

A. H.

OBJECT

Howardian Hills

Area of Outstanding Natural Beauty

RYEDALE DM

19 OCT 2015 19/10

DEVELOPMENT
MANAGEMENT

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A joint partnership funded by Derby, North Yorkshire Council, Craven District Authority, Ryedale District Council and Harrogate District Council, also involving Ryedale and Hambleton Parish Councils, National Park Council, Land and Business Association, National Farmers Union, Ramblers and Forestry Commission.

Development Management
Ryedale District Council
Ryedale House
Malton
North Yorks
YO17 7HH

Contact: Paul Jackson

My Reference:

Date: 16 October 2015

Dear Sirs

15/01027/FUL: Erection of 4 bedroom dwelling and detached garage, Musley Bank, Malton

I have the following comments to make in relation to this application:

1. The application proposes the construction of an additional house within the grounds of the existing Musley Bank House, which is itself within a small hamlet of residential and commercial properties.
2. The existing Musley Bank House sits within parkland-style landscaped surroundings, such that it could be considered to comprise one of the significant number of both large and much smaller 'country houses with associated designed parkland' found in the AONB. This remarkable concentration of country houses and designed parkland is one of the specific Special Qualities which led to the Howardian Hills being designated as an AONB.
3. I consider that the additional house would have a significant adverse impact on the AONB landscape, given that it would occupy part of the parkland area of Musley Bank House. Although the existing house is not Listed, I feel that it, together with its associated parkland, should be considered as a 'heritage asset' and therefore the impact of the proposed development on the existing house and parkland needs to be carefully considered.
4. The proposal relies heavily on paragraph 55 of the National Planning Policy Framework (NPPF) for its justification. I would ask the LPA to consider carefully whether this is in fact relevant in this instance, as I don't believe that it is. Paragraph 55 states:
"Local planning authorities should avoid new **isolated** homes in the countryside unless there are special circumstances" (my emphasis). It then goes on to clarify one of the special circumstances as being "the exceptional quality or innovative nature of the design of the dwelling". This policy is the carry-forward of one from Planning Policy Guidance Note 7 which potentially enabled the construction of large new 'country houses' on blocks of land where there was no principal dwelling. I contend that it is not applicable in this instance because, even if the proposed dwelling was considered to be of exceptional quality or design, it is clearly not in an "isolated" location.

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5. Section 4 of the Design and Access Statement quotes various policies from the Ryedale Local Plan Strategy on Landscapes, Biodiversity and Design, and again concludes that the application can be determined under paragraph 55 of the NPPF. The DAS studiously ignores Policy SP2 on housing which, as the Ryedale Local Plan is Adopted, already incorporates the NPPF and applies it to local circumstances.
Policy SP2 sets out a very clear hierarchy in relation to the delivery and distribution of new housing. Any housing development falling into the 'Other Villages' or 'Wider Open Countryside' categories can only be permitted under certain circumstances (none of which I believe apply in this case), and if it *is* permitted it can only be for Local Needs Occupancy. I believe that the proposal is clearly contrary to Policy SP2, as it is neither a replacement dwelling, infill development, on previously developed land or for Local Needs Occupancy.

In conclusion, I wish to **OBJECT** to the proposal, on the basis that it would have a significant detrimental visual impact on a heritage asset and on the character of the AONB landscape. I also believe that it is contrary to Policy SP2 of the Ryedale Local Plan Strategy, in that it is a new house in open countryside and is clearly not for Local Needs Occupation.

Yours sincerely

P B JACKSON
AONB MANAGER