



North York Moors Local Plan

Land Availability Assessment

(Incorporating the Housing Position Statement)

APPENDIX 6

Site Assessment Proformas (Alphabetical Order)

December 2018

Sandsend

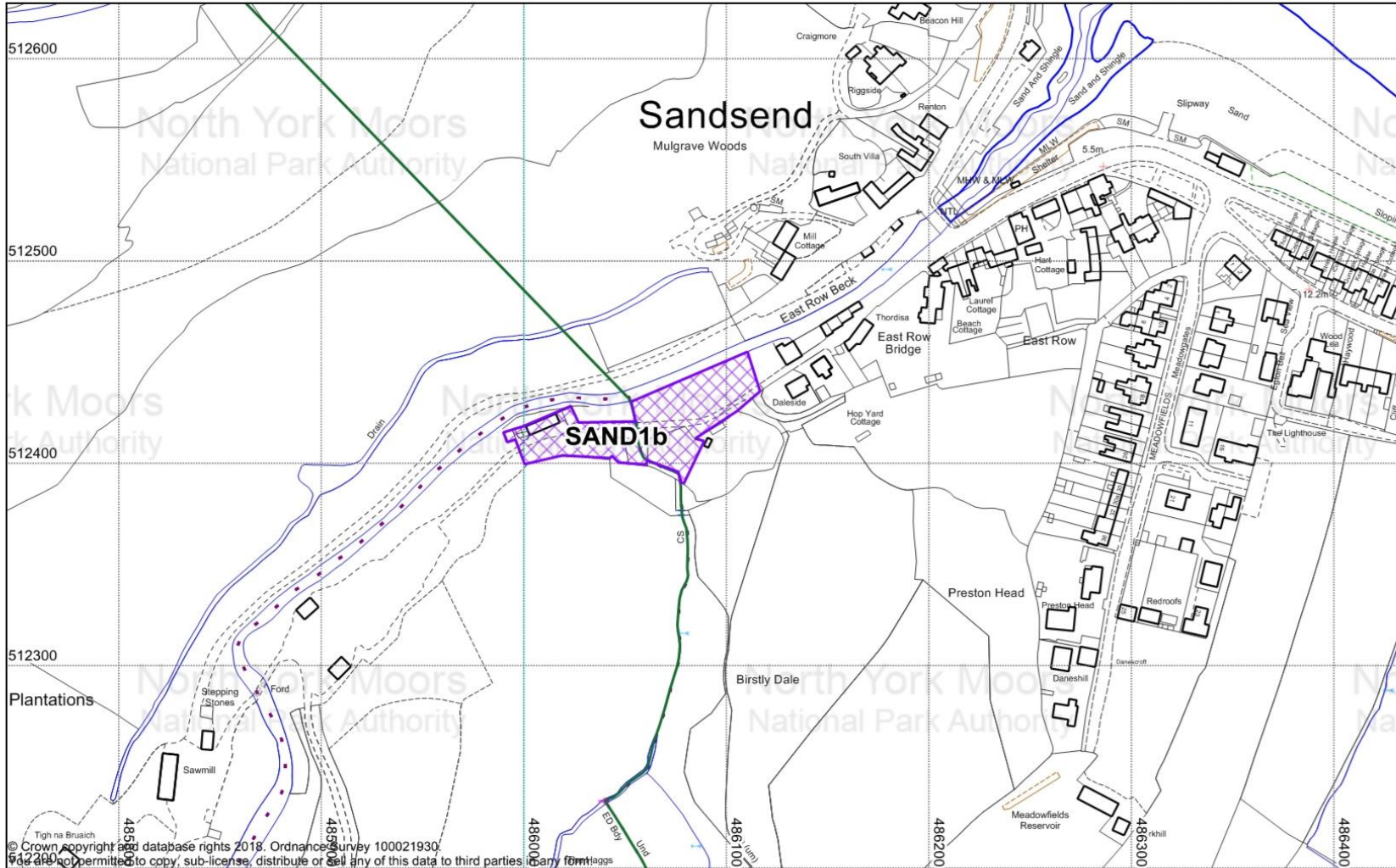


North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmley YO62 5BP
01439 772700

Local Plan

Printed: 09 August 2018

Scale: 1:2500



Site Reference	SAND1b		
Address	Land at East Beck		
Parish	Lythe		
Site Area	0.32		
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)	Small area of land adjacent to and opposite traditional stone and slate former agricultural/forestry buildings. Land and buildings are located in small valley to the immediate south of East Row Beck and to the north of part of Mulgrave Woods and part of the HE Historic Park and Gardens of Old Mulgrave Castle. (Just within the NP boundary). A twin trod track runs through the land and leads to the sawmill buildings.
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)	Buildings appear to be empty? Land is green, possibly used for informal parking.
Conversions of existing buildings proposed (Indicate building type and form)	Unclear at present
Current planning consents	4/37/101B COU from agricultural/forestry to light industry (processing of fossils) G 1995. 4/37/101A Conversion of building to provide self-contained holiday residential centre. R 1995

Site Constraints

Topological/gradient constraints	Land gently slopes from south to north to the building.
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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)	Majority of site located in Floodzone2B and 3a

Environmental Considerations

Impact on SSSI/SPA/SAC	Close to heritage coast and S3 woodland
Impact on trees (TPOs)/Hedgerows	Proposed car park will be close to the S3 woodland.
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Impacts for biodiversity in terms of the traditional building and nearby woodland
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	Potentially – within a Historic Park and Garden

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 is via East Row which is narrow and very close to existing buildings with poor visibility on to the main road. The track is unmade and beyond the dwellings is mud twin trod, which contributes to the rural character of the area.
Could works required to upgrade access	Works to upgrade would be difficult and would detract

have detrimental visual impact?	from the character of the area.
Are there any PROWs on or adjacent to the site?	N/A
Access to local facilities (local shop, doctors, play area, public transport etc)	Close to the facilities of Sandsend
Access to local schools	Lythe 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?)	Sitting in a valley the site is not visually prominent, but is in a very tranquil area given its beck side, woodland location.
What is the impact of the development on form, character and scale of the existing settlement?	The use of the land as a retail/leisure/commercial /car park would increase activity in the area and bring visitors into a quiet area of the Park, changing the character of this tranquil area close to the visitor honey pot of Sandsend.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	No, it will represent a change in character and depending on the access arrangements detract from the residential amenity of the dwellings on the lane.

