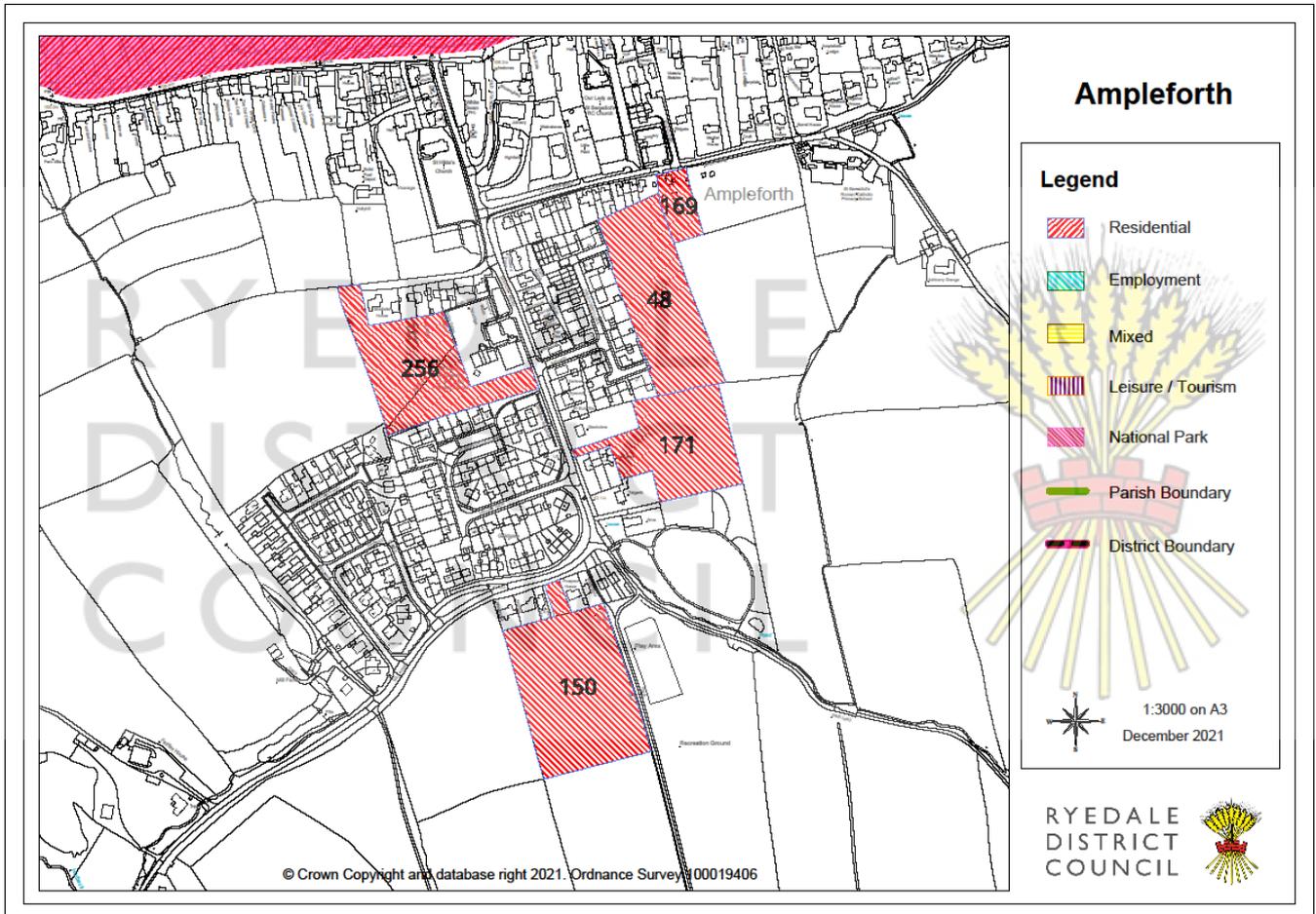


**Ampleforth**



Comments by Officers

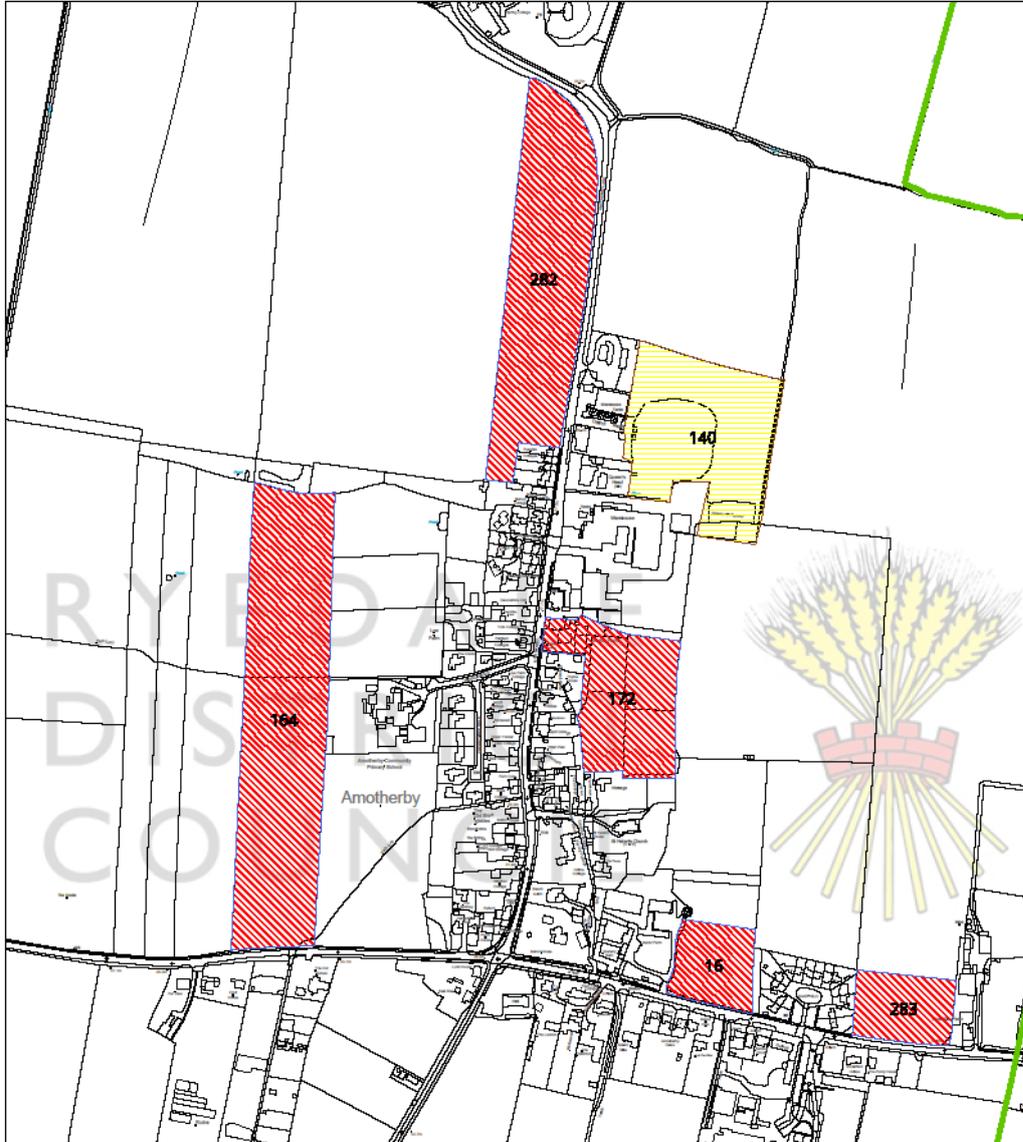
Site 256 – previously submitted, but didn't perform as well as others.

Sites 48 & 171 – performed better in last sites allocations. But we didn't include these in allocation because of station road development. They are less landscape sensitive areas. Only complication for 171, would have to be developed continuously with 48 because of access.

150 – Is a new site that we need to visit. Will need to look at this in relation to typography and how it will relate to the current built form

Site 169 – no comments made

# Amotherby



## Legend

- |   |   |   |
|---|---|---|
|  Residential |  Leisure / Tourism |  District Boundary |
|  Employment  |  National Park     |   |
|  Mixed       |  Parish Boundary   |   |

## Amotherby



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## **Comments by Officers**

There is already a site allocation in Amotherby, east of Site 164.

Site 172 – This site to the east was previously submitted – two key issues: noise in relation to BATA and setting of grade II listed church.

Site 140 – this site is submitted for employment land next to BATA.

Site 282 – This is a larger version of a site previously submitted. And does raise issues in relation to health and safety exec zone for designated hazardous installations for LPG. Didn't perform well previously because of that.

Site 16 – This site was previous submitted for allocation and was subject of planning previous refused and dismissed on appeal because of noise consideration.

Site 238 – Not submitted previously however, at initial glance Officers would have concerns here as it is one of the last open spaces between Amotherby and Swinton – and therefore development there would be significantly eroding the individuality character as settlements in their own right. Community consultation suggested that keeping villages separate was desirable.

Site 164 – Not previously considered, substantial site. We think perhaps too large for the village.

### Questions and discussion from Members:

Concerns about development around the BATA site, as they are doing significant operations (24/7 operation). Lots of noise issues from this existing site (282, 283, 16 are all in close proximity and therefore would not encourage development there at all) 140 – is it linked to BATA? 283 joined up is not what people really want. Strong will to make places individual.

Some opportunity for development to

Swinton



Swinton

Legend					
	Residential		Leisure / Tourism		District Boundary
	Employment		National Park		
	Mixed		Parish Boundary		

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December 2021



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Comments by Officers

Site 284 – This is a truncated version of a previous site submitted.

