



North York Moors Local Plan

Land Availability Assessment

(Incorporating the Housing Position Statement)

APPENDIX 6

Site Assessment Proformas (Alphabetical Order)

December 2018

Hinderwell



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

Local Plan

Printed: 11 December 2018

Scale: 1:6000



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Site Reference	HIND1		
Address	Land south of Moor View Court		
Parish	Hinderwell		
Site Area	1.02		
Site Visit date	05.05.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Long rectangular shaped agricultural land in the elbow formed by Brown's Terrace and Back Lane
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Agricultural
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	5/51/147 – Refusal for 4 dwellings , white land and prematurity Aug 1977

Site Constraints

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

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

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

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Access could be gained from Brown's Terrace or Moor View Court
Could works required to upgrade access have detrimental visual impact?	N/A
Are there any PROWs on or adjacent to the site?	PROW on south/west and eastern boundaries of site
Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities inc.; shop/pub/café/hairdresser/garage/play area/village

	hall/deli shop and cafe
Access to local schools	Hinderwell PS (Oakridge)

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site readily visible from adjacent footpaths but not unduly prominent in the landscape or from A174 running through the village
What is the impact of the development on form, character and scale of the existing settlement?	Hinderwell is a linear village built along the main A174. In the recent past there have been some modern developments to the south (Coronation Avenue and Moor View)Visually this will not have a large impact on the landscape as it will be seen against the existing modern development to the north, it is however a large extension to the village and outwith the current built form of the settlement on its south west boundary
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes residential and agricultural

Any Other Observations/Conclusions

<p>This is a large site on the edge of the village beyond the current built limits of the settlement. The site could be served with vehicle access off the existing roads and could be perceived as an extension to the existing modern development. It is not however an infill site and would be of a large scale and would consolidate what is an untraditional form of development on the edge of the village unless as an exceptions site to extend existing affordable housing. (As an exceptions site area to east of Moor View would have less visual impact).</p> <p>The site is not considered to be a suitable development site, unless for exceptions on area to east of Moor View.</p>



Site Reference	HIND2		
Address	Land west of High Street, Hinderwell		
Parish	Hinderwell		
Site Area	0.42 ha		
Site Visit date	3/12/18	Photos Y Uploaded Y	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield land. Low lying grazing land to the west of the main A174/High Street on the northern edge of Hinderwell village. Hedge to the frontage visible from road behind wide grassed highway verge. Immediately adjacent to a dwelling in a large plot and opposite the large wooded grounds of St Hilda's Church which is located on the opposite side of the main road. Affords open views of hills and landscape to west.
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Grazing/agricultural land.
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	No planning history

Site Constraints

Topological/gradient constraints	Land is lower lying than the adjacent road and slightly undulating, gradually sloping away from the adjacent road.
Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	N/A
Is the site or part of the site in a Flood zone (specify)	Floodzone 1

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Likely to require some hedge removal to achieve visibility splays on fast stretch of straight road on approach/leaving the village.
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Hedge removal.
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	St Hilda's Church opposite is a listed building but set behind wooded area on higher land, any development of the site would be therefore be unlikely to significantly impact on the setting of the Listed Church building.
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	N/A

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Site located immediately adjacent to A174, access would be off this main road (outwith the 40 mile an hour sign). Access could be achieved with satisfactory visibility splays but Highway Authority may be concerned as fast straight road at this point.
Could works required to upgrade access have detrimental visual impact?	Likely to involve loss of existing boundary hedge
Are there any PROWs on or adjacent to the site?	Pedestrian footpath on opposite side of road.
Access to local facilities (local shop, doctors, play area, public transport etc)	Hairdresser, pubs, church, shop, village hall, bus stop in village within walking distance of the site.
Access to local schools	Hinderwell 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	Site is readily visible on the northern approach to the village being outwith the current built up area on the western side of the A174 and being on lower ground than adjacent development. On leaving the village the
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from?)	site forms part of the panoramic views of the rising landform to the west, and forms part of the more open views towards Boulby mine and the coast beyond to the north.
What is the impact of the development on form, character and scale of the existing settlement?	Any development of the site would appear to be outside of the village and would appear to be poorly related to the existing form of the village.
Is the site considered to be an important open space?	The site is not important but it is open land with open views on the edge of the village.
Will the proposed use be compatible with existing adjacent uses?	Residential use would be compatible with the adjacent residential use of the site.

Any Other Observations/Conclusions

The site is not considered to be an infill site as it is located outwith the main body of the village and as such could not comply with the definition of infill as set out in Core Policy J. In addition any development on this site would be prominent in in the open landscape in view of its location on the open edge of the settlement. The Highway Authority may also have concerns about the creation of a new access on this section of the A174, outside the speed restricted area.

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

Preferred Options Policies

Hinderwell is included as a larger village in the settlement hierarchy. The site would not constitute a suitable site as it is considered to be outwith the main body of the village in a prominent location on the approach to the settlement. The Highway Authority may also have concerns about the creation of a new access on this section of the A174, outside the speed restricted area.

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



Site Reference	HIND3		
Address	Land east of High Street, Hinderwell		
Parish	Hinderwell		
Site Area	0.17ha		
Site Visit date	3/12/18	Photos Y Uploaded Y	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield land. Elevated sloping land to the east of the main A174/High Street on the northern edge of Hinderwell village. Hedge and verge to the frontage visible from main road. Site also has part frontage to the back lane leading to Rosedale Lane. Site lies to the north of the wooded area to the north of the listed St Hilda's Church. Verge and footpath to western (A174) boundary and triangle of highway verge to immediate north.
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Grazing/agricultural land.
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	4/05/0445 – Erection of directional advertisement sign for the Ship Inn. Approved with conditions 21/11/1995. (4/51/0072 – O/L on adjacent wooded area of land to immediate east for detached bungalow. Refused on grounds of being outside the existing limits of the village and would form an undesirable extension of ribbon development. 28/04/1976)

Site Constraints

Topological/gradient constraints	Land is more elevated than the adjacent A174 and slopes from east to west.
Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	N/A

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

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Some hedge removal may be required to achieve access. Mature trees adjacent to existing historic stoned/gated access associated with the church on back lane.
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Possible hedge/tree removal.
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	St Hilda's Church to the south east is a listed building, it is separated by a wooded area, any development of the site would be therefore be unlikely to significantly impact on the setting of the Listed Church building. Any development may block existing views of the church tower and would appear as isolated development. The adjacent walls and gated access on Rosedale Lane will be listed as a curtilage structure and this would need to be assessed as part of any development.
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Part of Heritage Coast
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	N/A

