

Appendix 2 New, Amended and Discounted VIUAs

There are three primary sources of sites for evaluation as being an area of land which meet the purposes of being Visually Important Undeveloped Area. These are: sites being considered through:

- The Site Selection Methodology;
- Conservation Area Appraisals;
- Sites Issues and Options Consultation in 2009 and subsequent consultation

It should be noted that there is a degree of overlap between these sources, depending on the settlement, and the point at which sites were submitted for consideration as potential development sites.

Site Selection Methodology

The Site Selection Methodology is a comprehensive assessment of sites in those locations where the Development Plan is seeking to allocate land for new development in principle. All of the sites included in the assessment have been put forward by landowners and/or developers, and therefore represent sites/areas of land which are subject to development pressure/interest. The application of the Site Selection Methodology has identified a number of sites which contribute to the character or setting of individual settlements or buildings within them. These sensitivities may be capable of being given further policy recognition through being identified as Visually Important Undeveloped Areas (VIUAs).

Sites that have been identified as contributing to one or more of the reasons for the identification of VIUA's are outlined below. It is important to note that this does not include sites that the Site Selection Methodology has identified as having natural landscape qualities/ sensitivities. This is because the protection of landscape character *per se* is not the purpose of the VIUA designation.

In evaluating the ability of the site to correspond with one or more of the above assessment criteria:

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest

- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space
- the archaeological or historical interest of the space

A table is provided below which sets out whether or not the site should be identified in the Local Plan Sites Document as a VIUA.

| Site / Settlement | Identified Sensitivity | How it contributes to the settlement (s) | Relationship to VIUA criteria |
|---|---|---|--|
| <p>Ampleforth site 616 and wider Knoll Hill</p> | <p>This field is on a hill to the west of Ampleforth. The hill is viewable both from within Ampleforth, and from wider views to the south and west. The site's open undeveloped qualities contribute to the setting of the settlement, and the Conservation Area.</p> | <p>Provides a strong end-stop to the village, and contributes to the character of the Conservation Area. Development would be particularly prominent due to topography and open views. This is recognised in the Conservation Area Appraisal.</p> | <ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest |
| <p>Ampleforth site 111, fields to west of Ampleforth, and western field of</p> | <p>This collection of fields makes a significant contribution to the setting of Ampleforth Conservation Area, and the Listed Building 'Fern Villa'. They include the collection of fields to the east of knoll Hill, four linear fields to the west of</p> | <p>The northern fields provide a strong end-stop to the village, and contributes to the character of the Conservation Area. Development would be particularly prominent due to topography and aspect,</p> | <ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view |

| Site / Settlement | Identified Sensitivity | How it contributes to the settlement (s) | Relationship to VIUA criteria |
|--|---|--|--|
| site submission 224 | the Conservation Area boundary (south western) and the field to the south of these fields which is to the north of modern estate development. | from within Ampleforth. The fields to the south when viewed from the lower elevations to the south of the village, provide context to the evolution of the morphology of Ampleforth. | <p>points within the settlement or from approach roads or paths</p> <ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest |
| Amotherby and Swinton Site 636 | This field is the only undeveloped land between the villages of Amotherby and Swinton, on the southern side of the B1257. It is also within the Area of Outstanding Natural Beauty. | It ensure that both Swinton and Amotherby Maintain their separate identities. There is also a Grade II Listed Farmhouse to the immediate south of the site, on the opposite side of the road. The setting of this farmhouse would as a lone feature would be preserved. Wider views of the countryside (AONB) is achieved. | <ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest |
| Slingsby Site 444 and Site | These two fields in combination provide open, undeveloped views to Slingsby Castle Scheduled | They provide a frame to the settlement from the west. Site 444 also contains the | <ul style="list-style-type: none"> • the contribution the space makes to the setting of the |

| Site / Settlement | Identified Sensitivity | How it contributes to the settlement (s) | Relationship to VIUA criteria |
|---|---|--|--|
| 427 | Monument and the Listed Church. | Mowbray Oak, which is an Ancient Tree, and is part of a collection of trees which provide an important vista from the public footpath which extends along the eastern extent. | <p>settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths</p> <ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest |
| Staxton and Willerby Site 177 | Historic England -concerns about the site's situation in relation to the setting of the Church | | Do not consider that the site specifically contributes to the setting of the Church due to the intervening fields |
| Norton Various sites between Welham and Langton Roads | Listed buildings of Whitewall and cottages. Distinctive, more historic, atypical field patterns | The collection of fields allow the ability of both Malton and Norton to be viewed. They provide a buffer between the built edge of Norton, with an aligned use of horse grazing with the Listed 'Whitewall' and Whitewall Cottages. The field patterns are more diverse than those which surround the rest of Norton. The fields afford views of Norton and Malton, and the important area of Mill Beck. | <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Extent to which the space provides a vista/viewpoint into |

