

## Identification and Review of Visually Important Undeveloped Areas

### Appendix 3 Consultation Statement - Representation and Response

<b>Respondent</b>	<b>Representation</b>	<b>Council's Response</b>
<p>Ian Conlan obo West Malton Resident's Association</p>	<p>Please would you consider the 2 greenfield sites North and South of Castle Howard Rd between Malton and the Howardian Hills as visually attractive areas for inclusion in the Ryedale Plan Local Sites Document on the grounds of:</p> <p>(1) providing a setting for the Howardian Hills AONB, adjacent to the AONB, a visually attractive site, where any development would have a very significant visual impact on the AONB</p> <p>(2) it would have a significant visual impact on the approach to the AONB from Malton.</p> <p>(3) it would have a significant and detrimental visual impact on the attractive approach to Malton along the Castle Howard Road, and recognise that development along this route would be a significant intrusion onto this attractive approach.</p> <p>We would be grateful for any guidance onto a suitable set of words to insert into the plan which would protect this site from inappropriate development.</p>	<p>The Group were advised that to support a case for a VIUA designation, a site would need to make a significant contribution to the form and character of the settlement, and were made aware of the following criteria:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> <li>• The archaeological or historic interest of the space</li> </ul>
<p>Rosemary Dummott</p>	<p>Please would you consider the 2 greenfield sites North and South of Castle Howard Rd between Malton and the Howardian Hills as visually attractive areas for inclusion in the Ryedale Plan Local Sites Document on the grounds of:</p> <p>(1) providing a setting for the Howardian Hills AONB, adjacent to the AONB, a visually attractive site, where any development would have a very significant visual impact on the AONB</p>	<p>See above</p>

	<p>(2) it would have a significant visual impact on the approach to the AONB from Malton.</p> <p>(3) it would have a significant and detrimental visual impact on the attractive approach to Malton along the Castle Howard Road, and recognise that development along this route would be a significant intrusion onto this attractive approach.</p> <p>We would be grateful for any guidance onto a suitable set of words to insert into the plan which would protect this site from inappropriate development.</p>	
Cllr. Paul Andrews	<p>Please accept this letter as my support for a Visually Attractive designation of the above land ("High Malton" area), made by Malton residents for the reasons they have specified.</p> <p>My recollection is that this was agreed at the Forward Planning Group of the Neighbourhood Plan which you attended, but seems to have dropped out when it went to the "Steering Group". I cannot recall the reason for this having been given to the Forward Planning Group.</p>	<p>It is recognised however that whilst these sites are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, it is considered that they do not make a significant contribution to the form and character of the town- which is the purpose of the VIUA designation.</p> <p>Protection of the sites has been suggested to the Neighbourhood Plan Group and can continue to be progressed through that process.</p>
Cllr. Lindsay Burr MBE	<p>Please accept my support for a visually attractive identification area for the "High Malton" area. I understand this has also been made from Malton residents.</p>	See above response.
Emma Paragreen	<p>The area's outlined and identified for Ampleforth: Knoll Hill, Main Street, Station Rd, Millway, Birdforth I agree that these are important features that give the village it's character and should be protected where possible. The views across the valley are spectacular as are the views from Millway back up to Knoll Hill and the village. However, I appreciate that on Main Street, cars parked</p>	Noted. However, the verges are an important part of the character of the village. In this respect, it would be preferable if other measures to improve car parking are employed.

	<p>on the main road does cause issues, perhaps some consideration should be made in future if required that some of the green verges could be cut into to reduce the congestion, the creation of some parking? Or the provision of off-road parking where possible.</p>	
<p>Andy Stephenson Assistant Environment &amp; Land Use Adviser NFU North East</p>	<p>I write in the capacity of local representative of the National Farmers' Union in the North East with particular interest in planning and economic development in rural areas. We welcome the aim to preserve the character of villages with rural settings, preventing over-development and ensuring the countryside can be enjoyed by all.</p> <p>Having looked through the report I note the criteria that a site is designated as a VIUA on grounds, amongst others, that the site 'Contribution the space makes to the overall form and character of the settlement'. In terms of the rural landscape, I would reinforce the contribution that agricultural land makes to the character, and how ensuring the viability of agricultural businesses is essential in preserving the landscape.</p> <p>Whilst it is noted that VIUAs can be developed in circumstances where 'the economic or social benefits of the development would significantly outweigh the loss' or where 'a development would not have a material adverse effect upon the character or appearance of the area', I would hope that a realistic approach is taken to permitting development. The diversification of farm buildings in order to strengthen the business is vital in order to ensure viability with a degree of flexibility enabling the business to adapt to demand.</p> <p>In addition to the above point, I would also like to raise</p>	<p>The contents of this letter considers wider policy considerations than those of designating areas for their specific contribution to the character of a place, which is the role of the VIUA designation.</p> <p>If the contribution of agricultural land in itself were to be added into the VIUA criteria, then all land, excluding the built up areas of Ryedale, would be included under that designation. Agricultural activity plays an important role in influencing landscape character. This is, however, not part of the role/operation of the VIUA designation, which looks at areas for which is identified as being important for them to remain open and undeveloped. This is considered within the context of the Local Plan Strategy, and the Spatial Strategy; there are a range of other policy considerations, which take account of the importance of best and most versatile agricultural land.</p> <p>Furthermore, the VIUA designation is not concerned with broad Landscape Character, which is of a different, larger scale of consideration. VIUAs can be smaller, discrete areas, which make a significant contribution to the form, character and setting of a settlement.</p>

	<p>the importance of farm worker's dwellings and agricultural buildings typically located within the confines of the farms land. Whilst conversion of outbuildings can often be utilised, with appropriate planning consent, it is sometimes necessary to build new structures when need can be demonstrated. I would again hope that a flexible approach is taken when considering such applications when there may be an impact on VIUAs, where a clear economic benefit to the agricultural business, and therefore the community as a whole can be demonstrated.</p>	<p>Pre-existing buildings are subject to other planning legislation, in respect of barn conversions and prior approval. The VIUA designation is applicable to areas which are usually devoid of buildings, or do not cover buildings, nor the consideration of occupancy conditions.</p> <p>Proposals involving agricultural development requiring permission, would, firstly, be considered within the context of the Local Plan Strategy, in terms of their acceptability in principle. The operation of the VIUA designation is undertaken within policy SP16 of the Local Plan Strategy.</p>
Pickering Town Council	<p>The council agrees that The Lodge, 103 Middleton Road, should be deleted from the Proposals Map and that the 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 Roger's Nursery should be designated a VIUA, both for the reasons given in the consultation document.</p>	<p>Noted</p>
Mr. Clive Smith	<p>I am very pleased that some new VIUA's have been proposed for Ampleforth. As we live in Birdforth Way we have a wonderful view of the field to the north, the trees beyond and the hill of the National Park. This view cannot be seen from the Main Street due to the houses but as the land falls away to the south of the village. The old part of the village is hidden by the trees and a completely rural scene appears rising up to the top of the National Park hill. The field to the north of Birdforth Way has not been ploughed for many years and the ancient ridge and furrows can be seen. As Ampleforth is in the North York Moors National Park and the Howardian Hills AONB, it is important that rural areas are protected.</p>	<p>Noted. This area of land is identified as part of a VIUA.</p>
Philip Benham	<p>I have studied the proposed new VIUA adjacent to the</p>	<p>Noted.</p>

	<p>Church of St John in Welburn. Any development on this site would have a significant adverse effect on the environment around the church and I fully support the proposed designation.</p> <p>I have also noted Appendix 2 where there is reference to my earlier proposal for a VIUA around the Castle Howard. This was of course some years ago, and whilst disappointed that the Council did not support this I understand the reasoning for this set out in the response.</p>	<p>Wider landscape-scale issues are not the remit of VIUA designations, whose purpose is to look at discrete areas of land which significantly contribute to settlement character, and have other site-specific sensitivities.</p> <p>The land surrounding Castle Howard is subject to a nationally significant landscape designation (Area of Outstanding Natural Beauty), and the Grade I Listed Castle Howard, accompanied by the various Listed structures within the Grade I Registered Park and Garden mean that the land around this area is already subject to particularly stringent designations.</p> <p>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.</p>
Nawton Parish Council	<p>The Parish has lost one site already site ID 55 which was a VIUA and would like you to consider site 252 &amp; 173 which are basically the same field, to replace the one that has been developed.</p> <p>This is an important field to the village offering vast views to the countryside. People enjoy seeing the countryside from their windows both nearby and across the A170 and the pear trees blossom in spring are a joy.</p>	<p>The operation of VIUA designation looks at the specific merits of sites in their own right. Land is not capable of being identified as a VIUA only if it is to replace land which was subject to the designation but was on balance allowed to be developed. To do so would undermine the designation's purpose. Historically they may have been part of the same field, but the land in question has been for some time separated from site 55 (former VIUA) by Beckett Close.</p> <p>It is not considered to make a significant contribution to the form and character of the village, based on the assessment of the six tests of the VIUA criteria. It is relatively enclosed, without any significant feature which identifies it as being significant different to other areas of land surrounding Nawton. Site 105 was already identified as a VIUA, and that designation remains justified for this area of open land which clearly contributes to the form and character of the village.</p>

<p>Sarah Oswald</p>	<p>I have viewed the proposals being promoted through the emerging Ryedale Local Plan with a significant degree of concern. This has most recently been reflected in the current consultation of changes to the Plan's Visually Important Undeveloped Areas, principally the area of land to the west of Old Malton.</p> <p>Whilst I strongly support the rationale for extending the VIUA to the west of Old Malton, this needs to be significantly expanded to ensure the setting of the Grade I listed St Mary's Priory Church is preserved. Given the dominance of the church over the Old Malton skyline, it is also essential to ensure the character and appearance of the Old Malton conservation area can be preserved.</p> <p>All of the fields to the south of Westfield Lane, extending to Rainbow Lane to the west, should also be included as an extended VIUA. These fields clearly serve the same purpose as the proposed new VIUA to the north of Westfield Lane. There are clear views across all of these fields of the church, which will only become more prominent in winter months (when the surrounding trees are no longer in leaf). The fields also provide a very clear separation between Malton and Old Malton, preventing the coalescence. On this point I would direct you to my comments on the previous sites consultation and the deficient site assessment that has been prepared and published for the sites covering these fields. I have been maintaining a photographic record of this area, which clearly shows the importance the fields play to protecting the setting of the (grade I) listed church, which I will continue as the landscape changes throughout the transition to winter.</p>	<p>The support for the designation of proposed extended VIUAs and new VIUAs is noted.</p> <p>The Local Planning Authority must consider the sites submitted for consideration to ensure that development requirements are met. The identification of policy choices for sites is an iterative process, and is informed by evidence.</p> <p>At the time of VIUA consultation the Council was preparing the draft of the Publication of the Local Plan Sites Document, and had consulted the previous year on the Option Choices for sites to deliver the residual requirement. Site 324 had performed well enough in the appraisal process to be considered as an Option Choice.</p> <p>Re-evaluation of the site 324 by Officers, including the Council's Conservation Officer, has been undertaken.</p> <p>This response is made on the basis of both the further evaluation of the site, and that a position has been reached which identifies which sites are identified as allocations to meet the residual requirements.</p> <p>It is not considered that the open land contributes to the setting of Malton. However it is considered that the land contributes significantly to the settlement identity of Old Malton. Whilst Officers had considered that some of site 324 may have been acceptable in principle for development, Historic England did identify the importance of maintaining a gap between the two settlements, and raised concerns that even with the pre-existing VIUA designation which covers the first field, know as 'the Flatts', this may not be sufficient to provide an acceptable break in the built extent.</p> <p>Aligned to this the Council's Conservation Officer concludes that</p>
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	<p>I have also noted Historic England's concerns regarding the proposed development of these sites, which were submitted in response to the last sites consultation. This would give very clear support to the further extension of the VIUA's to the west of Old Malton. This area clearly meets the criteria established by the council, and the assessment outputs would be very similar to those expressed for the proposed new VIUA to the north of Westfield Lane (as set out in Appendix 2 of the consultation document).</p> <p>I fear that failure to take sufficient account of these comments, as well those I have made previously, and those by Historic England would mean there is significant risk that the Plan would not be consistent with the NPPF (I would draw your particular attention to paragraphs 126 and 132). As such it would not be sound, or there is risk any proposed development, if approved, would be at risk of challenge through judicial review.</p> <p>I have copied this response to Historic England, as well as the Town Council, my Ward Councillors and the chair of the Planning Committee.</p>	<p>the fields do provide a very important aspect of providing a rural setting to the Old Malton Conservation Area:</p> <p><i>“The Conservation Area of Old Malton can be summed up as a predominantly traditional vernacular village in a rural setting. The rural setting of Old Malton is an important aspect of the character which it is desirable to preserve or enhance. At present there is a defined rural edge which separates Old Malton from the more urban centres of Malton and Norton. This is an important separation and creates a visual buffer to the conservation area. The fields in question provide expansive views of the western edge of the village, and set it within its rural context. “</i></p> <p>She also identified that the site forms a very important part of the setting to the Grade I Listed St Mary's Priory church. This setting contributes to its significance as a building within a tranquil rural village setting. <i>“Due to the available expansive views over the fields, the large scale of the church and the height of the tower, the church can be clearly seen rising above this village setting. This juxtaposition of massive church and small rural settlement greatly contributes to the historical and aesthetic value of the church. This emphasises not only the importance of the church to its immediate rural community, but in addition, due to its large size which can clearly be discerned from the fields in question, it is clear that the significance of the church extends beyond that of the localised village community. “</i></p> <p>As such it is considered that the fields submitted and identified as site 324 warrant their inclusion as a VIUA in respect of the following criteria:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural</li> </ul>
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		<p>interest.</p> <p>On that basis the reasons for its designation would be</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement; and</li> <li>• The site provides an attractive setting for buildings within it;</li> </ul> <p>The Local Planning Authority is entitled to consult on options to meet development needs, and refine those options into defined site allocations based on the application of evidence, and the exercise of judgement. The development of planning policy is also an iterative process.</p>
<p>Norton Town Council</p>	<p>I write on behalf of Norton Town Council to comment on the proposals for additional Visually Important Undeveloped Areas as they relate to Norton.</p> <p>Members of the Council are in total agreement with the proposal to include the land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane.</p> <p>The view looking towards the town from the vantage point of Bazeley's Lane is outstanding and contributes greatly to the setting of the town, with the green space acting as a buffer in front of the main built edge of the town.</p> <p>Members understand that part of this area is now subject to a planning application passed earlier this year on appeal, but hope that the first part of the land to the south of Mill Beck extending along Welham Road can be included in the Visually Important Undeveloped Areas, thus giving a certain amount of protection from</p>	<p>Noted. It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p>



	development, and that if by any chance the development on the other part of the land does not take place and the planning permission expires then this land can also be protected.	
Scarborough Borough Council	Having looked through the document I do not consider that a formal response is required and have no comments to make on the document.	Noted.
G Lamb	<p>Should designation site to the west of Northway, Pickering (site 116 ) as a VIUA.</p> <ul style="list-style-type: none"> <li>• Affords magnificent views of the surrounding area for casual walkers and surrounding residents</li> <li>• Established Mature Trees and hedges are visually attractive and support an important ecosystem</li> <li>• Highly productive agricultural land;</li> <li>• Import demarcation between Pickering and Middleton, and avoids linear developments along major tourist commuter links.</li> </ul>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement;</li> </ul> <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> <li>• Extent to which trees, boundary hedges or walls contribute to</li> </ul>

