

Item Number: 6
Application No: 20/00770/OUT
Parish: Norton Town Council
Appn. Type: Outline Application
Applicant: Mr Paul Sedman (Sutton Grange Developments)
Proposal: Residential development of 5no.dwellings (site area 0.72ha) - access to be considered
Location: Land at Sutton Grange Langton Road Norton Malton YO17 9PU

Registration Date: 26 August 2020
8/13 Wk Expiry Date: 21 October 2020
Overall Expiry Date: 7 October 2020
Case Officer: Alan Goforth **Ext:** 43332

CONSULTATIONS:

Norton Town Council	Recommend approval, subject to tree retention and protection over entrance way and main site.
Highways North Yorkshire	Recommend conditions
Yorkshire Water Land Use Planning	Recommend conditions
Archaeology Section	Recommend condition
NYCC Natural Services	Further information required
Building Conservation Officer	No objection
Tree & Landscape Officer	No objection – recommends conditions

Re-consultation

NYCC Natural Services	Mitigation to be secured by condition. Stage 1 Habitat Regulations screening assessment concluded no significant effect is likely
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Representations: AC Barker (objects), JD Barker (objects), Mr Mark Appleby (objects), Ms Margaret Pepper (supports), P Hudson and C Cuthbert (support).

BACKGROUND:

The application is to be determined by Planning Committee due to the applicant being a close relation to an elected Member of the Council. In addition representations received in response to the consultation exercise have raised objections based on material planning considerations.

On 27 October 2020 Members resolved to conduct a site inspection in advance of the determination of the outline planning application. The site inspection is scheduled for 4 December 2020 and will allow Members to gain an understanding of the proposed development in the context of the surrounding land, heritage assets, landscape features, adjacent residential development and the public highway prior to the detailed consideration of this outline planning application.

SITE:

The application site amounts to 0.7 hectares and is a grassed paddock associated with Sutton Grange (under the ownership of the applicant). The site is on the southern side of Norton. Access is gained via a tree lined, single lane private driveway which meets Langton Road 110 metres to the north east of the

site.

The site is outside of development limits and as such lies within the open countryside. The site is also locally designated as a Visually Important Undeveloped Area (VIUA). The site is within Flood Zone 1.

Sutton Grange is a 19th century dwelling of stone and slate construction and is considered a Non Designated Heritage Asset. The application site, at its closet point, is approximately 30 metres east of Sutton Grange house. The Grade II listed Sutton Barn stands beyond Sutton Grange approximately 110 metres north west of the application site.

Mill Beck is to the south of the application site and follows a south east to north west alignment. The topography of the site generally falls away towards the beck with a change in level of approximately four metres north to south. To the west of the application site is a woodland area associated with Sutton Grange. The site boundary comprises a timber post and rail fence on the northern and eastern sides with the beck to the south and mature tree and hedge planting to the west.

The land to the east and north east of the application site is being developed for 79 dwellings (Keepmoat Homes- Ebor Chase Development) under permission ref. 15/00098/MOUT. The nearest properties to the east of the site (Spring Beck Avenue) have been completed. There is also permission for six detached dwellings to the north of the private driveway north east of Sutton Grange under permission ref. 15/00099/MOUT. As a result new housing development will flank the existing private driveway to Sutton Grange.

PROPOSAL:

Outline planning permission is sought for a residential development of 5no.dwellings (site area 0.72ha) - access to be considered. All other matters (layout, scale, appearance and landscaping) are reserved for a future reserved matters application(s) although illustrative detail is provided in support of the outline proposals.

The site would be developed as 5no. self-build plots on the western side of the site. The developable part of the site has maximum dimensions of 75 metres in width (east -west) by 110 metres in length (north-south). The site narrows at its southern extent where it meets Mill Beck. A 0.19 hectare paddock to the north of the development site would be retained for use by Sutton Grange (outside of application site).

The access off Langton Road would be widened with a passing place created half way along the driveway. The entrance gates would be repositioned further into the site at a point on the private driveway 25 metres north east of Sutton Grange beyond what would become the shared driveway. The entrance to the application site off the driveway would be formed at the existing field gate into the paddock at the north end of the site. The new driveway would run along the northern and eastern sides of the site and would include a branch to the north of plot 2 and a turning head at the southern end of the site adjacent to plot 4.