| Site / Settlement | Identified Sensitivity | How it contributes to the settlement (s) | Relationship to VIUA criteria |
|--|---|---|---|
| | | | <p>the surrounding countryside</p> <ul style="list-style-type: none"> • Extent to which trees, boundary hedges or walls contribute to the character of the space |
| <p>Pickering Land of Mickle Hill, covering site submission 117,360, 659, 512, 590 and 589 with the fields to the south site IDs 640,641 and 642</p> | <p>Undeveloped area of a collection of Strip Fields known as Mickle Hill, and land to the south of Mickle Hill extending south to land to the north of Rogers Nursery, on the entrance to Pickering</p> | <p>This collection of strip fields is particularly prominent, being on the southern entrance to Pickering. The open, lateral strip fields afford views of the gently rising land of Mickle Hill. The rising land of Mickle Hill is both a prominent landform, and it is this topography which contributes in the ability to read the strip field systems, which extend over the hill.</p> | <ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths; • the contribution the space makes to the overall form and character of the town; • the extent to which the space provides a vista or viewpoint into the surrounding countryside; • the extent to which trees, boundary hedges or walls contribute to the character of the space; • the archaeological or historic interest of the space. |
| <p>Old Malton Triangular shaped area of land to the west of Old Malton, north of</p> | <p>Field patterns, topography and open views</p> | <p>The mosaic patchwork of hedgerows and trees, and the open nature of the space provides an attractive setting for Old Malton and views to Old Malton, including views of Grade I Listed St. Mary's Church. Particularly when viewed from the A64.</p> | <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths |

| Site / Settlement | Identified Sensitivity | How it contributes to the settlement (s) | Relationship to VIUA criteria |
|--------------------------------------|------------------------|--|--|
| Westgate Lane, and south of the A64. | | | <ul style="list-style-type: none"> • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space |

Conservation Area Appraisals

Ampleforth

A Conservation Area appraisal for Ampleforth has been completed since VIUA's were first defined. This identifies areas of open space which contribute to the character of the Conservation Area and which frame significant views into and out of the Conservation Area. Given that these spaces have been identified as being of significance to the character and appearance of the Conservation Area, it follows that they are considered for inclusion in as new VIUAs.

| Location and description of land | Reason for inclusion as a VIUA |
|--|---|
| Land consisting of a field, to the south of Back Lane, Ampleforth, situated between St. Benedict's RC School and a collection of dilapidated outbuildings at the start of Back Lane (east of St. Hilda's walk). The land affords open views of the valley, and gently falls away from the road. As such it contributes to the setting of this part of the Conservation Area. | <ul style="list-style-type: none"> the extent to which the space provides a vista or viewpoint into the surrounding countryside; |
| View of the Footpath running along the western edge of the village, which points to the land of Knoll Hill and the land to the south of The Bungalow (site 111 and 616) (including land to north, south and east of Brookfield) | See above table for site 616 and 111. The VIUA would cover the whole of Knoll Hill, as opposed to the site submission of 616. |
| The view out of north of the Knoll Hill, looking to the an elevated area of land to the west of the village (site 616) | See above table for site 616 and 111 |
| The rear garden of Ludley House, running down the eastern side of Station Road | Identified as important open space within the Conservation Area <ul style="list-style-type: none"> the contribution the space makes to the overall form and character of the village |

| | |
|--|--|
| <p>Land with the Church yard of St. Hilda's Church, fields to the south of it, the Vicarage, and land west, extending to the edge of the Conservation Area</p> | <ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest |
| <p>Green verges along main street, between the White Swan Public House and Ford End House</p> | <ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village |

The Ampleforth Conservation Area includes land which falls with the planning area of the North York Moors National Park. The National Park Authority is responsible for planning policies for land within its area. On that basis, the significant open spaces that are located within the National Park are not included within this assessment. Although indicated in the Conservation Area Appraisal, Ryedale District Council cannot introduce planning policies covering land within the National Park area of Ampleforth. This specifically covers:

- the land to the north of the Road, particularly between Swallow House, and High Bank (Road) and the properties of Hill Top, and Stone Garth;
- land to the south of Hill Top
- Land to the south of South View Farm
- Land to the west of Inch Cottage
- Road side grassed verges to the north of Main Street (the ones to the south are much more intermittent)
- the banked and wooded land on the north side of the Main street between Manor House and Peartree Cottage
- the banked and wooded land on the north side of the Main Road on the north east boundary of the Conservation Area
- Land to the west of Nettle Meadow

Sites Issues and Options Consultation in 2009

Since the principle of retention of VIUAs a policy has been established through the production of the Local Plan Strategy, this section looks at the consultation responses received on a settlement and site specific nature.

Summer 2009 consultation

The consultation document set out that VIUAs are identified in the Ryedale Local Plan (2002). A list of sites (to the 2009 consultation date) that had been submitted for development which affected VIUAs was presented for comment. This included sites in:

- Malton
- Norton
- Pickering
- Kirkbymoorside
- Nawton
- Sherburn
- Burythorpe
- Barton-Le-Street
- Flaxton
- Harton
- Settrington
- Thornton-Le-Clay
- West Lutton

Views were sought regarding the VIUA designations especially:

- *Do you think that there are other areas which should be identified as a VIUA?*
- *Are there any existing VIUAs that should be no longer identified?*

Areas of Land to be Considered for Inclusion under the VIUA Designation (2009)

- “Allotments”

- “River corridors”
- “Toft land is an important distinguishing feature of many Ryedale villages. The pattern of narrow plots contributes to the village’s visual amenity and should be a protected VIUA where it is still undeveloped”

Response

Regarding such an approach, allotments are considered under their own policy, and would not necessarily fit within the assessment criteria.

River Corridors are also unlikely to be area where there is significant pressure for development.

Toft land is land which is associated with historic farming practices, where there is land associated with specific farms, could be considered, but not on the sole basis of it being toft land.

Malton / Norton

- Keep a greenbelt between Malton and Old Malton (J Ingham)
- Whitewall and Scots Hill. Sites 103, 187, 302, 319, 320, 321, 322 to be VIUA (M Bates and C Knott)
- Sites around Whitewall, Welham Rd. Norton to be VIUA (D Cartman)
- Norton – Propose that Whitewall Corner/Whitewall/Bazleys Lane should be a VIUA. Scotts Hill (which is a designated dog-walking area and very popular) overlooks it and there are always people walking along the lane admiring the view. Many of the buildings are Listed and have historic interest, at both ends, and it should be preserved. Whitewall Stables was one of the first public racing stables in the country and is part of racing history. (F Champion)
- Releasing the land within site 184 is a VIUA, which is not as visible, for development will ensure a sustainable location is released while retaining more VIUA to the southwest and northeast. (The Land and Development Practice)
- VIUAs should be extended to include areas such as Site 372 for the reasons given above. Site 372 may not have a grand vista, but it affords light and amenity space to many homes, very efficiently. (P Shipley)
- Sites 103, 187, 302, 319, 320 to be considered as a VIUA. It could be argued that these fields are as much a part of the character of the area as the listed buildings associated with Whitewall Stables and as such should be protected in the similar manner. (D Cartman)
- 136 should be added to VIUA (E Blyth)
- We would like to support the allocation of Site 184. The northern part of the site 184, located in close proximity to the river and the north of the railway line, is designated as a VIUA. This land is designated as a VIUA as it forms a finger of open space which is close to the town centre of Malton and is visible when driving into the town on the B1257. However the area of land which forms part of the allocation 184 is not visible due to the banks of the river as it meanders directly adjacent the B1257. Views from the south are also blocked by the railway line and its embankment. Releasing this land for development will ensure a sustainable location is released while retaining more VIUA to the southwest and northeast. (The Land and Development Practice)
- VIUAs should be extended to include areas such as Site 372 (P Shipley)

Response

The field between site 324 and Old Malton is already a VIUA.

The Land which is to the north of Whitewall, and the land to the west (sites above with new references 645, 646, 647, 648, and 478) is being examined as a potential VIUA.