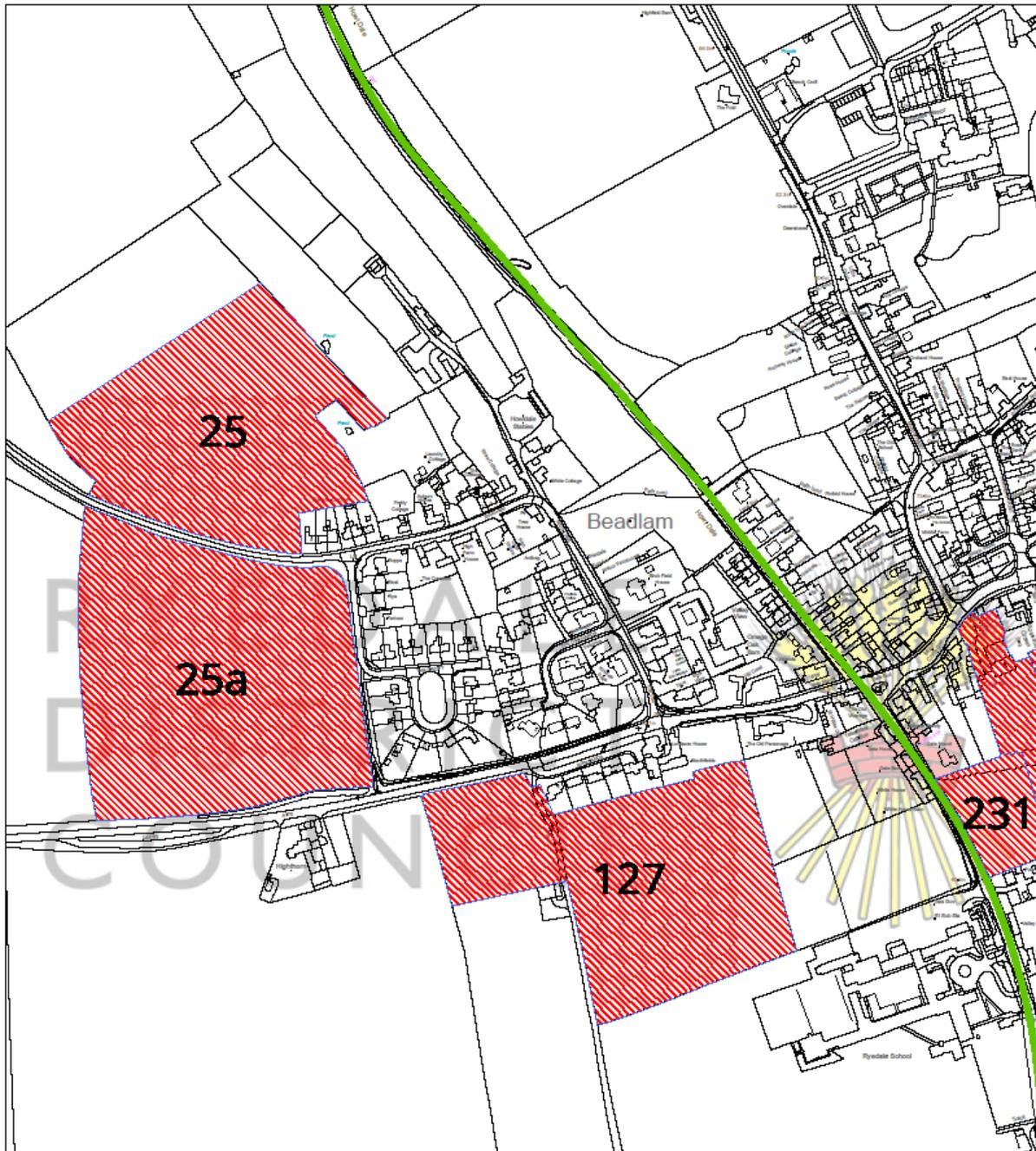
Site 42 – This site was also previously submitted, it had previous complications because of scrap yard to east and access road is narrow.

Site 178 – Performed reasonably well, but previously the site that was chosen was the one next to 164 on the map instead of this one.

Questions and discussion:

The site for affordable housing in Swinton/ Amotherby is there a separate rural exception site.

# Beadlam



## Beadlam

### Legend

- |   |   |   |
|---|---|---|
|  Residential |  Leisure / Tourism |  District Boundary |
|  Employment  |  National Park     |   |
|  Mixed       |  Parish Boundary   |   |



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### **Comments by Officers**

Sites 25 & 25a - Both submitted last time, land here rising, very elevated/prominent sites.