Any Other Observations/Conclusions

<p>Use of this land as a car park for visitors together with retail, leisure/commercial development will change the character of this quiet area of Sandsend which is presently a tranquil wooded valley. The necessary changes to the existing access and the increased usage will detract from the amenity of the existing dwellings served by the lane and the necessary changes to the surface and camber will be detrimental to its present appearance and rural character. (This is however part of a larger development much of which will be outside the National Park boundary and the proposed car park and re use of this building as part of the bigger scheme may be acceptable subject to suitable traffic management and access arrangements and subject to an appropriate levels of parking provision and design bearing in mind the rural character of the valley and its location close to S3 Woodland.)</p>
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Note: SAND1a (land at East beck, Sandsend was discounted as it is outside the National Park area (see Appendix 3 of the main report).



Sleights

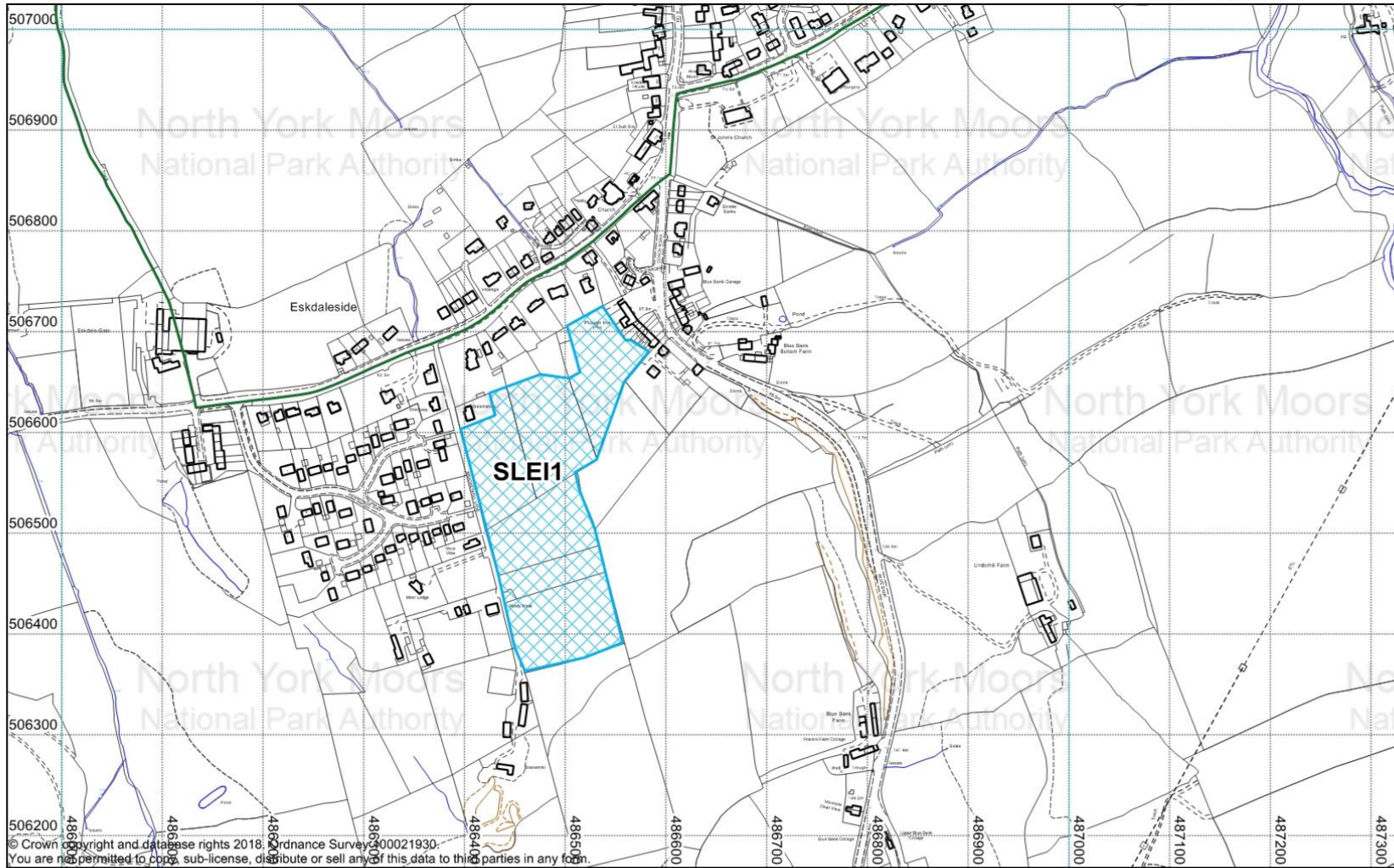


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Site Reference	SLEI1		
Address	Land adj Brackenhill, Sleights		
Parish	Sleights		
Site Area			
Site Visit date	05.05.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield. Large area of agricultural land off Brackenhill Lane backing onto Hermitage Way and to the south of properties on Coach Road/Blue Bank. Steeply sloping and lane leads to kennels and cattery at end. No through 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/grazing
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	None

Site Constraints

Topological/gradient constraints	Steeply sloping from south to north
Overhead lines	N/A
Possible contamination issues	N/A

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

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Trees/hedges on boundaries of the site
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Hedgerows
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	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?)	Brackenhill Lane very narrow single width track. Likely to be highway concerns if this is to be the principle means of access, no through road. Appears to be no access from Blue Bank either from pub car park or new housing development.
Could works required to upgrade access have detrimental visual impact?	Loss of hedge
Are there any PROWs on or adjacent to the site?	No (2 pedestrian links from Hermitage Way to Brackenhill)

Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities inc. pub, garage, shop, PO, butchers, Bowls club, public transport, doctors, fish and chip shop and café/coffee shop
Access to local schools	Sleights C o E 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 prominent from Brackenhill Lane and may if developed be visible from Blue Bank due to slope of land.
What is the impact of the development on form, character and scale of the existing settlement?	Eskdaleside is a small settlement on the edge of Sleights which predominantly comprised road frontage development along Eskdaleside Road until the construction of Hermitage Way in the 1970s (?) The development of the proposed site would represent a large extension to the settlement and would consolidate the existing pattern of development. The site does not represent infilling it is essentially open countryside.
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>The site is located in the open countryside and its development would serve to consolidate the existing untraditional form of development of Hermitage Way to the west of the proposed land. The development would detract from the open character of the area.</p> <p>The site is not considered suitable for development.</p>
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Sneaton

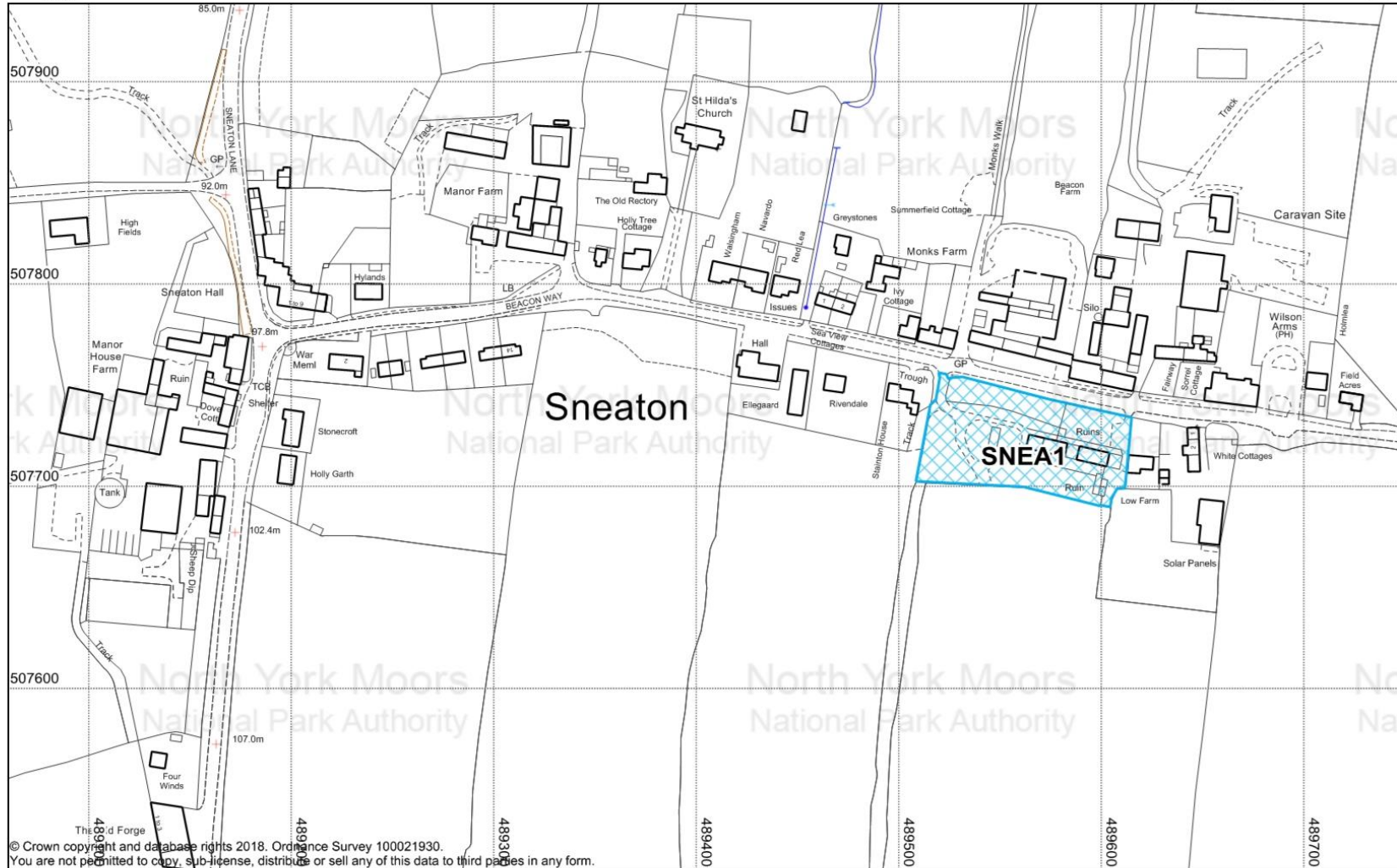


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Site Reference	SNEA1		
Address	Land at Low Farm, Sneaton		
Parish	Sneaton		
Site Area	0.47		
Site Visit date	05.05.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Yes. Large open site containing derelict former farm buildings with open areas of land to front of buildings and to western side. Elevated from road. Used for open storage.
Brownfield (How much of the site is previously developed land?)	No
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Derelict/untidy site
Conversions of existing buildings proposed (Indicate building type and form)	Possible conversion of former farm buildings
Current planning consents	4/31/58D/PA – 17.06.1992 Refusal of O/I app for residential development. Appeal dismissed

Site Constraints

Topological/gradient constraints	Elevated from Beacon Way to
Overhead lines	OHL crossing the site, north south
Possible contamination issues	Possible

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

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Trees/hedging on part of site
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Probable implications for bats/birds in redundant 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?	Low Farm house to immediate east of the site listed, buildings have an association with the adjacent LB therefore may be viewed as within the curtilage. (Check with BCO)
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	Monument 3573 – Medieval village, and 11th century Saxon 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. Visibility to site frontage good and an alternative access could be created
Could works required to upgrade access have detrimental visual impact?	Yes loss of stone wall/hedge
Are there any PROWs on or adjacent to the site?	Bridleway opposite along Monks Walk. Pedestrian footpath opposite the site on Beacon Way
Access to local facilities (local shop,	Limited local facilities, pub, village hall, Beacon Farm

doctors, play area, public transport etc)	visitor centre (petrol station at Ruswarp)
Access to local schools	Whitby