The land within 148 which is within a VIUA is land which strongly contributes to the setting of Old Malton Conservation Area and the Grade I Listed St. Mary's. Whilst not being reasons for VIUA designation in themselves, there is also a high level of flood risk and the SAC designation of the River Derwent. There was a need for clarification between the inset maps, and proposals maps, this has been undertaken.

Site 372 is now subject of planning permission and is being built out.

Site 136 (Became 573 and 572) are also subject to planning permission and is under construction

Pickering

- A number of the sites in Pickering submitted for consideration for housing development were designated as visually important undeveloped areas (VIUAs) in the Local Plan. We would not want to see these sites, save submitted site no 130 (subject to a restriction), developed because they were intrinsically attractive and provided necessary breaks in the built environment. (Pickering Town Council)
- The buffer zone between the industrial estate at Pickering and Outgang Lane/Hugden Close/Thornton Road should be included as VIUA. It is undeveloped, it provides visual amenity to the local residents and it forms a valuable point of definition between industry and housing as you enter Pickering from the East. (A&V Collinson)
- 138 should be added to VIUA (E Blyth)
- Sites 497, 500 and 504 found no support whatsoever. The Town Council thinks its essential to preserve the countryside between the eastern boundary of the built environment of Middleton and the western boundary of the built environment of Pickering and has already objected to sites adjoining Alba Rose, Keld Head which are close to site 500. (Pickering Town Council)
- Site 504 falls within an area of high landscape value and is an essential part of the rising ground to the north east. It is already identified as being VIUA and in an area of high landscape value and should be preserved as such. (Pickering Town Council)
- The (Town) Council decided that submitted site no 130 (The Lodge, Middleton Road) could be developed as long as development was on the footprints of the buildings already there. The Council was against the development of the site as a whole. This was because 130 was a VIUA and adjoined a line of

gardens which, with two narrow interruptions, formed a substantial area of biodiverse green space between Middleton Road and Westgate. (Pickering Town Council)

Response

Site 130 is currently identified as a VIUA, and it has been re-evaluated on the lack of open qualities. The site's key feature is the presence of mature trees which contribute significantly to the area, and which are subject to a Tree Preservation Order.

138 is already subject to a VIUA designation, which through the site assessment process has been determined to be appropriate for the sensitivity of the land and its contribution to the setting of Keld Head Conservation Area.

The land between the existing built edge of Pickering, and the Industrial Estate is land which provides an important buffer space, as identified in an appeal decision in 2014, it also contains identified strip fields. However, the site is not viewable from wider areas. As such its ability to meet the tests of VIUAs is limited.

Site 497 and 504 are already subject to VIUA designation, which through the site assessment process has been determined to be appropriate for the sensitivity of the land and its contribution to the setting of Pickering Conservation Area (497) and the entrance to the town (504).

Site 500 (and 604) are sites which provide an important open space between Keld Head (and Pickering) and Middleton, and their Conservation Areas. In Particular 604 is close to the Scheduled Monument of St. Nicholas's Hospital. In undertaking a site visit, it was not considered to specifically meet the criteria for designation of VIUA. Never the less, the open fields do ensure that settlements remain distinct, and that is identified in the SSM.

Kirkbymoorside

- The view of the Sports field should remain open from the road - it should never be fenced or walled off. (J Coughlan)
- sites 10 (plus 156), 58, 411, 436, 437 40 and 56 would 'join' Kirby Mills/Keldholme to Kirkbymoorside, eliminating the green spaces that separate the communities and the VIUA's. (C Tinkler)
- Keldholme: The character setting and appearance of Keldholme were significant criteria in the refusal by the Planning Inspectorate of a local planning appeal circa 1994/95. These qualities remain, and considered for designation as a Conservation Area. To avoid merging Keldholme with Kirkbymoorside (B Hughes)
- Site 102 be designated as a Visually Important Undeveloped Area. It is equally deserving of this status as any of the other VIUAs listed in Kirkbymoorside that have been submitted for possible development, and should be protected. (B Hewitt)

- Site 102 - Should be identified as a VIUA:
 - It is already a link via footpaths to the wider countryside and should be preserved.
 - I prefer (G) policy approach 'protecting character and value of all landscapes'
 - I do not consider development appropriate for site 102, either residential or mixed use.
 - Landscape towards Robin Hood's Howl from West Pasture is a sensitive area, valued by myself and others.
 - Any proposal to build on the land will strongly be opposed.
 - Quotes from you documentation - 'support and based economic activity, manage the landscape', 'part of the special qualities of the place' (B12 & B13)
 - 'Balance importance of these spaces with the need to provide development', 'avoid merging Kirkbymoorside with Keldholme' (B26). (B Hewitt)

Response

Site IDs 87, 162 and 265, relate to the Brick works. Whilst the lower level part of the site (site submission 265) could represent a positive redevelopment of the site, the larger site submissions refer to land which is elevated, and more prominent.