The indicative plans show that the individual plots would be divided by beech hedgerows and there would be metal park railings along the frontage with the new driveway. A 5-10 metre wide landscape buffer strip of native tree planting would be created along the eastern boundary adjacent to the new housing development. A shallow swale to collect surface water off the driveway would run along the western side of this shelter belt parallel to the driveway. A narrow ditch would be created to the west of the dwellings to attenuate surface water from the individual plots. A mixed native hedge would be planted beyond the ditch along the western boundary. Foul water would be directed to a small subterranean pumping station adjacent to the new driveway from where it would be pumped to a gravity sewer on the existing driveway which links to the sewer in Langton Road.

Each of the detached dwellings would comprise of single and two storey elements. The indicative details show that the dwellings will be constructed from traditional materials such as brick and stone with slate pitched roofs. The dwellings will be designed with overdrawn eaves, verge details and intersecting roof lines subservient to the main ridge line. The window proportions would be similar to

Sutton Grange and the dwellings would incorporate traditional chimney stacks. It is also intended that the dwellings comply with Lifetime Home Standards which sets design criteria in relation to accessibility.

The application is accompanied by a Planning Statement, Design Intent Strategy, Visual Landscape Analysis, Ecological Impact Assessment, Flood Risk Assessment, Outline Drainage Strategy and an Archaeology and Heritage Desk Based Assessment.

POLICIES:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing
Local Plan Strategy - Policy SP4 Type and Mix of New Housing
Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP14 Biodiversity
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources
Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
Local Plan Strategy - Policy SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy

The Ryedale Plan – Local Plan Sites Document (2019)

The following policies of the Ryedale Plan – Local Plan Sites Document are relevant to the assessment of the application:

- Policy SD16 - Visually Important Undeveloped Areas

Material Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (PPG)

Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)

REPRESENTATIONS:

The LPA has received a total of 5 representations from local residents in response to the application of which three object and two are in support.

The objections and concerns can be summarised as follows:-

- Narrow entrance road/poor access
- Impact on existing mature trees along site access
- Tree planting on eastern boundary will obstruct natural light to dwelling and garden
- New tree planting could damage drains, property and public cycleway

- Impact on local wildlife

The representations in support raise the following points:

- Housing of character without impacting on rural location
- Proposed landscaping minimises visual impact
- Attractive houses within very nice setting
- Better than large developer cramming as many in houses on to the land

APPRAISAL:

The main considerations in the determination of this application are:

- Principle of the development;
- Impact on visual amenity, landscape character and form of the settlement including the VIUA;
- Impact on heritage assets;
- Impact on residential amenity;
- Highway impacts;
- Drainage;
- Archaeological impact; and
- Ecological impact.

Principle of the development

Policy SP1 (General Location of Development and Settlement Hierarchy) in the Ryedale Plan- Local Plan Strategy (2013) sets out a hierarchy of settlements and seeks to focus new development within the Principal Towns, Market Towns and Service Villages. The site is outside of the development limits of Malton/Norton (Principal Towns) and is, therefore, within the open countryside for planning purposes.

Policy SP1 of the Local Plan Strategy makes it clear that in such open countryside locations, development will be restricted to that which is necessary to support a sustainable, vibrant and healthy rural economy and communities; which can be justified to secure significant improvements to the environment or conservation of significant heritage assets or, to that which is justified through the neighbourhood planning process. Policy SP2 of the Local Plan Strategy, in relation to new housing development, provides policy support in principle for dwellings in the open countryside in specific circumstances. In summary these include, new build dwellings necessary to support the land based economy; the conversion of redundant or disused traditional rural buildings; replacement dwellings or the change of use of specific types of tourist accommodation. The proposal is not a form of development referred to in the relevant part of Policy SP2.