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 prominent in the village as located in the centre and has large road frontage.
What is the impact of the development on form, character and scale of the existing settlement?	The development of the site as a whole would result in the loss of the semi-open character of the village and set a precedent for the loss of further spaces in the vicinity, leading to the gradual linking up of isolated groups of houses (see appeal comments). Conversion of the existing attractive and historic buildings to residential could be supported as their loss would be of detriment to the wider character and history of the village. The remaining open space to the side would be considered too large to meet the definition of infill and as such would not be considered suitable for development under normal policies
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes, adjacent to housing and agriculture

Any Other Observations/Conclusions

<p>There is potential to create housing through the conversion of the existing traditional buildings on the site, subject to structural reports and an acceptable conversion scheme given the buildings historical significance. The remainder of the site would however be considered too large to meet the infill definition of both current and proposed policy and as such would not be considered suitable for development. However, the site is currently unsightly with long-standing issues of untidiness which the Authority is aware of. Given this history, consideration has been given to development of this site as an exception to the normal housing policies in order to bring about an enhancement to the village environment – see draft Policy ENV14 Environmental Enhancement Site.</p> <p>The site has been included in this Policy, and subject to public consultation the site is considered to be suitable.</p>



Staithe

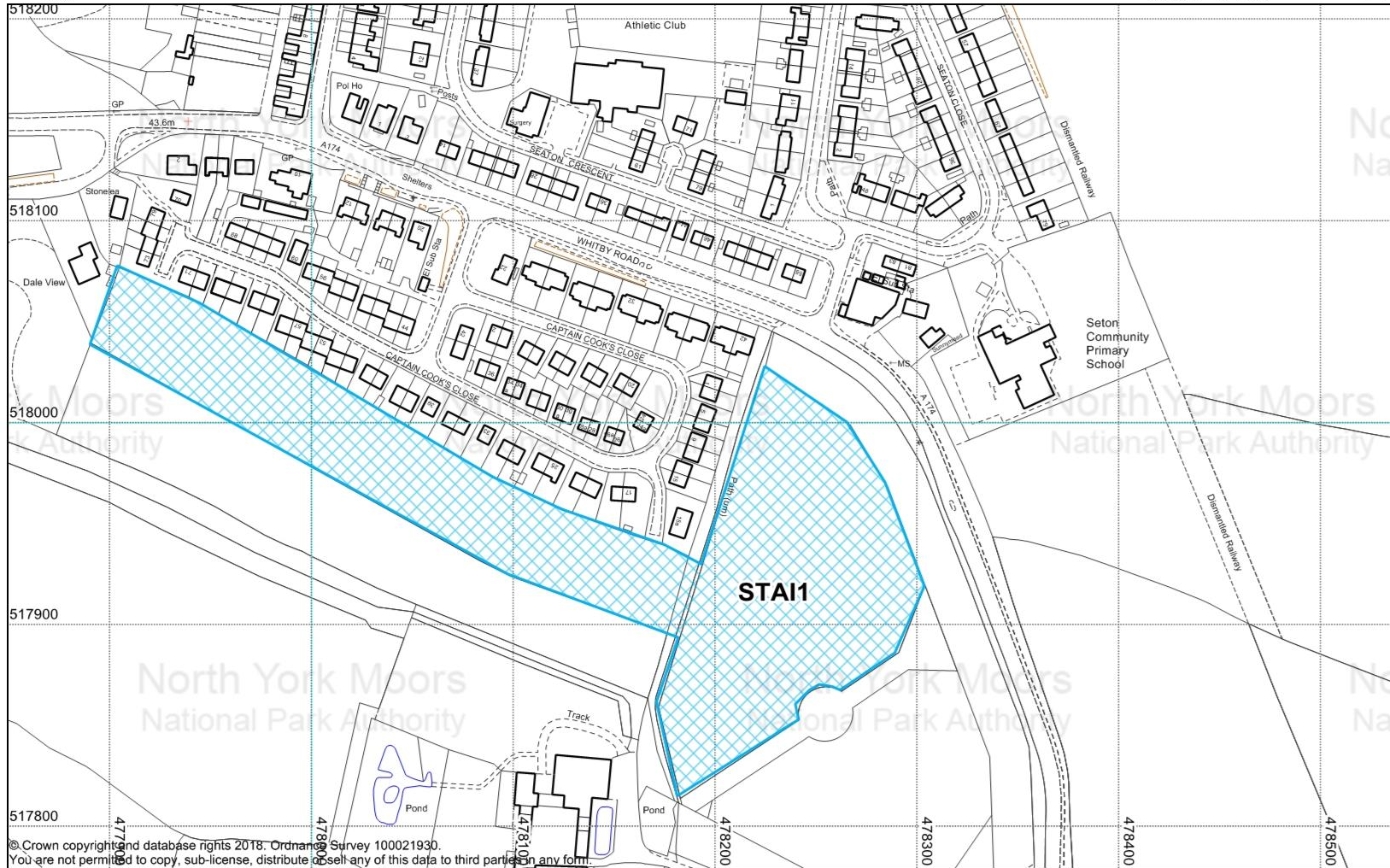


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Site Reference	STAI1		
Address	Land to the South and East of Captain Cook's Close, Staithes		
Parish	Hinderwell		
Site Area	2.87		
Site Visit date	05.05.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Yes large rectangular area of grazing land to the rear of Captain Cook's close and a triangular area of land to the south east opposite the Primary School and Co-op
Brownfield (How much of the site is previously developed land?)	No
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Agricultural
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	N/A
Impact on trees (TPOs)/Hedgerows	Recently planted belt of trees to north of triangular area of land immediately adj Hinderwell Lane (A174)
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?	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	Monument 1015 13 th century coin find

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	PC has stated no access should be taken from Captain Cook's Close. Access from Hinderwell Lane could be difficult as on bend and quite fast section of road (within 30 speed limits). Very busy corner with Co-op and school. HIGHWAY CONCERNS
Could works required to upgrade access have detrimental visual impact?	Yes if access cannot be taken form Captain Cook's Close as requested by PC. Loss of newly planted trees
Are there any PROWs on or adjacent to the site?	PROWs to east and south of Captain Cook's Close. Therefore PROW on two boundaries of the site. Pedestrian footpaths to housing areas.

Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities include, shop, garage, recreational ground
Access to local schools	Seton 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?)	Site to rear of Captain Cooks Close is very prominent in the landscape from main road adjacent to Boulby mine and towards village even though it is located behind established housing (circa 1960/1970). The triangular site is well screened by a recent plantation to the west of the A174. Both areas of land will be clearly visible from the adjacent footpaths. Not infill development/ open countryside beyond current settlement limits
What is the impact of the development on form, character and scale of the existing settlement?	The proposed development will be a large extension to existing recent housing development within open countryside.
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes, residential development to north and west

Any Other Observations/Conclusions

<p>The site is in open countryside beyond the limits of the existing settlement. The triangular site to the west although screened is clearly outwith the settlement. The land behind Captain Cook's Close is very readily visible and would be prominent in the landscape if developed. The triangular area could be developed as an exceptions site, if there is an established need, but access not from Captain Cook's Close, as requested by the PC may be problematic.</p> <p>Not a suitable site for development (but part of the site to east of Captain Cook's Close could be considered as exceptions site?).</p>



Swainby

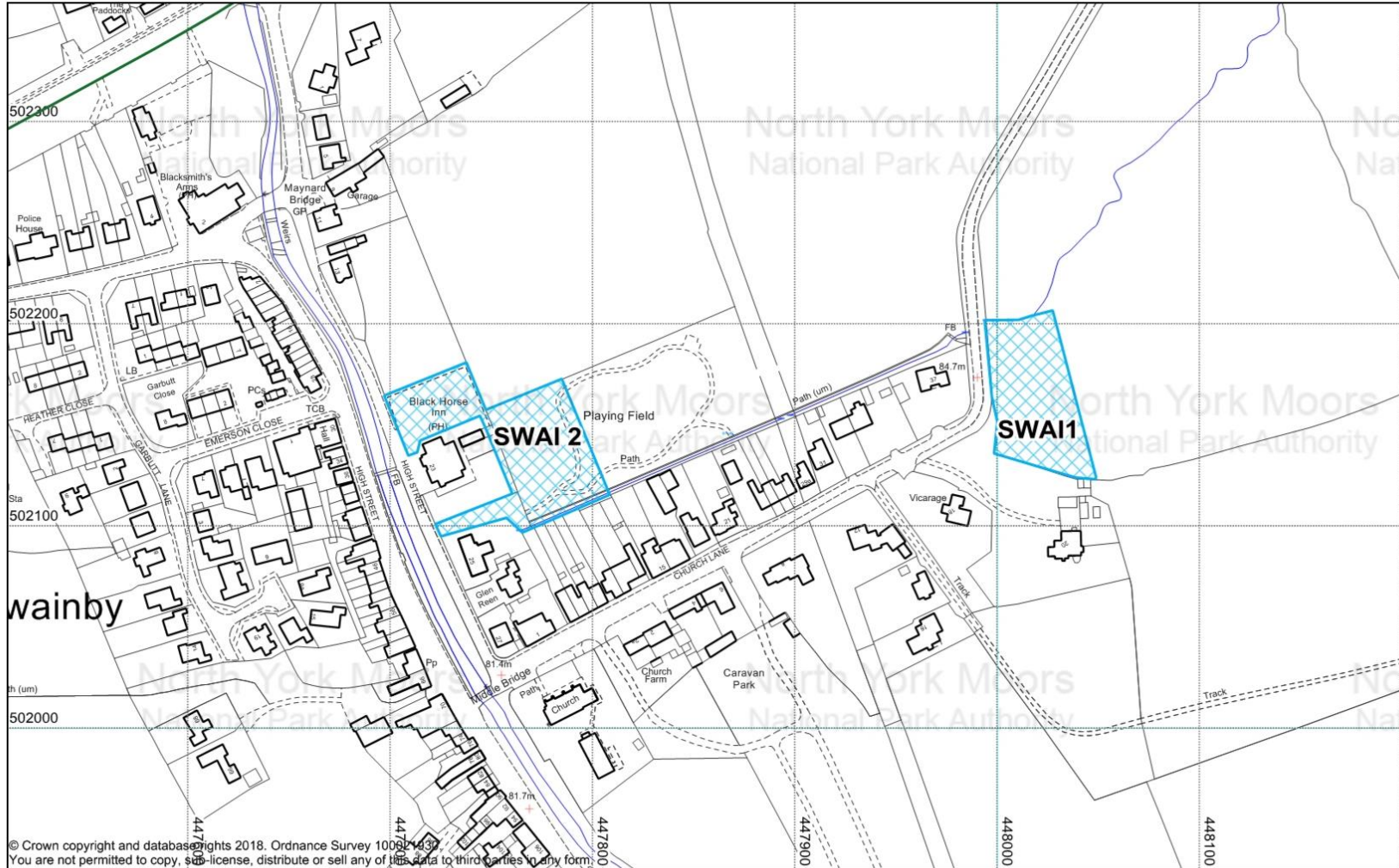


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Site Reference	SWA11		
Address	Church Lane, Swainby		
Parish	Whorlton		
Site Area	0.31		
Site Visit date	21.04.2017	Photos Yes	Officer JC
		Uploaded Yes	Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield site. Rectangular area of land located on the bend on Church Lane/Castle Bank adjacent to the original Vicarage
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Agricultural/grazing
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	None 2.173/63D – O/I for dwelling on land adj The Vicarage (adjacent land) R 06.1978 and dismissed on appeal June 1979 (Not seem as part of the built up area of the village and would damage the pleasant character of this approach to the village.)