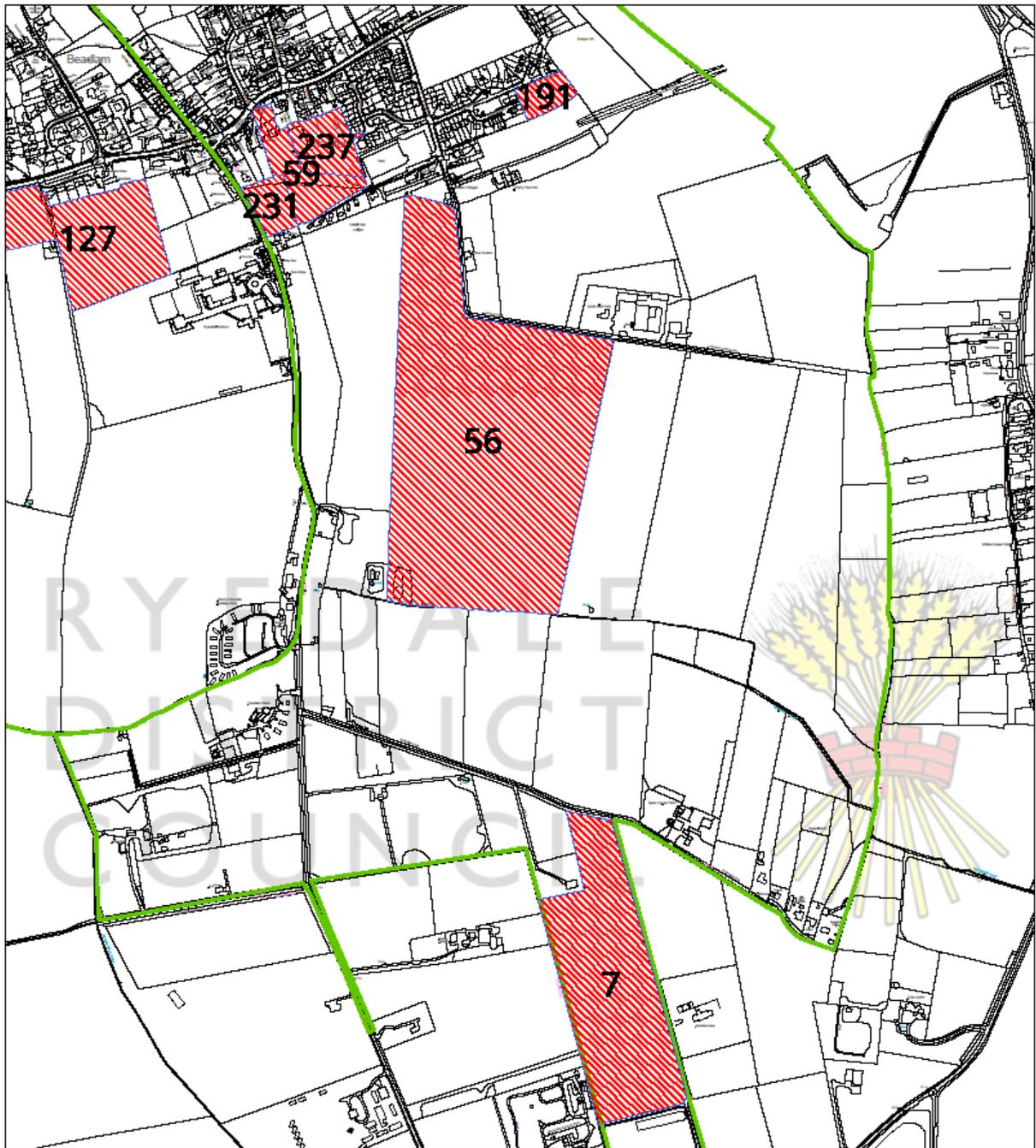
Site 127 – Again a previously submitted site. Reasonably proximal to Ryedale School. Given that Beckett Close came forward in Nawton last time – it wasn't considered necessary for this one to come through too.

They are all of sizeable scale.

### Questions and discussion:

Nawton and Bedlam would be rather popular because of the demand for the Ryedale School and easy distance to the market town and facilities there. Big difference between smaller sites, with local builder putting in all the sustainable development advancements like heat pumps, solar etc, and then on the other hand we have national house builders that will build as cheap as possible without us having a robust sustainable housing requirement. – can see big developers rubbing their hands at sites like these, they can build 50/60 homes with good demand because of school and access. But this would then massively effect the population of the village.

# Nawton



## Nawton

Legend					
	Residential		Leisure / Tourism		District Boundary
	Employment		National Park		
	Mixed		Parish Boundary		



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**Officers comments**

Sites 237 & 59 – Both previously submitted and performed fairly well. But because of Beckett close, they didn't come forward as allocations, it wasn't considered necessary.