The LPA is confident that it can demonstrate a five year land supply as set out in the adopted Local Plan Sites Document. There is no requirement for new housing outside of the development limits of the Towns to achieve housing targets. The adopted Development Plan does not identify self-build plots as part of the land allocations identified in the Sites Document and does not provide specific policy support for self-build development plots in the open countryside. Therefore the proposal is contrary to Policy SP2 and this factor weighs against the proposal. This is recognised by the application supporting documents which acknowledge that the proposal is a ‘departure’ from the Development Plan and the applicant does not seek to justify the proposal against Policy SP2. The application has been advertised as a ‘departure’ from the Development Plan and no representations have been received in relation to the principle of the development (site specific concerns only).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “*where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise*”. The application seeks to demonstrate that there are sufficient material considerations to weigh in favour of the development of the site as five self-build plots, when carrying out an assessment as part of the overall ‘planning balance’.

A significant material consideration in the decision-taking process is the National Planning Policy Framework (2019) which contains policies on delivering a sufficient supply of homes. At paragraph 61 it explains that within this context *'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes'*. It is the latter part of the policy which is relevant in this case and this is an element of national policy which post-dates the adoption of the Development Plan.

In terms of the specific type of housing development proposed it is the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) which provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

The Act places a duty on LPA's to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding. In numerical terms the LPA has granted permissions for a good supply of self-build developments (evidenced through Self-Build CIL exemptions) which largely arise from individual 'windfall' plots. However, there is no supply of grouped, 'purpose provided' self-build plots and demand exists but is reliant on a willing landowner /developer.

Whilst the Development Plan does not include a specific policy on this form of development nor identify self-build land in its allocations, it does aim to deliver increased choice and variety in the housing market (Policy SP4).

Returning to Policy SP1, which identifies Malton and Norton as the principal town within the District where the majority of new development and growth should be focused, it is relevant that the application site is on the edge of the town in a location where services and facilities can be easily accessed by walking or use of public transport. This was explored in detail by the Planning Inspector in relation to the adjacent appeal sites who noted the relative close proximity to the sites to transport links, services and facilities within the town. In terms of locational sustainability this site is broadly in conformity with Policy SP1. Furthermore the supporting text for Policy SP1 identifies opportunity for growth in Malton and Norton and includes *'Greenfield sites on the edges of the towns for low/medium density family housing'* of which the proposed development under consideration is an example.

Impact on visual amenity, landscape character and form of the settlement including the VIUA

The site does not sit within any nationally protected or designated landscape. The application site forms part of the locally designated VIUA which runs between Langton Road and Welham Road as identified in Policy SD16. Policy SP16(to which Policy SD16 refers) states that 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.

In terms of the site context the new housing development granted on appeal (ref's 15/00098/MOUT and 15/00099/MOUT) which is being progressed on land immediately east and south east of the application site has altered the character of the southern edge of Norton. The application site no longer forms part of the wider open space on the southern approach into town as the land surrounding the application site has been urbanised. The application site is now an undeveloped parcel of land set back from Langton Road with existing and new housing development on three sides.

The application site benefits from the containment provided by the existing natural features (woodland and tree lined beck) which delineate the site boundary to the west and south. In addition the change in topography north to south and the new housing development to the east combine to restrict views towards the application site from Langton Road. Due to the existing woodland there would be very

limited views of the application site from elevated positions on the eastern side of Scott's Hill to the south east of the application site and from those positions the view is dominated by the roofscape of new dwellings forming the Keepmoat housing development.

With regard to the design of the proposed development the owner of each self-build plot would have primary input into its final appearance and layout but within the design intent parameters secured by the outline planning permission which are summarised in the 'Proposal' section of this report. It is considered that the proposed slate roofs would soften the appearance of this site in contrast to the stark appearance of new red pantiles of the adjacent housing development.

In terms of the indicative landscape design the proposed native tree planting would create an attractive setting for the proposed dwellings. The existing streamside trees along Mill Beck and the woodland adjacent to Sutton Grange provides good screening and a mature backdrop as noted by the Council's Tree and Landscape Officer. The Tree and Landscape Officer recommends conditions to cover landscape planting, a tree survey and tree protection measures which is also referred to in the comments made by the Town Council.