Site Constraints

Topological/gradient constraints	Land at road level (Castle Bank)but then rises steeply to the east
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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	Hedge and trees on site frontage
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Hedge and trees
Does the site include or is the grounds of a LB? Would the development affect the setting and /or significance of a Listed Building?	N/A
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Just outside the CA
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	2 monuments recorded 2260 Deer Park (medieval) and Park (post medieval)

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Field gate access to southern end of site. Highways may require access to be central to secure visibility as bend in road at southern end of site
Could works required to upgrade access have detrimental visual impact?	Loss of hedge/trees

Are there any PROWs on or adjacent to the site?	N/A
Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities inc. 2 pubs/ village hall/recreation ground/ public transport/rusty bike café and shop
Access to local schools	School closed

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 leaving village up Castle Bank and from footpath network to south and east.
What is the impact of the development on form, character and scale of the existing settlement?	Site lies beyond the existing built up area of the village. The site is not an infill form of development. Existing housing on the south side of Church Lane at this point is more sporadic and development of this area of land would detract from that character. The old Vicarage is a large house set in its own grounds and is somewhat removed from the village
Is the site considered to be an important open space?	Yes
Will the proposed use be compatible with existing adjacent uses?	Yes dwellings and agriculture

Any Other Observations/Conclusions

<p>The site is located outwith the village and is readily visible from the Church Lane on leaving the village up Castle Bank to the remains of Whorlton Castle. The site does not constitute infill and would appear as a large intrusion into the open countryside beyond the village much to the detriment of the character of this area of Swainby.</p> <p>The site is not considered to be a suitable development site.</p>



Site Reference	SWA12		
Address	Land adj Black Horse Inn, Swainby		
Parish	Whorlton		
Site Area	2.47ha		
Site Visit date		Photos Y/N Uploaded Y/N	Officer Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Greenfield land used as paddock/garden land for adjacent dwelling to north west of land in central area of village. Part of land has road frontage onto High Street with car park for pub on southern boundary. Remainder of land (larger portion) is large square grazing field with no road frontage, southern boundary of site consistent with Swainby playing fields.
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)	Primarily grazing land with part used for garden land to immediate east of 13 High Street. (Formerly used as market garden in connection with adjacent dwelling.
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	2006/0111/CU COU from market garden to domestic garden. App History of refusals for dwellings on site, 1978/1988 and all subsequent enquiries apps have emphasised the contribution the open space makes to the Conservation Area and general street scene.

Site Constraints

Topological/gradient constraints	Generally 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 2

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Trees within grassed verge and mature hedge to road frontage.
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Possible removal of hedge to achieve visibility onto High Street
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?	Located centrally in Conservation Area, site is a very important gap site on eastern side of village where pattern of development is less dense. The site and the large field to the rear is readily visible from both sides of the beck and gives views to the countryside and castle to the east. Always been identified as an important space which should be retained.
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?)	High Street is narrow at this point and adequate visibility may be difficult to achieve without control/partial setting back of hedge to front of 13 High Street.
Could works required to upgrade access have detrimental visual impact?	Partial removal of the hedge to the road frontage to achieve visibility will detrimentally impact on the appearance of the street scene/CA
Are there any PROWs on or adjacent to the site?	No footpaths to either side of road
Access to local facilities (local shop, doctors, play area, public transport etc)	Village hall, pub, café. (school and shop recently closed)
Access to local schools	Primary School closed. Carlton in Cleveland/Stokesley schools 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 centrally located in the Swainby Conservation Area and is readily visible from popular beck area and from both sides of the High Street. Site is considered to be an important open space on the street scene where development is less dense on the eastern side of the main street. The open space provides views towards the castle and to the open countryside to the east of the village.
What is the impact of the development on form, character and scale of the existing settlement?	The site, with the road frontage, is not considered to be a suitable infill site and as it is not continuously built up, with the large car park to the south, it is an important open space in the CA. The development of the larger field to the east would be out of scale with the settlement pattern on the eastern side of the village which is frontage development only. In addition the development of the larger area of land would be a large intrusion in the open landscape.
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

The road frontage site is not considered to represent infill development and is an important open space in the Swainby Conservation Area which contributes significantly to the open character and appearance of the eastern side of the village and affords open views to the Castle and the countryside beyond. The development of the larger area of land to the east would be a large intrusion in the open countryside which would be out of scale and character with the existing form of development in this area of Swainby which is characterised by road frontage development only.

Not considered to be a suitable site for development.