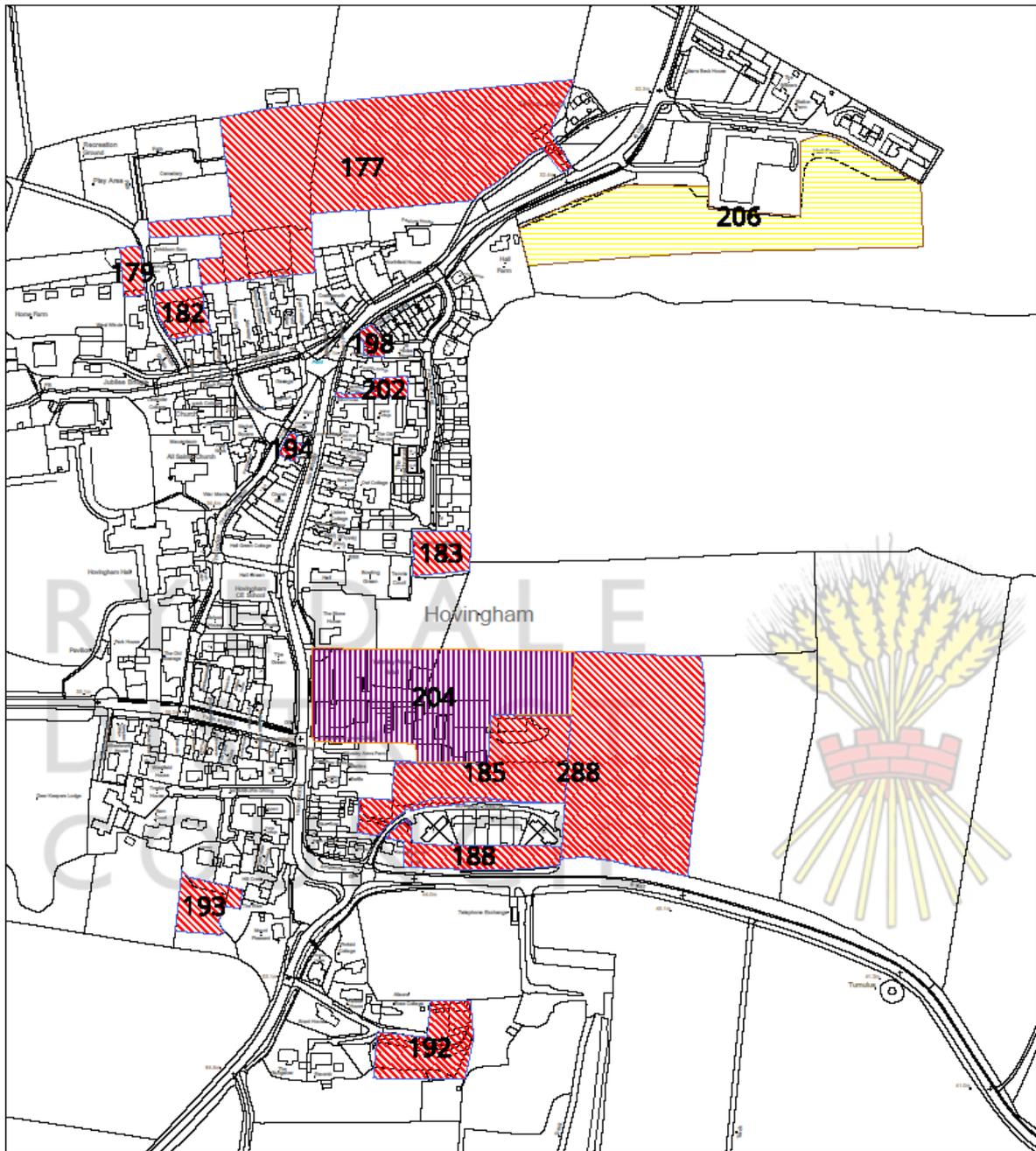
Site 231 – New submission, we need to visit and assess.

Site 191 – Again need to visit and assess in detail, but in past this site has been subject to a historic planning application

Site 56 – Very large site, and not continual with the village – so unlikely to perform well through the SA process.

Site 7 – again not continuous with the village so not a considered particularly viable. This site is closer to farms near Wombleton aerodrome.

# Hovingham



## Legend

	Residential		Leisure / Tourism		District Boundary
	Employment		National Park		Parish Boundary
	Mixed				

## Hovingham



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## **Officer comments**

Site 183 – This is the residual land left over from Pastures Lane development.

Site 206 – This site is employment land which was previously submitted.

Sites 177, 179 & 182 – New site submissions that we have not previously considered. 177 – Sizeable site, all need to be looked at in detail.

Sites 193 & 192 – Again not had an opportunity to look at these sites just yet but it is noted that the sites are on rising land.

204 – Land at Wesley arms, not previously submitted to us, but part of the land to the north was and was deemed to be a visually important underdeveloped area.

Sites 185 –& 188 – previously made and considered.

Site 288 – would in effect join both 185 and 188 together. A Range of sites to consider here – set out a package of sites, to prompt through the LP review process. Particularly the sites to the south could be explored to the south.

### Questions and discussion:

Site 204, lots of existing development within the site, do they plan to fill in the bits or demolish them and rebuild?

RB: it's identified for leisure and tourism, looking to make it a spa experience – so they will plan to utilise the buildings there, they are listed so won't be able to demolish the site. Instead it is likely they would want to utilise heritage assets for tourism.

Lodge an objection to 177 – as family buried in the church grounds there.

site 206 –did you say that was a mixed area adjacent to farmstead?

RB: it would be for employment, they may be looking for some housing there but more around starter units/industrial/ managed work space.

Are these documents all public at the moment, can village members comment on them?