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing gated field entrance on A174 in central location. Site located immediately adjacent to A174, safer access is more likely to be from the back lane.
Could works required to upgrade access have detrimental visual impact?	Likely to involve loss of existing boundary hedge
Are there any PROWs on or adjacent to the site?	No pedestrian footpath on back lane. Pedestrian footpath on side of A174 with grassed verge.
Access to local facilities (local shop,	Hairdresser, pubs, church, shop, village hall, bus stop

doctors, play area, public transport etc)	in village within walking distance of the site.
Access to local schools	Hinderwell Primary School

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site is readily visible on the northern approach to the village being outwith the current built up area on the eastern side of the A174 and higher ground than adjacent main road. Due to wooded area between the church and the site, and as there is no development on the opposite side of the road any development would appear as development in the open countryside.
What is the impact of the development on form, character and scale of the existing settlement?	Any development of the site would appear to be outside of the village and would appear to be poorly related to the existing form of the village.
Is the site considered to be an important open space?	The site is not important but it is open land on the edge of the village.
Will the proposed use be compatible with existing adjacent uses?	The site is opposite and adjacent to open countryside and any possible residential use would be compatible with this if any development were to be considered acceptable under the planning policies.

Any Other Observations/Conclusions

<p>The site is not considered to be an infill site as it is located outwith the main body of the village and as such it could not comply with the definition of infill as set out in Core Policy J. In addition any development on this site would be prominent in the open landscape in view of its elevated nature and in view of its location on the open edge of the settlement.</p> <p>The site is not considered to be a suitable site for development.</p>

Preferred Options Policies

<p>Hinderwell is included as a larger village in the settlement hierarchy. The site would not constitute a suitable site as it is considered to be outwith the main body of the village in a prominent elevated location on the approach to the settlement.</p> <p>The site is not considered to be a suitable site for development.</p>
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Kildale

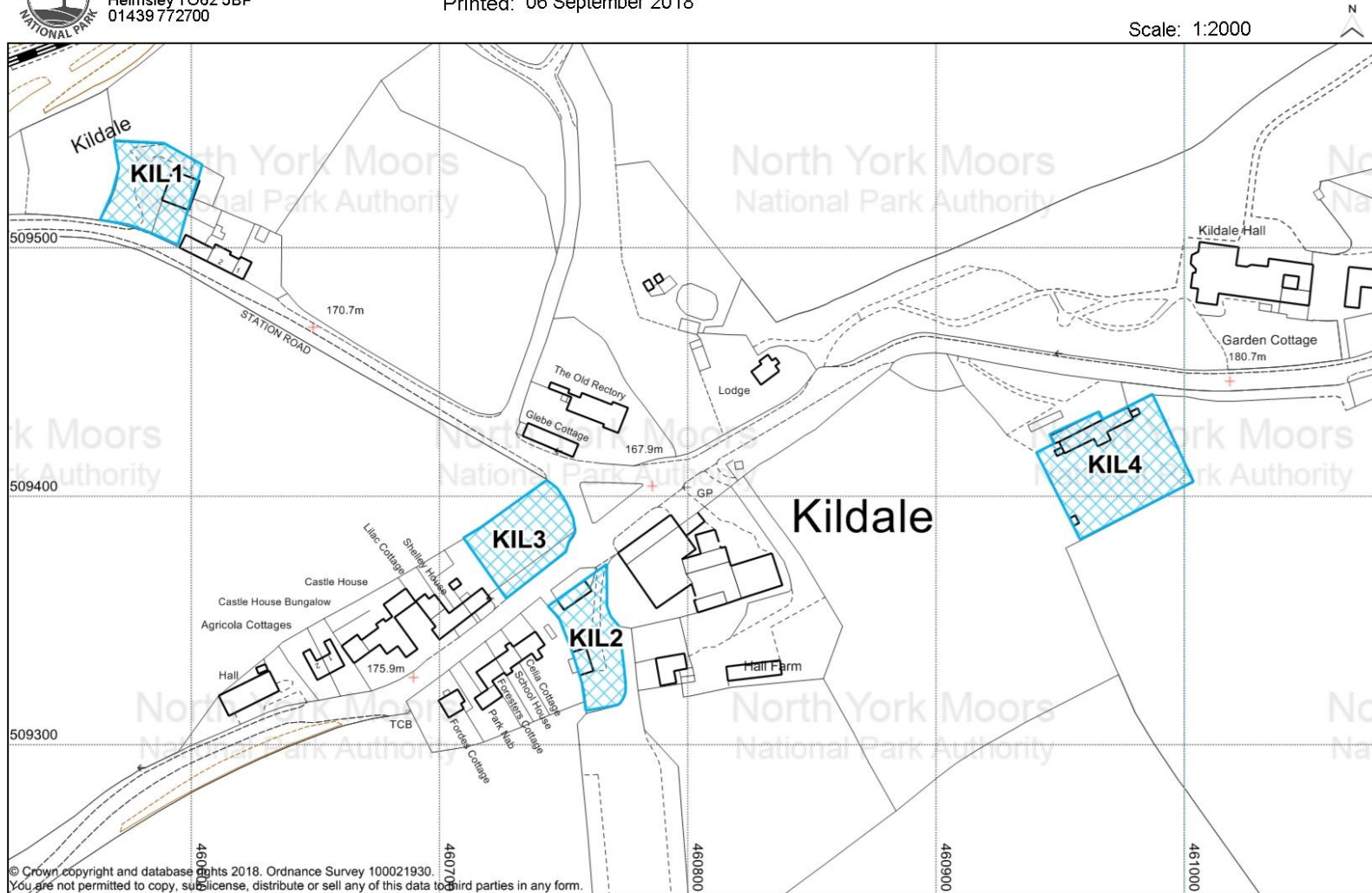


North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley YO62 5BP
01439 772700

Local Plan

Printed: 06 September 2018

Scale: 1:2000



Site Reference	KIL1		
Address	Estate Yard, Station Road		
Parish	Kildale		
Site Area	0.10		
Site Visit date	01.09.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	No
Brownfield (How much of the site is previously developed land?)	Yes. (But includes yard and additional land)
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Joiners/estate yard in connection with Kildale Estate. Appears dis- used.
Conversions of existing buildings proposed (Indicate building type and form)	Brick/pantile/shiplap boarding two storey building with large timber lean to shed to rear
Current planning consents	None

