approximately 1.5 metres</b>
<b>Overhead lines</b>	<b>OHL to front boundary of site</b>
<b>Possible contamination issues (Hardstandings/tanks etc)</b>	<b>N/A</b>
<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Floodzone 1</b>

#### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	N/A
<b>Impact on trees (TPOs)/Hedgerows</b>	Hedge and trees to frontage.
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	Possible removal of hedge to achieve visibility
<b>Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?</b>	St Hilda's Church is a Listed Building. Modern Vicarage building between site and Church.
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	Conservation Area (Art 4 area) boundary includes the Vicarage and site is immediately adjacent to the north boundary of the site. This close proximity to the boundary would be a consideration in assessing any future application.
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	N/A

#### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	Existing gated agricultural access onto main road. Steeply sloping.
<b>Could works required to upgrade access have detrimental visual impact?</b>	New/improved access likely to have an impact due to excavations necessary to achieve visibility.
<b>Are there any PROWs on or adjacent to the site?</b>	No PROW but pedestrian footpath to site frontage adjacent to road.
<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	Garage, Railway station, Doctors, Village Hall, Church available in walking distance.
<b>Access to local schools</b>	Egton C of E Primary School nearby

#### **Landscape Impact**

<b>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?)</b>	The site itself is not readily visible as it is presently screened by the frontage mature hedge and because of its elevated nature as the road descends down to Egton Cliff. Any development would be prominent in view of its elevated nature and access arrangements may
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	require excavation to achieve visibility which would further increase the visibility and impact of the development on a site which is considered to be outwith the main body of the village.
What is the impact of the development on form, character and scale of the existing settlement?	The space serves to reinforce the openness on the edge of the village where development is more sporadic with no development on the opposite side of the road. The site, taken together with the adjacent wooded area to the south, has a large frontage and is elevated from the highway, it would not constitute an 'infill' site under the terms of the Core Strategy in view of its size and position outwith the main body of the village.
Is the site considered to be an important open space?	The site is not an important open space due to any particular characteristics but serves to create an open character on the edge of the village which would be lost if all the site was developed for housing.
Will the proposed use be compatible with existing adjacent uses?	Housing would be compatible with the adjacent uses if considered to accord with the housing policies.

#### **Any Other Observations/Conclusions**

The site is not considered to be an infill site as it lies outwith the main body of the village to the north and is too large to meet the definition of infill as set out in Core Policy J. In addition any development on this site would be prominent in view of its elevated nature and access arrangements may also be require excavation to achieve visibility which would serve to further increase the visibility and impact of the development.

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

#### **Preferred Options Policies**

Egton is included as a larger village in the settlement hierarchy. The site would not be a suitable site for development as it is considered to be outwith the main body of the village and would, not meet the definition of 'suitable' as set out in Strategic Policy M. In addition any development on this site would be prominent in view of its elevated nature and access arrangements may also be require excavation to achieve visibility which would serve to further increase the visibility and impact of the development.

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

**Note: Sites EGT6 (land between Cedar Lodge and The Nurseries was discounted from assessment as it is outside the village/settlement hierarchy**









<b>Site Reference</b>	<b>ELLE1</b>		
<b>Address</b>	<b>Land at Moorlands, Ellerby</b>		
<b>Parish</b>	<b>Ellerby</b>		
<b>Site Area</b>	<b>0.74</b>		
<b>Site Visit date</b>	<b>01.09.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Agricultural grazing land, generally level land with small area of land in the main area of the village but majority of land forming part of larger area to the rear of the village street fronting onto main A174 to the east of the settlement</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Grazing land</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>None</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>None</b>
<b>Overhead lines</b>	<b>N/A</b>
<b>Possible contamination issues</b>	<b>N/A</b>

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

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Hedges to all boundaries</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Loss of hedges to form access possible</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>Immediately adjacent to The Cottage and The Byre, both grade II listed buildings. Also Ellerby Hotel, Ellerby Lodge, Ellerby Farm house, The Granary all Grade II Listed Buildings in the vicinity of the site</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>N/A</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>N/A</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Highway access off A174 unlikely to be acceptable, only other means of access would be onto main village street between The Cottage and The Byre. Existing gated field access adjacent to The Byre. Visibility likely to be achievable onto main village road, (but unlikely to be acceptable from conservation/visual impact point of view)</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>There is existing access into the field from main village road across the wide highway verge, between two listed buildings. New access would involve loss of hedge and be visually intrusive.</b>

<b>Are there any PROWs on or adjacent to the site?</b>	<b>No and no public footpaths through village</b>
<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	<b>Ellerby Hotel in village but no other facilities.</b>
<b>Access to local schools</b>	<b>Hinderwell PS</b>

### **Landscape Impact**

<b>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?)</b>	<b>Site is readily visible from A174 and would appear as a large new development beyond the existing settlement limits.</b>
<b>What is the impact of the development on form, character and scale of the existing settlement?</b>	<b>Ellerby is a small linear loose knit settlement which has been expanded more recently with a number of converted historic agricultural buildings. There are a large number of listed buildings in the settlement which adds significantly to the character of the area. Development to the south of The Cottage and on to Ellerby Lane is more modern untraditional dwellings which differ significantly from the more historic core of the village. The development of the site would significantly extend the settlement towards the A174 and be visually intrusive and be out of scale with the settlement and detract from the setting of the adjacent listed buildings.</b>
<b>Is the site considered to be an important open space?</b>	<b>Yes the site, particularly when viewed from the main village road provides an attractive open setting for the adjacent listed buildings.</b>
<b>Will the proposed use be compatible with existing adjacent uses?</b>	<b>Yes , residential uses adjacent to the site</b>

### **Any Other Observations/Conclusions**

<p><b>The development of the site would significantly extend the settlement towards the A174 and be visually intrusive and be out of scale with the size and scale of the settlement. The creation of a formal access between The Cottage and The Byre and the development of the site would detract from the setting of the adjacent listed buildings.</b></p> <p><b>The site is not considered to be a suitable form of development.</b></p>
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# Faceby