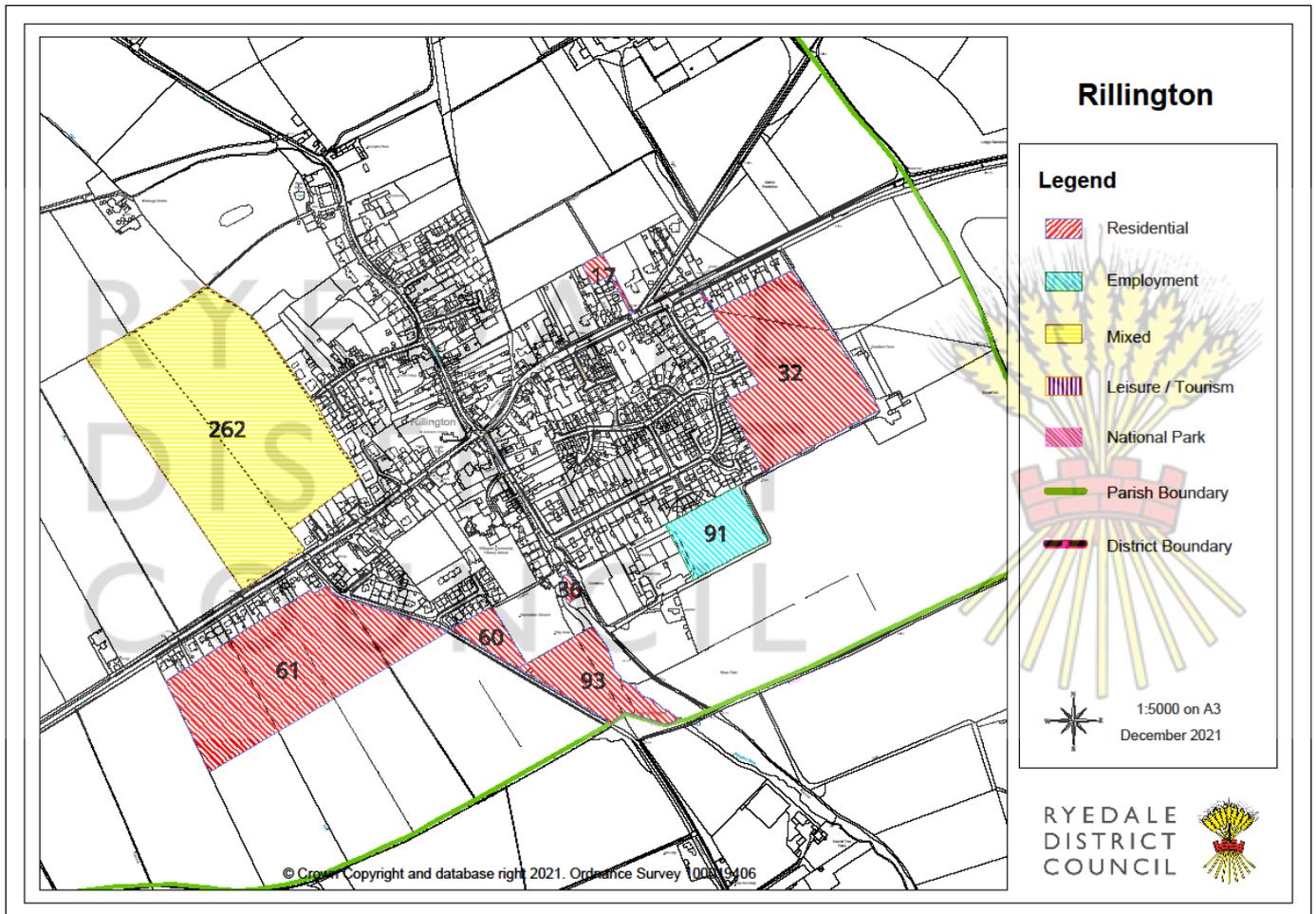
RB: yes all fully public and we have written to parish and sent advertising to promote the consultation.

Site 194 – understood that Cherry tree cottage is owned separately, so you know who owns the site submitted?

ML: The Estate is the land owner here.

RB: we will be looking at legal matters in terms of access etc, but they have to be deliverable and developable, so we will look at this through the site assessment process.

## Rillington



### Officer comments

Site 32 – Has a schedule monument in the centre of the site. So that is a significant constraint on how the site could come forward. We would need to work with historic England.

Site 91 – this was a previous site submission relating to Ellis patient and expansion plans.

Site 60 – Been previously submitted also.

Site 36 – very small site for a single dwelling, know previously to LPA.

Site 93 – On rising land, part submitted before, but have submitted in connection with site 61 to extend all the way along to A64 ribbon.

Site 61 – open and expansive views over the Wolds and land is rising there.

Site 17 – would be an extension to dev limits but right within the current build environment there.

Site 262 – this has been put forward for a mixed use of employment and residential. We have had slightly larger submissions here before, but this is still a sizeable site.

In terms of the overall hectarage of sites submitted in service villages, Rillington has the most by a fair way.

Questions and discussion:

RB: if you were to look at all the hectarage and the density (in an arbitrary way), 30 dwelling per hectare. In sites submitted in service villages you would achieve around 2500 houses.