Site Constraints

Topological/gradient constraints	N/A
Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	Hardstandings and commercially used buildings therefore potential contamination issues

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

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Mature tree on site frontage adjacent to access
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Existing open buildings so potential for bats/birds
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	2 Monuments 3479 11th Century Saxon village and medieval village

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access could be used for any potential development
Could works required to upgrade access have detrimental visual impact?	N/A
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)	Limited local facilities including Village hall, station, mobile Post Office once a week

Access to local schools	Ingleby Greenhow 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 is visible from Station Road but not prominent in the wider landscape due to position set back from the road and generally screened location.
What is the impact of the development on form, character and scale of the existing settlement?	Kildale is a small clustered settlement centred on Hall Farm with Kildale Hall to the eastern side of the village. Station Road leads off to the north and provides access to the working station, Church House Farm and St Cuthbert's Church and the dwellings associated with the farm. There are two dwellings half way down the Road on the northern side adjacent to the proposed site. The site is immediately adjacent to the two outlying dwellings but outwith the main body of the village. An additional 4 dwellings in this location would be a large development out of scale with its outlying position.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes as residential to the east

Any Other Observations/Conclusions

<p>The site is located outwith the main body of the village in an open area of land between the village and development associated with the Church/Station and Farm. The site is considered to be in an open countryside position albeit between the two areas of the village. There may be potential to convert the existing building (including lean to) for a residential use subject to suitable design etc and provided the commercial use is no longer required.</p> <p>Re-use of building for one/two dwellings may be acceptable but new build not acceptable.</p>
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Site Reference	KIL2		
Address	Old Estate Yard		
Parish	Kildale		
Site Area	0.1		
Site Visit date	01.09.2017	Photos Y/N	Officer JC
		Uploaded Y/N	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	No. Farm yard and buildings
Brownfield (How much of the site is previously developed land?)	Farm buildings to frontage
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Single storey mono pitched stone garage/agricultural buildings behind enclosed grass verge on village street frontage set at higher level than road and rising to the east up the village road, additional land/buildings to the rear of the frontage buildings. Further stone and pantile buildings to rear of the site on elevated land and mature tree
Conversions of existing buildings proposed (Indicate building type and form)	Unknown (2 open market/local occupancy/affordable dwellings proposed)
Current planning consents	2/79/9-B Siting of mobile public convenience PP 20.03.1984 2/79/14 – Erection of lean to workshop PP 26.10 1987

Site Constraints

Topological/gradient constraints	Site is elevated from the road below/north by approx. 1 metre and steeply rises to the south
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Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	Possible
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	Mature tree to middle/rear of site
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Potential for birds and bats in existing traditional buildings on site
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	LB to immediate west (Celia Cottage and School House)
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	2 Monuments 3479 11th Century Saxon village and medieval village

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access to eastern corner of the site on road frontage
Could works required to upgrade access have detrimental visual impact?	N/A

Are there any PROWs on or adjacent to the site?	Pedestrian Footpath on opposite side of the main village road
Access to local facilities (local shop, doctors, play area, public transport etc)	Limited local facilities including Village hall, station, café, mobile Post Office once a week
Access to local schools	Ingleby Greenhow PS

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site is located very centrally in the village. Located at junction of main street with Station Road and development to the east of the site is set back and open any development will therefore be visually prominent. Existing buildings are elevated from road and are prominent in the street scene. Stone wall to the front of the site is an attractive feature to be retained.
What is the impact of the development on form, character and scale of the existing settlement?	The site is unlikely to be viewed as an infill site as the dwelling to the east (farm house) is significantly set back from the main road with no road frontage per se. In addition there are concerns that any development will be significantly prominent given the site's elevated nature and the sloping nature of the associated land to the rear of the site. 2 open market dwellings proposed.
Is the site considered to be an important open space?	It is not an open site but the scale of the existing development on the site contributes to the appearance of the village and would act as buffer/screen
Will the proposed use be compatible with existing adjacent uses?	Residential to west, working farm to the immediate east could create noise/small/traffic issues?

Any Other Observations/Conclusions

<p>The development of the site for two dwellings, given its elevated and prominent nature may detract from the appearance of this central visually important area in the small settlement of Kildale and is not considered to constitute infill as the farm dwelling to the east is significantly set back off the main road.</p> <p>The site is not considered suitable for development.</p>



Site Reference	KIL3		
Address	Post House, Kildale		
Parish	Kildale		
Site Area	0.1		
Site Visit date	01.09.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield. Rectangular elevated site on northern side of the main village street in central position close to the junction with Station Road set behind high privet hedge and wide verge
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Paddock/garden
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	None

Site Constraints

Topological/gradient constraints	Land generally level but elevated from the village street by approx. 1.5 metres
Overhead lines	Telegraph pole to south western corner with wires running over site
Possible contamination issues	N/A

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

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Hedge to front of site, set back by approx. 2 metres. Large horse chestnut to south eastern corner on verge cut down to about 2 metres.
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Hedge/tree
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	Celia Cottage and School House opposite Listed buildings
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	2 Monuments 3479 11th Century Saxon village and medieval village

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	No existing access into the site apparent
Could works required to upgrade access have detrimental visual impact?	Works will have visual impact due to engineering works required to create satisfactory access point onto road (unless shared with adjacent dwelling's existing access point)
Are there any PROWs on or adjacent to the site?	Pedestrian footpath to front of site

Access to local facilities (local shop, doctors, play area, public transport etc)	Limited local facilities including Village hall, station. Mobile Post Office van once a week
Access to local schools	Ingleby Greenhow PS

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site is very visible in the street scene as located in a central position in the village. Elevated site with attractive stone wall with rounded copping stone to front of site and horse chestnut tree to corner.
What is the impact of the development on form, character and scale of the existing settlement?	The site is located in a central position in the village and is a large gap on the corner where the main road meets Station Road. The erection of 2 dwellings on this elevated site would create a dominating feature in the centre of the village to the detriment of the appearance of the settlement. Not infill as no dwellings to east.
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes, residential to west

Any Other Observations/Conclusions

<p>The site is centrally located with residential development to the west, it is elevated from the main road by approx. 1.5 metres, and any development on this site would detract from the open character of this part of the village. The site is not considered to constitute infill as it is located on a corner adjacent to the road junction. The site also provides an attractive setting for the historic buildings adjacent to it and the engineering works that will be required to form a vehicular access would have an adverse impact on the character and amenity of this part of Kildale.</p> <p>Not considered to be a suitable site for development.</p>



Site Reference	KIL4		
Address	Walled Garden, Kildale		
Parish	Kildale		
Site Area	0.2		
Site Visit date	01.09.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	No
Brownfield (How much of the site is previously developed land?)	No. Walled garden to serve Kildale Hall contains derelict glass houses and original red brick boundary wall intact and lean to buildings on outside/road side elevation.
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Used for growing veg/flowers and recreational use.
Conversions of existing buildings proposed (Indicate building type and form)	No
Current planning consents	No planning history.