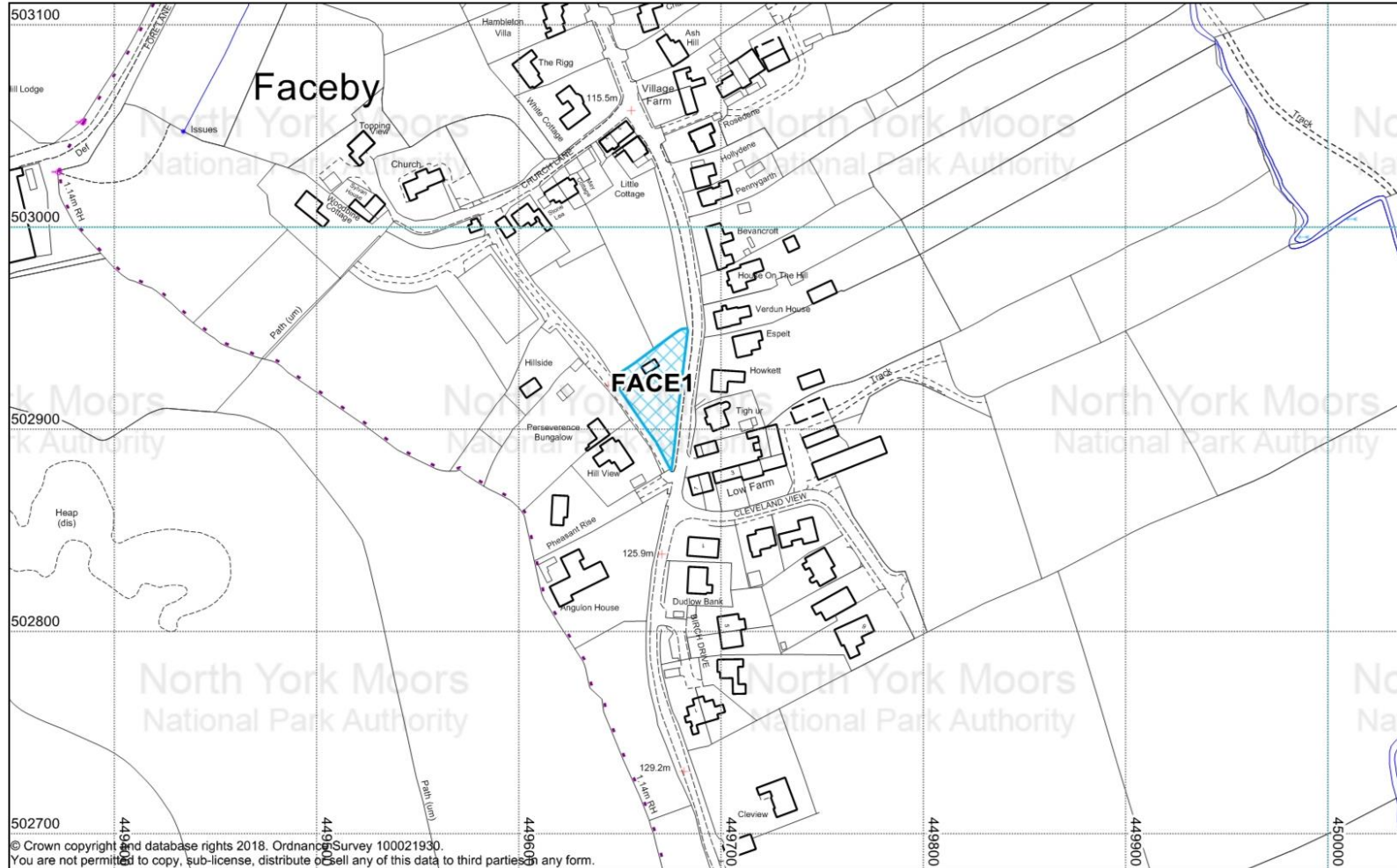


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<b>Site Reference</b>	<b>FACE1</b>		
<b>Address</b>	<b>Field 85, Bank Lane</b>		
<b>Parish</b>	<b>Faceby</b>		
<b>Site Area</b>	<b>0.12</b>		
<b>Site Visit date</b>	<b>21.04.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden)</b>	<b>Triangular greenfield site with road frontage onto Bank Lane</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>Small breeze block/tin sheeting stable/field shelter</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Agricultural building.</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>No current consent. Permission granted for a single dwelling in 1968.  Site to north 2/49/24 (field 86) – R 07.12.1977 (premature, detrimental to visual character, precedent)</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Elevated from the road and sloping from west to east</b>
<b>Overhead lines</b>	<b>OHL crossing the site</b>
<b>Possible contamination issues</b>	<b>N/A</b>

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

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Established hedge to frontage</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Hedge and timber building (Bats/birds)</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>N/A</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>N/A</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>None on site  Notification area for monument 2271 (Domesday Book)</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Current access off Bank Lane.</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>Hedge removal required and site sloping and elevated</b>
<b>Are there any PROWs on or adjacent to the site?</b>	<b>Bridleway to western boundary of the site off Bank Lane</b>
<b>Access to local facilities (local shop,</b>	<b>Limited local facilities, pub and village hall, tennis court</b>



doctors, play area, public transport etc)	and recreation filed adj village hall
Access to local schools	Carlton in Cleveland 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 due to road frontage and elevated nature (New dwellings on land opposite)
What is the impact of the development on form, character and scale of the existing settlement?	Faceby is a linear village with continuous development on the eastern side of Back Lane. Development on the western side south of Church Lane is more loosely developed and this open space contributes to this open nature
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 south and agriculture to north

**Alternative Uses**

Proposed Use – Employment, mixed use
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**Any Other Observations/Conclusions**

<p>Open elevated site, development would consolidate the loose and sporadic form of development on the edge of the village</p> <p>The site is not considered to be a suitable site for development.</p>
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**Note: Site FACE2 (land at Chapel Lane) was discounted as the site is only capable of accommodating a single dwelling or is less than 0.1 hectare.**



# Fadmoor



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## Local Plan

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<b>Site Reference</b>	<b>FAD1</b>		
<b>Address</b>	<b>Estate Office (former Plough Inn), Boonhill Road</b>		
<b>Parish</b>	<b>Fadmoor</b>		
<b>Site Area</b>	<b>0.25</b>		
<b>Site Visit date</b>	<b>31.03. 2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Part greenfield to rear of public house buildings. Level green field with trees to boundaries.</b>  <b>NB Part of buildings registered as a 'community asset' Oct 2013 (provides opportunity for community 6 months to buy it)</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>Public house to frontage and car park to south 10%</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Pub (closed and being used as estate office on a temporary basis)</b>  <b>Caravan site to rear (unsure if still operating)</b>
<b>Conversions of existing buildings proposed</b>  <b>(Indicate building type and form)</b>	<b>Unclear – proposed residential, employment, mixed use</b>
<b>Current planning consents</b>	<b>3/37/18 – Construction of dwelling R 01/1979</b>  <b>2006/21/FL – Alts and ext. to pub G 02/2006</b>  <b>2016/280/FL – Use of ground floor as office R 23/06/2016</b>  <b>(Currently being used as an office for estate under 2 yr GPDO temporary pp)</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Level land to rear. (Appears to rise to west?)</b>
<b>Overhead lines</b>	<b>Yes to front, over car park and road</b>
<b>Possible contamination issues (Hardstandings/tanks etc)</b>	<b>Possible with existing buildings</b>
<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Flood zone 1</b>

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Trees/hedges on south, west and northern boundaries</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Existing buildings (outbuildings) on site and trees/hedges to all sides</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>N/A</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>N/A</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc.</b>	<b>Monument on site (299) flint tools found in garden  Embanked field system (2325)</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Existing access to car park and caravan site to rear</b>
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Could works required to upgrade access have detrimental visual impact?	N/A
Are there any PROWs on or adjacent to the site?	Road frontage – narrow footpath to front of public house building
Access to local facilities (local shop, doctors, play area, public transport etc)	Few facilities available in village, village hall
Access to local schools	Kirkbymoorside 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?)	Building on frontage readily visible on approaching village from south. Land to rear and outbuildings less visible at present as screened by trees.
What is the impact of the development on form, character and scale of the existing settlement?	Village is nucleated around the village green and developed around the junction of the green and Boonhill Road. Development on Boonhill Road is mainly on the road frontage with very little development in depth.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes –but community asset issue

### Alternative use

<p>Use proposed – Employment, mixed use</p> <p>Pub is a community asset and permission recently refused for COU until it can be shown that it is no longer suitable for a community use. The building is in the built area of the village and employment use may be acceptable, if it can be demonstrated that the public house is no longer suitable or viable for a community use. Development of the land to the west would be at odds with the form of the village and may be visually prominent.</p>
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### Any Other Observations/Conclusions

<p>Pub is a community asset and permission recently refused for Change of Use until it can be shown that it is no longer suitable for a community use. Development of the land to the west of the</p>
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**frontage buildings for housing would be at odds with the form of the village and may be visually prominent if development two storey or resulted in the loss of the current tree screening.**