Need to consider sufficient land around the school, to ensure there is provision for the schools to expand should they need to. In addition, affordable housing tends to be more frequently provided by the bigger developers. So although often they are not the favourable developers they are able to provide affordable housing.

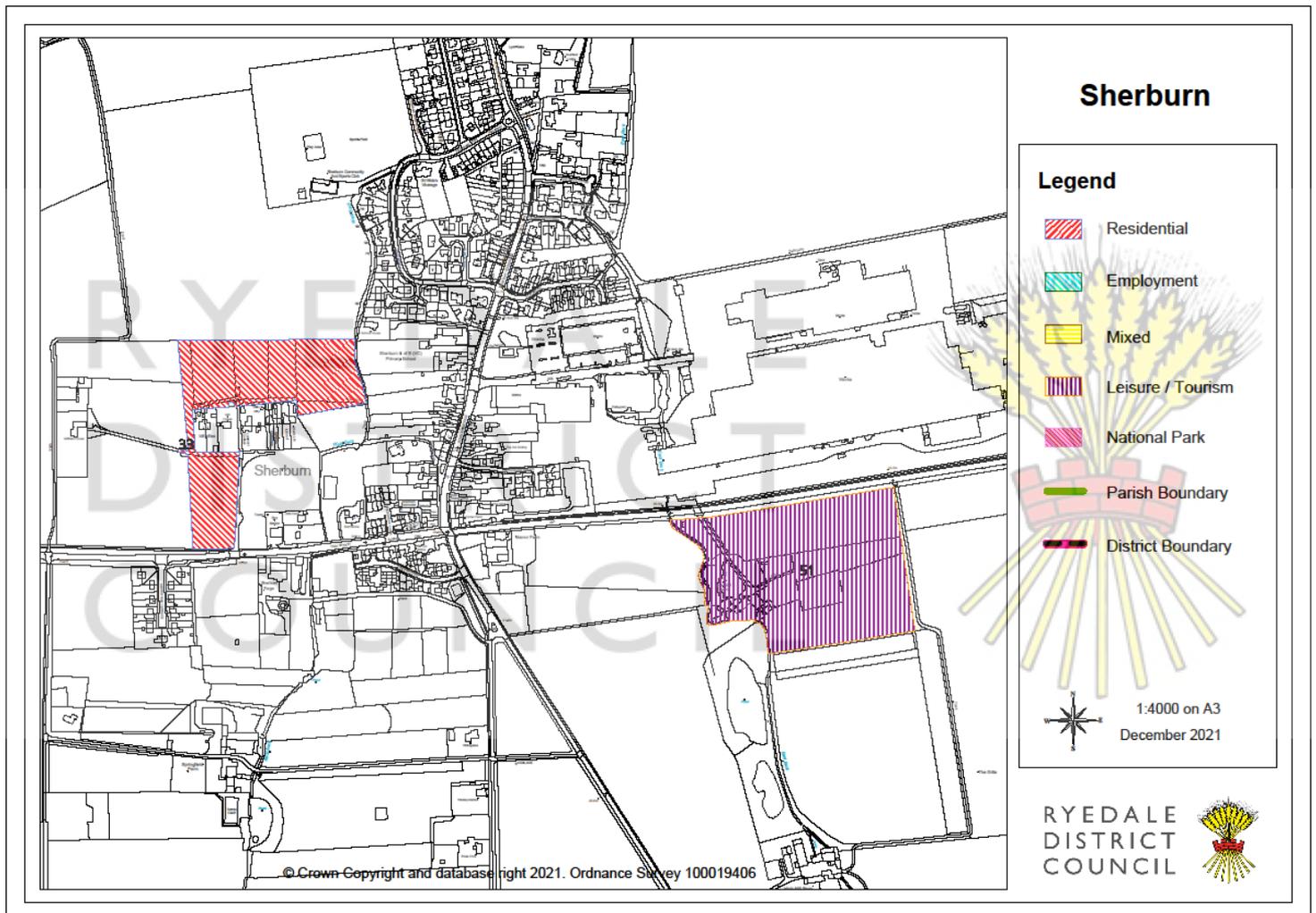
RB: We have been discussing capacity with NYCC education. They did mention the strange anomalies, if the schools have less than favourable Ofsted in the future, places then might become available there – and we will work closely with them with allocations and looking at capacity, but it is not a straight forward calculation due to parental choice.

In relation to larger builders, they have been delivering a significant amount of affordable housing. However with that said we had the site at Helmsley and then the one at Swinton, are both affordable sites – not through big developers. It will be interesting to see if we can delivery affordable housing through the smaller sites and we would be supportive in relation to allocations of this nature.

Do we have a degree of need to put employment land forward like we do residential plots?

RB: yes, we are expected to meet needs with the local plan, but not just in relation to housing.

## Sherburn



### Officer comments

Site 51: tourism site, to the south of Kingspan - it already has some tourism elements on the site, in a causal nature.

Site 33 – Individual site submission, but known to us, made in the previous iteration of the plan. A little bit of an odd site, there has been a collection of dwellings built not contiguous with the settlement– doesn't really relate to the built form of the village. One of the reasons it didn't perform very well last time.