It is considered that the contribution the application site makes to the wider VIUA has been eroded by the urbanising effect of the volume house building which is progressing on neighbouring land. The proposed development site is visually discreet and would not extend the settlement in the same way as the adjacent site which has been built to a higher density. In this case the proposed low-density housing would not overdevelop the field and is arguably a logical infill development within this growing settlement. The existing beck and associated woodland form a strong boundary and it is not unreasonable to conclude that in visual terms it marks the edge of the settlement. In this regard, the development of this part of the VIUA alone would result in minimal loss or damage to the character and setting of the settlement, and way the wider VIUA is experienced. It is considered that the development of the site for housing would be sympathetic to the grain of the settlement and the context provided by the surroundings. It would not detract from the landscape character and visual amenity nor depart from the form and setting of the town in accordance with policies SP16 and SP20.

Impact on heritage assets

The two heritage assets within relatively close proximity of the application site are Sutton Barn, which is Grade II Listed, and the applicant's property at Sutton Grange, which has previously been identified as a non-designated heritage asset.

The heritage significance of these heritage assets was considered in detail in the 2015 planning appeals which resulted in permission being granted for the adjacent housing development. In weighing up the harm the inspector decided that the loss of long distance views would not affect the significance of the assets and in the case of Sutton Grange would be replaced by shorter distance views from within the new housing development site which allow closer appreciation of the heritage asset.

Any potential harmful impact must be viewed in light of the adjacent housing development. It is considered that the development would not result in harm to the Grade II listed Sutton Barn which stands beyond Sutton Grange approximately 110 metres north west of the application site.

The proposed development would be closer to Sutton Grange (non-designated heritage asset) than the new housing development on Spring Beck Avenue to the east. However, the application site boundary has been drawn so to leave an undeveloped paddock to the front (east) of Sutton Grange which would provide an open setting for the existing dwelling. The proposed self-build dwellings would be positioned down the slope of the field and would not interrupt any views towards the front of Sutton Grange from within the adjacent housing development. In addition the new dwellings would be limited to two storeys in height and would be set against the existing, well established woodland backdrop. The design intent would reference the architectural features and building materials of Sutton Grange and the spacing of the plots is sympathetic and the scale and massing would not dominate or adversely affect the significance of Sutton Grange.

There are no objections from the Building Conservation Officer and it is considered that the proposed

low density housing in the lower part of the field would not result in any more harm than the adjacent housing development and complies with the requirements of Policy SP12 and the NPPF.

Impact on local amenity

As required by Policy SP20 (Generic Development Management Issues) the development should respect the character of the area without having a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community.

The application site is set back from the public highway at the lower end of the existing paddock. The individual plots are generous and allow for ample private amenity space and 'in curtilage' parking. At the closest point the self-build dwellings (plot 5) would be approximately 20 metres west of the nearest new dwellings on Spring Beck Avenue and a 5-10 metre landscape buffer would be established on the eastern boundary of the application site. It is noted that a concern has been raised that new tree planting would result in the loss of natural daylight to the houses on Spring Beck Avenue. The new planting would not be immediate to the dwellings on Spring Beck Avenue as a 3 metre wide footpath/cycleway runs between. It is considered that as part of the reserved matters a landscaping scheme of mixed native species can be agreed which provides the necessary screening buffer and ecological enhancement without detriment to residential amenity. There shall be conditions imposed to control the external lighting. The low density development would not result in any detrimental impacts in terms of noise, loss of privacy/overlooking or natural daylight or an overbearing presence.

It is considered that the development of five self-build plots in this location is compatible with the adjacent land use and the existing ambience of the immediate locality and it is not anticipated that the proposed development would give rise to any unacceptable visual intrusion or any pollution or disturbance and as a result there would not be an adverse impact upon residential amenity in compliance with Policy SP20.

Highways impacts

Policy SP20 seeks to ensure that new development does not have a detrimental impact on road safety.

The proposed development would use the existing, single car width access which extends from the entrance off Langton Road to the private parking and turning area to the front of Sutton Grange. At the site entrance there is a wide vehicle crossover onto Langton Road which incorporates a footpath as well as a horse lane within the verge. At the pre-application stage it was established through correspondence with highways officers that the number of units within the application site would be limited to 5, otherwise, the existing driveway serving Sutton Grange would need to be upgraded to adoptable standards.