		<p>the character of the space</p> <ul style="list-style-type: none"> <li>• The archaeological or historic interest of the space</li> </ul> <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
F Hodgson	<p>Should be designation site to the west of Northway, Pickering (site 116 ) as a VIUA.</p> <ul style="list-style-type: none"> <li>• Prime farm land</li> <li>• breathing space between Pickering and</li> </ul>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p>

	<p>Middleton- retain individual character and corridor for wildlife</p> <ul style="list-style-type: none"> <li>• The view of the fields when approaching from Middleton, with Northway in the distance, Pickering is really a large village set in lovely countryside, and it is view worth preserving</li> </ul>	<p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement;</li> </ul> <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> <li>• The archaeological or historic interest of the space</li> </ul> <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises</p>
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		<p>the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
R and G Heal	<p>Is the Pickering Town Council's view that "it is essential to preserve the countryside between the eastern built edge of Middleton and the built west edge of Pickering" to be upheld?</p> <p>The areas between Middleton and Pickering do meet the criteria of VIUA in that they do provide:</p> <ul style="list-style-type: none"> <li>• The fields and spaces provide a green buffer between the two dwelling areas;</li> <li>• The field patterns between Crook Lane and the west of built Pickering are ancient fields with the rolling furrows and bordered by old/ancient trees</li> <li>• Crook lane is walked by walkers and trekkers and ourselves to take in the views of both Middleton and Pickering, and the Vale of Pickering</li> </ul>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement;</li> </ul> <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> <li>• Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the</li> </ul>

	<p>There is no consideration of the environmental impacts of developing the site, in terms loss of biodiversity, including protected species and impacts on infrastructure.</p>	<p>settlement or from approach roads or paths</p> <ul style="list-style-type: none"> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> <li>• The archaeological or historic interest of the space</li> </ul> <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p>
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		Ecological considerations and those around the use of best and most versatile land are different policy considerations.
West Malton Residents Association (Ian Conlan) C M Howarth Mr. S.P. & Mrs.H.L. Bell, Mr P J Nicholson P G Lodge M Stephens C Turner S Ruddick A Ruddick T Stephenson T and H Jones E Parlett Rhodes K and C Howden M and S Hope J Rowe P Ibbotson J L Wright S Wright K and A Cuthbertson A Sykes A and B Hale A Young I and C Gibson B and A Kemp A Swainston	<p>Application for VIUA designation for the area north and south of Castle Howard Road, its boundary on the east (of) the built edge of Malton, on the west the edge of the Howardian Hills AONB, to the south by the York Road Industrial Estate and to the North by Broughton Road.</p> <p>The A64 cuts through the area but is hidden in a deep cutting from most viewpoints inside and outside the designated area. The area should also include the allotments called 'California Gardens' on the western edge of Malton south of Castle Howard Road adjacent to Fitzwilliam Drive.</p> <p>Application submitted with a number of photographs.</p> <p>The area fulfils the following categories for designation as a VIUA:</p> <ul style="list-style-type: none"> <li>Contribution the space makes to the setting of the settlement viewed either from publically accessible view points within the settlement or from approach roads or paths:</li> </ul> <p>The area forms an important contribution to the setting to the western edge of Malton from its principal approach on the York Road (B1248), and one leaves the A64 and approaches the town, and from the minor rural Castle Howard Road, into Malton, along which forms a popular footpath leading to the Howardian Hills AONB,</p>	<p>It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:</p> <p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p>

<p>S Wormald  J, B and U  Chestnutt  P and D Bowers  Mr &amp; Mrs Lawless  J Boyes  Mrs S Hayes  J Cunningham  S Fiore  B Wood  P Riley  R Neal  J Donaldson  G Fiore  R Watmore  R and GA Pollard  A Riley  S and M  Hetherton  S Pearce  B Wood  J Gallagher  S and A Hague  A Elks</p>	<p>and also footpaths and bridleways within the AONB.</p> <ul style="list-style-type: none"> <li>Contribution the space makes to the overall form and character of the settlement:</li> </ul> <p>The space enables the settlement to blend in with the countryside and not intrude into an area that is contiguous within and of the same character as the Howardian Hills AONB and forms its setting;</p> <p>It enables the AONB and the area in-between the AONB and the settlement to be experienced with a gentle transition from rural to urban landscape by virtue of the shape of the landscape and the distance between the edge of Malton and the edge of the AONB</p> <p>The area sits on an area of land relatively high compared to the surrounding area, and is therefore contributes better to the area as a VIUA than one whose prominence would intrude into the countryside and the edge of the AONB.</p> <p>The area is very visually prominent from the busiest road into Malton, the B1248 as it leaves the A64 and approaches Malton, and provides and attractive and much locally valued approach to the town.</p> <ul style="list-style-type: none"> <li>Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> </ul>	<ul style="list-style-type: none"> <li>The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields.</li> <li>The site provides only a limited setting for buildings- it is part of the wider Howardian Hills landscape</li> <li>The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing.</li> </ul> <p>These points are expanded below:</p> <p>In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:</p> <ul style="list-style-type: none"> <li>There are no features which identify The archaeological or historic interest of the space</li> <li>There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>Ecological matters are subject to other policy considerations.</li> <li>The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features.</li> </ul> <p>In respect of the following tests:</p>
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	<p>The space forms open views toward the Howardian Hills AONB, the Wolds and the Moors from various angles along the footpaths and bridleways around its edge.</p> <ul style="list-style-type: none"> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space.</li> </ul> <p>The hedgerows and trees form an important contribution to the character of the space</p> <p>These characteristics are prominent as viewed from public footpaths and bridleways through it and around its edge, York Road (B1248), and along Castle Howard Road, as demonstrated in the enclosed photographs</p> <p>Further comments made:</p> <ul style="list-style-type: none"> <li>• Golden Plover sited, which would not be seen in gardens.</li> </ul>	<ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> </ul> <p>The two large areas of open, undeveloped land are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, they do not perform a specific influence on the settlement form of Malton. The town has extended up to the field boundary, and there is a regular edge with TPO'd trees. The ability to view Malton is limited, and such views are achieved to differing extents across the areas of land, a function of the site's size, changes in topography, elevation.</p> <p>In these regards they perform a similar role to most land which surrounds settlements.</p> <p>There are points within and between the areas of land in question where the level of intervisibility into the wider countryside is unparalleled in any other part of the edge of the towns, views of the North York Moors, Howardian Hills and The Wolds can be achieved via a wide panorama. This is a function of the land's elevation and position. However, this is not universally experienced across the site, only within discrete points, and particularly from the road, this is also not a factor which influences the form and character of Malton.</p> <p>Both sites are capable of being viewed at distance. The land of site 1 is sloping foot of the Howardian Hills LCA which extends across much of Malton.</p>
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		<p>Site 1 (South) is viewable in part from York Road, but holistic views are achieved from the elevated parts of the A64 from the west, at distance.</p> <p>Site 2 (North) is high on the plateau of the Howardian Hills foot slope, which is viewable from the Howardian Hills and land to the south and west of Norton.</p> <p>Development of this site has the capability to affect the setting of the AONB- but this is a landscape character consideration, under Policy SP13, rather than a form and character issue.</p> <p>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. Therefore, applying the designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives. There are other policies which are more appropriate to consider the impact of development on the site, and the impact on the AONB and Malton.</p> <p>The fact that the sites were considered as option choices in 2015 has not been a factor in the consideration process of whether the sites are capable of being a VIUA. Whilst these sites have not been identified as allocations, the decision to identify land as a VIUA is based on evidence of how the site performs in relation to the specific assessment criteria. The VIUA policy approach recognises that sites may be developed, where social and economic considerations outweigh the contribution the site makes to the form and character of the settlement.</p>
Local Access	Designation of VIUA's generally falls outside the remit	Noted.

Forum	of our Local Access Forum, but we would like to applaud Ryedale's use of VIUAs and it is particularly gratifying to see proposals for new land areas to be added to the VIUA designation.	
R Bigg	<p>I am in full support of the proposed VIUA's in Norton &amp; Malton.</p> <p>I personally think, I and I am sure many others would like to see a VIUA on the field west of Welham road in front of the golf course, this is a lovely setting and is also on the entrance to Norton, especially the south of the town has a rural feel to it which it should maintain, not turn into a concrete jungle .</p>	<p>The fields to the north and east of the Golf Course do not influence the form and character of Norton significantly. It is not considered that these areas of open land to the south west of Norton are capable of demonstrating features which would warrant the VIUA designation.</p> <p>The open, undeveloped land between Langton and Welham Roads influences the form and character of the settlement, with the belt of Trees and Mill Beck, and allows the form of the settlement to be read, and influences the form of Norton.</p> <p>All rural land surrounding a settlements plays a role in contributing to the setting of that settlement, but it does so to varying degrees. In designating VIUAs, the Local Planning Authority needs to identify what sets these distinctive areas of land out from the land surrounding settlements, and how they contribute to influencing settlement form and character.</p> <p>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.</p>
L Tyler	I fully support the proposed VIUA's for Norton & Malton. There soon won't be any countryside left around here, Norton/Malton will be known as a city before long not a town, our roads already struggle as it is without any extra developments being done	<p>Noted. It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Not withstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no</p>

		planning application has been submitted on this part of this proposed VIUA.
North Yorkshire County Council	<p>Officers from our service areas have reviewed the consultation document. While this does not appear to raise any strategic issues of significance to the County Council, we support the process and the objectives, including ensuring that the VIUAs are fully justified and the boundaries clarified.</p> <p>We welcome the opportunity to continue to liaise with Ryedale DC as part of our Duty to Co-operate on the Local Plan.</p>	Noted.
Historic England	<p>Many of the areas identified as VIUAs the 2002 Ryedale Local Plan made an important contribution to the character of the District's Conservation Areas, to the landscape setting of its towns and villages, and to the setting of its numerous Listed Buildings and other heritage assets.</p> <p>The VIUAs in have proved to be a very successful Policy tool and have helped to safeguard some of the District's most important open spaces. As such, they have ensured that many of the open spaces which are important to the distinct identity of Ryedale's settlements have been safeguarded.</p> <p>Given that the existing VIUAs are now some 14 years old it is wholly appropriate that the existing areas are reviewed and that consideration is given as to whether there are any other areas which would warrant protection through the provisions of this Policy.</p> <p>In terms of those that are proposed to be deleted or amended, we would concur with the amendments</p>	Noted.

	<p>suggested which appear to better-reflect definable boundaries or take account of planning permissions.</p> <p>We have the following comments to make regarding the proposed new VIUAs:-</p> <p>Welburn: Wedge of Land to west of Church of St. John, This open area lies within the boundary of the Welburn Conservation Area and contributes to the setting of the Grade II Listed St John's Church. Therefore we support its identification as a VIUA.</p> <p>Land to north of Slingsby Castle and west of the Lawns This area contributes to the setting of the Grade I All Saints Church, to the Scheduled Monument at Slingsby Castle, and to the Slingsby Conservation Area. Therefore we support its identification as a VIUA.</p> <p>Hovingham: Land to the north of the Worsley Arms and south east of the Village Hall and Tennis Courts This area contributes to the setting of the Hovingham Conservation Area and of views towards the village from the east. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Land known as Knoll Hill, and land to the west of The Bungalow. Land to the south east and west of Brookfield. This area contributes to the setting of the Ampleforth Conservation Area and to the setting of the Grade II Listed Building at Fern Villa. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Land to the south of St. Hilda's Church This area contributes to the character of this part of the Ampleforth Conservation Area and to the Grade II Listed Church of St Hilda. Therefore we</p>	
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	<p>support its identification as a VIUA.</p> <p>Ampleforth: Land to the rear of Ludley House This area contributes to the character of this part of the Ampleforth Conservation Area. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Green verges along Main Street, between the White Swan Public House and Ford End House. These green verges contribute to the character of the Ampleforth Conservation Area and the setting of its Listed Buildings. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Land east of St. Benedict's School and properties of St. Hilda's Walk. This area contributes to the setting of the Ampleforth Conservation Area. Therefore we support its identification as a VIUA.</p> <p>Pickering: 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. The historic field pattern is still legible on this site and forms part of an extensive network of medieval strip fields around Pickering. This network of historic field boundaries is a distinctive feature of the landscape setting of the town and make a significant contribution to its character. With increasing pressure for development around Pickering, this landscape is becoming increasingly threatened. Therefore we support its identification as a VIUA.</p> <p>Old Malton: Triangular shaped area of land to the west of Old Malton, north of Westgate Lane, and south of the A64. These fields contribute to the setting of the</p>	
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	<p>Old Malton Conservation Area. Therefore we support its identification as a VIUA.</p>	
<p>C Turner</p>	<p>I would like to endorse all the comments from West Malton Residents Group. Malton is a fast growing town with infrastructure being stretched to far. We must be in a position to preserve as much green space within the Malton boundaries. I hope you and your fellow planning officers consider green space and its preservation is as important as the majority of Malton residents.</p> <p>I would like to add an additional green space at the junction of Middlecave Road and Follitt Ward Close.</p>	<p>It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:</p> <p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p> <ul style="list-style-type: none"> <li>• The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and</li> </ul>

		<p>the settlement is not well-read from the fields.</p> <ul style="list-style-type: none"> <li>• The site provides only a limited setting for buildings- it is part of the wider Howardian Hills landscape</li> <li>• The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing.</li> </ul> <p>These points are expanded below:</p> <p>In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:</p> <ul style="list-style-type: none"> <li>• There are no features which identify The archaeological or historic interest of the space</li> <li>• There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Ecological matters are subject to other policy considerations.</li> <li>• The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features.</li> </ul> <p>In respect of the following tests:</p> <ul style="list-style-type: none"> <li>• Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the</li> </ul>
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		<p>settlement or from approach roads or paths</p> <ul style="list-style-type: none"> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> </ul> <p>The two large areas of open, undeveloped land are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, they do not perform a specific influence on the settlement form of Malton. The town has extended up to the field boundary, and there is a regular edge with TPO'd trees. The ability to view Malton is limited, and such views are achieved to differing extents across the areas of land, a function of the site's size, changes in topography, elevation.</p> <p>In these regards they perform a similar role to most land which surrounds settlements.</p> <p>There are points within and between the areas of land in question where the level of intervisibility into the wider countryside is unparalleled in any other part of the edge of the towns, views of the North York Moors, Howardian Hills and The Wolds can be achieved via a wide panorama. This is a function of the land's elevation and position. However, this is not universally experienced across the site, only within discrete points, and particularly from the road, this is also not a factor which influences the form and character of Malton.</p> <p>Both sites are capable of being viewed at distance. The land of site 1 is sloping foot of the Howardian Hills LCA which extends across much of Malton.</p> <p>Site 1 (South) is viewable in part from York Road, but holistic views are achieved from the elevated parts of the A64 from the</p>
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		<p>west, at distance.</p> <p>Site 2 (North) is high on the plateau of the Howardian Hills foot slope, which is viewable from the Howardian Hills and land to the south and west of Norton.</p> <p>Development of this site has the capability to affect the setting of the AONB- but this is a landscape character consideration, under Policy SP13, rather than a form and character issue.</p> <p>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. Therefore, applying the designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives. There are other policies which are more appropriate to consider the impact of development on the site, and the impact on the AONB and Malton.</p> <p>The fact that the sites were considered as option choices in 2015 has not been a factor in the consideration process of whether the sites are capable of being a VIUA. Whilst these sites have not been identified as allocations, the decision to identify land as a VIUA is based on evidence of how the site performs in relation to the specific assessment criteria. The VIUA policy approach recognises that sites may be developed, where social and economic considerations outweigh the contribution the site makes to the form and character of the settlement.</p> <p>Regarding the land identified at the staggered junction between Folliot Ward Close, Middlecave Road and Hospital Road. Officers have conducted a site visit. It is considered that there</p>
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		<p>are two areas of land, diagonally positioned on the junction, which do contribute significantly to the character and appearance of this part of Malton. The areas represent prominent, corner sites. The Folliot Ward Close site is bounded by a post and rail fence. The Hospital Road site is unenclosed. The trees situated on the sites contribute to the well-treed character of Middlecave Road. There is a mix of species, which are primarily deciduous.</p> <ul style="list-style-type: none"> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> </ul> <p>It is concluded that it provides an attractive setting for the buildings within the settlement.</p>
L Harland	<p>Writing to deter housing development between Northway and Crook Lane- Middleton and Pickering will have no distinction. Pickering is town which relies heavily on tourism, but will lose its rural town quaintness and beauty. Concerns about traffic</p>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement;</li> </ul> <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> <li>• 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</li> </ul>