**Not considered to be a suitable site for development.**





# Glaisdale

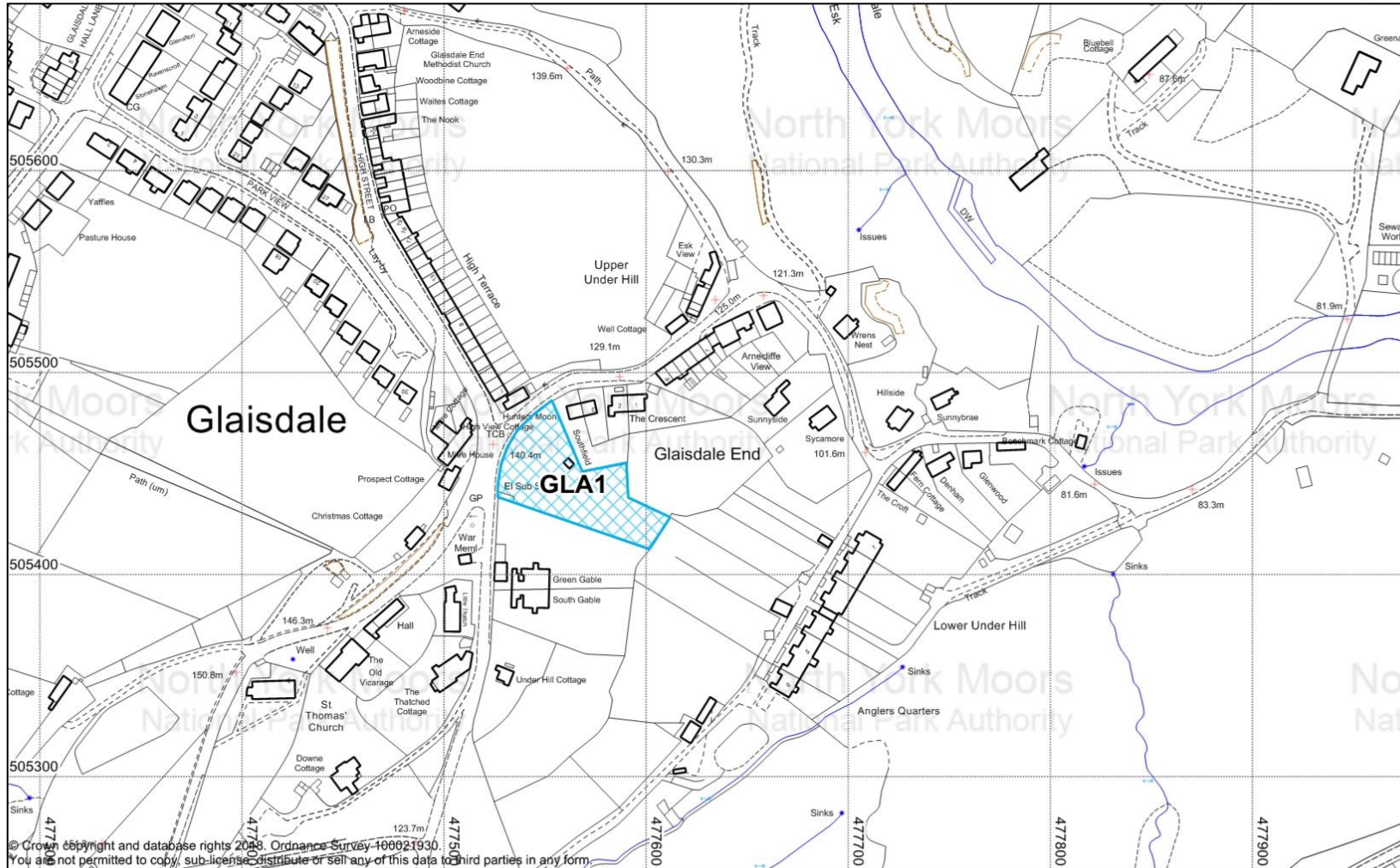


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## Local Plan

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<b>Site Reference</b>	<b>GLA1</b>		
<b>Address</b>	<b>Land adjacent Southfield</b>		
<b>Parish</b>	<b>Glaisdale</b>		
<b>Site Area</b>	<b>0.27</b>		
<b>Site Visit date</b>	<b>31.03.2017</b>	<b>Photos; Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Scrub/overgrown</b> <b>Large piece of scrub land in central location, very steeply sloping with mature trees on frontage</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>N/A</b>
<b>Conversions of existing buildings proposed</b> <b>(Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>4/40/139 – Erection of 2 dwellings R 10/03/1982</b> <b>4/40/139A – O/L erection of 3 dwellings R 20/01/1992</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Very steeply sloping from road (north-west to south-east)</b>
<b>Overhead lines</b>	<b>N/A</b>

<b>Possible contamination issues (Hardstandings/tanks etc)</b>	<b>Electricity substation to south-west corner</b>
<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Flood zone 1</b>

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b> <b>Small area of common land to south western boundary</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Site is wooded/scrub</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Trees on frontage</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>N/A</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>No CA</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>War Memorial on opposite corner to south scheduled ancient monument</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Very difficult access due to gradient and on corner. Previous objections from NY Highways in relation to obtaining adequate visibility in a north easterly direction.</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>Yes</b>

Are there any PROWs on or adjacent to the site?	Footpath on side of road to front of site
Access to local facilities (local shop, doctors, play area, public transport etc)	Good local facilities, shop, station, pub, petrol station
Access to local schools	Glaisdale 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?)	Yes, prominent site but unkempt in nature. Site, due to gradients and prominence in the centre of the village would be difficult to develop without harming the open character at this end of the village opposite the war memorial and green area.
What is the impact of the development on form, character and scale of the existing settlement?	In centre of village but a difficult site due to gradient and affords very open views to landscape beyond. (Agent is suggesting green flat roof design to reduce impact.)
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes

### Any Other Observations/Conclusions

<p>Site is an important open space in the centre of the village albeit unkempt. Development would detract from this open character and due to gradient will be difficult to achieve a safe highway access.</p> <p>Not considered to be a suitable site for development.</p>
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# Goathland