The existing entrance off Langton Road would be reconfigured with the stone gatepost and gates being repositioned further west nearer to Sutton Grange and the access widened to double car width to create a holding area where vehicles entering and leaving the site can wait clear of the footpath and horse lane. A passing place will be created on the southern side of the driveway, approximately half way along.

The entrance to the application site would be a new spur off the driveway beginning at the existing field gate into the paddock at the north end of the site. The new driveway would run along the northern and eastern sides of the site and would include a branch to the north of plot 2 and a turning head at the southern end of the site adjacent to plot 4. The large plots would have sufficient space for 'in curtilage' parking in accordance with adopted parking standards.

The Local Highway Authority has no objection to the proposed development. The highway officer notes that the improvements by widening of the sole access and introduction of a passing place serves to enable the traffic to move on and off site without causing congestion at the junction with Langton Road.

The Local Highway Authority recommends conditions are imposed in relation to the highway verge crossing; the provision of parking and turning areas; and a construction phase management plan.

It is considered that, taking account of anticipated traffic movements associated with the proposed development and access improvements, the proposed development would not give rise to a materially significant adverse impact on highway safety either individually or cumulatively and there would be no conflict with Policy SP20.

Drainage

The site is within Flood Zone 1 (low probability of flooding) and less than 1 hectare in area and as a result does not require a site specific Flood Risk Assessment. A drainage assessment has been submitted with the application which illustrates how the bank of Mill Beck is of a height which means the application site is not at risk of flooding.

In terms of surface water drainage arrangements it is understood that percolation testing relating to the adjacent development site indicated that the soil profiles are not receptive to infiltration drainage and therefore the proposed drainage strategy is based on discharge to the adjacent watercourse (Mill Beck).

The proposed landscape buffer on the eastern edge of the site will incorporate a swale to channel surface water run-off from the internal access road. To the rear of the proposed dwellings on the western side of the site a narrow ditch would capture surface water from the individual plots. Both the swale and the ditch would discharge to Mill Beck at the existing run-off rate of 3.3 lps.

Foul water would be directed to a small subterranean pumping station adjacent to the new driveway from where it would be pumped to a gravity sewer on the existing driveway which links to the sewer in Langton Road.

Yorkshire Water have raised no objection and request that standard drainage conditions are imposed in order to protect the local aquatic environment and Yorkshire Water infrastructure.

In light of the above it is considered that the development would not be at risk from flooding or increase flood risk elsewhere and subject to detailed design of the drainage scheme being approved as part of the reserved matters the development complies with the NPPF and Policy SP17.

Archaeological impact

The County Archaeologist notes that the development site forms part of the shrunken medieval settlement of Sutton which was partly excavated to the south in advance of housing construction.

Excavations revealed a complex of ditches, trackways, waste disposal pits, wells and buildings dating from the 12th century onwards. The County Archaeologist states that these deposits almost certainly continue into the current development site, particularly in the south-west corner of the development. The County Archaeologist supports the recommendations of the applicant's archaeological desk based assessment which are that an archaeological strip, map and record takes place prior to the development. The County Archaeologist supports this approach as the types of deposits anticipated are likely to add to current understanding of the former village without being of such significance as to preclude development.

The County Archaeologist advises that a scheme of archaeological mitigation recording is undertaken in response to the ground disturbing works associated with this development proposal in accordance with Policy SP12 and the NPPF. This should comprise an archaeological strip, map and record to be undertaken in advance of development, including site preparation works, top soil stripping, excavations for new foundations and new drainage or services, to be followed by appropriate analyses, reporting and archive preparation and this shall be secured by conditions in compliance with Policy SP12.

Ecological impact

The County Ecologist notes that the application site is agriculturally-improved grassland of little intrinsic nature conservation, but it does border Mill Beck, a tributary of the River Derwent Special

Area of Conservation (SAC). Due to the proximity of the site to the SAC and its connectivity via Mill Beck, a Habitat Regulations Assessment under the Conservation of Habitats & Species Regulations 2017 was necessary to determine whether there would be likely significant effects on SAC features.