		<ul style="list-style-type: none"> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> <li>• The archaeological or historic interest of the space</li> </ul> <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p>
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<p>J T Smith</p>	<p>Site 116 Pickering - Almost join up Pickering with Middleton. Would despoil a view into the surrounding countryside. Concerns about traffic. Prime agricultural land.</p>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement;</li> </ul> <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> <li>• The archaeological or historic interest of the space</li> </ul> <p>Applying these criteria and considering the reasons for the VIUA</p>

		<p>designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
G and J Lloyd	<p>Site 116 Pickering- the Town Council have already minuted that this site should be a VIUA, and that new properties would be more prominent than those of Northway. Fields are important for preserving the separation from Middleton. The remaining gap would be minimal and do little if anything to reduce the impression of continuous buildings from Aislaby, through Middleton into Pickering. Such a small gap would actually encourage future fill in development,</p>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> </ul>

	<p>particularly if site 500 is developed.</p> <p>The three fields are part of a historically important mediaeval strip field system, and there is evidence of Ridge and Furrow systems used, despite restoration to modern ploughing.</p> <p>The hidden ancient stone-lined well in the boundary hedge between the two eastern fields is an interesting historic feature. A Reduction in the overall area of strip field systems to which this sites contributes will considerably reduce the significance of this nationally known historic feature.</p> <p>Present possible sites exceed the housing requirement, it is a Ground Source Protection Zone, suffered drainage problems, and is good agricultural land.</p>	<ul style="list-style-type: none"> <li>• The site is of importance in terms of the historical form and layout of the settlement;</li> </ul> <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> <li>• The archaeological or historic interest of the space</li> </ul> <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or</p>
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		<p>setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
<p>A Cox Welburn Local History Group.</p>	<p>The area proposed in Welburn near Castle Howard has been a significant one since the building of the church here in the 1860s. George Frederick Howard, 7th Earl of Carlisle, largely financed the cost of the work in memory of his late mother, as recorded in an inscription in the porch. The church was sited on the hillside so that the Earl could see it from Castle Howard, as he stated in a contemporary speech.</p> <p>The green area beside the church, which is under consideration here, probably came into being at the same time, when Castle Howard gardeners levelled the site for building. The area has retained its character since then and now has mature trees, some of which were planted to commemorate 20th century coronations. It is the only quiet public area in the village, where people can and do sit to enjoy the view of the church and its surroundings, and in summer, walkers and other visitors picnic here under the trees. Other such open areas in Welburn, unlike this one, are small and situated on the busy village street.</p>	<p>Noted and welcomed. In the updating of the report on VIUAs, The Council include and retain this information.</p>

	<p>The site of the church, donated by the Earl, was said at the time to be: "an admirable one and commands an extensive view of the landscape". The church and the proposed area which adjoins it, are still surrounded by open farmland and views of the Castle Howard Estate. The Centenary Way passes across this piece of land and the seats here serve as a resting place for walkers.</p> <p>It seems very appropriate that this attractive piece of land in question should be designated as a Visually Important Undeveloped Area.</p>	
<p>Amotherby Parish Council</p>	<p>Welcome the proposal to create a new VIUA at the single field between Amotherby and Swinton south of the B1257 in order to ensure the villages remain separated.</p> <p>Request that the two fields to the east and the field to the west of Lime Kiln Farm on the north side of the B1257 are also designated VIUAs for the same reasons as given in the report for the field south of the road.</p> <p>Why the field east of Station Farm, Amotherby (site 8 in the LDF) has not been included as a proposed new VIUA? The report indicates that the SSM should have triggered this as the site has been identified in the SSM as being significant to the character of a settlement and that it fulfils at least four of the six criteria for designation. Please see extracts from Report and our arguments below.</p> <p>Very serious consideration should be given to the addition of this site to the new VIUAs for the following reasons.</p>	<p>Noted.</p> <p>At the time of VIUA consultation the Council was preparing the draft of the Publication of the Local Plan Sites Document. Since that time, this response is provided on the basis that a position has been reached which identifies which sites are considered to be surplus to the requirements, and not performing as well in the site assessment process when compared to other sites. Site 8 has not been taken forward as a site for residential development.</p> <p>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.</p> <p>In considering these particular fields which make up site 8 the Local Planning Authority must consider whether these fields in themselves have a quality which merits their inclusion as a VIUA; i.e. The fields provide contribution to the form and character of the settlement which is above and beyond that provided by other areas of land which surround the village. In undertaking that assessment the Local Planning Authority do not consider the features referred to are sufficient to warrant the designation of</p>



	<p>The SSM clearly identifies this site as being significant to the character of Amotherby stating: -</p> <p>Q8-“in terms of the character of this site, its rural, pastoral qualities would be lost through development, harming the character of the settlement.”</p> <p>Q10-“there is a need to consider the impact of landscaping on the setting of the listed Church.”</p> <p>Q12-“the site extends close to the Listed Church, there is a concern that the setting and experience of the church &amp; churchyard has potential to be harmed by the presence of development in this location.”</p> <p>Q13- Parish Council comments in our response to SSM “Although the existing Station Farm House is not listed it perhaps should be? It dates back to around 1860 and is a typical traditional farmhouse of that period. Any threat to the building or its immediate surroundings is unacceptable. There is a strong likelihood of important archaeological remains in the field.”</p> <p>D Overall Rating for Culture and Heritage-rated as double minus/red, reflecting all the above concerns.</p> <p>This field fits criteria 1, 2 &amp; 4 of the aims Visually Important Undeveloped Areas:</p> <ul style="list-style-type: none"> <li>• Protect the setting of Listed Buildings and other historic and architecturally important buildings and the character of Conservation Areas</li> <li>• To prevent town and village cramming</li> <li>• To retain green areas, open space and trees</li> </ul> <p>Accordingly, it meets Criteria 1,2, 3 &amp; 6 of the VIUA Designation Criteria: -</p> <ul style="list-style-type: none"> <li>• Contribution the space makes to the setting of the</li> </ul>	<p>this site as a VIUA, and this reasons for this are set out below.</p> <p>Using such a designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives.</p> <p>All open land to varying degrees informs the character of the settlement. In examining whether the land should be subject to VIUA designation the Local Planning Authority must consider the extent meets any of the 6 criteria.</p> <p>The status of Station House is that it is not Listed, but nevertheless is an attractive property which contributes to the street scene. That is not, in itself, a reason for the Listing of the building. Specific historic/architectural merits need to be demonstrated by Historic England to the DCMS.</p> <p>The space is only publically viewable from the cemetery (which is public but limited in its access) and glimpsed from the church yard of the Listed Church. It does not provide expansive views into the wider countryside in a publically accessible manner. Nor is capable of being clearly read within the context of experiencing the settlement.</p> <p>The impact of development of the site on the Church is a key consideration, in assessing the impact of development of the site, as required by primary legislation, and this was identified in the SSM. The fields in themselves do not make a demonstrable contribution to the setting of the church which would be lost through development. In assessing that potential impact it is more around how the setting could be affected; how that would effect the special qualities and the significance of the Church. The SSM identified that development had the potential to</p>
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	<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"> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• The archaeological or historic interest of the space</li> </ul>	<p>adversely affect the setting of the Church, but not absolutely adversely affect the setting. The key elevation is the front of the church, and the church is already sited with properties to its frontage. The northern elevation of the church is separated from the site, by the cemetery and is a more utilitarian elevation, with a later extension. The development of the site has the potential to be undertaken without harm the setting of the church, but the siting, scale, and orientation of properties and site extent would influence this. However, this has not be sufficiently evaluated by the information supplied to assist in the compilation of the SSM in making a firm judgement, due the need to consider other matters such as noise impacts, and the consequential impacts on layout and density.</p> <p>Archaeological sensitivity has been identified within the wider area. Accordingly, the County Council advised geophysical survey to be followed by trial trenching to clarify the nature and significance of any archaeological anomalies identified by that survey. As such there is no clear findings of significant archaeology on the site which is not capable of being appropriately treated. Since much of the land in the Vale of Pickering is identified as being subject to archaeological sensitivity, it is not possible to designate a site as VIUA on that basis. As discussed above, such a generalised approach would dilute and consequently devalue the designation.</p> <p>In conclusion, it is considered that site 8 does not display demonstrable significant features which would warrant its inclusion as a VIUA, the site is an area of land which whilst having potential sensitivities is no different that of land which surrounds the settlement as whole. It makes a limited contribution to the setting of the church.</p> <p>Regarding the inclusion of further land, the land to the north of the B1257, to the east and west of the Listed property of Lime</p>
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		<p>Kiln Farm, is not designated as a VIUA. The land to the west of the farm is a long linear field extending out into the open countryside, between the former council houses and the farm. The field has, save for its openness no other features.</p> <p>The site which has been identified as a VIUA was submitted for development and represents a discreet parcel of land with an identifiable boundary which differentiates the land from the wider countryside. It represent the last field on the northern side between the two villages. The land is within the AONB, and also provides views into the AONB. On the other side of the road, and the land to the west of the farm is large fields which extend into the Vale of Pickering, and the wider countryside, although due to the topography views are not readily achievable.</p>
<p>R Simpson W I Linton J Walker J Machin N J R F Brown R and G Mort A Gordon Mr and Mrs J Pashby G Perry Mr and Mrs C Halliwell M J Linsley C Linsley Mr and Mrs S J Mead A Kelly</p>	<p>Strongly support the classification of the areas as a VIUA land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane.</p> <p>Firstly, the green space and the trees in these areas provide both a desirable view of the surrounding countryside and contribute to the distinctive character of this area. Indeed, these elements have influenced the value of the properties in this area, and is often a reason why residents choose to live in this location.</p> <p>Combined with the space on the other side of Welham Road, the golf course and the fishing pond, this wide spanse of countryside is a crucial part of the overall form and character of the settlement.</p> <p>In addition, Whitewall racing stables were one of the first public racing stables in the country, and there are associated listed buildings surrounding the stables. Therefore, the green space that currently surrounds</p>	<p>It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Not withstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p> <p>The wider area of land which has been referred to does not demonstrably influence the form and character of Norton, and warrant the designation of VIUA. The application of the VIUA designation needs to be applied judiciously. Some of the land is already identified as being within the Wolds Area of High Landscape Value.</p>

	<p>this area greatly contributes to the idyllic setting of these historical buildings.</p> <p>Moreover, many residents or people visiting the area walk around Scots Hill and surrounding areas, and areas A and B, which are visible from the associated footpaths often used by walkers, provide an attractive view that people have enjoyed for a long time. Areas A and B also makes the rural setting that provides an attractive approach for those travelling on the approach road into Norton/Malton.</p> <p>Furthermore, the road that connects with Welham from York and surrounding areas is already busy enough with traffic. Areas A and B need to be protected as vigilantly as possible to prevent further development congesting these areas any further and spoiling this quiet rural area. Securing areas A and B as VIUAs would be a major step in preventing this from occurring.</p> <p>As such, I am deeply disappointed that planning permission has been granted for the development of area B in an already heavily populated area. Nevertheless, I strongly support the classification of this area as a VIUA in the event that this planning permission expires, and it is because of this that it is now more important than ever to protect area A from such development.</p> <p>It is the preservation of such vital areas of land that makes towns like Norton and Malton the rural havens that Ryedale is loved and renowned for.</p>	
C and M Hughes	<p>Propose that Site 116 be a VIUA:</p> <ol style="list-style-type: none"> <li>1. Extent to which the space provides a vista/viewpoint</li> </ol>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public</p>

	<p>to the surrounding countryside:  Middleton Road has a footpath joining Pickering and Middleton. This is well used and form the corner of Middleton Road/Northway one obtains spectacular views way up across to Middleton Lane. With Site 116 developed these views will be lost for a substantial part of this footpath. Also site 116 itself provides outstanding views to the north across open field. Coming from the other direction, the sight of Beacon Hill, visible by pedestrian and motorist, could well be compromised by site 116 development.</p> <p>2. Prevent town and village cramming:  The current separation of Pickering and Middleton, from Middleton Garage to Northway is some 0.5km. Moving the west boundary to the edge of Crook Lane will reduce this to half that value which getting dangerously close to blurring the Pickering and Middleton Boundary and the individual identifies of town and village.</p> <p>3. The historic interest of the space:  The structure of the three fields comprising site 116 is of the strip field variety historically popular when farms clustered around the village edge and fields emanated away from the farm and subsequently the village.</p> <p>It contains green areas, open spaces and trees, and is prime farmland.</p> <p>Would there be any impact on Crook Lane, a popular footpath leading northwards. Although not directly involved in the site 116, its proximity to the western boundary would at least affect the views back over Pickering.</p>	<p>interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement;</li> </ul> <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> <li>• The archaeological or historic interest of the space</li> </ul> <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character</p>
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		<p>Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
A Fuller	I would like to record my support for the addition of a VIUA for land to the south of Mickle Hill in Pickering.	Noted.
J Howard	<p>Support classify the fields and woods between Welham and Langton Road as a Visually Important Undeveloped Area.</p> <p>Whitewall House and attached outbuilding is a grade II listed building<sup>1</sup> built in the early 19th century with earlier origins. The Whitewall Stables have had connections with racing in Norton since the 18th century. The house was the residence of John Scott a notable 19th century trainer. Horse training continues there to this day and the fields in the VIUA provide grazing for horses and an uninterrupted view of the house, stables and adjoining cottages.</p>	<p>Noted. It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p>