Site Constraints

Topological/gradient constraints	On elevated land from adjacent road
Overhead lines	N/A
Possible contamination issues	Possible with horticulture uses

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

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	N/A
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Birds/bats in derelict buildings
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	Considered to be a curtilage structure for associated Kildale Hall, therefore treat as listed building. Existing red brick wall with round ball finials retained together with lean-to greenhouse and lean to brick sheds on external road side wall.
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	2 Monuments 3479 11th Century Saxon village and medieval village

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access serves the site to east along green lane adjacent to road. Wide elevated verge to cross.
Could works required to upgrade access have detrimental visual impact?	Existing access will require upgrade and surfacing of existing green lane
Are there any PROWs on or adjacent to the site?	Pedestrian footpath to other side of road
Access to local facilities (local shop,	Limited local facilities including Village hall, station,

doctors, play area, public transport etc)	mobile Post Office once a week
Access to local schools	Ingleby Greenhow PS

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	The existing walls are readily visible due to elevated nature and height and position in relation to the adjacent road. Wall approx. 3 metres high.
What is the impact of the development on form, character and scale of the existing settlement?	The site appears detached from the main body of the village and the development of the site suggested (2 affordable/open market/local occupancy dwellings) would represent development in an open countryside location. In the absence of further details difficult to see how the site could be developed wholly within the site so not visible but the site is outwith the main body of the village and therefore unacceptable in principle.
Is the site considered to be an important open space?	No but important link with the listed Kildale Hall opposite
Will the proposed use be compatible with existing adjacent uses	Yes

Any Other Observations/Conclusions

<p>The site is outside the main body of the village and therefore cannot be regarded as an infill site. In addition the walled garden is a heritage asset (curtilage listed in association with Kildale Hall) which requires careful treatment if any development were to be acceptable in principle. It is unlikely that two dwellings could be developed within the walled garden in a way which would preserve the character of the walled garden and associated structures.</p> <p>Not a suitable site for development.</p>



Lythe

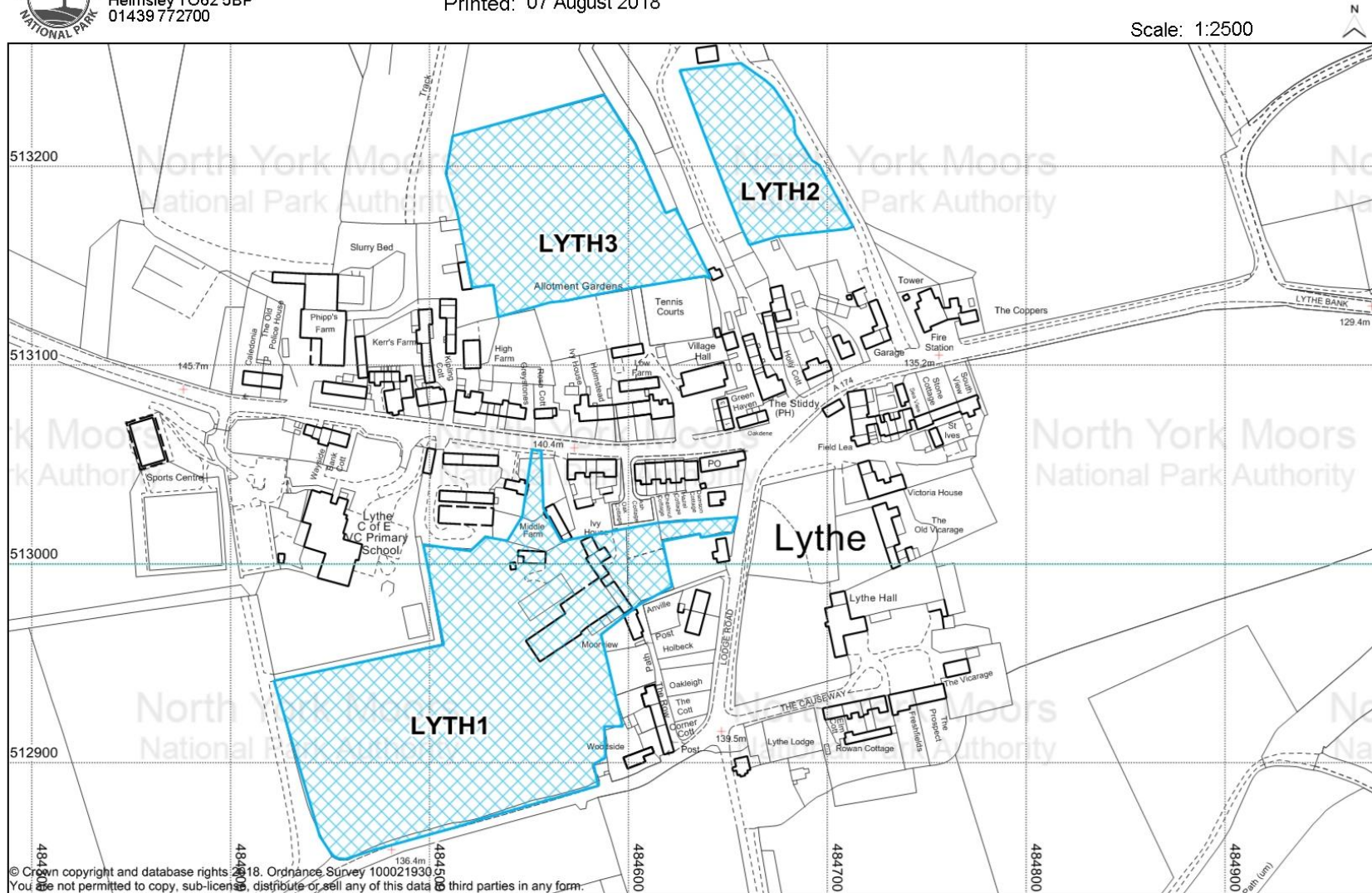


North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley YO62 5BP
01439 772700