Kirkbymoorside is subject to one of the most extensive VIUA designations in the District. Its role was multi-fold. To protect the eastern edge of Kirkbymoorside to the north to preserve the setting of Vivers Hill Scheduled Monument, the Church and Conservation Area. The mid section includes the strip field systems and mosaic of field patterns contribute to the setting of the town and provide separation between Kirkbymoorside and Keldholme, it also included land which could be subject to development pressure along Swineherd Lane. To the south, the VIUA extends to open land between Kirkby Mills and Kirkbymoorside on the A170 to protect from coalescence.

- 145-retain as part of VIUA- contributes to setting of Conservation Area
- 162-retain as part of VIUA- disparate elevated site
- 87 - retain as part of VIUA- disparate elevated site
- 212- could be viewed as an infill site, but offers a break in what would be near continuous ribbon development.
- 411 - Rural, distanced from the settlement remains relevant as a VIUA
- 10 - Contributes to settlement separation, and could be used for recreational purposes. VIUA remains relevant.
- 56 - Important space between Keldholme and Kirkby Mills. VIUA remains relevant.
- 40 - retain as a VIUA, wedge of land between A170 and old road which leads to Keldholme, would be a prominent, visible site.
- 436 - Rural, distanced from the settlement remains relevant as a VIUA 437 is not within the VIUA but is within open countryside, would not wish to perpetuate ribbon development this far along the road.
- 102 - is now subject to Planning Permission.

Helmsley

- All land in Helmsley to be VIUA except the South East corner earmarked for industry (Helmsley Town Council)

Response

The Development Principles and allocations have now been considered through the Helmsley Plan Development Plan Document. Over 3/4 of the town is surrounded by National Park designation, with National Nature Reserve, and Helmsley Castle, there is also to the south the boundary with the Howardian Hills Area of Outstanding Natural Beauty. These give areas outside the allocations around Helmsley a level of protection regarding their special qualities which are more stringent than that of a local-level designation of the VIUA. There are two Visually Important Undeveloped Areas, one to the south of the town, on the land between the River Rye (north) and road (A170) which is also within the Howardian Hills AONB. The Other is to the east, and forms an important entrance to the town, and is within the Area of High Landscape Value.

Ampleforth

- “Ampleforth Main Street should be a VIUA”
- “Sites 111, 224, 288 and 160 should be VIUAs”
- “the fields of Ampleforth should be protected already as within the AONB, but this is a “phoney” protection. Exception Sites should be scrapped and all rural villages protected”

Response

The AONB designation is a national-level landscape designation, afforded great weight in decision-making. The site 288 was considered acceptable and did not harm the AONB, and provided a plan compliant level of housing and met affordable housing need.

Exception sites is a national policy approach.

Site 288 has now been subject to a development proposal which has now been completed, site 160 is to the south and is not considered to meet any of the tests required.

See above site assessment table for site 111, which is considered to merit designation as a VIUA.

The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Sheriff Hutton

- “Around” Sheriff Hutton to be VIUA.

Response

The purpose of VIUAs is to define particular areas of land (of wildly varying scales) which meet one or more the particular tests (as identified at the start of this appendix). Sheriff Hutton already contains a collection of VIUAs which are focussed around the Green, which is an area of land which was used for markets in the Mediaeval period. Further areas of land include verges which contribute to the character of the settlement. Sheriff Hutton has a number of Scheduled Monuments, and those areas are subject to particular protection. The eastern, and older build area of Sheriff Hutton is also subject to a Conservation Area. In considering both where there is development pressure exists, which is discrete sites adjacent to the settlement, these sites would not change the overall character of Sheriff Hutton. Furthermore the village is not subject to coalescence issues. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Slingsby

- “Site 444, a sports field next to the Castle should be a VIUA” (That would suggest site 427)

Response

Please refer to the above section concerning Site Selection Methodology, as sites submitted in Slingsby have been considered through the SSM.