	<p>Further along Bazeley’s Lane are the racing stables belonging to Brian Ellison. Mill Beck and the surrounding fields provide a natural buffer between Norton’s expanding residential boundary and the training of highly-strung racehorses. Bazeley’s Lane itself is an area of high amenity, in daily use by local people for walks. It is situated on rising ground and provides uninterrupted views of Norton and Malton over the fields in the proposed VIUA.</p> <p>Retaining the fields as a VIUA will prevent further development causing “town cramming”.</p>	
C and C Raettig	<p>We are writing in respect of the areas between The Built Eastern edge of Middleton and The Built Western edge Pickering. Pickering Town Council (PTC) wish to retain a countryside between Middleton and Pickering.</p> <p>“The Town Council thinks it’s 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”</p> <p>(refers to further emails)</p> <p>We believe that the areas between Middleton and Pickering do meet the criteria of VIUA in that they do provide:</p> <ul style="list-style-type: none"> <li>• Countryside between Built Middleton east and Built Pickering west - in that the collection of fields and spaces provide a green buffer between the two dwelling areas</li> <li>• The field patterns between Crook Lane and the</li> </ul>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement;</li> </ul> <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and</li> </ul>

	<p>west of built Pickering are ancient fields with the rolling furrows and bordered by some old/ancient trees.</p> <ul style="list-style-type: none"> <li>• Crook Lane is walked by walkers and trekkers and ourselves regularly to take in the views of both Middleton and Pickering, and the Vale of Pickering.</li> </ul> <p><u>Environmental Impact</u> – We note that Reference does not have any links(electronic) or statement with regard to the impact, that if the area were to be developed, it would have on the whole community infrastructure, flora and fauna, and the wildlife that these areas serve as a habitat. The area is home to much wildlife such as Bats, 3 species of Owl (Barn, Tawny and Little) and a plethora of other birdlife and animals of all sizes.</p>	<p>character of the settlement</p> <ul style="list-style-type: none"> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> <li>• The archaeological or historic interest of the space</li> </ul> <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
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<p>A Elks</p>	<p><b>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</b></p> <p>Approach roads The approach to Malton from Braygate Street, and onto Castle Howard Road is a unique access road to Malton as it dips down from a ridge of hills with fantastic views across the town towards the coast, and then proceeds along a tree-lined country road into the town.</p> <p>Once you cross the by-pass bridge it remains a high road with extensive views across the valley towards the Yorkshire Wolds and the North York Moors, until it reaches the town. The view from this road, across to the Wolds, is particularly spectacular as you can see the town in the valley and obtain fantastic weather effects both rising from the valley and coming down from the high hills of Birdsall and Thixendale in the distance.</p> <p>The road itself is bordered by wide verges, mature hedges and trees that are unlike any other access road to Malton.</p> <p><b>WITHIN THE SETTLEMENT</b> The paddock/hay meadow area around Mount Vets on Middlecave Road is extremely peaceful and beautiful, and is home to a wide variety of wildlife. It also allows for country views across the vale of Pickering to the North York Moors.</p> <p><b>Contribution the space makes to the overall form and character of the settlement</b></p>	<p>It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:</p> <p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p> <ul style="list-style-type: none"> <li>• The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields.</li> <li>• The site provides only a limited setting for buildings- it is part</li> </ul>
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	<p>The beauty of this approach to Malton seems appropriate, as it is the main access route for tourists, walkers and travellers coming down from Castle Howard and the Howardian Hills. It continues the traditional, beautiful country environment right into the town (down into the built up area of Castle Howard Road with its super verges and protected trees).</p> <p>The space, and the road access, maintains the sense of a small and welcoming country town that visitors value so highly.</p> <p>It reflects the farming and country nature of the town, and its history and heritage.</p> <p>The farmland on both sides looks fantastic in various seasons (ploughed in winter, new growth in spring, dazzlingly beautiful ripe crops in summer).</p> <p>The California Gardens allotments create a gentle transition from farming land, to country town. They also visually represent the self-sufficient hard work of country people. The allotments are beautiful in their own right, as they show a different side of 'managed' land on a smaller scale, a miniature version of the larger pattern of the surrounding countryside. Each allotment offers a different small-scale beauty depending on the season and time of day.</p> <p>The area as a whole provides a subtle transition from the higher land of the Howardian Hills to the lower areas of the town. This transition prepares the traveller for the transition from country to town.</p> <p><b>Extent to which the space provides a</b></p>	<p>of the wider Howardian Hills landscape</p> <ul style="list-style-type: none"> <li>• The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing.</li> </ul> <p>These points are expanded below:</p> <p>In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:</p> <ul style="list-style-type: none"> <li>• There are no features which identify The archaeological or historic interest of the space</li> <li>• There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Ecological matters are subject to other policy considerations.</li> <li>• The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features.</li> </ul> <p>In respect of the following tests:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> </ul>
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	<p><b>vista/viewpoint to the surrounding countryside</b>          Castle Howard Road (between the town and the bypass bridge) provides open, extensive views across the valley towards the Yorkshire Wolds on one side, and the North York Moors on the other. These views continue until you reach the town.</p> <p>The view from this road across to the Wolds is particularly spectacular, as you can see the town in the valley and obtain fantastic weather effects both rising from the valley and coming down from the high ridge of hills near Birdsall and Thixendale in the distance.</p> <p>The view across to the North York Moors from Castle Howard Road is one of extremely traditional countryside, with open farmland and a scattering of nearby trees and hedges framing the low moors in the distance. Even low development would obscure this understated but wonderful view.</p> <p>If you walk down California Gardens allotments on the public footpath you get a particularly wonderful view of the Wolds in the distance with the valley, and the edges of Norton Town and the river, nestled below.</p> <p>If you stand at the farm road looking down towards Thixendale the view is panoramic, and includes the area where the train line flows towards York. If the light catches it at a certain time of day it looks like a silver river running through the trees.</p> <p><b>Extent to which trees, boundary hedges or walls contribute to the character of the space</b></p> <p>Castle Howard Road is bordered by wide verges,</p>	<ul style="list-style-type: none"> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> </ul> <p>The two large areas of open, undeveloped land are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, they do not perform a specific influence on the settlement form of Malton. The town has extended up to the field boundary, and there is a regular edge with TPO'd trees. The ability to view Malton is limited, and such views are achieved to differing extents across the areas of land, a function of the site's size, changes in topography, elevation.</p> <p>In these regards they perform a similar role to most land which surrounds settlements.</p> <p>There are points within and between the areas of land in question where the level of intervisibility into the wider countryside is unparalleled in any other part of the edge of the towns, views of the North York Moors, Howardian Hills and The Wolds can be achieved via a wide panorama. This is a function of the land's elevation and position. However, this is not universally experienced across the site, only within discrete points, and particularly from the road, this is also not a factor which influences the form and character of Malton.</p> <p>Both sites are capable of being viewed at distance. The land of site 1 is sloping foot of the Howardian Hills LCA which extends across much of Malton.</p> <p>Site 1 (South) is viewable in part from York Road, but holistic views are achieved from the elevated parts of the A64 from the west, at distance.</p> <p>Site 2 (North) is high on the plateau of the Howardian Hills foot</p>
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	<p>mature hedges and trees that are unlike any other access road to Malton. The trees, hedges and verges provide a traditional and transitional movement from farmland to market town.</p> <p>The impact of tall, mature trees against low-lying farmland with long vistas in the background (both to the Wolds and to the North York Moors) is particularly striking and beautiful. I don't know of any other point in the Malton area where you can see both the Wolds and the Moors and obtain such fantastic effects of weather, countryside and view.</p> <p>This is a peaceful area that has public footpaths that are well used by Malton residents for walking and for access. Residents obtain health and wellbeing benefits from this direct access to the area.</p> <p>It is also an area containing a wealth of wildlife, including deer and barn owls, in addition to garden birds, rooks, migrating birds, rabbits and other small mammals.</p>	<p>slope, which is viewable from the Howardian Hills and land to the south and west of Norton.</p> <p>Development of this site has the capability to affect the setting of the AONB- but this is a landscape character consideration, under Policy SP13, rather than a form and character issue.</p> <p>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. Therefore, applying the designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives. There are other policies which are more appropriate to consider the impact of development on the site, and the impact on the AONB and Malton.</p> <p>The fact that the sites were considered as option choices in 2015 has not been a factor in the consideration process of whether the sites are capable of being a VIUA. Whilst these sites have not been identified as allocations, the decision to identify land as a VIUA is based on evidence of how the site performs in relation to the specific assessment criteria. The VIUA policy approach recognises that sites may be developed, where social and economic considerations outweigh the contribution the site makes to the form and character of the settlement.</p>
K Calver	<p>It has very, very recently been brought to my attention that there are plans afoot to develop the land behind Langton Road adjacent to the green open fields behind Welham Road. I understand that it is only currently 'outline permission', and Ryedale Council offered objection but were over-ruled by the Planning Inspector</p>	<p>The sites have been submitted (as part of a long-standing concern) for development as part of the Local Plan Sites Document. This consultation was to seek views and observations as to the retention of the land between Langton and Welham Roads as a Visually Important Undeveloped Area.</p>

	<p>from the Superior Government Department. But the concern is how long before such permission is given to the land behind Welham Road?</p> <p>I am wholly against development of the rural area behind Welham Road. And Langton Road come to that. Aside from the peace and quiet that will be lost, it will only add to the over-loaded state of the infrastructure.</p>	<p>It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Not withstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p>
<p>J Baty</p>	<p>Site 116 – Land to the north of Middleton Road and east of Crook Lane.</p> <p>I believe that this area should be designated as a visually important undeveloped area, as it plays an important part in maintaining the rural character of Pickering and keeping the settlements of Pickering and Middleton separate.</p> <p>Crook Lane is an ancient green lane with views across to the Yorkshire Wolds and Howardian Hills from the top of the hill, which would be adversely affected by any development of site 116.</p> <p>This area is also part of a medieval strip field system. These historic field systems are becoming rare and as such should be preserved for future generations.</p> <p>It is also important to prevent the merging of Pickering and Middleton (as town and village cramming adversely impacts the nature and separate appearance and charm of the individual settlements as well as protecting the historic nature of the places) While this development does not merge the two settlements it does make this much more likely in the near future.</p>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement;</li> </ul> <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> <li>• Extent to which the space provides a vista/viewpoint into the</li> </ul>

		<p>surrounding countryside</p> <ul style="list-style-type: none"> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> <li>• The archaeological or historic interest of the space</li> </ul> <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
C Knott	I am writing to support the proposal in the Ryedale District Council consultation (October 2016) to classify	Noted. It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the

	<p>the land, fields and woods directly between Welham Road and Langton Road as a Visually Important Undeveloped Area. This wide expanse of countryside is a crucial part of the overall form and historic character of the area.</p> <p>The land and fields in the “VIUA” provide grazing for horses and an uninterrupted view of the house, stables and adjoining cottages. In more detail there is the grade II listed building Whitewall House (Historic England List Entry Number 1149544) known as Whitewall Stables. The stables have had connections with racing in Norton since the 18th century (John Scott) and horse training has taken place since.</p> <p>Bazeley's Lane and Scott's Hill are areas of high amenity, both of which are in daily use by local people for various activities. These areas are situated on rising ground and provide uninterrupted views of Norton and Malton over the fields in the proposed VIUA. On this lane, Spring Cottage racing stables belongs to Brian Ellison who is a leading dual-purpose racehorse trainer in the UK. Spring Cottage dates back over 200 years and was the home to William I 'Anson, trainer of Epsom and Derby winners in the 19<sup>th</sup> century.</p> <p>Mill Beck, local springs and surrounding fields provide a natural barrier between Norton's expanding residential boundary and the training of racehorses. Retaining these fields as a VIUA will prevent further development into the rural area.</p>	<p>permission expiring, the indications are that the permission will be implemented.</p> <p>Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p>
M J Williams	I wish to support the application for VIUA status for High Marishes, Malton.	There is no application for VIUA status at High Marishes, but the West Malton residents have submitted that parcels of land to the

	<p>Whilst also supporting the further areas listed in the West Malton Residents Newsletter, I am unable to give full support because my knowledge of the areas is less sure.</p>	<p>north and south of Castle Howard Road - up to Broughton Road, and to the north of York Road.</p> <p>Noted</p>
<p>Cllr. Ed Jowitt</p>	<p>I am pleased to confirm my support for this application to designate the site formerly known as High Malton as a Visually Important Undeveloped Area (VIUA).</p> <p>This site, both to the north and south of Castle Howard Road, represents a vital access from the Howardian Hills AONB into Malton providing uninterrupted views from AONB to the town and thence across to the Wolds and North Yorkshire Moors and indeed in the opposite direction from the Town out into the countryside.</p> <p>I note also that this view was supported in submissions by the officer responsible for the AONB during the recent failed planning application for this site.</p> <p>This area is traversed regularly both along the roads and the pedestrian tracks enhancing the recreational and tourism utility of both local residents and visitors to the town.</p> <p>I hope and believe that adoption of the protections requested in this application will enable the town to maintain the benefits, outlined above and also in the attached document, for both current and future generations.</p>	<p>It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:</p> <p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p>



		<ul style="list-style-type: none"> <li>• The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields.</li> <li>• The site provides only a limited setting for buildings- it is part of the wider Howardian Hills landscape</li> <li>• The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing.</li> </ul> <p>These points are expanded below:</p> <p>In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:</p> <ul style="list-style-type: none"> <li>• There are no features which identify The archaeological or historic interest of the space</li> <li>• There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Ecological matters are subject to other policy considerations.</li> <li>• The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features.</li> </ul> <p>In respect of the following tests:</p>
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<p>P Riley and A Riley</p>	<p>I support the West Malton Residents' Group submission for the status of Visually Important Undeveloped Area for Land North and South of Castle Howard Rd. This is vitally important to preserve the character of the area and to provide a transition from the town to the AONB.</p> <p>I also support the request for protection of the other named green areas within the town, particularly the verges on the south side of Middlecave Road and within Castle Howard Road - these lend a difference and green amenity/space to these residential roads, important in order to provide character and diversity within the town.</p>	<p>It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:</p> <p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p> <ul style="list-style-type: none"> <li>• The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields.</li> <li>• The site provides only a limited setting for buildings- it is part</li> </ul>
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		<p>of the wider Howardian Hills landscape</p> <ul style="list-style-type: none"> <li>• The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing.</li> </ul> <p>These points are expanded below:</p> <p>In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:</p> <ul style="list-style-type: none"> <li>• There are no features which identify The archaeological or historic interest of the space</li> <li>• There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest</li> <li>• Ecological matters are subject to other policy considerations.</li> <li>• The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features.</li> </ul> <p>In respect of the following tests:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the overall form and character of the settlement</li> </ul>
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R Watmore	We walk our dog regularly along the Castle Howard Road and love the views from there. We are also tenants of an allotment on the California Gardens allotment site and it would be such a shame to lose this after all the hard work we have put into it over the last	It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:

	<p>few years.</p>	<p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p> <ul style="list-style-type: none"> <li>• The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields.</li> <li>• The site provides only a limited setting for buildings- it is part of the wider Howardian Hills landscape</li> <li>• The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing.</li> </ul>
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R Meadley	<p>I have recently been made aware that the area between Welham Road and Langton Road in Norton is under consideration, and I would like to support the classification of the area as an VIUA.</p> <p>I am fortunate to live on Welham Road and I have the wildlife and spectacular views on my doorstep. The fact that the Howardian Hills are in view in the area is a positive aspect to all who enjoy walking along the road and around Scot's Hill. Development of this area would change the landscape for the worse and would damage</p>	<p>Noted. It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p>