Local Plan

Printed: 07 August 2018

Scale: 1:2500



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Site Reference	LYTH1		
Address	Middle Farmyard, Lythe		
Parish	Lythe		
Site Area	1.85		
Site Visit date	05.05.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Agricultural land with range of modern farm buildings to rear of A174. Large grazing field with road frontage to Lodge Road
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Agricultural
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	4/39/AF1 – Agricultural notification

Site Constraints

Topological/gradient constraints	Large area of land approx. 0.5m higher than Lodge Road, rising to approx. 2 metres adjacent to Woodside.
Overhead lines	Electric line across land
Possible contamination issues	Possible due to farm buildings and hardstandings

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

Environmental Considerations

Impact on SSSI/SPA/SAC	Section 3 woodland to south of land
Impact on trees (TPOs)/Hedgerows	Hedge on road frontage
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Existing open barns etc bats/birds and hedgerows
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	Middle Farm house LB and Cobbler Cottage and Abingdon House and attached building Grade II listed
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Partly (Historic buildings in CA) land to south and west outside CA
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	Monument 4286 Medieval field system. Medieval Saxon village, post medieval village Monument 19551 Post medieval earth works

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access to Middle Farm from High Street. Other options for access between buildings and not existing accesses. Existing agricultural field access off Lodge Road, but road narrow. Possible highway concerns
Could works required to upgrade access have detrimental visual impact?	Depends where access to the site taken from, could result in loss of trees/hedges/impact on LBs
Are there any PROWs on or adjacent to the site?	Pedestrian footpath to High Street

Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities inc. village shop and PO, recreation area, tennis courts, shop, pub, village hall, fire station, garage
Access to local schools	Lythe C of E 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 is visible from High Street through gaps between existing listed buildings. Land to south as readily visible from Lodge Road as it is very open on this aspect. Seen in context of other developments on High Street
What is the impact of the development on form, character and scale of the existing settlement?	Lythe is mainly linear as it has developed along the main road with development to the south along Lodge Road, The Row and The Causeway. The development of the field to the south of the main street would be visually prominent and would be a large scale development on the edge of the village. Development around the LBs to front of site may be acceptable as better relationship to village but LB issues to resolve.
Is the site considered to be an important open space?	Yes as provides setting for LBs
Will the proposed use be compatible with existing adjacent uses?	Yes mainly residential and agricultural

Alternative Uses

Proposed use – Retail/farm shop. There may be scope to convert some of the listed traditional buildings to retail/farm shop use subject to design/scale and subject to sufficient parking provision and provided it does not detract from the amenity of nearby residents.

Any Other Observations/Conclusions

This is a large area of open land on the edge of the village and its development would be an intrusion into the open countryside to the south of the village. Complex site with traditional agricultural buildings (LBs), there may be possibilities to convert or create additional units with careful treatment to the rear of the High Street only. Some development of the site would also result in the loss/removal of prominent modern agricultural structures.
The larger area of land not considered to be a suitable site for development.



Site Reference	LYTH2		
Address	Land to the rear of the Old Garage, Lythe		
Parish	Lythe		
Site Area	0.48		
Site Visit date	05.05.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield to south of caravan park. Rectangular area of grassland. (Land owner suggested residential or caravan site extension)
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Grazing
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	None

Site Constraints

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

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

Impact on SSSI/SPA/SAC	Heritage Coast
Impact on trees (TPOs)/Hedgerows	N/A
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	N/A
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	Holly Cottage on High Street to south
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Outside the CA
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	Heritage Coast Monument 4286 Medieval field system. Medieval Saxon village, post medieval village

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Shared with access to caravan park
Could works required to upgrade access have detrimental visual impact?	N/A
Are there any PROWs on or adjacent to the site?	PROW to land to east. Pedestrian footpath to High Street
Access to local facilities (local shop,	Local facilities inc. village shop and PO, recreation area, tennis courts, shop, pub, village hall, fire station,

doctors, play area, public transport etc)	garage
Access to local schools	Lythe C of E 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?)	Land not readily visible from High Street as behind the built up frontage. Site visible from PROW to east. V open on edge of village with open views to the coast
What is the impact of the development on form, character and scale of the existing settlement?	Lythe is mainly linear in form as it has developed along the main road with some development to the south along Lodge Road, The Row and The Causeway and very little development beyond the buildings on the northern side of the main road with the exception of outbuildings associated with the frontage buildings. The Caravan park is the only development beyond the main road frontage. The development of this site would fill the gap between the frontage development and the caravan park.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes residential and agricultural

Any Other Observations/Conclusions

<p>The site is beyond the existing built up frontage development of the village and would appear as a prominent intrusion into the open countryside in the Heritage Coast designated area. The site would also be readily visible in views from the east from PROW to the detriment of the appearance of this area of the National Park.</p> <p>The site is not considered to be suitable for development.</p>
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Site Reference	LYTH3		
Address	Land to rear of Lythe Village Hall		
Parish	Lythe		
Site Area	0.95		
Site Visit date	05.05.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Square area of greenfield land to north of allotments and tennis courts
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Agricultural
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	None

Site Constraints

Topological/gradient constraints	Generally level land, gently drops away to the north
Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	N/A

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

Impact on SSSI/SPA/SAC	Heritage Coast
Impact on trees (TPOs)/Hedgerows	Trees and hedge to eastern boundary
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Trees and hedge to eastern boundary
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	Terrace from Low Farm to Ivy House to south on High Street LBs
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Outside the CA
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	Monument 4286 Medieval field system. Medieval Saxon village, post medieval village

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access via Village Hall
Could works required to upgrade access have detrimental visual impact?	Loss of hedge
Are there any PROWs on or adjacent to the site?	Pedestrian footpath to High Street
Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities inc. village shop and PO, recreation area, tennis courts, shop, pub, village hall, fire station,

	garage, deli shop and cafe
Access to local schools	Lythe C of E 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 is not readily visible from High Street as behind existing frontage buildings. Not readily visible from Lythe Bank Road to the east due distance and wooded area to east of site. Very open views to coast to north
What is the impact of the development on form, character and scale of the existing settlement?	Lythe is mainly linear in form as it has developed along the main road with some development to the south along Lodge Road, The Row and The Causeway and very little development beyond the buildings on the northern side of the main road with the exception of outbuildings associated with the frontage buildings. The Caravan park is the only development beyond the main road frontage. The development of this site would be beyond the existing built form and be of a large scale.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes mainly residential and agricultural