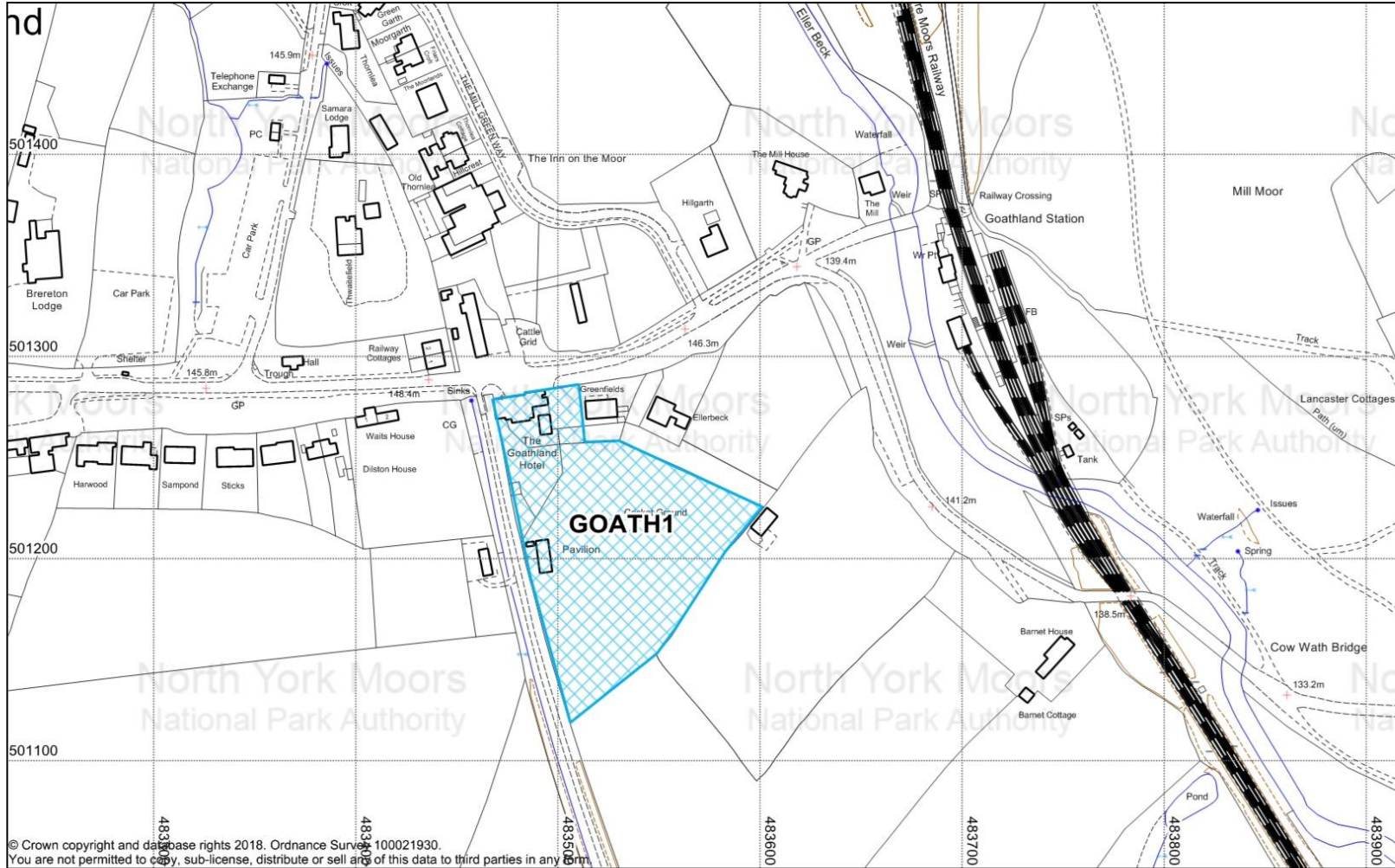


North York Moors National Park Authority  
The Old Vicarage, Bondgate  
Helmsley YO62 5BP  
01439 772700

## Local Plan

Printed: 07 August 2018

Scale: 1:2500





<b>Site Reference</b>	<b>GOATH1</b>		
<b>Address</b>	<b>Land at Goathland Hotel</b>		
<b>Parish</b>	<b>Goathland</b>		
<b>Site Area</b>	<b>1.12ha</b>		
<b>Site Visit date</b>	<b>27.04.18</b>	<b>Photos Y/N</b>	<b>Officer JC</b>
		<b>Uploaded Y/N</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Large open area of greenfield/recreational use to rear of Hotel and small car park to the side. Mainly used as cricket pitch, with associated pavilion, to rear of hotel with access along former railway line to west. Area of hard surfaced car park to immediate east of hotel building and Hotel itself and associated buildings included in the site.</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>Part car park, Hotel (and cricket pitch) and pavilion</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>As above.</b>
<b>Conversions of existing buildings proposed  (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>Cricket field designation as Community space in Local Plan</b>  <b>2014/741 PP approved for replacement community hub/sports pavilion, new access, car park and COU to recreational use.</b>  <b>2015/908 Changes to pavilion. Approved</b>  <b>2015/909 Retrospective land drainage works, approved</b>  <b>2016/571/CVC</b>

## Site Constraints

<b>Topological/gradient constraints</b>	<b>Level land</b>
<b>Overhead lines</b>	<b>N/A</b>
<b>Possible contamination issues (Hardstandings/tanks etc)</b>	<b>Unclear</b>
<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Flood zone 1</b>

## Environmental Considerations

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Hedging on south, east and west boundaries of the site</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>N/A</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>Car park area to side and Hotel building within CA, all land to rear of Hotel outside the CA. Large development of the cricket pitch would be visible from the main road and would detract from the appearance of the CA</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>8111 Medieval ridge and furrow, earthworks in area</b>

## Other considerations

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm</b>	<b>Existing access into car park from main village street, access to cricket ground via former railway line now a green lane. Visibility to green lane and car park</b>
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track/green lane?)	satisfactory. Green land would require upgrading as narrow and unmade. Access to land could be gained through existing car park.
Could works required to upgrade access have detrimental visual impact?	Yes formalising of green lane would have detrimental visual impact.
Are there any PROWs on or adjacent to the site?	Former railway line to west is Bridle path
Access to local facilities (local shop, doctors, play area, public transport etc)	Village hall, shops, café, railway station, bus service, public open space/recreation facilities, public houses
Access to local schools	Goathland 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?)	Visible from main street through car park, and car park on main village frontage in Conservation Area. Larger cricket pitch readily visible from adjacent PROW
What is the impact of the development on form, character and scale of the existing settlement	Development of cricket field would be large scale development in backland position out of character with pattern of development which is mainly street frontage behind common land.
Is the site considered to be an important open space?	Car park site provides views through to cricket pitch and beyond.
Will the proposed use be compatible with existing adjacent uses?	Development of car park would be very close to the activity associated with the existing pub, but unclear if an alternative use is to be sought.

### Any Other Observations/Conclusions

<p>The cricket ground is proposed to be designated as a Community Space and its redevelopment would be resisted as a valued community recreation area. In addition the scale and location of the proposed development of the site is out of character with the pattern of development which is largely linear in nature along the main roads. The car park to the side of the Hotel provides useful off street parking and provides open views through the site to the cricket ground and to the countryside beyond.</p> <p>Not considered a suitable site for development.</p>
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# Goldsborough

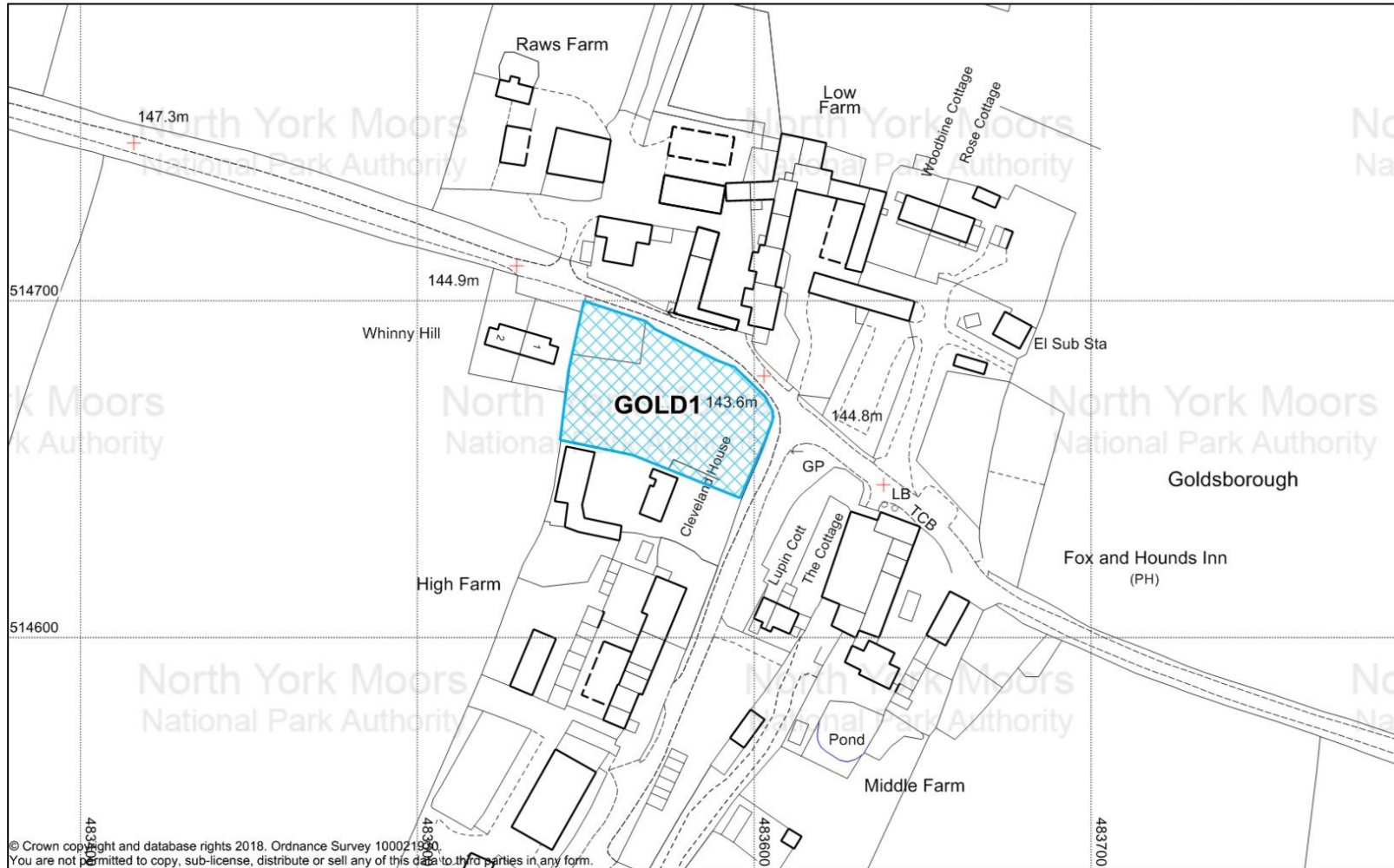


North York Moors National Park Authority  
The Old Vicarage, Bondgate  
Helmsley YO62 5BP  
01439 772700