	<p>the wildlife habitat of many creatures and vegetation.</p> <p>Malton is also known for its race horses though the training stables by Bazeley's Lane may be interrupted by building works and housing. We should be proud of our traditions and respect the land which is used.</p> <p>I also work at the local high school (Norton College) which is an excellent school though currently over subscribed and would not have the capacity to take on extra students. Development of further housing estates in the area would put a strain on the local resources which would have an impact on the residents of our town.</p> <p>I hope that the council respect the views of the residents and look to protect our local beauty spots so that Malton and Norton can continue to be the rural haven that people know it for.</p>	
<p>White Young Green obo Fitzwilliam Malton Estate</p>	<p>FME supports the Council's position with regards to the VIUA's as set out in the Consultation Document dated October 2016.</p> <p>As you are aware, Fitzwilliam Malton Estate continues to promote sites 249, 218 (both located off Castle Howard Road) through the sites and allocations process.</p> <p>You will also be aware that the sites have been taken forward by RDC as preferred options in the Local Plan Sites Document.</p> <p>Identifying the sites as Visually Important Undeveloped Areas (VIUA) would restrict their development as per policy SP16. There is, therefore a clear conflict</p>	<p>Noted.</p> <p>The fact that the sites were considered as option choices in 2015 has not been a factor in the consideration process of whether the sites are capable of being a VIUA. Whilst these sites have not been identified as allocations, the decision to identify land as a VIUA is based on evidence of how the site performs in relation to the specific assessment criteria. The VIUA policy approach recognises that sites may be developed, where social and economic considerations outweigh the contribution the site makes to the form and character of the settlement.</p> <p>Under the operation of SP16, even land which is already subject to a VIUA can, if there is a socio-economic reason which</p>

	<p>between the promotion of the sites as preferred options for residential development and including the sites in the VIUA document.</p> <p>Notwithstanding this, and taking account of the 6 criteria used to identify the VIUAs, sites 249 and 218 do not score highly and should not therefore be taken forward as new VIUA's. That is:</p> <ul style="list-style-type: none"> <li>• They are peripheral to the settlement and are not highly visible from within it (where views are shortened by existing development and the topography of the town); as such they do not contribute towards the settlements overall character.</li> <li>• Nor do they provide the setting for any buildings of historic or architectural interest.</li> <li>• The sites do not provide vistas or viewpoints to the surrounding countryside (there are no public footpaths or bridleways crossing the sites which would afford these views and views towards to surrounding countryside from those located near to the site would not be affected by future development).</li> <li>• Finally, whilst the sites can be viewed from publically accessible view points from approach roads or paths, they do not make a significant contribution towards the setting of the settlement of Malton as the sites are not themselves of high landscape value, viewpoints are limited and views dominated by the 132Kv power lines crossing the site and the existing built environment adjacent the sites, which is</li> </ul>	<p>overrides the importance of the land retaining its open undeveloped state, be developed. This has occurred in two situations at Malton, and the Service Village of Nawton.</p> <p>This VIUA consultation has prompted responses from the local community as sites which they consider meet the tests of the VIUA, and they are often sites which have a development 'interest'. It is important that the Local Planning Authority consider and respond to these responses, and any responses which seek to ensure land is not so designated, in an objective manner.</p> <p>The Site Selection Methodology identified that there were some particular sensitivities with these sites, in summary these a focussed on particularly around the setting of the AONB. The fields also do allow considerable intervisibility to other landscape character areas, but as discussed in the responses for the land to be designated as a VIUA these matters are in themselves not sufficient to warrant the VIUA designation. VIUAs are so designated because as areas of land which are on the edge of a settlement they provide a demonstrable, and significant contribution to the form and character of a settlement which sets it apart from other areas of land. These fields are attractive with particular landscape sensitivities.</p> <p>The Local Planning Authority disagree with statement that the sites do not "provide vistas or viewpoints to the surrounding countryside. The northern site is elevated, as part of the Howardian Hills LCA footslope and provided views of the North York Moors, and particularly of the Howardian Hills and the Wolds. Were these fields to be developed the ability to view these areas would be diminished to an extent, depending on the build form taken. The Pylons still allow intervisibility. The ability to take in these views is achieved from public vantage points out with the site. The sites do have significant landscape sensitivity,</p>
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	<p>not of any particular value being standard residential properties and an industrial estate.</p> <ul style="list-style-type: none"> <li>• It is also worth noting that whilst the A64 is in a cutting it is not completely hidden from view and is audible, reducing any sense of tranquillity.</li> </ul>	<p>but that is not a reason for the VIUA designation.</p> <p>Land ownership is not a factor in VIUA designation.</p> <p>Noise, and its impact on tranquillity, is not a measure of suitability of area for a VIUA, a number of VIUAs are proximal to main roads, or within urban areas.</p>
<p>C Jennison obo HL Halder Ltd</p>	<p>Object to retention of VIUA which should be described in two parcels of land which refer to open space on the junction of Whitby Road and High Backside and Whitby Road and Hatcase Lane. The southern component has been subject to numerous successful applications. The map is incorrect and needs changing to match the description. Enclose a map of the southern area to be removed from the VIUA, and proposed for bungalows - for which there is a chronic need.</p>	<p>The map is correct, showing the VIUA as designated in the 2002 Local Plan. The description will be amended to refer to the two parcels of land. The VIUA designation is proposed through this consultation to be retained.</p> <p>Historic planning applications have been submitted on the land, one of which led to building of a single dwelling. An application to the north was refused for the reason: <i>"The proposal if carried out would result in the loss of an open grassed area which constitutes an important visual feature on the approach to Pickering from Whitby and which in the opinion of the Local Planning Authority should for the most part be retained"</i></p> <p>Demonstrating long-standing recognition of the quality of the open space and its contribution to the quality of this part of Pickering. The land to the south has been subject to planning approvals, one of which has expired, the other implemented.</p> <p>The two parcels of land mutually contribute to the experience of positive contribution these parcels of open land make to this part of Pickering. There are no extant permissions. The VIUA designation does not preclude development from taking place, but, the special qualities of the open area must then be weighed in the balance against whether there is an outweighing wider social or economic need for the site to come forward.</p>

		It is considered that the designation should be retained.
P Beanland	Object. Consider that sites (High Malton and land to south of Castle Howard Road) represent best sites for development. This designation would prejudice the development prospects for these land areas in the future.	The Council is not proposing to identify these sites as VIUAs.  The decision to not identify the land to the north and south of Castle Howard Road has been taken on the basis that the land does not meet the specific policy objectives/reason of the VIUA designation.
S Helme	Re. site 40/158, west of Alderson House at Kirby Mills, "should be retained as a VIUA as it would be a prominent, visible site"  Because this site is surrounded by a well established, high hawthorn hedge, a two storey building would not be too prominent. With no development on the site, there is a greater chance of the hedge and field lacking maintenance, which would make it more prominent and visible for the wrong reasons.  Mr Coates, who made the original proposal, firmly believed that an attractive building on this site would become a unique feature to visitors approaching Kirkbymoorside from both directions on A170, besides providing many benefits for the town as stated in a previous letter.	Lack of maintenance of a site is not a significant consideration in determining whether a policy designation should be changed on a site.  The presence of the hedge and its height and massing would not mitigate the impact of development on the site, as both a policy principle and in terms of its impact on the street scene:  The submitted site has been assessed through the SSM in terms of its suitability as a site for residential development. One of the main concerns with the site was the prominent position of the site in relation to land between Kirkbymoorside and Kirby Mills. Development of the site would lead to a prominent further erosion of the space between these settlements, and the open land between them is already diminished. The VIUA designated in 2002 extends between the remaining open space between these settlements, and the view of the Local Planning Authority is that the designation remains relevant and appropriate.
R and S Fussell	Having considered the areas highlighted in the attached map (relating to the land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane, I strongly support the classification of the areas marked A and B on the Map as new VIUAs for the reasons set out below.  Firstly, the green space and the trees in these areas	It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.  Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no

	<p>provide both a desirable view of the surrounding countryside and contribute to the distinctive character of this area. Indeed, these elements have influenced the value of the properties in this area, and is often a reason why residents choose to live in this location.</p> <p>Combined with the space on the other side of Welham Road, the golf course and the fishing pond, this wide expanse of countryside is a crucial part of the overall form and character of the settlement.</p> <p>In addition, Whitewall racing stables is an impressive building dating back to the early 1800's. The most famous trainer to have lived there was John Scott, he bought it in 1825 and lived there until his death in 1871. Scott was an extremely successful as a trainer having a tally of 31 'Classic' winners. There are associated listed buildings around the stables and the green space that currently surrounds this area greatly contributes to the idyllic setting of these historical buildings. Any alterations to the tranquillity of this area would affect the running of the racing stables in the vicinity, which are a valuable source of income for the area.</p> <p>The hilly area between the stables and the Langton Wold gallops called Scot's Hill, and the fields above it, are used daily by dog walkers and alike, for exercise and relaxation, all the more important these days to relieve the stresses of everyday life. Areas A and B are visible from these footpaths and provide an attractive view that people old and young have enjoyed for a long time. The biodiversity of wildlife and wild flowers is maintained by this open space and would be affected by development of these areas.</p>	<p>planning application has been submitted on this part of this proposed VIUA.</p> <p>The wider area of land which has been referred to does not demonstrably influence the form and character of Norton, and warrant the designation of VIUA. The application of the VIUA designation needs to be applied judiciously. Some of the land is already identified as being within the Wolds Area of High Landscape Value.</p>
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	<p>Furthermore, the road that connects with Welham road from York and surrounding areas has become excessively more busy in recent times with the development of Whitewall Quarry. Areas A and B need to be protected as vigilantly as possible to prevent further development congesting these areas any further. Securing areas A and B as VIUAs would be a major step in preventing this from occurring.</p> <p>As such, I am deeply disappointed that planning permission has been granted for the development of area B in an already heavily populated area, and near to a school and sixth form college, with associated heavy traffic. Nevertheless, I strongly support the classification of this area as a VIUA in the event that this planning permission expires, and it is because of this it is now more important than ever to protect area A from such development.</p> <p>It is the preservation of such vital areas of land that makes towns like Norton and Malton the rural havens that Ryedale is loved and renowned for. We sincerely hope that the council opts to protect areas A and B and look forward to hearing the outcome of the council's decision.</p>	
Natural England	<p>Natural England welcomes the review of Visually Important Undeveloped Areas (VIUA). We consider that the Ryedale's VIUAs can be a useful tool for helping to protect both nationally designated landscapes and locally valued landscapes from inappropriately sited development. We note in particular the new and extended VIUA's associated with settlements within and in proximity to the Howardian Hills Area of Outstanding Natural Beauty (AONB) and North York Moors National park including</p>	<p>Noted. Although not designated with purpose of protecting the setting of the AONB.</p>

	those in Welburn, Slingsby, Amotherby, Hovingham, Ampleforth and Pickering. We welcome the protection these VIUA's offer to the setting and special qualities of the nationally designated landscapes. Natural England notes the removal of VIUA's from the Policies Map but has no significant concerns regarding these sites	
C Wilson	I believe the area of land to the North of Keldhead Farm should be revisited and looked at as either an area zoned for creation of high quality executive housing or to be a designated area suitable for self build. Controlled development in this area would ensure a development of individual residential units in keeping with the traditional properties in the area and securing the long term visual appeal rather than purely securing the area for the life time of this plan.	Submitted for consideration as a potential site or development; this area was assessed through the Site Selection Methodology. This identified that the open land contributes significantly to the setting of Keld Head Conservation Area by providing an attractive buffer between Pickering and Keld Head. The SSM also identified that the land is already subject to a VIUA designation as part of the 2002 Local Plan. In the re-appraisal of those designations the designation remained relevant and is proposed to be continued.
Paul Jackson AONB Manager	I have the following comments to make on the proposals for the VIUAs relevant to the AONB: <ol style="list-style-type: none"> <li>1. Welburn – proposed new VIUA – support.</li> <li>2. Slingsby – proposed new VIUA – support.</li> <li>3. Amotherby – proposed new VIUA – support. This small field is highly significant in maintaining a gap between the villages of Swinton and Amotherby. It also gives remarkably extensive but rather 'surprise' views from the B1257 out into the wider AONB landscape and therefore contributes significantly to the setting of the AONB.</li> <li>4. Hovingham – proposed new VIUA – support.</li> <li>5. Ampleforth – proposed new VIUAs – support.</li> <li>6. I'm aware that the Malton Residents Group has proposed that an extensive area of land to the west and south west of Malton (bounded by the York Road Industrial Estate, A64/AONB boundary and the B1257) should be designated as a new VIUA. Whilst unable to provide</li> </ol>	Noted. The Council has decided that the VIUA designation of Castle Howard Road Sites does not meet the purpose of the VIUA designation. It is a site which has considerable landscape character, however it is considered that the sites do not make a significant contribution to the form and character of Malton. But not in its contribution to the form and character of Malton. The sensitivities of the site can be considered under the established policy framework of SP13 of the Local Plan Strategy, in respect of matters regarding the setting of the AONB and the protection of landscape character.