Alternative Use

<p>Proposed use – Extension of Caravan Park.</p> <p>The site is very open and not located within an area of woodland, its use as an extension to the caravan park would be prominent in the Heritage Coast landscape and would detract from the appearance of the area.</p>

Any Other Observations/Conclusions

<p>The site is beyond the existing built up frontage development of the village and would appear as an intrusion into the open countryside in the Heritage Coast designated area. The development would be a large intrusion in the open countryside to the detriment of the visual appearance of this area of the National Park.</p> <p>The site is not considered to be suitable for development.</p>

Note: NM1 and NM2 (land south of Orchard Cottage, Newton Mulgrave) were discounted from assessment as Newton Mulgrave falls outside the settlement hierarchy (see Appendix 3 of the main report).



Osmotherley

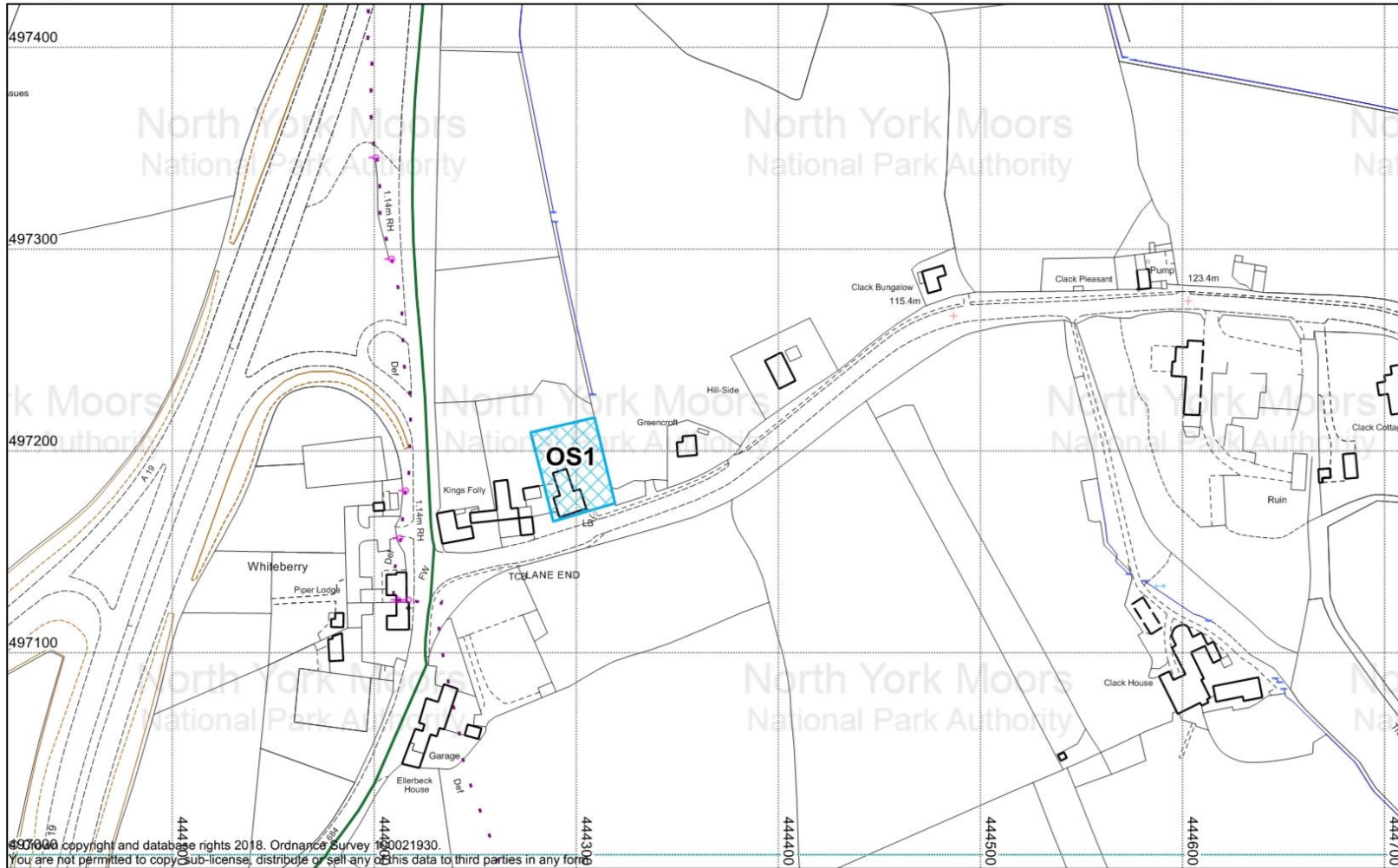


North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley YO62 5BP
01439 772700

Local Plan

Printed: 07 August 2018

Scale: 1:2500



Site Reference	OS1		
Address	Underwood Garage, Clack Lane, Osmotherley		
Parish	Osmotherley		
Site Area	0.196		
Site Visit date	21.04.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	No
Brownfield (How much of the site is previously developed land?)	Garage building (former bus depot) 60%
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Former garage building, three bay corrugated tin sheeting building, currently used as a warehouse B8 use
Conversions of existing buildings proposed (Indicate building type and form)	No
Current planning consents	2014/0748/FL – retention of recladding, construction of extension (B8) boundary wall and gates and use of building as warehousing. Granted with conditions 21/05/2015

Site Constraints

Topological/gradient constraints	Level land
Overhead lines	OHL to south eastern corner and lines over the site

Possible contamination issues (Hardstandings/tanks etc)	Yes in view of former and current use of building as garage/depot
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	N/A
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Industrial building possible implications for birds/bats
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Outside the C A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	N/A

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access off Clack Bank
Could works required to upgrade access have detrimental visual impact?	N/A
Are there any PROWs on or adjacent to	Pedestrian footpath to front of the site

the site?	
Access to local facilities (local shop, doctors, play area, public transport etc)	Facilities in the village inc.; pubs/recreation area/shop/school/garages/bus stops to both sides of road
Access to local schools	Osmotherley 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 is readily visible from Clack Lane, the building has recently been refurbished and is not unduly harmful in its current form to the amenity of the area
What is the impact of the development on form, character and scale of the existing settlement?	Site is located outwith the main body of the village which is approx. 1 mile to the east, very much an outlying area of the settlement with the garage opposite and two former coaching inns (now dwellings). The site is brownfield and currently used for a commercial purpose but not in an area where additional residential development would be encouraged.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes mainly residential

Alternative Use

<p>Proposed use – Employment.</p> <p>The site is currently used for warehousing purposes (B8) and extension is currently being built. The site is outside main body of village and includes a larger area to the rear (north) and eastern side of the existing building. The re-use of an existing building for employment use in this location would be acceptable but the erection of further buildings may not be permitted.</p>

Any Other Observations/Conclusions

Site is outwith the main body of the village and is not in an area where further housing development would be encouraged. The building does not detract significantly from the amenity
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or appearance of the area and its commercial use appears to be extant.