Hovingham

There were no comments made regarding VIUAs in Hovingham.

Response

Please refer to the above section concerning Site Selection Methodology, as sites submitted in Hovingham have been considered through the SSM. The land to the north east of the Worsley Arms is considered to meet the following tests:

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside

In order for the contribution of the area to the setting of the Worsley Arms complex, the landform extends out from the settlement. Consequently views are achieved of the cart entrance, with archway, and the imposing walls which enclose the area. The land would also adjoin two pre-existing VIUA areas: land to the north of Worsley Arms and garden to the north of Stone House.

Amotherby / Swinton

- Between Swinton and Amotherby to be VIUA
- Between Malton to Broughton to Swinton to Amotherby to be VIUA

Response

Site 636 is a site which has been put forward as a potential allocation to the south of the B1257. It has been assessed through the Site Selection Methodology, and is discussed above in the SSM table.

Nawton / Beadlam

There were no comments made regarding VIUAs in Nawton / Beadlam

Response

Land to the east of Beckett Close, site ID 55 was a VIUA, is became developed on the basis of housing need, and the fact that the site's ability to be viewed as an area of open space had become degraded with the development of Beckett Close.

Site 105 was assessed as a potential site for development, it was considered that the site still represented its attributes in terms of:

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space

Thornton-le-Dale

There were no comments made regarding VIUAs in Thornton-le-Dale.

Response

There are no VIUAs within the relatively small area of Thornton le Dale that is within Ryedale District Local Planning Authority. A number of sites submitted within the Parish are not capable of meeting the tests required to be a VIUA. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Staxton / Willerby

There were no comments made regarding VIUAs in Staxton / Willerby.

Response

The Council has evaluated the existing VIUA, and consider it continues to remain relevant as a VIUA. Sites 217 and 177 have been assessed as being important open spaces, but which do not meet the criteria . A further VIUA in Staxton was identified in the 2002 Local Plan Inset map which was not correctly identified. This land is to be indentified as a VIUA in its full extent because it meets the following criteria:

- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space

Rillington

There were no comments made regarding VIUAs in Rillington.

Response

No VIUAs are within this settlement. No new VIUAs have been identified through the Site Selection Methodology.

Sherburn

There were no comments made regarding VIUAs in Sherburn.

Response

Existing VIUAs are within this settlement were reviewed and considered to be relevant. No new VIUAs have been identified through the Site Selection Methodology.

General Response to requests for VIUAs within Other Villages

Based on the adopted spatial approach of the Local Plan Strategy, there is no allocations proposed to the other villages. As such, there is no compelling pressure on land in and around such villages, and an assessment as been undertaken of the comprehensive existing VIUA coverage from the 2002 Local Plan. However, there are some instances where the Council has reappraised VIUA designations, and these are discussed below or in the SSM section:

Burythorpe

- There is no overriding need to provide additional land for housing in Burythorpe and the sustainability of the settlement in terms of providing for anything more than very limited local needs housing is considered questionable. It seems that the LDF intends concentrating residential development in the market towns and there would appear to be no justification to consider formal housing allocations for general housing purposes in Burythorpe. The merits of this site have been carefully evaluated in the extant Local Plan and have been assessed in more detail through the Village Design Statement. Nothing that has happened since the Local Plan was first produced to detract from the importance of the site so that it still merits retaining its status as a Visually Important Undeveloped Area. It is respectfully requested that the site 377 be retained as a Visually Important Undeveloped Area or some similar protection be maintained as an integral part of the emerging LDF (Edwardson Associates)
- Plot 377 has been put forward for the LDF. This site has ENV5 status and has already been refused planning permission by the Planning Committee. The reason given for refusal is below: Any proposed development on such a site should be tenuously discouraged and ENV5 status retained. (J A Brown)
- We have an automatic objection to this land (site 377) because it has been designated as V.I.U.A as stated in the Village Design Statement and ratified by Ryedale Council. Any development of this land should be in accordance with this statement. (RS Wilson)

Response

No policy principle to release site. VIUA remains relevant.

Ebberston and Yedingham

- Site 17 should be a VIUA (Ebberston with Yedingham Parish Council)

Response

Much of Ebberston is within the Fringe of the Moors Area of High Landscape Value. There is a VIUA to the north of the A170, to the east of Chestnut Cottage, this remains a very prominent and distinct open space, which reflects the rising land of the Moors.