The County Ecologist acknowledged that there was no evidence of badgers or great crested newts but requested further information in relation to otters and their use of this section of Mill Beck. Following further surveys it was confirmed that no signs of otter have been found. This allowed a Stage 1 screening assessment to be completed under the Conservation of Habitats & Species Regulations 2017 which concluded no significant effect is likely, and no further screening is needed.

The submitted Ecological Impact Assessment confirms that there will be negligible impact from any loss of improved grassland and no loss of hedgerow or trees is anticipated. There are no works proposed within the vicinity of Mill Beck and a 5 metre wide buffer strip to be retained along Mill Beck would ensure no impact on aquatic or riparian fauna. Additional ecological enhancements would take the form of integral bird and bat boxes and tree and shrub planting using native species which would result in an overall net biodiversity gain.

The County Ecologist has no objections and recommends a condition to secure a further updated Ecological Impact Assessment at the detailed design stage of the development to confirm the specific mitigation and enhancements measures proposed to be incorporated. In light of this it is considered that the proposed development complies with the requirements of Policy SP14 and the NPPF.

Conclusion

The starting point for the consideration of any proposal is the adopted Development Plan. Policies SP1 and SP2 set out the spatial strategy for the District and seek to limit new housing development to specific locations and circumstances, to ensure the sustainability.

The application site is beyond the development limit and within the open countryside and the residential development does not represent one of specific circumstances identified for support in Policy SP2. The proposal fails to comply with the adopted Development Plan in this regard.

The proposal would provide a small supply of self-build plots which is consistent with national policy and which would increase housing choice locally, in accordance with Policy SP4. In this respect, national policy relating to the provision of self- build housing post- dates the adoption of the Development Plan and this weighs in favour of the proposal.

The application site is on the edge of a Principal Town in a location where services and facilities can be easily accessed by walking or the use of public transport. The site is considered to be in a sustainable location and would not disrupt the settlement hierarchy set out by the Development Plan and is not considered to conflict with the broad aims of Policy SP1.

The proposed development would utilise a discrete parcel of land in an edge of town location. It is considered that the site fits with the evolved form of this part of the town and would not appear as encroachment or urban creep into the open countryside nor a site that has been 'bolted on' or 'wedged in' to the existing settlement.

Taking account of the topography of the land, the adjacent housing development, the existing and proposed landscape buffers and the indicative siting, scale, design and materials it is considered that the development site presents an opportunity for a small grouping of 'purpose- provided' self-build plots which can be accommodated without having an unacceptable impact on the appearance of the landscape, visual amenity or the character and form of this part of the settlement.

It is considered that the site lends itself to this type of low density of development within a landscaped setting in that it is visually contained and given the well-defined boundary features to the west and the adjacent housing development to the south-east would not push the outer edge of the settlement further into the open countryside.

The development of the site for 5no. two storey, detached dwellings would not have an overbearing impact or result in harm to the setting of the nearby heritage assets. The development would involve part of a VIUA but the loss of this detached part of the locally designated land would not undermine the overall, wider purpose of the VIUA between Langton Road and Welham Road which is to provide a buffer from the built edge of Norton. It is considered that the development of this site to meet a specific need significantly outweighs the loss of part of the VIUA.

The site would be served by an improved access and 'in-curtilage' parking provision and the development would not create adverse highway safety conditions and associated traffic can be accommodated by the local highway network.

In light of the above assessment, it is considered that, on balance, whilst the site is outside of development limits, the type of housing proposed ('purpose provided' self-build plots) and the specific locational factors and increasingly urbanised setting of this edge of settlement site are significant material considerations in favour of granting permission for the development which outweigh the disbenefits of departing from Policy SP2 of the Development Plan in relation to the local of new housing development. The proposed development complies with Policies SP1, SP4, SP12, SP14, SP16, SP17, SP18, SP19 and SP20 of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The recommendation to Members is one of conditional approval.

If permission is granted a significant number of conditions that, inter alia, seek to establish the design principles and development parameters are required to steer and guide the reserved matter process and the future the development of both wider site infrastructure and the individual self-build plots. In light of the relatively limited detail that forms the outline planning application an extensive list of the conditions is necessary to afford the LPA comfort and confidence that a high quality residential development can be achieved.

RECOMMENDATION: **Approval** (conditions to follow in Late Pages)