For the purposes of this assessment the site is not a suitable development site.



Site Reference	OSM2		
Address	Land adjacent Westfield, Clack Lane, Osmotherley		
Parish	Osmotherley		
Site Area	1.53		
Site Visit date	3/12/18	Photos Y Uploaded Y	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield land. Agricultural land to the north of Clack Lane adjacent to recently built Westfields affordable housing scheme (exceptions scheme). Rising land towards Cuddy Lane to the north with views of rising land (Rueberry Lane) to the north. Hedge to the road side and to the east and western boundaries. Located approximately ¼ outside the centre of the village and opposite large detached dwellings to the opposite side of Clack Lane and further dwellings on land to the west of the land.
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Agricultural land, no buildings on the land.
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	25000055 – Reinforcement of HV Electricity Power Line. From Osmotherley to Thimbleby. App 15/01/1993 Runs north south through middle of the site.

Site Constraints

Topological/gradient constraints	Gently rising away from Clack Lane, similar to that at Westfields site.
Overhead lines	OHL to front boundary of the site
Possible contamination issues (Hardstandings/tanks etc)	N/A
Is the site or part of the site in a Flood zone (specify)	Floodzone 1

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Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Hedge removal likely to be required on frontage unless access to be achieved from within the existing development.
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Hedge removal possible on frontage or on eastern boundary.
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 the Conservation Area.
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	N/A

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing gated agricultural access to south eastern corner of field. Due to the alignment of the existing road it is likely that highways will not encourage new vehicular access onto Clack Lane and safe highway access should be achieved by using the existing Westfields access with access into the site from within Westfields site.
Could works required to upgrade access have detrimental visual impact?	Not clear at present depending on access position.
Are there any PROWs on or adjacent to the site?	Cuddy Lane to the north is PROW and tarmacked pedestrian footpath adjacent to Clack Lane to entire front boundary of site into Village to the east.
Access to local facilities (local shop, doctors, play area, public transport etc)	Facilities available on foot from site including pubs, bus stop, café, village hall, shop, churches, fish and chip shop
Access to local schools	Osmotherley Primary school and out of school club in village.

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Landscape Impact

<p>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?)</p>	<p>Site is readily visible on the western approach to the village and the land is slightly elevated from the road to the south. Views to rising land to the north (Rueberry Lane) are seen beyond this open space.</p>
<p>What is the impact of the development on form, character and scale of the existing settlement?</p>	<p>The space does serve to reinforce the openness on the approach to the village where development is more sporadic with larger houses set in large gardens on the opposite side of the road. The site is immediately adjacent to Westfields which was an exceptions site for affordable housing. The site has a large frontage onto the highway and 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.</p>
<p>Is the site considered to be an important open space?</p>	<p>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.</p>
<p>Will the proposed use be compatible with existing adjacent uses?</p>	<p>As the site is immediately adjacent to Westfields further housing would not be incompatible, if it accorded with policy or was a further exceptions site.</p>

Any Other Observations/Conclusions

<p>The site is not considered to be an infill site as it is too large to meet the definition of infill as set out in Core Policy J. The development of the site would erode the gap between this outlying area of the village and the more historic core of the village. The site is not considered to be a suitable site for speculative development.</p> <p>The site may be suitable as an extension of the adjacent Westfields affordable housing development as an exceptions site, if there is an identified need for additional affordable housing in the Osmotherley and adjoining parishes in the future under the terms of Core Policy K.</p>
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Preferred Options Policies

<p>Osmotherley is included as a larger village in the settlement hierarchy and the site would not be considered to be a suitable site as it is too large to meet the definition of a suitable site and is located outside the main built up area of the village, as set out in Strategic Policy M. The development of the site would erode the gap between this outlying area of the village and the more historic core of the village. The site is not considered to be a suitable site for development.</p>

The site may be suitable as an extension of the adjacent Westfields affordable housing development as an exceptions site, if there is an identified need for additional affordable housing in the Osmotherley and adjoining parishes in the future under the terms of CO11.



Site Reference	RUN1		
Address	Land adj Car Park, Runswick Bay Bank Top		
Parish	Hinderwell		
Site Area	0.15		
Site Visit date	05.05.2017	Photos Yes Uploaded Yes	Officer JC Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Triangle of grazing land on corner of Cleveland Way and Bank Top Lane.
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Used for grazing land. Contains small timber single storey storage I shaped building on Bank Top Lane side of the site
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	4/51/489 – O/L for erection of pair of semi-detached dwellings. R Sept 1998

Site Constraints

Topological/gradient constraints	N/A
Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	N/A

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

Impact on SSSI/SPA/SAC	Heritage Coast
Impact on trees (TPOs)/Hedgerows	Hedgerows to road side boundaries
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Bats/birds in timber buildings
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A Heritage Coast
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	Notification area for monument 18133 Petroleum warfare site/fougasse 2nd World War

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing access to site to serve buildings
Could works required to upgrade access have detrimental visual impact?	N/A
Are there any PROWs on or adjacent to the site?	No pedestrian footpaths on adjacent roads
Access to local facilities (local shop, doctors, play area, public transport etc)	Limited local facilities, bus to Whitby/Middlesbrough

Access to local schools	Hinderwell 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?)	The site is very open and prominent and affords open views to the coast
What is the impact of the development on form, character and scale of the existing settlement?	This area of Bank Top comprises Edwardian and post war detached houses in a ribbon development pattern with dwellings on one side of the road overlooking the sea. This is a large open green space at the top of the cliff, half of it is used as a grassed car park and the other half is rough grazing. The site is part of an open green area beyond the existing housing development. The character of the area benefits from the openness of this area
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes agricultural/residential