Ugthorpe

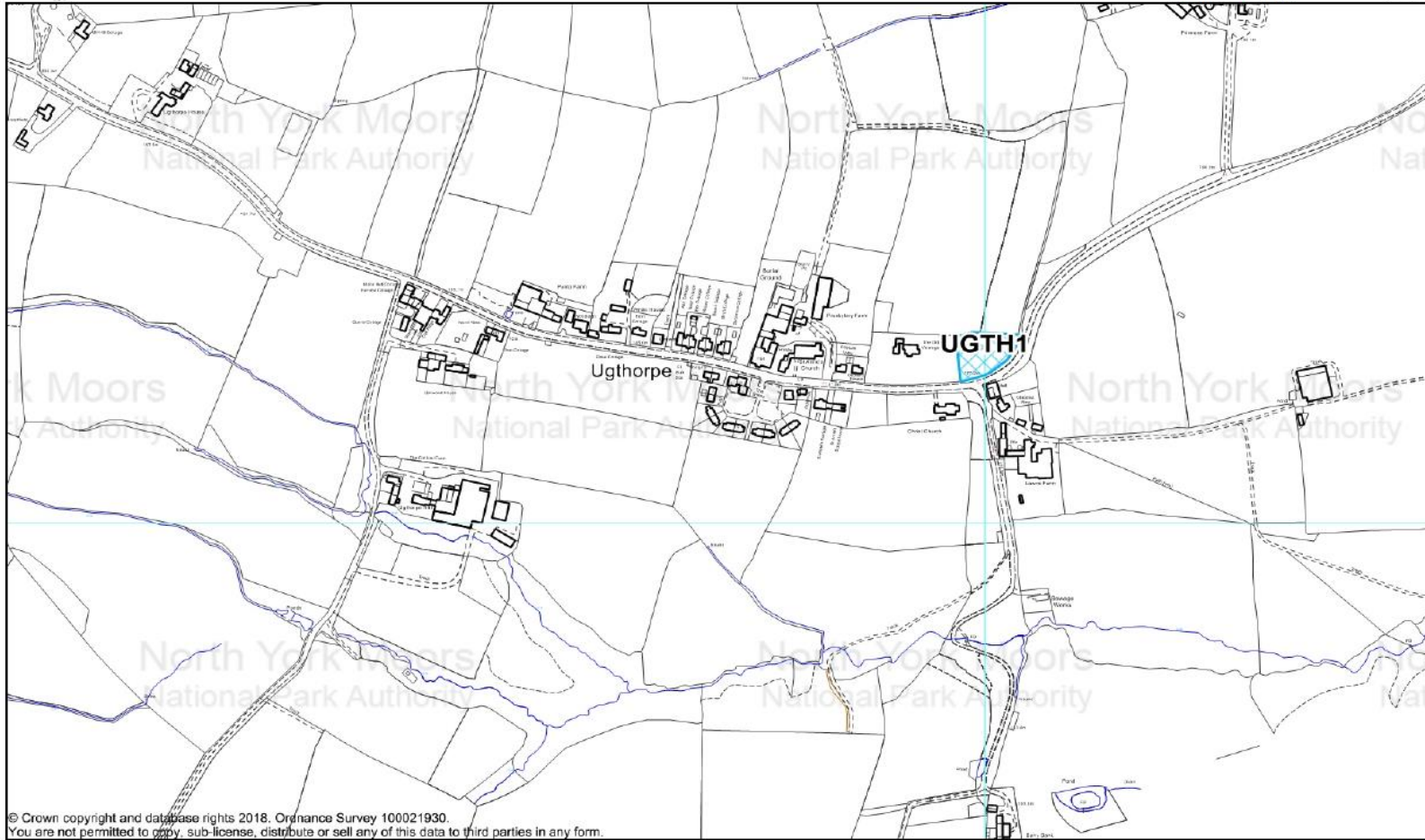


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Site Reference	UGTH1		
Address	Land east of the Vicarage		
Parish	Ugthorpe		
Site Area	0.21ha		
Site Visit date	3/12/18	Photos Y Uploaded Y	Officer JC Completed

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	Triangular area of greenfield land located on the eastern edge of Ugthorpe to the east of the Vicarage and opposite Christchurch Hall on Broom House Lane. Curved front boundary with wide grass verge following the line of adjacent Broom House Lane. Hedge and part drystone wall to site frontage.
Brownfield (How much of the site is previously developed land?)	N/A
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Grazing/agricultural
Conversions of existing buildings proposed (Indicate building type and form)	N/A
Current planning consents	No planning history

Site Constraints

Topological/gradient constraints	Level land at same level as adjacent Broom House Lane
Overhead lines	Telegraph pole, stay and lines on front boundary of site. Pole may be on verge.
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	Hedge to front and side boundaries of the site

(TPOs)/Hedgerows	
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Hedge and stone wall may require removal to allow highway access
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 Anne's Church in the village to the west of the site a listed building, any development of the site unlikely to detrimentally impact on the listed building
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	N/A
Would the development affect a Scheduled Ancient Mon, Historic Park and Garden etc	N/A

Other considerations

Can adequate/safe highway access be provided? (Limited visibility/no frontage to an adopted highway/single track/farm track/green lane?)	Existing gated agricultural accesses x2 into site. New access may need to be sited to the western corner of the site as site lines may be difficult to achieve on the curved boundary.
Could works required to upgrade access have detrimental visual impact?	May involve loss/relocation of dry stone wall.
Are there any PROWs on or adjacent to the site?	PROW on the opposite side of the road down Barry Bank and a PROW leads from the north eastern corner of the site to Mickleby village to the north.
Access to local facilities (local shop, doctors, play area, public transport etc)	Church (x2), The Black Bull pub are within walking distance. Nearest facilities at Lythe
Access to local schools	Lythe 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 readily visible on the eastern approach to the village being outwith the current built up area of the settlement and being on a prominent corner. Although there is housing opposite the site this development is beyond the more built up development which commences after Christ Church and the associated cemetery. To the west of the site is The Old Vicarage which is a single dwelling in the large plot and marks the end of the built limits of the village.
What is the impact of the development on	Any development of the site would be prominent on

<p>form, character and scale of the existing settlement?</p>	<p>the approach to the village, it would appear to be outside of the village and would appear to be poorly related to the existing form of the village. On leaving the village the curved site offers long distance open landscape view to the north.</p>
<p>Is the site considered to be an important open space?</p>	<p>Not an important space but provides an open and attractive setting for the more loosely formed edge of village development and marks the beginning of the open countryside outside the village.</p>
<p>Will the proposed use be compatible with existing adjacent uses?</p>	<p>Yes, if development were acceptable in policy terms.</p>

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 landscape in view of its location on the open edge of the settlement and in view of the curved nature of its front boundary.

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

Preferred Options Policies

Ugthorpe 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.