## Local Plan

Printed: 09 August 2018

Scale: 1:1500



<b>Site Reference</b>	<b>GOLD1</b>		
<b>Address</b>	<b>North of Cleveland House, Goldsborough</b>		
<b>Parish</b>	<b>Lythe</b>		
<b>Site Area</b>	<b>0.22</b>		
<b>Site Visit date</b>	<b>27.04.18</b>	<b>Photos Y/N</b>	<b>Officer JC</b>
		<b>Uploaded Y/N</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Greenfield. Agricultural level field in the middle of the village on the corner of the village cross roads.</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Agricultural</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>4/39/222 – Six dwellings – Approved (local needs) Dec 2003</b> <b>2008/322 – Extension of pp approved 2008</b> <b>2011/257 – 6 dwellings refused June 2011 (Not infill site and no identified needs provided)</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Sloping from west to east</b>
<b>Overhead lines</b>	<b>On verges</b>



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

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Hedges on both sides of land adjacent to road</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>N/A</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>Cleveland House, Lupin Cottage, The Cottage and Pub, High Farm, Low Farm, Woodbine Cottage and Rose Cottage all listed buildings.</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>N/A</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>7422 – Medieval timber building identified  7422 – Stone building remains found on site  7423 – Remains of timber building from 12 and 13<sup>th</sup> Century found.</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Previous approval, highway agreed subject to details to be submitted. Existing access to front of site</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>May require partial removal of hedge to obtain visibility</b>

Are there any PROWs on or adjacent to the site?	No pedestrian footpaths.
Access to local facilities (local shop, doctors, play area, public transport etc)	Few local facilities in village. Fox and Hounds Inn Public house
Access to local schools	Lythe Primary school nearby

### 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?)	Centrally placed in village and seen in context of existing small hamlet
What is the impact of the development on form, character and scale of the existing settlement?	Nucleated settlement of mainly farms in a coastal settlement. High level of historic/listed buildings in the settlement. Development will consolidate the loose form of the farmhouses and associated buildings but will not be visually prominent in the landscape due to position in centre of the village.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes

### Any Other Observations/Conclusions

<p>Goldsborough is a very small coastal settlement in an isolated position. There are very few facilities with the exception of the local Pub, other facilities are at a distance. Development of the site would serve to consolidate the existing loose form of the settlement and may impact on the setting of the many listed buildings in the vicinity. The site is too large to constitute infill under the current policy but may be a suitable site in the future for exceptions local affordable housing, if there is an identified need.</p> <p>Not suitable as an infill site for housing but may be suitable for exceptions site if the need is identified in the future.</p>
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**Note: Site GOLD2 discounted from assessment as only capable of accommodating a single dwelling or less than 0.1 ha.**





# Helmsley

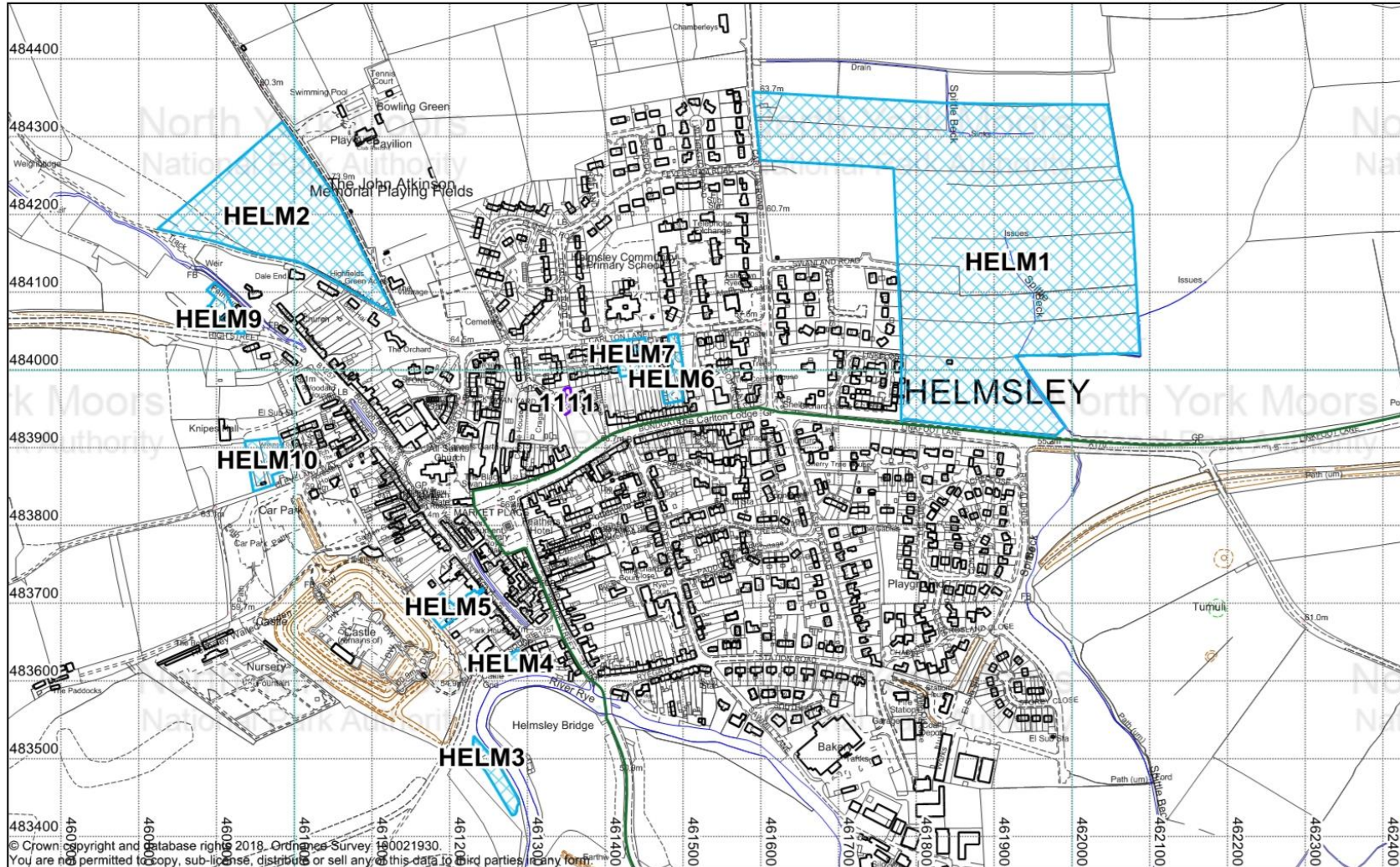


North York Moors National Park Authority  
The Old Vicarage, Bondgate  
Helmsley YO62 5BP  
01439 772700