	<p>detailed comments in relation to the VIUA designation criteria which might apply to <i>all</i> parts of this proposed site, the examination of the planning application for the High Malton development showed the importance of the area in the vicinity of Castle Howard Road to the settings of both Malton and the AONB. It would appear that, similar to the proposed new VIUA for Old Malton, an assessment of this land for either full or partial inclusion as a new VIUA might be considered under Criteria 1, 3, 4 and 5.</p>	
Selby District Council	<p>At this time SDC have no comments to make on the consultation material, however the council wish to be kept informed of the progress and will work with Ryedale as appropriate.</p>	Noted.
Bell Snoxell Building Consultants Ltd obo Mr and Mrs Collier	<p>The former Brickworks Site at Swineherd Lane.</p> <p>The role of the VIUA is clearly stated in the latest assessment as follows:-</p> <p><i>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.</i></p> <p>Assessing the site taking account of the above information has concluded the following:-</p>	<p>The VIUA designation referred to is a long-standing designation at Kirkbymoorside, and the designation performs multi-functions in respect of the VIUA designation criteria, as set out in the Consultation Document. Currently two option choices for development sites were identified as being in the VIUA.</p> <p>At the time of the VIUA consultation, Members had not made decisions on which sites would be taken forward allocation. But the Site Selection Methodology identified the sensitivity.</p> <p>The consultation on VIUAs identified that in respect of Kirkbymoorside, some of the site options consulted upon in 2015, would, if allocated, would then be taken out of the VIUA designation. It is noted that the Brickworks site is previously developed, however, some of the land would be visually prominent, at elevation, but that elevated land has been excluded from the site extent which was consulted upon as an option choice (submission 265).</p>

	<ul style="list-style-type: none"> <li>- Development of the site has no direct impact on the Vivers Hill Scheduled Monument. The topography of the hillside/landscape means that from the south (A170) there is no way to see Vivers Hill Scheduled Monument.</li> <li>- There is no impact on the Church or the conservation area.</li> <li>- In terms of development pressure along Swineherd Lane, the proposals are for a Brownfield site, part of which is a builder's yard with permission for log cabins to both the lower and mid level sections. The site has houses to either side along Swineherd Lane, albeit not immediately adjacent. This is not a new greenfield site.</li> <li>- No impact on the strip or mosaic field patterns.</li> </ul> <p>The site is visible from a limited number of points in the local area such as Great Edstone. This is however at a considerable distance. From the main road, the A170 the site is very difficult to see directly. As currently viewed it is clear that the site is not greenfield due to the builder's yard and associated materials set aside areas. The proposal to develop the site at low and mid level ties directly into the way in which the site was developed and used as a brickworks. To define the site as 'Undeveloped' is simply not accurate. The site is Brownfield and still used in part for a commercial purpose with planning permission in place for the development of log cabins to the lower and upper parts. Previously a picture of the site as a working brickworks was forwarded. Attached is an aerial view of the site from 2002 that demonstrates its impact on the landscape over the years. The site has changed little since this time apart from a scheme of tree planting.</p>	<p>The proposed allocation therefore only covers the land at the lowest elevation, and this will be identified as an allocation on the Policies Map, with the VIUA designation deleted from that area.</p>
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	<p>The site is sloping and surrounded on three sides by woodland. It is therefore well shielded in the landscape. The development of houses on the site would be set against the hillside and not interrupt in any way the horizon. The site is currently in use and developed to many parts with permission for more development on the middle/upper parts. The site is therefore sustainable in terms of development for housing and not just to the lower level. It is appreciated that the design and scale of any development to the middle/upper parts would have to be more very well thought out. With the design input of the architect and the Ryedale planning department this is feasible. We trust the above will be considered fully as part of this consultation process.</p>	
Ampleforth Parish Council	<p>Following discussion at a recent Parish Council meeting I can confirm that Ampleforth Parish Council are happy with all of the additional VIUA's in the village of Ampleforth, as listed in the consultation document.</p> <p>Ampleforth Parish Council would also like to submit a new VIUA for consideration by yourselves at the top of Millway. Please find attached details of this location and why the Parish Council believe it should be considered as an additional VIUA. The Parish Council look forward to hearing your thoughts on this submission.</p>	<p>The land which the accompanied the representation is actually included in the VIUA which is described as: Land to the south of St. Hilda's Church. It is acknowledged that a broadening of the description of this land would provide clarity to the extent, and so it is proposed that it be changed to:</p> <p>"Land to the South and West of St. Hilda's Church and North of Millway."</p> <p>Furthermore the photograph which accompanied this representation will be added to the supporting evidence of this proposed VIUA.</p>
Flaxton Parish Council	<p>Flaxton Parish Council has considered the proposed amendment to the existing VIUAs with respect to the land to the east of the cricket pitch in Flaxton and fully concurs with the proposed extension of the site to the</p>	<p>Noted.</p>

	field boundary.	
Huttons Ambo Parish Council	Thank you for the opportunity to comment on the proposed revision of sites covered by this designation. The Parish Council is satisfied that the amendments are appropriate and has no further sites to put forward for designation.	Noted.
M Middlebrook	<p>I think it is vitally important to keep the flats, allotments, cemetery and grass verges in Old Malton and a green belt between Old Malton and Malton as these all add to the character of this Conservation Area.</p> <p>I suggest that 323 and 324 should also be identified as VIUAs because they meet the following criteria:</p> <ul style="list-style-type: none"> <li>• Contribution to the overall form and character of Old Malton, which is a Conservation Area;</li> <li>• Contribution to the setting of Old Malton as viewed from a number of publically accessible view points and from approaching roads and paths;</li> <li>• They prevent town and village cramming (Malton and Old Malton)</li> </ul>	<p>The support for the designation of proposed extended VIUAs and new VIUAs is noted.</p> <p>Site 323 has now received planning permission.</p> <p>The Local Planning Authority must consider the sites submitted for consideration to ensure that development requirements are met. The identification of policy choices for sites is an iterative process, and is informed by evidence.</p> <p>At the time of VIUA consultation the Council was preparing the draft of the Publication of the Local Plan Sites Document, and had consulted the previous year on the Option Choices for sites to deliver the residual requirement. Site 324 had performed well enough in the appraisal process to be considered as an Option Choice.</p> <p>Re-evaluation of the site 324 by Officers, including the Council's Conservation Officer, has been undertaken.</p> <p>This response is made on the basis of both the further evaluation of the site, and that a position has been reached which identifies which sites are identified as allocations to meet the residual requirements.</p> <p>It is not considered that the open land contributes to the setting</p>

		<p>of Malton. However it is considered that the land contributes significantly to the settlement identity of Old Malton. Whilst Officers had considered that some of site 324 may have been acceptable in principle for development, Historic England did identify the importance of maintaining a gap between the two settlements, and raised concerns that even with the pre-existing VIUA designation which covers the first field, known as 'the Flatts', this may not be sufficient to provide an acceptable break in the built extent.</p> <p>Aligned to this the Council's Conservation Officer concludes that the fields do provide a very important aspect of providing a rural setting to the Old Malton Conservation Area:</p> <p><i>“The Conservation Area of Old Malton can be summed up as a predominantly traditional vernacular village in a rural setting. The rural setting of Old Malton is an important aspect of the character which it is desirable to preserve or enhance. At present there is a defined rural edge which separates Old Malton from the more urban centres of Malton and Norton. This is an important separation and creates a visual buffer to the conservation area. The fields in question provide expansive views of the western edge of the village, and set it within its rural context. “</i></p> <p>She also identified that the site forms a very important part of the setting to the Grade I Listed St Mary's Priory church. This setting contributes to its significance as a building within a tranquil rural village setting. <i>“Due to the available expansive views over the fields, the large scale of the church and the height of the tower, the church can be clearly seen rising above this village setting. This juxtaposition of massive church and small rural settlement greatly contributes to the historical and aesthetic value of the church. This emphasises not only the importance of the church to its immediate rural community, but in addition, due to its large size which can clearly be discerned from the fields in question, it</i></p>
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		<p><i>is clear that the significance of the church extends beyond that of the localised village community. “</i></p> <p>As such it is considered that the fields submitted and identified as site 324 warrant their inclusion as a VIUA in respect of the following criteria:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest.</li> </ul> <p>On that basis the reasons for its designation would be</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement; and</li> <li>• The site provides an attractive setting for buildings within it;</li> </ul>
K Hailstone	<p>With regard to Amotherby Parish Councils proposal for the field at Station Farm to be considered as a new VIUA.</p> <p>The site does not have any significance within the village, other than as a potential development site.</p> <p>I have responded to the six criteria used to identify VIUAs in the order that they are listed on the Identification and review of Visually Important Undeveloped Sites consultation document.</p> <p>1/ The distant view of the church is only visible to the owners of Station Farm as the field is not visible or accessible to the public/village other than very limited</p>	<p>Noted. The Local Planning Authority has responded to the Parish Council's proposal for the land to the rear of Station Farm (site 8) to be included as a VIUA.</p> <p>Officers have examined the site, and consider that the site does not have demonstrable sensitivities which would set the land apart from most other areas of the land which surround Amotherby, and therefore is not proposed to be subject to a VIUA designation.</p> <p>This does not, however, preclude the Local Planning Authority's responsibility/and duty regarding the setting of the Grade II Listed Church, and the due consideration of those matters.</p>



	<p>views through the copse of trees that we have planted along the boundary with the churchyard. This view from the northern boundary of the churchyard is basically a grass field with the BATA factory/Mill in the distance.</p> <p>2/ The field makes no contribution to the setting of St Helens Church. The church stands well away from the field boundary and the field cannot be seen from the actual church only from the northern edge of the graveyard which is well away from the church.</p> <p>3/ The field makes no contribution to the overall form and character to the village. Most people wouldn't know it was there. It has boundaries to village gardens on one side. A copse of trees with BATA behind on another side. Open fields on the third side towards Swinton and on the fourth side another copse of trees and the boundary with the graveyard.</p> <p>4/ The only vista visible to the village/public is the BATA factory/Mill</p> <p>5/ Apart from the copse of trees that we have planted along the graveyard boundary there are no other trees or walls and nothing in the field that is any different from hundreds of other fields in or surrounding Amotherby. Additionally the copse of trees that we have planted would be retained in any future development of the land.</p> <p>6/ the site has no archaeological or historic interest. It is just a four acre grass field.</p>	
Hovingham and Scackleton Parish	The Parish Council fully supports the proposal to register this area of land as VIUA.	Noted.

Council		
L Coulson obo Mrs P Barber and Mr B Booth	No objection to the principle of the designation. But require that that there is a small, rectangular area of land be excluded to make the designation easier to implement and enforce and allow for proper boundary treatment around the beck. Exclude the hatched yellow/orange area to the south of site submission 417.	The proposed VIUA designation is already subject to a number of different landowners. It is the quality of the space which defines the boundary of the VIUA; not land ownership. The designation does not preclude management of the site, or maintenance of boundaries. It actually responds to the edge of the fish ponds which is a physical boundary feature in itself, and the trees which contribute to the green wedge of Mill back incorporate this area of land. Extent retained as proposed.
L Coulson obo Mr and Mrs A Bulmer	<p>Seek to remove the VIUA Designation on land at Great Habton, which is described a garden to the west of Manor House and west and south of The Beeches. The garden area to the west of Manor House, I was unable to see through the trees and foliage on the majority of the site to actually see the setting of the Manor House behind. The setting of the Manor House is protected by legislation which protects the setting of a listed building.</p> <p>Since the VIUA designation 5 houses have been built, all the properties show the area as front garden with normal residential usage, and the VIUA has not been amended to reflect this. The trees could be protected by TPO, no special character or public benefit, as opposed to any other properties in the village which lie in generous plots.</p> <p>Consider that they no longer fulfil the criteria for the VIUA designation, and should be lifted.</p>	<p>The VIUA designation recognises that it is the undeveloped qualities of the site which are important in this regard. The trees at the frontage of the Manor House, the trees at the front of the Beeches and the trees to the south of the Beeches are all subject to a Tree Preservation Order. The land to the frontage of the Beeches, which is more open, and the green space in which the trees are situated is more prominent with in the street scene. In respect of Manor House, the lodge is a large property which sits close to the site frontage. Whereas Manor house is set back with a distinct depth of frontage.</p> <p>Our records show that the buildings were completed some two years prior to the adoption of the 2002 Local Plan, and therefore the VIUA designation was undertaken to ensure that the land would remain undeveloped, by features such as garages, sheds which would need permission by virtue of their position relative to the property.</p>
M Bradshaw	With some sites I cannot see any objection to them being suitable for building. On saying that I do feel villages need a village green, even if small. Most sites have lovely views, but we need more homes to be built. Houses leading out onto busy streets are not a good idea. We do need our lovely villages, they	Noted. The role of VIUAs is to ensure that development decisions recognise that particular areas in around our villages and market towns have features and setting which makes it important to ensure that those qualities are retained, even when they may appear to be 'good sites for development'. The Local Plan Sites Document identifies where those development needs

	are what go a long way to making us an area of outstanding natural beauty.	are best met, and identifies area where development would lead to a loss of character which contributes to a place or the setting of a place.
Gladman Developments Ltd	<p>Need to ensure that the process used for VIUA designation is in line with the NPPF to ensure that the designation is justified.</p> <p>This representation will provide an overview what is deemed necessary for landscape designation in the context of the NPPF before examining the proposed designation at land between Welham and Langton Roads</p> <p>For a landscape to be considered valued it must exhibit some demonstrable physical attributes which elevate its importance above simply being an area of undeveloped countryside.</p> <p>GLVIA 3 offers guidance on what could be considered a physical attribute with helpful indicators:</p> <ul style="list-style-type: none"> <li>• Landscape Quality</li> <li>• Scenic quality</li> <li>• Rarity</li> <li>• Representativeness</li> <li>• Conservation Interests</li> <li>• Recreational Value</li> <li>• Perceptual aspects</li> <li>• Associations</li> </ul> <p>Should only designate VIUAs where there is sufficient evidence that an area has demonstrable physical attributes, and should not try to block sustainable development from coming forward.</p> <p>Question why this area is being designated now, and</p>	<p>In principle, designation is consistent with the NPPF and legislation relating to the role of the Development Plan.</p> <p>Gladman Developments (Ltd.) misunderstand the purpose of the policy. It is not the purpose of the policy to be a landscape policy and in this respect GLVIA 3 Methodology is not relevant.</p> <p>It is important to recognise that the purpose of the VIUA designation is as follows:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement</li> </ul> <p>It is not a designation which is orientated around landscape, and therefore the relevance of GLVIA 3 is not relevant to the purpose of the VIUA designation.</p> <p>Both Historic England and Natural England have not identified such an approach as being in conflict with the NPPF, it should also be noted that the rationale for the consideration of VIUAs formed part of the evidence base of the consideration of the Local Plan Strategy, submitted, examined and adopted in a post NPPF policy context.</p> <p>The rationale of not identifying land as VIUA because it was not identified as a VIUA in the preceding Local Plan from 2002 neglects the fact that planning policy changes over time, and site specific designations must respond to that in a place-specific</p>