West Ayton

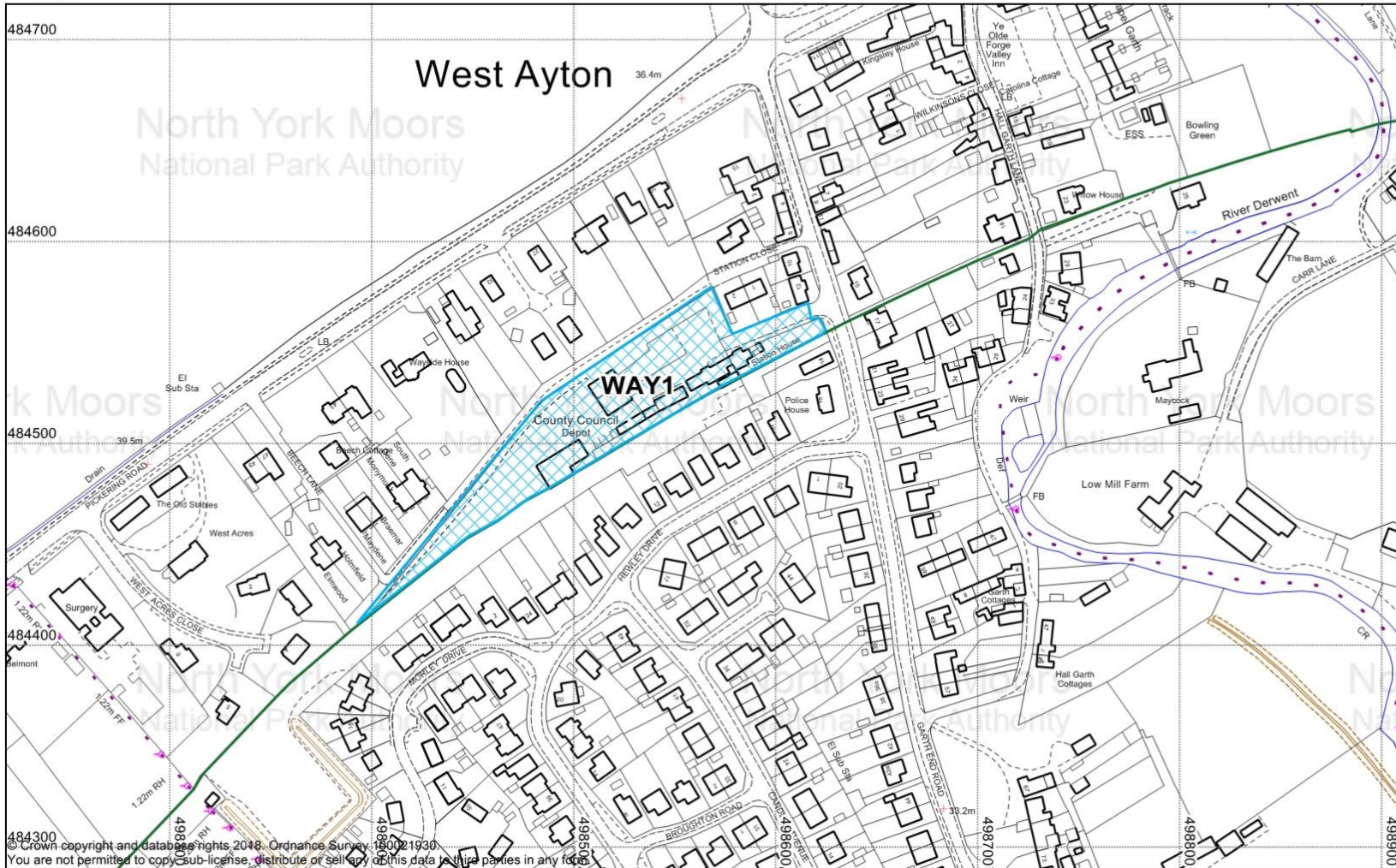


North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley YO62 5BP
01439 772700

Local Plan

Printed: 09 August 2018

Scale: 1:2500



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Site Reference	WAY1		
Address	Part Highway depot, West Ayton		
Parish	West Ayton		
Site Area	0.72		
Site Visit date	02.06.2017	Photos Yes Uploaded Yes	Officer JC Completed Yes

Further Site Information

Greenfield (Current use agricultural/paddock/garden and general characteristics)	No
Brownfield (How much of the site is previously developed land?)	Yes, former NYCC highway depot in former station buildings. Triangular site which narrows towards its western end. <u>NB Only part of site in National Park, southern half in SBC</u>
Current use Building(s)/Land (State whether buildings to be retained/removed if known)	Vacant
Conversions of existing buildings proposed (Indicate building type and form)	Brick and slate house/office with associated railway platform and brick engine shed to be included in residential scheme
Current planning consents	2005/0190/OU – O/L consent for residential development. Now expired. Design brief prepared. Expired 25.04.2011

Site Constraints

Topological/gradient constraints	Generally level
Overhead lines	Yes OHL within the site

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

Environmental Considerations

Impact on SSSI/SPA/SAC	N/A
Impact on trees (TPOs)/Hedgerows	Trees and hedges on boundaries
Potential for impact on biodiversity (hedges/walls derelict buildings which may host wildlife)	Potential for bats/birds in 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?	No
Is the site in the Conservation Area? Would development affect the character and appearance of the CA?	Yes (recently extended to include the depot)
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 onto Garth End Road, to be upgraded as part of possible scheme
Could works required to upgrade access have detrimental visual impact?	Possibly, but will require careful treatment in CA
Are there any PROWs on or adjacent to	Pedestrian footpath into the site from Garth End Road and pedestrian footpaths on either side of Garth End

the site?	Road. PROW from Beech Lane and then forms northern boundary of the site back to Garth End Road
Access to local facilities (local shop, doctors, play area, public transport etc)	Local facilities include; library, village hall, school, pub, café, sports ground
Access to local schools	PS in East Ayton

Landscape Impact

Is the site prominent in the landscape? (Would it have a detrimental impact on the open character and appearance of the landscape? Where will the site be visible from?)	Not prominent in open views as surrounded by existing development. Visible from Garth End Road and from PROW to north
What is the impact of the development on form, character and scale of the existing settlement?	This is a large site in West Ayton with no current use, but with buildings that reflect the site's former railway heritage; now included in the CA. The site has potential for a large residential scheme which would not be visually prominent and would result in the development of a brownfield site. Careful treatment is required given its location close to adjoining dwellings to the north and south
Is the site considered to be an important open space?	No
Will the proposed use be compatible with existing adjacent uses?	Yes residential uses to north and south

Any Other Observations/Conclusions

<p>Planning permission was granted in outline for the redevelopment of the site in 2006, the consent has since lapsed and the site is now included in the Conservation Area. The development of the site would result in the re use of a brownfield site but careful treatment is required to reflect the site's railway history and to protect the amenity of adjacent residential properties.</p> <p>The site is suitable for development.</p>
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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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