## Local Plan

Printed: 09 August 2018

Scale: 1:6500



<b>Site Reference</b>	<b>HELM1</b>		
<b>Address</b>	<b>Land between Carlton Road and Bondgate</b>		
<b>Parish</b>	<b>Helmsley</b>		
<b>Site Area</b>	<b>12.3</b>		
<b>Site Visit date</b>	<b>12.05.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Greenfield</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Agricultural grazing land</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>O/L app – 8/1975 – refused (part of site) OHL – 01/2015 – re building of OHL OHL – 03/2017 – Diversion of 11,00 volt OHL</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Generally level land</b>
<b>Overhead lines</b>	<b>Check</b>

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

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>Within SSSI consultation area for applications extending or outside the existing settlement area.</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Hedges to all boundaries of site</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Hedges/trees</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>N/A</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>N/A</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>N/A</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Yes from Carlton Road/Swanland Road</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>Loss of hedge on boundaries</b>



<b>Are there any PROWs on or adjacent to the site?</b>	<b>Footpaths on Carlton Road. Linkfoot Lane</b>
<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	<b>Within walking distance of Helmsley Town centre and close to doctors and primary school</b>
<b>Access to local schools</b>	<b>Close to Helmsley Primary School</b>

### **Landscape Impact**

<b>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?)</b>	<b>Very visible and prominent from A170 (immediately adjacent) and in open countryside beyond limits of existing development on land to south of A170</b>
<b>What is the impact of the development on form, character and scale of the existing settlement?</b>	<b>Significantly large area of land which would be a very large intrusion into the open landscape on the western edge of Helmsley</b>
<b>Is the site considered to be an important open space?</b>	<b>No</b>
<b>Will the proposed use be compatible with existing adjacent uses?</b>	<b>Yes, residential development to west, established and new development to immediate south adj Carlton Road and to west on Linkfoot Lane</b>

### **Any Other Observations**

<p><b>The site is adjacent to the Linkfoot Lane new housing development and adjacent to new residential development at Carlton Road. This together with the existing developments would be a major expansion to the town and this would have a significant landscape impact in view of its location on the eastern approach to the town.</b></p> <p><b>The site is not considered to be a suitable site for development.</b></p>
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<b>Site Reference</b>	<b>HELM2</b>		
<b>Address</b>	<b>Land north of Beckdale Road</b>		
<b>Parish</b>	<b>Helmsley</b>		
<b>Site Area</b>	<b>2.39</b>		
<b>Site Visit date</b>	<b>12.05.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Greenfield. Triangular area of land adjacent to playing fields/swimming pool to east. Area of woodland to west, open to northern boundary</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Agricultural land</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>10/2010 – stone access refused 5/1992 – O/L detached dwelling refused. Appeal dismissed (3/058/0300)</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Rising land from southern tip to north</b>
<b>Overhead lines</b>	<b>Telegraph pole to tip of site frontage</b>
<b>Possible contamination issues</b>	<b>N/A</b>

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

**Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>SSSI impact zone, consults for all apps outside or extending settlement</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Hedges to boundaries</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>N/A</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>N/A</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>Outside CA</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>Earthworks (Ridge and furrow east of Helmsley)  Monument to south of the site</b>

**Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Beckdale Road is narrow, giving access to dwellings via a track. Access of Baxton's Lane is narrow but could be achieved with suitable visibility splays</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>Likely to impact on appearance of the Lane and some loss of hedge</b>
<b>Are there any PROWs on or adjacent to the site?</b>	<b>Pedestrian footpath at Cannon Garth</b>

<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	<b>Walking distance to doctors, playing fields/swimming pool and Market Place</b>
<b>Access to local schools</b>	<b>Helmsley Primary school in close proximity</b>

### **Landscape Impact**

<b>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?)</b>	<b>Readily visible from adjacent Baxton's Lane and in views from Carlton Lane.</b>
<b>What is the impact of the development on form, character and scale of the existing settlement?</b>	<b>Would significantly encroach into open countryside beyond existing built limits of town and be readily visible due to rising land from east to west.</b>
<b>Is the site considered to be an important open space?</b>	<b>Yes</b>
<b>Will the proposed use be compatible with existing adjacent uses?</b>	<b>Yes, residential to south-west/east and playing fields to east</b>

### **Any Other Observations**

<p><b>Comments made by the Inspector in 1993 (appeal dismissed) still relevant now as the site is an attractive open landscape readily visible from many public views.</b></p> <p><b>The site is not considered to be a suitable site for development.</b></p>
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<b>Site Reference</b>	<b>HELM3</b>		
<b>Address</b>	<b>Land south of Helmsley Castle</b>		
<b>Parish</b>	<b>Helmsley</b>		
<b>Site Area</b>	<b>0.18</b>		
<b>Site Visit date</b>	<b>12.05.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>N/A</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>Brownfield (100%)</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/</b>	<b>Concrete hardstanding area (used to wash tanks in WWII) Currently used for parking for visitors to Duncombe Park Estate, recently gated to prevent access</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>N/A</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>At lower level than main access to Duncombe Park (adjacent to River Rye)</b>
<b>Overhead lines</b>	<b>N/A</b>
<b>Possible contamination issues</b>	<b>Concrete parking hardstanding area therefore possible contamination</b>

<b>(Hardstandings/tanks etc)</b>	
<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Floodzone 2 and 3</b>

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>Small area in Duncombe Park SSSI and immediately adjacent (all applications require consultation)</b>  <b>HE Historic Parks and Gardens Duncombe Park</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Trees to all boundaries</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>N/A</b>
<b>Does the site include or is the grounds of a LB?</b>  <b>Would the development affect the setting and /or significance of a Listed Building?</b>	<b>To south of Helmsley Castle and close to entrance of Duncombe Park LBs</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>In close proximity to the CA boundary. (Boundary is to the immediate east and north of the site)</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>Yes Duncombe Park, grade I historic park and garden</b>  <b>Duncombe Park House Grade I listed house and associated structures</b>  <b>Accommodation Hut WWI - monument</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Existing access to Duncombe Park off public highway</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>N/A</b>

<b>Are there any PROWs on or adjacent to the site?</b>	<b>Permissive use of access to Duncombe Park</b>
<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	<b>Close to Helmsley Market Place facilities</b>
<b>Access to local schools</b>	<b>Helmsley Primary School within walking distance</b>

### **Landscape Impact**

<b>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?)</b>	<b>Site sits at lower level than main access to Duncombe Park and is screened to a large extent by existing trees to the east and west of the site. It is not readily visible from public view points in town centre although development would be visible from A170 approach into Helmsley due to road alignment.</b>
<b>What is the impact of the development on form, character and scale of the existing settlement?</b>	<b>Outside the existing settlement pattern and poorly related to existing development. Within the boundary of the Grade I Duncombe Park and Garden therefore very sensitive site</b>
<b>Is the site considered to be an important open space?</b>	<b>No</b>
<b>Will the proposed use be compatible with existing adjacent uses?</b>	<b>No</b>

### **Any Other Observations**

<p><b>Not considered to be a suitable site for residential development due to location outside the main built area of the town and due to its location within the Grade I historic Duncombe Park and Garden. The area is also in Floodzones 2 and 3 and therefore susceptible to flooding from the River Rye.</b></p> <p><b>The site is not considered to be a suitable site for development.</b></p>
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<b>Site Reference</b>	<b>HELM4</b>		
<b>Address</b>	<b>Land at Buckingham Square</b>		
<b>Parish</b>	<b>Helmsley</b>		
<b>Site Area</b>	<b>0.77</b>		
<b>Site Visit date</b>	<b>12.05.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Undeveloped land adjacent dwellings to the south of Buckingham Square, small triangular area of land adjacent to dwellings</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>N/A</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Unused garden land</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>N/A</b>
<b>Current planning consents</b>	<b>None</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>None, flat land at same level as adjacent land and road</b>
<b>Overhead lines</b>	<b>N/A</b>
<b>Possible contamination issues (Hardstandings/tanks etc)</b>	<b>N/A</b>