	<p>why it has not been previously designated?</p> <p>There has been no strategic landscape study, and the Council have used their own methodology for designating VIUAs</p> <p>The northern part of the designation is subject to a planning permission, and in the course of the appeal the Inspector considered that <i>'these sites did not require any special consideration in terms of their landscape or appearance'</i></p> <p>On that basis this part of the designation should be deleted.</p> <p>Evidence which underpins policy must be robustly prepared, failure to do so makes soundness in severe doubt.</p> <p>Justifications used:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Contribution the space makes to the setting of a building or groups of buildings either listed or other historical or architectural interest</li> <li>• Extent to which the space provides a vista/viewpoint into the surrounding countryside</li> <li>• Extent to which trees, boundary hedges or walls contribute to the character of the space</li> </ul> <p>These justifications do not show sufficient demonstrable physical attributes to include land between Welham Road and Langton Road as a VIUA.</p>	<p>way and development requirements change. It is entirely appropriate that development plan policies are periodically reviewed. Since the adoption of the 2002 Local Plan, national planning policy regarding housing delivery has increased the emphasis on the sustained delivery of housing, particularly in those settlements where facilities and services, shops employment and education can be accessed in a more sustainable manner. This has placed significant pressure on the District's market towns and service villages, and a need to re-examine areas of land which were in the 2002 Local Plan capable of being identified as a VIUA, but were not because the allocations were defined, there was no pressure for development, and they were outside Development Limits and seen as Open Countryside.</p> <p>Consequently, as part of the production of the Local Plan Sites Document the Local Planning Authority both reviewed the existing VIUA designations, and examined areas which had been identified through consultation (particularly in 2009) regarding areas of land which were identified as being important to remain open and undeveloped. The work on the sites assessment had identifies sites with particular sensitivities, including the Council's Special Qualities Study.</p> <p>Whilst for a number of the existing and proposed VIUAs in villages and towns they represent more discrete, smaller areas of land; a small number of larger VIUAs have been previously identified at the Market Towns. It is now become appropriate to identify further areas which incorporate larger areas of multiple fields which are of demonstrable significance to the setting of the town(s), and contribute to the form and character of settlements.</p> <p>The VIUA designation is not a designation which is concerned with landscape character <i>per se</i>. The range of site sizes and situations across the District is testament to the range of</p>
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	<p>This wording is more like that of a settlement gap policy rather than of a landscape quality policy. The justification in this regard is key, settlement gap policies are not landscape designations and are designated for entirely different reasons using different evidence.</p> <p>The views provided into the surrounding countryside and in the setting of the settlement are a heavy justification for the inclusion of land between Welham Road and Langton Road as a VIUA. Scenic quality is just one criterion to be assessed when designating valued landscapes, it is not considered sufficient without there being further demonstrable physical attributes.</p> <p>The setting of a building, or groups of buildings, either listed or other could be considered a physical attribute as referenced in the justification above. However, this issue has already been addressed in the inspectors report for the appeal on the second part of the proposed designation at land between Welham Road and Langton Road.</p> <p>The second part of the proposed designation is much closer to the listed building and designated heritage asset in question and the inspector did not consider that any harm to them would be sufficient to refuse the application. There is nothing to suggest that the same would not be the case should a development proposal come forward on another part of this VIUA designation.</p> <p>Further, there is nothing to suggest that the trees, boundary hedges or walls are out of the ordinary in the</p>	<p>attributes which can contribute to the character of places and setting of settlements, as identified in the six criteria used to assess potential VIUA sites. This is set out in the background paper to which these comments are appended.</p> <p>It is appropriate that in the consideration and evaluation of all the site submissions through the application of the Site Selection Methodology, which is the operational element of the Sustainability Appraisal process, the Council derives which are the most sustainable sites to meet housing requirements, and this work has concluded that the sites at between Langton and Welham Roads do not perform as well as some other sites. As such other sites have been taken forward as proposed allocations, and the area which has permission is identified as a commitment.</p> <p>The difference from the 2016 VIUA consultation is that the planning permissions granted at Langton Road have now not been identified as becoming a VIUA if the permission expires, this is due to the evidence that the sites will be developed. The Local Planning Authority is entitled to provide a policy approach for the site in the event of the permission expiring, but since this is unlikely to occur, the designation would be moot.</p>
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	<p>area and that any potential development of the area could not positively contribute to and enhance the character of the space.</p> <p>Without evidence from a strategic landscape study this area should not be included in the VIUA proposals and until this evidence can be presented Gladman would suggest the proposed designation be removed.</p> <p>Indeed, each part of the designation that has been put forward for inclusion has also been put forward to be included in the site allocations document. The inclusion of land between Welham Road and Langton Road is unsound and we consider this an attempt to block otherwise sustainable development coming forward; a direct conflict with the core principles of the NPPF.</p>	
F Champion	<p>Regrettable that it has taken until now for the VIUA designations to be proposed, particularly given the appeal decisions. Particularly since the photos were taken in winter, so presumably you were planning to use these long before the applications.</p> <p>Strongly support the VIUA designation.</p> <p>Whitewall Stables and cottages are grade II listed and have a long-standing cultural connection to the racing industry going back 200 years.</p> <p>Bazeley's Lane is a Bridle Path, which was tarmaced with excess from the A46 Bypass.</p> <p>There is a historic circular gallop in front of Whitewall and are an important divider between the settlement of Norton and Whitewall. Bazeley's lane is the boundary for Scots Hill</p>	<p>The photos were taken as part of the site visits which were conducted in early 2015 as part of the site consideration assessment process. They were not taken per-se for any potential VIUA designation, but to record the site at the time of the visit.</p> <p>The information provided in this response demonstrates the demonstrable special qualities of the fields between Langton and Welham Roads.</p> <p>Whilst it is noted that interest has been raise in extending the VIUA across to west of Welham Road, it is considered that this land does not display the unique features of the land subject to the proposed VIUA, and is land distanced from the settlement and subject to general policies of restraint which recognise its open countryside location. The field patterns and modern fields to the north are also not distinctive in their appearance. They do not influence directly the form and character of the settlement-going back to the reasons for the VIUA designation:</p>

	<p>The horseracing industry utilise Bazeley's lane and an essential route for the movement of horses to the gallops.</p> <p>The area is contains public footpaths and is used by dog walkers.</p> <p>There is evidence that the layout of fields forms part of an ancient manor and that there may have been a roman settlement in those fields</p> <p>Mill Beck is an ancient stream and springs and will be irreparably damaged by development.</p> <p>The Inspector gave no weight to the impact on the equine industry, despite being a major contributor to the economy and providing direct and indirect jobs.</p> <p>I would further suggest that this VIUA is extended to include the land between Blink Bonny and south of Norton to protect his area which is the continuance of the important route to both sets of gallops used by many trainers in Norton</p> <p>The VIUA should also be extended to the west of Welham Road to include the Golf Course, paddocks and fish pond and extend as far as the river.</p> <p>The approach to Norton from the south from Whitewall Hill, Langton Road and Beverley Road should also be considered because together they constitute the main body of the racehorse training area of Norton, the protection of which should be of the highest priority with Town Planners, minerals and waste development</p>	<ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement</li> </ul> <p>Therefore do not meet the reasons for the designation.</p> <p>Furthermore, whilst the importance of safe passage is recognised by the Council, the VIUA designation is not the policy to ensure that this is undertaken. Its scope is around protecting other form and character features, based on the six criteria and for the reasons above. The Council is in discussions with the Highways Authority to find solutions to ensure that vehicle movements and those of horses can be undertaken mutually and safety.</p> <p>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. Based on this representation, the entire south extent of Norton, to the east and west would be included. Using such a designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives. It is not considered that the these areas meet the specific reasons of:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement</li> </ul>
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	<p>planners and highways considerations- although this is so often not the case.</p>	<p>There are some landscape sensitivities, parts of the areas mentioned are within the Wolds Area of High Landscape Value on the elevated land, and these would be considered under Policy SP13, with the spatial principle considerations of SP1 and SP2. There is 'policy restraint' in these areas to consider development proposals.</p>
<p>England Lyle Good Town Planning obo the Hovingham Estate</p>	<p>Object to the inclusion of land to the north of the Worsley Arms and south of the Village Hall and Tennis Courts. Set an unduly negative tone for future consideration of development proposals and hinder progressive development in the village. The Estate has indicated in their Masterplan their broad areas of change over the next 25 years- and the designation would stymie that approach.</p> <p>Flood risk already constrains the land. The land is already adjacent which is within or close to the AONB. The presence of Listed Buildings and Conservation Areas have their own policy designations- it is duplicative and unnecessary.</p> <p>The Pasture Lane development has created successful growth, and subject to flood risk matters being addressed, this is proposed to be extended (site 347 and 643)</p> <p>There is an existing plethora of controls for protecting the character and amenity of settlements; regarding listed buildings and other historic and architecturally important buildings and the character of conservation areas such can be achieved by the appropriate application of existing local and national planning policies and guidance</p>	<p>Approximately 50% of the land which has been identified as a proposed VIUA was submitted as a site for residential development as part of the Development Plan production. In assessing the site, the Local Planning Authority considered of the wider sensitivity of this area of land and its contribution to the setting of the Worsley Arms complex of Listed Buildings, and the Hovingham Conservation Area, which abuts the proposed VIUA. As a consequence, the VIUA designation extends further to the east, to allow the full appreciation of the eastern elevation of the Cart House, but also links up to existing VIUA designations which occur on Main Street, and which includes the garden area of the Worsley Arms. It should be noted that it does not include land to the south and east of the Worsley Arms complex of buildings (partly identified as site submission 643). This is because, whilst having considerable potential to affect the setting of the Worsley Arms, there is a series of farm buildings and other buildings, which mean that the land has been developed, and is not open.</p> <p>Notwithstanding the exclusion of this land, in exercising its planning functions, the Local Planning Authority must <i>"in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."</i> As required by s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>



	<p>To prevent town and village cramming- there is an assumption that such may occur and equally that high density development is appropriate, pre-judging the appropriate assessment of any development prospect.</p> <p>To retain green areas, open space and trees, again, such can be achieved by the appropriate application of existing local and national planning policies and guidance.</p> <p>Previous reasons for the designation of the existing VIUAs, one of more the following were deemed significant.</p> <p>Significant contribution to the character or setting of the settlement- key word is significance</p> <p>Attractive setting - a value/qualitative judgement Site is of importance - need to appreciate the form and evolution of the settlement, not just because it is undeveloped.</p> <p>The RDC site selection methodology with regard to this land parcel is flawed and overstates the possible impact on village character and setting. Special Qualities Study does not extend to Hovingham and there is no up to date Conservation Area Appraisal, Village Design Statement or Parish Plan.</p> <p><i>Contribution the space makes to the setting of the settlement views either from publicly accessible view points within the settlement or from approach roads or paths. - Response:</i></p> <p>Proposed land is not capable of being appropriately</p>	<p>The Local Planning Authority does not agree that by designing this area of as a VIUA it is duplicative or unnecessary. Both Historic England and Natural England have not identified the principle of such an approach as being in conflict with the NPPF as part of the Examination of the Local Plan Strategy, it should also be noted that the rationale for the consideration of VIUAs formed part of the evidence base of the consideration of the Local Plan Strategy, submitted, examined and adopted in a post NPPF policy context. This has also been repeated by both Natural England and Historic England in this response. Both Historic England and The Howardian Hills AONB Manger have expressed explicit support for the extended VIUA designation in Hovingham. Historic England advised: Hovingham: Land to the north of the Worsley Arms and south east of the Village Hall and Tennis Courts This area contributes to the setting of the Hovingham Conservation Area and of views towards the village from the east. Therefore we support its identification as a VIUA.</p> <p>As a policy designation, the designation of VIUAs was as a policy construct in principle taken forward into the NPPF compliant Local Plan Strategy. The VIUA designation was never designed, nor has been imposed, to operate as a block to development that was socially and economically on balance necessary to come forward despite the identified sensitivities within a site. Indeed two VIUAs have become developed, in a Market Town and Service Village. However, the VIUA designation is important because it seeks to recognise that there are demonstrable physical attributes which make areas of land important to retain their special qualities for the character of places, and by this set out why they are different to areas of simply 'undeveloped countryside', and important to be retained. Therefore requiring the specific features to be taken into account in considering any development proposals.</p>
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	<p>appreciated from publicly accessible view points within the settlement. The site is not viewable from Main Street. The existing VIUAs are viewable, but they extend back from the street. The extended VIUA is not capable of being viewed from the public highway. The Worsley is private commercial enterprise.</p> <p>Even if development were accommodated, this would not be visible in the street scene due to the separation distances.</p> <p>Land to the north of Stone house is private garden space so any public view is not from here, but from the village hall grounds.</p> <p>As for views from outside the settlement, this is limited to the footpath to the north, itself bounded by hedging with the Worsley Arms complex of buildings some distance away and impact diluted as a result and equally revealing the modern, substantial agricultural buildings and modern development upon Mowbray Crescent as it climbs the hill to the south as key features in the setting of the settlement. The significance of this aspect is questionable and designation based upon purely the fact the land is open and largely in agricultural use.</p> <p><i>The contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest. Response:</i></p> <p>The proposed VIUA does not, in its entirety, form the setting to the listed buildings to the south and west of the site. The Worsley Arms complex is compact and orientated to the south and west. As stated above, it is</p>	<p>The Local Planning Authority would entirely agree that the VIUA designation should be judiciously used. Other sites have been submitted for consideration as VIUAs, and they have not been progressed. 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.</p> <p>The site, whilst not being publically accessible, affords open views to the Worsley Arms from a public vantage point, and complements the existing VIUA designations which do face onto Main Street, and whilst again being private afford a public benefit through their open qualities. The Local Planning Authority has not sought to identify a 'blanket approach' to VIUA designation surrounding Hovingham, which is clear from an examination of the Policies Map.</p> <p>The rationale of not identifying land as VIUA because it was not identified as a VIUA in the preceding Local Plan from 2002 neglects the fact that planning policy changes over time, new evidence must be considered, and site specific designations must respond to that in a place-specific way. Since the adoption of the 2002 Local Plan, national planning policy regarding housing delivery has increased the emphasis on the sustained delivery of housing, particularly in those settlements where facilities and services, shops employment and education can be accessed in a more sustainable manner. This has placed significant pressure on the District's market towns, but also pressure on the Service Villages, and a need to re-examine areas of land which were in the 2002 Local Plan capable of being identified as a VIUA, but were not because there was no pressure for development, and they were outside Development Limits and seen as Open Countryside.</p> <p>Consequently, as part of the production of the Local Plan Sites</p>
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	<p>visible but at a distance and softened by surrounding development.</p> <p>There is also an assumption that the appreciation of the setting of the listed buildings cannot actually be enhanced as a result of development – providing more open access to views from within the heart of the proposed VIUA through new public vantage points and an immediate appreciation of these buildings which could be set in an appropriate open context within any scheme of development. Such could be achieved and legitimately required through appropriate development management and application of existing policy. There is no need for this additional policy burden as the consideration of setting already is a significant material consideration.</p> <p><i>The contribution the space makes to the overall form and character of the settlement Response</i></p> <p>The inherent character of Hovingham is dominated by the cluster of historic buildings associated with Hovingham Hall and managed parkland to the west of Main Street and the wider/general relationship between built development and the contained open spaces which predominantly sit along and lie within the triangle of land bounded by Main Street (B1257), Church Street and Park Street. The built form is otherwise closely knit and contains such generous open spaces with few gap sites. The present VIUAs reflect and seek to protect those areas which genuinely contribute to this character and can be appreciated from main public vantage points.</p> <p>The proposed additional VIUA is not appreciated on the approach into Hovingham from the north with the tree</p>	<p>Document the Local Planning Authority both reviewed the existing VIUA designations, and examined areas which had been identified through consultation (particularly in 2009); site assessment; and wider evidence such as Conservation Area Appraisals and Special Qualities Study; which identified such land as being important to remain open and undeveloped.</p> <p>The VIUA designation is not a designation which is concerned with landscape character <i>per se</i>. The range of site sizes and situations across the District is testament to the range of attributes which can contribute to the character of places and setting of settlements, as identified in the six criteria used to assess potential VIUA sites. The VIUA designations do not encircle settlements. The Local Planning Authority has received requests to undertake this, but as evaluated carefully where areas of land have a demonstrable significant contribution to the form and character of the settlement, and any sensitivities within that settlement.</p> <p>The Local Plan Sites Document identifies allocations to comfortably meet the residual requirement, and the NPPF buffer, whilst also in conjunction with the operation of the local buffer means that the Council will deliver more than 3000 homes over the plan period. The NPPF is clear that in tandem with ensuring that there is a sufficient land supply for the delivery of housing, there is a role for Local Plans to identify areas of either restraint (Green Space), or areas where particular sensitivities are acknowledged and identified, and where if development proposals sought, these sensitivities would be identified within the Development Plan. In Ryedale, this would need to be considered in the context of Local Plan Strategy policy SP16 <i>"Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement"</i>.</p>
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	<p>lined highway and subsequent development in proximity to Pasture Lane screening the land from view. Equally, on the approach from the south any open views are distant and expansive with the generality of the relationship of the built-up confines of the village with the wider open countryside diluting the ability to identify the proposed VIUA as a key and identifiable element in terms of village character or form.</p> <p>Therefore, the actual contribution that the space makes to village form and character is questionable and clearly far less than the present designated VIUAs – that is why the land was not included originally no doubt. Nor would the expansion of such VIUAs as proposed add anything as the subject land is not wholly read as an integral part of these existing VIUAs and only appreciated from a very few and constrained public vantage points. It is not a main contributor to village character or form.</p> <p><i>The extent to which the space provides a vista/viewpoint into the surrounding countryside</i>  <b>Response</b>  As stated previously, this is not satisfied due to the limited public access and available public viewpoints onto the land from within the village. Even when the land is revealed, any view is acute and not fully across this land from a sensitive location/context due to the position of the public footpath adjacent to the tennis court and village hall car park.</p> <p><i>The extent to which trees, boundary hedges or walls</i></p>	<p>It is important to be aware that the VIUA designation is not the same as a Local Green Space Designation, the role and scope of which is set out in paragraphs 77/78 of the NPPF. The NPPF sets out the circumstances for the application of this type of designation, and whilst the remit can be broader; it is for local communities to identify what those reasons are. The Local Green Space designation is much more restrictive than that of the VIUA designation in respect of the decision making process: Para 78 of the NPPF states that "<i>Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts</i>". This is not undertaken under Policy SP16 of the Local Plan Strategy. This is why the NPPF provides a framework for considering such sites and that they should not be extensive 'tracts of land' to desist a blanket approach to areas of restraint.</p> <p>The Sites Consultation in 2015 did not identify the VIUAs. A VIUA consultation followed in 2016.</p> <p>Hovingham and Scackleton Parish Council have responded to this consultation and 'fully support' the inclusion of the extended VIUA.</p> <p>It is considered that it remains appropriate to identify this area of land as part of an extended VIUA designation within the Policies Map.</p>
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	<p><i>contribute to the character of the space</i> Response Officers rightly accept that there is no significant positive contribution in this regard.</p> <p><i>The archaeological or historic interest of the space</i> Officers rightly accept that there is no significant positive contribution in this regard.</p> <p>Fundamentally, there is no need for this extended designation. The present VIUAs provide sufficient protection given the stated criteria for this part of the village. This additional land was not deemed to meet the clear criteria, purpose or reasons for designation previously nor does it now. There have been no changed circumstances to justify the additional allocation other than in reaction to possible future development and to stymie the aspirations of the Estate as indicated in the Estate Masterplan.</p> <p>The document emphasises that <i>'the designation is not in itself, a landscape protection policy or a policy designed to provide 'blanket' protection to all/the majority of undeveloped land around settlements'</i> (page 18) – however, in this case this is exactly what the designation is appearing to do.</p> <p>The local planning authority are applying too low a threshold in this regard and seeking designation on an unsound basis.</p> <p>While the local authority refers to paragraph 77 of the NPPF in the document (which itself refers to Local Green Spaces) this confirms that <i>'designation will not be appropriate for most green areas or open space'</i> and should not involve <i>'an extensive tract of land'</i>. Also,</p>	
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	<p>there is a '<i>demonstrably special</i>' test which needs to be applied. The local community have not actively sought for this land to be designated in this manner – no initial inclusion in the Local Plan, response being made to the Sites Issues and Options Consultation 2009 (Appendix 2 of the present consultation document) or more recent allocations consultation in October 2015 as we understand - which is a reflection of the lack of necessity, desire and need for such.</p> <p>Appendix 2 of the document, in assessing other potential VIUAs across the district under the 2009 consultation, repeatedly refers to the following approach: <i>'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.'</i></p> <p>It is considered that the proposed additional VIUA in Hovingham does not meet this 'judicious' application of the stated criteria (based on a visual assessment on site as opposed to on plan) or sit comfortably as a beneficial extension of the present VIUAs which lie along the public road frontage and more readily meet the required tests. The extensive nature of the land effected also discourages such designation as paragraph 77 of the NPPF refers.</p> <p>The objective of the local authority to protect the quality</p>	
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	<p>of the built and natural environment associated with Hovingham is applauded but it is an aim equally shared by the Estate, and demonstrated in practical terms on a daily basis. The Estate is the significant custodian of key elements of the village – both village services and the underlying nature of the place – and the effective long term management and vision for the village equally generates a ‘public benefit’ (page 5) in its own right; perhaps above and beyond that which this proposed allocation seeks to protect. This should be balanced against the perceived limited public benefit of the proposed designation and ramifications that would arise as a result.</p>	
<p>Evolution Town Planning obo The Carr and Watts Families</p>	<p>Object to the inclusion of the VIUA designation on land between Welham Road and Langton Road  A report supplements this objection  Highly unusual that land be included within a VIUA following the granting of planning permission.  The Inspector in reaching the decision did not refuse the application on the basis of harm to the character of the area.  The view of the Landscape Architect is that the land to the west of the VIUA is less importance in the landscape, and as a result has less reason to be included in a VIUA than the land along Langton Road which was subject to the appeals. The study concludes:</p> <p>We conclude that the designation of the Norton VIUA should not be implemented. The Site, in the west of the VIUA, is eminently suitable for housing development, located on flat, low lying land and adjacent to existing residential development on three sides. Scott’s Hill Provides a clearly defined, defensible edge to the</p>	<p>As a policy designation, the designation of VIUAs was as a policy construct in principle taken forward into the NPPF-compliant Local Plan Strategy. The VIUA designation is focussed on identification of areas which significantly contribute to the form and character of the settlement.</p> <p>It is important to recognise that the VIUA designation is not a landscape designation per se; the range of site sizes and situations across the District is testament to the range of attributes which can significantly contribute to the form and character of places and setting of settlements, as identified in the six criteria used to assess potential VIUA sites. The reasons for the application of the designation are based on one or more of the following reasons:</p> <ul style="list-style-type: none"> <li>• The site makes a significant contribution to the character or setting of the settlement;</li> <li>• The site provides an attractive setting for buildings within it;</li> <li>• The site is of importance in terms of the historical form and layout of the settlement</li> </ul>