Site 17 is a large field out with the AHLV, to the south of the village. Ebberston is a very linear village, the site is viewed as an entrance to the settlement from the south. The field is no longer capable of being viewed from within the settlement. It is considered that the field makes no specific contribution to the entrance of the village. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Harome

- We consider that toft land is an important distinguishing feature of many Ryedale villages' heritage. The pattern of narrow plots contributes to the villages' visual amenity and should be protected as a VIUA where it is still undeveloped. In particular we would propose that the area between the rear of buildings fronting on Main Street Harome and Chapel Back Lane should be designated as a VIUA because this is an ancient feature dating back at least to the 13th century. (K and S Hall)

Response

The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives. This area of land identified in this response is already recognised as being of particular sensitivity, it is part of the Conservation Area of Harome, recognising the historic character of the site, and the contribution it makes to the character and appearance of the Conservation Area. Both Back Lane and Chapel Lane have the Development Limits drawn close to the settlement, with the Conservation Area extending back. On examining these areas it is clear that historic and more modern development has taken place within those areas, and so that they are not undeveloped. It is appreciated that such sites have a historic contribution to the settlement, and the Conservation Area extent recognises that.

Newton-on-Rawcliffe

- Newton on Rawcliffe and Stape should be a VIUA (B. Garrett)
- Newton upon Rawcliffe should be a VIUA (Anon.)
- Entrance on Newton on Rawcliffe, Newton Dale (Newton, Rawcliffe and Stape Parish Council)

Response

The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives. Much of Newton-on-Rawcliffe is within the National Park, which is subject to a separate authority for planning designations and decisions . The part of the settlement which is out with the Park is within a Area of High Landscape Value, and is subject to very tight Development Limits. Furthermore, there is a open area within the centre of the village, which is transected by paths and roads. This area is identified as a Visually Important Undeveloped Area, and it has been considered in appendix 1 to still be relevant in its designation.

Settrington

- Settrington should be a VIUA (Mr and Mrs Kunkel)

Response

Existing VIUA s have been reviewed, and remain relevant in their continued designation. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Thorpe Bassett

- We are not aware of other areas which should be identified as VIUAs, but any that are identified should not be developed if they alter the character of towns and villages in any significant way. (Mrs G Revis, Dr G Malan and Thorpe Bassett Parish Meeting)
- The view from Bassett Wold looking down over Thorpe Bassett towards the Vale of Pickering. (P A Richardson, N Simpson,)

Response

Thorpe Bassett is a settlement which is not subject to an VIUA designations. The role of the Visually Important Undeveloped Area designation is not to protect wider landscapes, which are subject to other evaluation measures and policies which evaluate their contribution. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular

sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Welburn

- If the landscape around Castle Howard is not classified as a AHLV then it should be a VIUA, (Welburn Parish Council)
- If the area around Castle Howard is not designated as an area of High Landscape Value, then it should be classified as a Visually Important Undeveloped Area instead. (A Robinson, K and J Warner, P and E Brown, Mr and Mrs T J Scott, Mr and Mrs A Hewitt, M Bell, A Bell, J Hopkins, A Cox, Mr E and Mrs E Gathercole,)
- Land around Castle Howard from the ridge of hills to the north of Coneysthorpe to the wooded ridge south of Welburn, and from the A64 to the cross-roads east of Welburn should be afforded VIUA status, because of its importance to the special character of the environment approaching and surrounding the Castle Howard Estate. (P Benham)

- Area of land the west of St John's Church and Church Lane Welburn to be designated as a VIUA (Mrs EM Gathercole)

Response

Wider landscape issues are not the remit of VIUA designations, whose purpose is to look at discrete areas of land which contribute to settlement character, and have other site-specific sensitivities. The land surrounding Castle Howard is subject to nationally significant landscape designation AONB, and the Grade I Listed Castle Howard, and the various Listed structures within the Registered Park and Garden mean that the land around this area is particularly stringent. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

However, whilst the area of land which is to the west of Church of St. John and Welburn Lane has not been identified on a map. Officers have viewed the site and there is a wedge of land which is open which lies between the Church and open fields. The land is also identified within the Conservation Area, has mature trees on its boundary. The open land contributes to the setting of the Church, which is Grade II Listed, and affords views out into the wider countryside from a publically accessible site. The site also has a seat within it. As such, it is considered that this parcel of land meets the following designation criteria for a VIUA:

- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest

- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space

VIUAs to be Removed from the VIUA Designation on the Policies/Proposals Map

Malton / Norton

- Site 282 should no longer be identified as VIUA. Such as designation is now obsolete; sensitive development incorporating open space can achieve the same aims. It is also considered that now one of the reasons for designating the Showfield as a VIUA in the first place, to protect its historic use as Malton Showfield, has ceased, the designation of this land, which is little more than a featureless open field, should cease. (Smiths Gore obo Fitzwilliam Trust Corporation)
- Release sites 388, 282, 186 (D Townsend)

Response

Sites 282, 388 have now been granted planning permission. 186 (which became 581) was removed from the sites consultation. The site has however, with site 282 being granted planning permission. Site 325 (land to the south of Coronation Farm, Old Malton) also has planning permission now.

Pickering

2009

- Requires studying. In principal, private gardens should not become VIUAs. Yes site 130 Pickering, should be no longer identified this way.

2012

- Specific concern regarding the request for the removal of the VIUA designation from property in Pickering (site 130)

Response

This relatively small curtilage site is situated within modern residential development. The site frontage is narrow, and the site is covered with now very mature trees which mask any sense that the site is undeveloped in nature. Whilst the trees themselves undoubtedly contribute to the character and amenity of the locality and make a positive contribution to the street scene, they are subject to a Tree Preservation Order, which, it is considered is the appropriate mechanism to ensure their protection.

Kirkbymoorside

- Site 87 (Kirkbymoorside) the old Brickworks is a brownfield site currently being used as a builder's yard so may not be appropriate as a VIUA? (P Varley)
- 265 removed from VIUA (E Blyth)
- For removal of KMS-based VIUA status sites:
 - 145-develop
 - 162-develop
 - 87 - develop
 - 212-develop
 - 411 - develop alongside road but not further down
 - 156 - develop alongside arteries, not into bulk of green space which should be protected.
 - 10 - if this is alongside the Sports field, only for Sports field extension!
 - 40 - I see no problem with low-intensity development sensitive to site and proximity of Sports field.
 - 436 & 437 - alongside road, OK. Protect extended green space
 - 265-retain VIUA (J Coughlan)

Response

Site IDs 87, 162 and 265, relate to the Brick works. Whilst the lower level part of the site (site submission 265) could represent a positive redevelopment of the site, the larger site submissions refer to land which is elevated, and more prominent.

Kirkbymoorside is subject to one of the most extensive VIUA designations in the District. Its role was multi-fold. To protect the eastern edge of Kirkbymoorside to the north to preserve the setting of Vivers Hill Scheduled Monument, the Church and Conservation Area. The mid section includes the strip field systems and mosaic of field patterns contribute to the setting of the town and provide separation between Kirkbymoorside and Keldholme, it also included land which could be subject to development pressure along Swineherd Lane. To the south, the VIUA extends to open land between Kirkby Mills and Kirkbymoorside.

As such each of sites has been considered through the SSM, the following sites (265 and 156) have been consulted upon as potential options for allocation. If the decision is made to allocate this land for development then these sites would not be included as a VIUA on the Proposals Map.

- 265- Brownfield site, lower level could be subject to small scale development, with gaps to ensure that it did not create a concentrated form of development.
- 156 - This field is part of the wider strip field system, its loss cannot be mitigated. The site is, however, of the submissions made in the Kirkbymoorside area, on balance this site has the strongest relationship with the settlement, and it is adjacent to modern, estate development.

Nawton

The VIUA to the west of Station Road (and also identified as Site 55) has been lost to the development of 21 dwellings. (08/00530/MOUT, 11/01233/MOUT, 12/00699/MREM). It was accepted in 2008 with the granting of outline planning permission for development that since the designation of the site as part of a wider VIUA, that the character of this site had changed significantly with further estate housing immediately adjacent to two of the site boundaries. When approaching the site from the A170, it was the housing on Beckett Close and the planting fronting the A170 that was dominant. Conversely, the main parcel of the VIUA on the eastern side of Station Road still serves its original purpose and is an important open area on the edge of the settlement. As such, the development of the site was considered appropriate in visual terms.