Any Other Observations/Conclusions

<p>The site does not constitute an infill and is very open and prominent; the development would represent sporadic development on an important green space to the detriment of the visual character of the area.</p> <p>Not considered to be a suitable development site.</p>



Site Reference	RUN2		
Address	Land east of Ellerby Lane, Runswick Bay Top		
Parish	Hinderwell		
Site Area	4.51		
Site Visit date	05.05.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield, very large open flat cliff top area of land with road frontage to Ellerby Lane opposite established housing. Affording open views to the sea, cliffs and landscape
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Agricultural
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	None

Site Constraints

Topological/gradient constraints	Level
Overhead lines	OHLs to front verge
Possible contamination issues (Hardstandings/tanks etc)	N/A

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

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

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	No vehicular access, gap in hedge frontage centrally onto Ellerby Lane, visibility generally good as straight road
Could works required to upgrade access have detrimental visual impact?	Partial loss of hedge on frontage
Are there any PROWs on or adjacent to the site?	Small area of pedestrian footpaths either side of Ellerby Lane near bus shelter to north
Access to local facilities (local shop, doctors, play area, public transport etc)	Limited local facilities inc.; bus stop (Bus to Whitby and Middlesbrough)

Access to local schools	Hinderwell PS
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Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Site is very open, elevated and prominent affording views to the sea, cliffs and landscape to the east. (Heritage Coast)
What is the impact of the development on form, character and scale of the existing settlement?	Bank Top at Runswick Bay is a small nucleated settlement with a long ribbon of 1940/50s residential development along Ellerby Lane taking advantage of the coastal views. The proposed site is on land directly opposite this line of mainly detached dormer bungalow type of development. The site is very open and would not constitute infill having no development on either of its edges. Development on the scale proposed would be out of character with the size of the existing settlement.
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes residential/agricultural

Alternative Use

<p>Proposed use –Holiday log cabins.</p> <p>The site is extremely open, elevated and prominent in the Heritage Coast landscape and not located in woodland or well screened. The development of the site for cabins would serve to consolidate this area of sporadic development on the edge of the settlement and detract from the wider landscape. Development of the size proposed would be out of scale with the size of the existing settlement. There is no existing business or dwelling from which to manage the site.</p>
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Any Other Observations/Conclusions

<p>The site is extremely open, elevated and prominent in the Heritage Coast landscape any development on this land would serve to consolidate this area of sporadic development on the edge of the settlement. Development of the size proposed would be out of scale with the size of the existing settlement.</p> <p>Not considered to be a suitable development site.</p>
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Site Reference	RUN3		
Address	Land north of Runswick Lane, Runswick Bay		
Parish	Hinderwell		
Site Area	0.4ha		
Site Visit date	3/12/2018	Photos Y/N Uploaded Y/N	Officer Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield land to the north side of Runswick Lane adjacent to The Pines Caravan Site on the edge of Runswick Bank Top. Large agricultural field with hedge to road frontage. No development immediately opposite but recently developed affordable housing scheme close by on the opposite side.
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Grazing/pasture
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	No planning history

Site Constraints

Topological/gradient constraints	Land slopes gently upwards to the north east. Land to rear of highway contiguous with adjacent level.
Overhead lines	N/A
Possible contamination issues (Hardstandings/tanks etc)	N/A
Is the site or part of the site in a Flood zone (specify)	Floodzone 1

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
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Impact on trees (TPOs)/Hedgerows	Mature hedge to road frontage.
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	May involve removal of hedge to achieve visibility splays onto Runswick Lane.
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	No Conservation Area. Land in designated Heritage Coast area.
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?)	Straight area of road on Runswick Lane and highway access likely to be achievable. Existing agricultural access to western corner of field.
Could works required to upgrade access have detrimental visual impact?	Likely to result in loss of hedge on frontage to obtain visibility splays.
Are there any PROWs on or adjacent to the site?	Pedestrian footpath to front boundary of the site leading to village centre and Runswick Bay below.
Access to local facilities (local shop, doctors, play area, public transport etc)	Limited facilities in Bank Top/Bay. Runswick Bay Hotel, bus stop on Ellerby Lane. Facilities available in nearby Hinderwell include shop, Post Office, garage, village hall, fish and chips, tennis courts, churches.
Access to local schools	Hinderwell Community 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?)	The site is not prominent as it is screened from the adjacent road by a high hedge. The land is on the edge of Bank Top village, beyond the built limits of the settlement. Any development on the site would be visible on the western approach to Bank Top but
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	would be seen against the generally mixed development in the settlement but any development would extend the village into open countryside.
What is the impact of the development on form, character and scale of the existing settlement?	Bank Top is a mixed settlement in terms of architectural styles. The main area of the settlement is centred around Hinderwell Lane and Ellerby Lane junction with a long ribbon of dormer style bungalows being developed along the western side of Ellerby Lane taking advantage of the sea views. The site is beyond the current form of the village on the north side of Runswick Lane and the caravan site access marks the edge of the current limit of development. There are open fields opposite the site together with the recently developed affordable housing scheme for 8 dwellings. The site does not constitute an infill site and would be considered as being in open countryside.
Is the site considered to be an important open space?	The site is not important but it is open land on the edge of the village and any development would be prominent in the landscape on the approach to the settlement.
Will the proposed use be compatible with existing adjacent uses?	The site is opposite and adjacent to open countryside and any possible residential use would be compatible with this if any development were to be considered acceptable under the planning policies.

Any Other Observations/Conclusions

The site is not considered to be an infill site as it is located outwith the main body of the village and as such it could not comply with the definition of infill as set out in Core Policy J. In addition any development on this site would be prominent in the open landscape in view of its location on the open edge of the settlement.

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

The site may be suitable as an exceptions site given its location close to the edge of the settlement and close to the existing affordable housing scheme on the opposite side of the road, if there is an identified need for additional affordable housing in the Runswick Bay and adjoining parishes in the future under the terms of Core Policy K.

Preferred Options Policies

Runswick Bay is included as a smaller village in the settlement hierarchy. The site would not constitute a suitable site as it is considered to be outwith the main body of the village in a prominent location on the approach to the settlement.

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

The site may be suitable as an exceptions site, if there is an identified need for additional affordable housing in the Runswick Bay and adjoining parishes in the future under the terms of CO11.





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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