	<p>countryside beyond. The Appeal Site within Norton VIAU East has already been granted planning permission for up to 93 homes and the VIUA designation would only become implemented in the unlikely scenario of the permission expiring.</p> <p>At page 95 of The Landscapes of Northern Ryedale, published in 1999 on behalf of the District Council, the assessment provides advice for development around Malton/Norton:  <i>“From a landscape perspective, urban expansion would best be accommodated on the flat, low lying land to the south and east of the towns”</i>, i.e. the area covered by the Norton VIUA.      In allowing the appeal for up to 93 homes the Inspector gave weight to this statement.</p> <p>In our view the Site has a better relationship with the urban edge of Norton than other areas in the proposed Norton VIUA, in particular the Appeal Site. Its character has more suburban influences than the central and eastern areas of Norton VIUA.</p> <p>We believe that there are flaws in all four of the criteria which were used to identify the Norton VIUA and our comments are summarised below.</p> <p>At present we consider that the Site makes little contribution to the settlement viewed either from publicly accessible viewpoints within the settlement or from approach roads or paths. The main view into the Site from Whitewall is already marred by suburban development and domestic clutter of the rear gardens of properties along Welham Road. There are no outstanding views or special landscape features, apart</p>	<p>Consequently, as part of the production of the Local Plan Sites Document the Local Planning Authority both reviewed the existing VIUA designations, and examined areas which had been identified through consultation (particularly in 2009); site assessment; and wider evidence such as Conservation Area Appraisals and Special Qualities Study; which identified such land as being important to remain open and undeveloped.</p> <p>Whilst a large number of the existing and proposed VIUAs in villages and towns they represent more discrete, smaller areas of land; a small number of larger VIUAs have been previously identified at the Market Towns. As towns expand, it is appropriate that the Local Planning Authority consider whether it is necessary to identify further areas which incorporate larger areas of multiple fields which are of demonstrable significance to the setting of the towns, and their form and character in respect of this.</p> <p>In respect of the tests, and reasons for the VIUA designation, there is a lack of appreciation of the intrinsic qualities of the site, which have been identified through the site's consultation, the special qualities study, the site assessment process. The field patterns are historic (evidenced through the Historic Landscape Characterisation work undertaken by North Yorkshire County Council), distinctive, and are in strong contrast to the modern, regular enclosed fields to the west and east and south east of Norton. This is experienced in combination with the trees of Mill Beck, and the gentle topographical undulations of the eastern part of the VIUA. The area is attractive, and is used by dog walkers and others seeking recreation. The public footpath of Bazeleys Lane affords significant views of both Malton and Norton.</p> <p>It is appropriate that in the consideration and evaluation of all the</p>
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	<p>from boundary hedges and trees along Mill Beck, which would be retained if the Site were to be developed.</p> <p>In our opinion the Site is more suitable for housing development than the Appeal Site on Langton Road that has been granted planning permission. The Site is well screened from Welham Road, a local approach road to Norton, by existing built development and we consider that this edge is more robust than the approach road from Langton Road which is more rural in character. In spite of this, the Appeal Inspector considered the site <i>“peripheral to the experience of arriving into Norton ... and the development would have little or no effect on the setting of the town”</i>. This reinforces that the Site should also be allocated for housing, not designated a VIUA.</p> <p>The Site lies in the least visually sensitive part of Norton VIUA; views from public rights of way and permissive paths are from Bazeley’s Lane and the eastern side of Scott’s Hill, which are located east of the Site and nearer to the Appeal Site. Views from Whitewall across the Site towards Malton and Norton are mostly screened by built development and vegetation, due the flat, low lying topography. Only part of the mature trees along Mill Beck can be viewed from Whitewall across the Site. Vantage points to Malton and Norton are from higher ground to the south and the Site does not contribute to these views.</p> <p>The Site does not contribute to the setting of the listed buildings Whitewall House and Whitewall Cottages. The connection between the listed buildings and the Site is severed by Whitewall lane. There are no public views across the Site or from within the Site which link</p>	<p>site submissions through the application of the Site Selection Methodology, which is the operational element of the Sustainability Appraisal process, derives which are the most sustainable sites to meet housing requirements, and this work has concluded that the sites at between Langton and Welham Roads do not perform as well as some other sites. As such other sites have been taken forward as proposed allocations. Whilst this is clearly not a reason to impose the VIUA, it is to demonstrate that there are more suitable sites in principle to deliver housing.</p> <p>The Area of High Landscape Value for the Wolds extends to Bazeley’s Lane, as it is at this point that the land begins to rise to the south, on Scotts Hill. The fields subject to the proposed designation provides and important historic rural edge to Norton (which has been lost elsewhere), and contributes to the setting of the town.</p> <p>The Langton Road appeal decision has prompted the Council to strive to provide a policy approach so as to ensure that in any application, any demonstrable qualities concerning the contribution of specific areas of land to the setting of a place are given full weight in the decision making process. The quote from the Inspector, which this representation has referred to, merely recognises that on the basis that there was no designation which he could consider and weigh in the planning balance regarding the impact of the development on this area, the sensitivities which the Local Planning Authority had identified, had no policy 'weight' for the Inspector to consider.</p> <p>The Inspector outlines: <i>“The sites lie to the south-west of Langton Road. Site A is relatively level between the road to the east and the heritage assets to the west. Site B slopes down from the road towards the Mill Beck stream. A substantial hedge largely hides the sites from public view although there are</i></p>
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	<p>to the listed buildings. The loss of the fields to development would cause little or no harm to the significance of the heritage asset. Modern development immediately east of Whitehall has affected the setting of the listed buildings. We believe that development of the Site would bring about enhancements to the setting of the listed buildings.</p> <p>In the wider landscape, the Site is generally well contained to the north by the urban edge of Norton, to the west by existing housing along Welham Road and to the south by the rising wooded slopes of Scott's Hill. The Site does not provide a vista/viewpoint into the surrounding countryside.</p> <p>There are few landscape features within the Site that contribute to the character of the space apart from boundary hedges, which would be retained as part of a development.</p>	<p><i>openings through which the Wolds can be seen across the site by looking south and a picturesque view of Sutton Grange nestling against a backdrop of trees can be obtained by looking north. The carriageway of Langton Road is elevated and so more continuous views across the site can be seen by passers-by on horseback or, more generally, when the hedgerow is trimmed. There is no doubt that these are pleasant, even pretty, scenes. Their loss would be regretted".</i></p> <p>Regarding the Inspector's references to the Landscape Character Assessment. The Local Planning Authority would like to take the opportunity to quote the full text which from the Landscape Character Assessment, which was taken out of context by the Appellants and applied without check by the Inspector. The underlined text was text not included.</p> <p><i>"From a landscape perspective, urban expansion would be best accommodated on the flat, low lying land to the south and east of the towns. <u>This area is already affected by large scale development, notably the Norton Grove Industrial Estate, and would not impinge on the attractive landscape setting of the Howardian Hills Foothlope that lies to the west of the town.</u>"</i></p> <p>It is important clarification because it demonstrates that this land to the south was not being identified as a suitable site for development, but the land to the south <i>and</i> east. The Norton Grove Industrial Estate is some distance from the land concerning this representation, and not viewable from the site.</p> <p>The Local Plan Sites Document identifies allocations to comfortably meet the residual requirement, and the NPPF buffer, whilst also in conjunction with the operation of the local buffer means that the Council will deliver more than 3000 homes over the plan period. The NPPF is clear that in tandem with ensuring that there is a sufficient land supply for the delivery of housing,</p>
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		<p>onto the fields, and there is a combination of post and rail fence and low stone wall. There is also a small fall in elevation, so the fields are visible even from ground floor windows. As such it is considered that there is a strong intervisibility between the paddock areas and Whitewall. Anecdotally, in another response, the lane has been described as a former bridle way, which was tarmaced in the 1960s with leftover tarmac from the A64. The lane would in the past itself have had an intrinsic relationship between the stables and the paddocks, and continues to do so today, which have for many years shared facilities between the stables. These fields in particular give an important indication of Norton's historic rural associations and the importance of the equine industry. The Listing Description describes the detailed elements of Whitewall House and attached outbuilding. The Cottages are included for group value. It identifies in the description: The Whitewall Stables have had connections since the 18th century with racing in Norton. The house was the residence of John Scott, a notable 19th Century trainer. Whilst it is not possible to make a direct correlation, the property of Whitewall is an imposing property, and its primary outlook is over the paddocks subject of this proposed VIUA designation.</p> <p>The presence of other modern properties are a product of their time, and whilst they still allow Whitewall and the cottages to be experienced without visual interference, their presence is not justification for allowing further development to this particular area, which would enclose this whole complex of fields irrespective of the retention of an 'open area' in front of Whitewall.</p>
Malton Town Council	<p>The town does not oppose the specific proposals on additions, removals, and variations in respect of Malton and Old Malton connected sites</p> <p>The Town Council would wish to advise that in the</p>	Noted.

	<p>current process of the Development of a Neighbourhood Plan, a recommendation which is to be presented for public consultation at the appropriate stage is that the plan should promote a policy that 'the main approaches into Malton and Norton should be protected, and that any development which undermines or harms the significance of the landscape quality and visual amenity created by the views and setting should be resisted.</p>	
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