<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Southern half of site floodzone 2</b>
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### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Hedge to front of site, hedges to east adjacent to dwellings</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Hedge</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>Listed building to east, north and west with Helmsley Castle to west</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>Yes located in Conservation Area. Very sensitive site as creates setting for many LBs surrounding it</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>Close to Duncombe Park Grade I Historic Park and Garden and nearby monuments</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Access could be achieved onto Buckingham Square which is an existing highway (private road)</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>Would result in loss of section of hedge</b>
<b>Are there any PROWs on or adjacent to the site?</b>	<b>Pedestrian footpath to opposite side</b>
<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	<b>Close to Helmsley Market Place facilities</b>



<b>Access to local schools</b>	<b>Walking distance to Helmsley Primary School</b>
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**Landscape Impact**

<b>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?)</b>	<b>Site readily visible from public viewpoints. Any development will be visible from adjacent road and in important views from Castlegate/Bridge Street on approach road to Duncombe Park. Currently appears as garden land</b>
<b>What is the impact of the development on form, character and scale of the existing settlement?</b>	<b>Immediately adjacent to existing built form of town but it is an extremely sensitive site in view of the setting of Listed buildings, setting of the entrance to Duncombe Park/Castle and the Conservation Area</b>
<b>Is the site considered to be an important open space?</b>	<b>Yes</b>
<b>Will the proposed use be compatible with existing adjacent uses?</b>	<b>Yes</b>

**Any Other Observations**

<p><b>This is a small area of garden land located in an extremely sensitive location within the Helmsley Conservation Area. Any development on this site could detract from the setting of the adjacent Listed buildings and detract from the setting of Duncombe Park and the Castle.</b></p> <p><b>The site is not considered to be a suitable site for development.</b></p>
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<b>Site Reference</b>	<b>HELM5</b>		
<b>Address</b>	<b>Land at Castlegate</b>		
<b>Parish</b>	<b>Helmsley</b>		
<b>Site Area</b>	<b>0.14</b>		
<b>Site Visit date</b>	<b>15.06.17</b>	<b>Photos Yes</b>	<b>Officer: JC</b>
		<b>Uploaded Yes</b>	<b>Completed 15.06.17</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>N/A</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>Brownfield (10%)</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Rear yard and buildings on land rear of 18/20 Castlegate (18 Castlegate LB). Not known if proposals involve retention/conversion of buildings. To the rear of The Old Manor House (LB) and accessed from existing drive off Castlegate between Look Gallery and Old Manor House</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>Not known. Range of two storey timber and single storey stone and pantile buildings to south of track and very attractive two storey stone and pantile former agricultural building to the north with small area of land to rear and green area to front. Appear to be redundant and not used</b>
<b>Current planning consents</b>	<b>None</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>None</b>
<b>Overhead lines</b>	<b>N/A</b>

<b>Possible contamination issues (Hardstandings/tanks etc)</b>	<b>Not known</b>
<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Flood zone 1</b>

### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>N/A</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Potential for disturbance to bats/birds as redundant buildings</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>16/18 Castlegate Listed Buildings (and Castle to West)</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>In Helmsley Conservation Area</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>West boundary of the site bounds Castle grounds (Scheduled Ancient Monument) and Duncombe Park, Grade I Historic Park and Garden</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Existing access onto Castlegate between buildings, could be used for access to site, possible disturbance to the side of residential Old Manor House</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>Unlikely as existing access</b>
<b>Are there any PROWs on or adjacent to</b>	<b>Pedestrian footpaths to both sides of Castlegate</b>

the site?	
Access to local facilities (local shop, doctors, play area, public transport etc)	Close to all Helmsley Market Place facilities
Access to local schools	Close to Helmsley 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 screened by existing frontage development on Castlegate therefore not visually prominent from views to east. Development will be visible to Castle visitors. Generally well screened by existing development and tucked away behind existing buildings.
What is the impact of the development on form, character and scale of the existing settlement?	If existing buildings are to be used very little impact on existing settlement pattern. But extensive additional development would be at odds with other adjacent open residential yards to north and south.
Is the site considered to be an important open space?	No, but linear form of rear yards are in important characteristic of this area between the Castle and the frontage development on Castlegate
Will the proposed use be compatible with existing adjacent uses?	Yes

### Any Other Observations

<p>There is no information to form a firm conclusion on the site's suitability for development as this will depend on the type and scale of development bearing in mind the sensitive location of the site in the Conservation Area adjacent to Listed buildings and the Scheduled Ancient Monument of Helmsley Castle however the conversion of the very attractive stone and pantile detached building to the rear of The Old Manor House to residential use is likely to be acceptable, with associated use of the buildings on the other side of the track. Any proposal would need to retain the existing character of the traditional buildings.</p>
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<b>Site Reference</b>	<b>HELM6</b>		
<b>Address</b>	<b>Land between Carlton Lane and Bondgate</b>		
<b>Parish</b>	<b>Helmsley</b>		
<b>Site Area</b>	<b>0.16</b>		
<b>Site Visit date</b>	<b>12.05.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>No</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>Brownfield (10%)</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Storage/garages? (unknown)</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>Courtyard of single storey outbuildings</b>
<b>Current planning consents</b>	<b>N/A</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Level land</b>
<b>Overhead lines</b>	<b>N/A</b>
<b>Possible contamination issues (Hardstandings/tanks etc)</b>	<b>N/A</b>

<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Floodzone 1</b>
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### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>N/A</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Existing buildings on site- implications for bats/birds</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>No (Terrace fronting onto Bondgate LBs)</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>Located In Helmsley Conservation Area. Limited views into the site from Carlton Lane but depends on extent of the proposed development</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>N/A</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Existing access from Carlton Lane, so access available. Narrow access due to existing building, which is excluded from the site</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>N/A</b>
<b>Are there any PROWs on or adjacent to the site?</b>	<b>Pedestrian footpath to opposite side of road on Carlton Lane</b>
<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	<b>Close to Helmsley Market Place facilities</b>

<b>Access to local schools</b>	<b>Close to Helmsley Primary School, almost opposite</b>
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**Landscape Impact**

<b>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?)</b>	<b>Site will be visible from Carlton Lane. The site frontage does however form half of a wider gap site on Carlton Lane. It is a narrow site, which widens out to its southern end it is adjacent to recently completed affordable housing scheme to the immediate west. (Elm Court)</b>
<b>What is the impact of the development on form, character and scale of the existing settlement?</b>	<b>The land is a small garth with a courtyard of buildings; new development would be a form of backland development closely juxtapositioned with adjacent dwellings fronting onto Bondgate (LBs) and businesses. Site also includes small square area of undeveloped land to immediate south of Elm Court and a narrow area of land to Carlton Lane which is quite open due to the undeveloped land to the east.</b>
<b>Is the site considered to be an important open space?</b>	<b>No</b>
<b>Will the proposed use be compatible with existing adjacent uses?</b>	<b>Adjacent single storey building has recent planning consent for out of school/holiday club so possible conflict of uses</b>

**Any Other Observations**

<p><b>Small site with narrow access. Possible conflict with existing building used for out of school/holiday club, leaving limited scope for development. In the absence of further details on how the site would be developed difficult to assess, but there may be scope to provide housing on undeveloped square of land and possible single storey conversions.</b></p> <p><b>Site may be suitable for development.</b></p>
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<b>Site Reference</b>	<b>HELM7</b>		
<b>Address</b>	<b>Land at Carlton Lane</b>		
<b>Parish</b>	<b>Helmsley</b>		
<b>Site Area</b>	<b>0.19</b>		
<b>Site Visit date</b>	<b>12.05.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>No</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>Mixed 25%</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Storage/garages – presumed retained, in CA</b>
<b>Conversions of existing buildings proposed (Indicate building type and form)</b>	<b>Two storey and single storey stone and pantile buildings in linear form on Carlton Lane road frontage.</b>
<b>Current planning consents</b>	<b>N/A</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>None</b>
<b>Overhead lines</b>	<b>N/A</b>
<b>Possible contamination issues (Hardstandings/tanks etc)</b>	<b>Unsure</b>

