



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	PLANNING COMMITTEE
DATE:	2 AUGUST 2016
REPORT OF THE:	HEAD OF PLANNING AND HOUSING GARY HOUSDEN
TITLE OF REPORT:	SLINGSBY, SOUTH HOLME AND FRYTON VILLAGE DESIGN STATEMENT
WARDS AFFECTED:	HOVINGHAM WARD (SLINGSBY, SOUTH HOLME AND FRYTON PARISH)

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 For members to consider the Village Design Statement (VDS) and the comments received following consultation on the document and to recommend to Council that it is adopted as a Supplementary Planning Document (SPD).

2.0 RECOMMENDATION

- 2.1 That Council is recommended to:

- (i) Adopt the Slingsby, South Holme and Fryton Village Design Statement as a Supplementary Planning Document.

3.0 REASON FOR RECOMMENDATION

- 3.1 Members of the community of Slingsby, South Holme and Fryton Parish have prepared a Village Design Statement (VDS). They are keen that the document is adopted as a Supplementary Planning Document (SPD) by Ryedale District Council, as the Local Planning Authority. SPD's supplement the policies of the Development Plan for the purposes of determining planning applications and an adopted VDS has weight in the decision making process. Officers are confident that all of the necessary statutory requirements have been met to enable to the Council to adopt the document.

4.0 SIGNIFICANT RISKS

- 4.1 There are no significant risks associated with this report. The VDS has been

produced in accordance with the statutory requirements covering the production of Supplementary Planning Documents.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 The Ryedale Local Development Scheme commits the authority to the preparation of Supplementary Planning Documents (SPDs) to support the implementation of the Ryedale Plan.
- 5.2 SPDs can cater for a range of topics, and it is not uncommon for Village Design Statements (VDSs) to be adopted formally as SPD's. Members will be aware that VDS are commonly used by local communities to articulate what special qualities and features contribute to a place, and thus are of value. As such, when they are capable of being adopted as SPD, they provide further information and evidence to help in the implementation of policies relating to the preservation and enhancement of the built and natural environment. Outside of the formal planning application process, VDSs can also provide a useful source of information to those seeking to undertake minor works to their properties.
- 5.3 Before a Local Planning Authority can adopt an SPD it must be satisfied that consultation has been undertaken to inform the preparation of the document and seek views on a draft version. The group who have prepared the draft version of the document have undertaken initial consultation to inform the drafting of the VDS. A draft of the VDS was then subject to public consultation between 18 April and 30 May 2016. Comments from Historic England, Natural England, The Howardian Hills AONB Manager and North Yorkshire County Council were received. The VDS and Consultation Statement, the latter details of the consultation and summaries of comments and responses are included at Appendix 1 and 2 of this report, respectively.

6.0 REPORT

- 6.1 Members will recall that a draft of the VDS was considered by this committee on 12 April of this year. Members agreed that the document be subject to formal consultation with a view to progressing its adoption as a Supplementary Planning Document.
- 6.2 The VDS is divided into themes. It provides historical context and information covering the evolution of the settlements to present day and:
- Considers the setting of the village in the countryside, including important views in and around the settlement;
 - Describes and defines the layout of the village and describes areas of differing character;
 - Provides details of the houses which create the special character of the village;
 - Describes views, setting and features through maps and photos;
 - Discusses features such as materials, roofs, utility fixtures and fittings, windows, doors, outbuildings (barns and sheds), property boundaries and gates;
 - Identifies landscape features and important trees and wildlife and habitats; and
 - Provides guidelines for future development and property alterations.

- 6.3 In addition, the VDS seeks to achieve the following:
- Identify features which should be protected/preserved;
 - Identify changes which could be harmful to the village's character; and
 - Help to guide new developments and alterations to existing buildings.
- 6.4 The aim is provide a locally-specific context to considering how new development and alterations can contribute to ensuring that Slingsby remains the attractive and valued village it is today, and that in Fryton and South Holme any new development is sensitive to its surroundings. Much of the older village of Slingsby is within a Conservation Area, and there are a number of Listed Buildings. These are statutory designations which recognise the architectural and historic character of places and buildings. The Village Design Statement can complement these existing designations, and can provide guidance, even when Local Planning Authority approval is not required.
- 6.5 Historic England had no specific comments to make, but welcomed notification of the adoption of the SPD. The Howardian Hills AONB Manager was supportive of the document's content, and sought clarification on the use of limestone. North Yorkshire County Council provided helpful comments regarding inclusion of wider sources of information, consideration of Castle Howard Registered Park and Garden, and greater clarity on the scope of the VDS. In response to this, further links have been provided to the wider landscape character assessments, and the introduction has been amended to make it clearer on the scope (i.e. area of coverage of the VDS). The Local Planning Authority and VDS group do not consider that development in Slingsby, South Holme or Fryton has any capacity to affect the setting or any significance of the Castle Howard Registered Park and Garden due to the distance, lowering in elevation and intervening undulations in the topography. Natural England's response seeks to ensure that protection of the natural environment and the promotion of biodiversity is enhanced in the document. Officers have worked with the VDS group to make it clearer within the SPD the importance of these considerations, particularly regarding Green Infrastructure, and have responded to specific requests regarding planting of trees, use of green walls/roofs, lighting by highlighting in the document, where such matters have been considered within the VDS.
- 6.6 Natural England also sought consideration as to the need for a Strategic Environmental Assessment/Habitats Regulations Assessment. The Local Planning Authority will incorporate into the Statement of Matters that it considers that the Slingsby, South Holme and Fryton Village Design Statement is a document which should not be subject to Strategic Environment Assessment. The reasons for this are: The document has a very specific scope, covering three rural settlements, and provides guidance on important design attributes of the settlements, and matters to consider in development proposals. It does not in itself identify any form of development to be undertaken within those settlements. The adoption of this Village Design Statement would provide local amplification of policies in the established Development Plan which has been subject to SEA/SA.
- 6.7 The Local Planning Authority will also incorporate into the Statement of Matters that it considers that the Slingsby, South Holme and Fryton Village Design Statement is a document which does not require a Habitats Regulations Assessment to be undertaken for the following reasons:

- This is a Village Design Statement, which does not identify or promote particular sites or forms of development. It provides design context and awareness;
- It is only applied within the context of the Development Plan which has been subjected to SA/SEA and the Habitat Regulations Assessment;
- No sites, which are of international significance for biodiversity, are within less than 8.8km from Slingsby, South Holme and Fryton.

On that basis, the application of this Village Design Statement would have no effects on the conservation objectives of Natura 2000 Sites (Special Area of Conservation/Special Protection Area sites).

6.7 It is considered that on the basis of the above, no substantive issues that have been raised by the representations received. The representations have provided the opportunity to make small scale revisions which have improved the clarity of the document.

7.0 IMPLICATIONS

7.1 The following implications have been identified:

- a) Financial
There are no financial implications associated with the recommendation
- b) Legal
The document has been produced in accordance with the statutory requirements covering the production of Supplementary Planning Documents
- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)
Once adopted as a SPD, the VDS will have weight in the decision making process.

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Background Papers:

Planning Committee. 12 April 2016. Agenda Item 5.

Background Papers are available for inspection at:
www.ryedale.gov.uk