<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Floodzone 1</b>
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### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>N/A</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Possible implications for bats/birds</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>Terrace of dwellings onto Bondgate Listed Buildings. Development may also affect setting of the terrace and the linear form of the rear garth areas</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>Yes within the Helmsley CA. Any development would therefore affect the character and appearance of the CA</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>Monuments 2323 (11<sup>th</sup> Century Saxon village, Medieval town), 2335 (Medieval ridge and furrow earthworks), 9851 (Defended WWII locality)</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Existing access onto Carlton Lane with adequate visibility</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>N/A</b>
<b>Are there any PROWs on or adjacent to the site?</b>	<b>Pedestrian footpath to opposite side of Carlton Lane</b>
<b>Access to local facilities (local shop, doctors, play area, public transport etc)</b>	<b>Close to Market Place facilities</b>



Access to local schools	Opposite Helmsley Primary School
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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 readily visible as on Carlton Lane. Immediately adjacent to Villiers Court development and close to other residential developments. Attractive stone and pantile buildings on the frontage with long garths to rear associated with dwellings fronting onto Bondgate.
What is the impact of the development on form, character and scale of the existing settlement?	Any development would be adjacent to other existing residential developments of a small scale and would not, subject to scale/design etc be out of character with developments in the area but would result in the loss/change of the long linear garth pattern
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes, as above

**Any Other Observations/Conclusions**

<p>Use of the site for residential development would appear to be appropriate and similar to other small scale developments off Carlton Lane. Important to retain the buildings on the frontage and seek a view regarding the loss of long linear garths to the rear of the properties on Bondgate as it would cut across this pattern.</p> <p>Suitable for residential development, subject to scale and design.</p>
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**Note: Site HELM8 discounted from assessment as only capable of accommodating a single dwelling or less than 0.1 ha.**



<b>Site Reference</b>	<b>HELM9</b>		
<b>Address</b>	<b>Land north of High Street, Helmsley</b>		
<b>Parish</b>	<b>Helmsley</b>		
<b>Site Area</b>	<b>0.19</b>		
<b>Site Visit date</b>	<b>12.05.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>No</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>Triangular area of Brownfield (possibly) used for horse stabling and haulage close to B1257 (Stokesley Road) on edge of Helmsley High Street</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Agriculture/haulage</b> <b>Unknown (one traditional building on site frontage)</b> <b>Unkempt site in prominent position</b>
<b>Conversions of existing buildings proposed</b> <b>(Indicate building type and form)</b>	<b>Two storey stone and pantile building on frontage.</b> <b>Shed/agricultural buildings to rear of site</b>
<b>Current planning consents</b>	<b>N/A</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Sloping land, rising from south-east to north-west and sloping away from B1257</b>
<b>Overhead lines</b>	<b>N/A</b>

Possible contamination issues (Hardstandings/tanks etc)	Likely as hardstandings and modern sheds used for haulage
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	Hedges and trees on land adjacent to main Stokesley Road
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Traditional and modern buildings potential for bats/birds in buildings (surveys required)
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 (LBs at 36 to 46 High Street)
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	South-eastern (front) of site within the CA and area to rear of adjacent dwelling (58 High Street)
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	Monument 4963 – Medieval Lynchet, 9851 – WW2 defended locality, 18572 – WW2 roadblock on land opposite

### 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 High Street, just inside 30 mile sign but sloping land and traffic fast at this point, but visibility acceptable.
Could works required to upgrade access have detrimental visual impact?	No
Are there any PROWs on or adjacent to	Pedestrian footpath to north of site

the site?	
Access to local facilities (local shop, doctors, play area, public transport etc)	Close to Market Place facilities
Access to local schools	Helmsley PS nearby

### 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 from adjacent High Street. Sloping nature of the site and position of road mean that open views are afforded into the site. It is very prominent on the edge of the town. Building on frontage is attractive and warrants retention
What is the impact of the development on form, character and scale of the existing settlement?	Site is beyond the existing pattern of development. Beyond westernmost house on the south of High Street and beyond the more sporadic houses on the western edge of the town.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes

### Any Other Observations/Conclusions

<p>Very prominent site on the edge of town, not suitable for development in view of the likely visual impact. A pragmatic view may however be needed if an improvement to the existing appearance of the site is to be achieved.</p> <p>Not considered to be a suitable site for development.</p>
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<b>Site Reference</b>	<b>HELM10</b>		
<b>Address</b>	<b>Land west of Castle Court</b>		
<b>Parish</b>	<b>Helmsley</b>		
<b>Site Area</b>	<b>0.26</b>		
<b>Site Visit date</b>	<b>12.05.2017</b>	<b>Photos Yes</b>	<b>Officer JC</b>
		<b>Uploaded Yes</b>	<b>Completed Yes</b>

### Further Site Information

<b>Greenfield (Current use agricultural/paddock/garden and general characteristics)</b>	<b>Yes (allotment land)</b>
<b>Brownfield (How much of the site is previously developed land?)</b>	<b>No</b>
<b>Current use Building(s)/Land (State whether buildings to be retained/removed if known)</b>	<b>Disused allotments with small sheds/greenhouses</b>
<b>Conversions of existing buildings proposed</b> <b>(Indicate building type and form)</b>	<b>No</b>
<b>Current planning consents</b>	<b>None</b>

### Site Constraints

<b>Topological/gradient constraints</b>	<b>Level</b>
<b>Overhead lines</b>	<b>No</b>
<b>Possible contamination issues</b> <b>(Hardstandings/tanks etc)</b>	<b>N/A</b>

<b>Is the site or part of the site in a Flood zone (specify)</b>	<b>Floodzone 1</b>
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### **Environmental Considerations**

<b>Impact on SSSI/SPA/SAC</b>	<b>N/A</b>
<b>Impact on trees (TPOs)/Hedgerows</b>	<b>Hedges/trees on boundaries of the site. Trees within the site.</b>
<b>Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)</b>	<b>Small sheds on site implications for birds/bats</b>
<b>Does the site include or is the grounds of a LB?  Would the development affect the setting and /or significance of a Listed Building?</b>	<b>Knipes Hall to the north west of the site so any development may affect the setting of a LB</b>
<b>Is the site in the Conservation Area? Would development affect the character and appearance of the CA?</b>	<b>In Conservation Area.</b>
<b>Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc</b>	<b>Monuments 2332 (medieval town and 11<sup>th</sup> Century Saxon village</b>

### **Other considerations**

<b>Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)</b>	<b>Access could be achieved on to the Cleveland Way (Otterburn Way). Possible conflict with users of the Cleveland Way and narrow single track lane which also serves Walled Garden and associated businesses</b>
<b>Could works required to upgrade access have detrimental visual impact?</b>	<b>Yes (and possible conflict with PROW)</b>
<b>Are there any PROWs on or adjacent to the site?</b>	<b>Cleveland Way to immediate south of site</b>
<b>Access to local facilities (local shop,</b>	<b>Close to Market Place facilities</b>

doctors, play area, public transport etc)	
Access to local schools	Helmsley 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 not prominent in the landscape. Partly behind Yorkshire Water booster station site, and immediately to west of Castle Court, a modern development of flats with ice cream parlour/café and opposite Helmsley car/coach park (Ryedale DC)
What is the impact of the development on form, character and scale of the existing settlement?	Site not visually prominent and although in CA not attractive but it is open and beyond settlement limits and would affect the open views of Knipes Hall, and would consolidate development beyond limits of the town centre
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	No, large car park opposite

### Any Other Observations/Conclusions

<p>The site is considered to be beyond the settlement limits, readily visible from adjacent National Trail and access to the site may conflict with users of the Cleveland Way.</p> <p>Not considered to be a suitable site for development.</p>
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**Note: ING12 (land at the Grain Store, Ingleby Arncliffe) was discounted from assessment as Ingleby Arncliffe falls outside the settlement hierarchy (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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