We did have a planning application at Manor farm to the south, is a Gladmans site that now has a reserved matters application, and it a current commitment.

Not lots of choices at sites submitted at Sherburn.

### Questions and discussion:

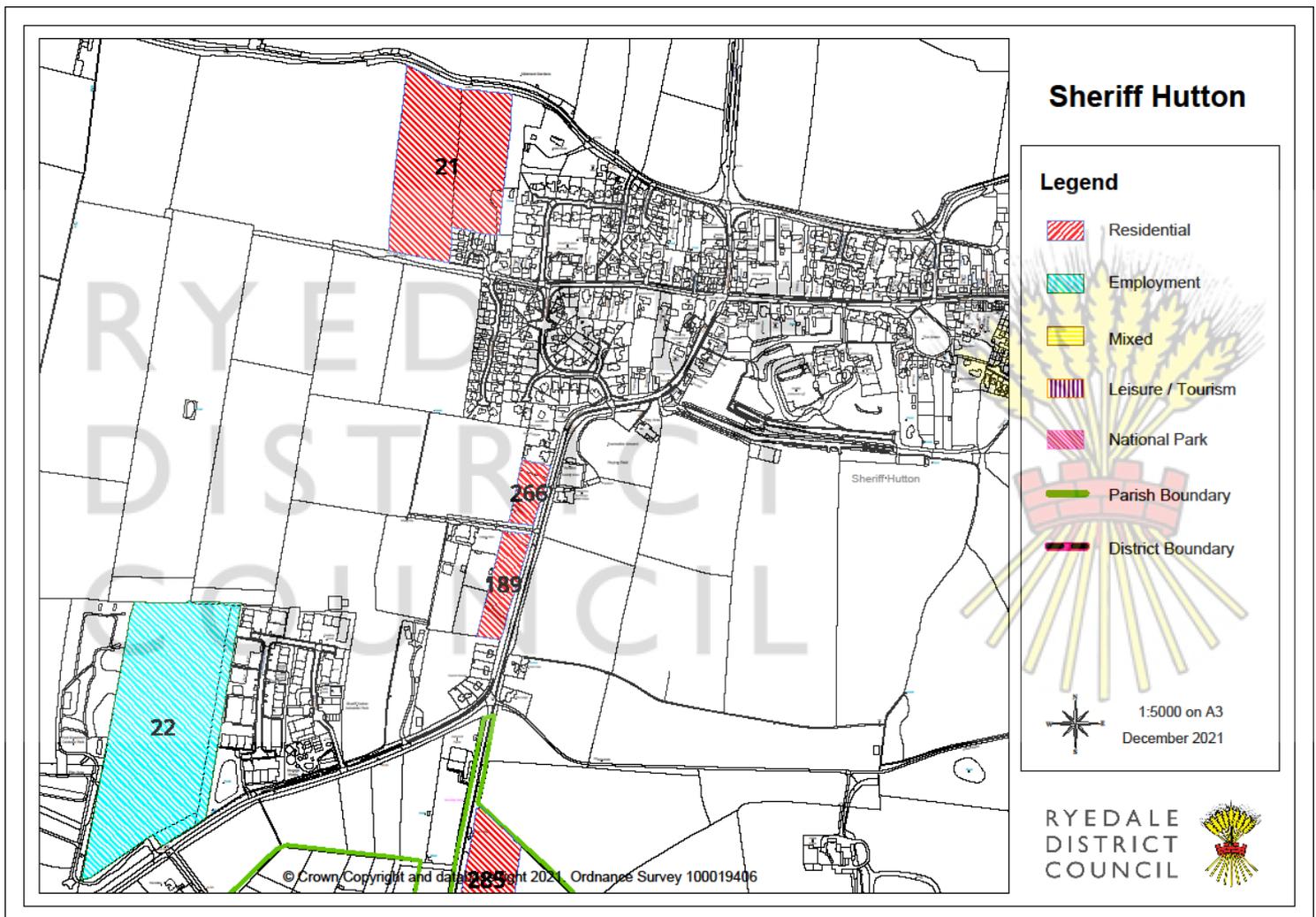
site 51 for tourism, is it appropriate there next to Kingspan?

RB: it is actually used casually for tourism at present, they are wanting to formalise the site more and build it out. In terms of tourist activities, we have policies in the Ryedale plan to deal with tourism land.

Can Large sites be brought by developers and then just reserved as a land bank - how will that effect the number of housing we have to build?

RB: it won't have effect on the number we have to provide but if they are not being built out we will not be able to meet the housing delivery test. We need to be able to match what our plan sets out that we will deliver. As long as they are deliverable and deliverable and the developer has said it will be rolled out it will be helping to meet land supply, both larger and smaller sites.

## Sheriff Hutton



### Officer comments

At land east end of village we did have an allocation we did intend to bring forward, but was put forward for planning permission instead.

A Rural exception site south of site 21 has already been built out.

Site 189 & 266 - both came through in some shape or form in previous site submissions. Would both in effect form a ribbon development, they were both allocated.

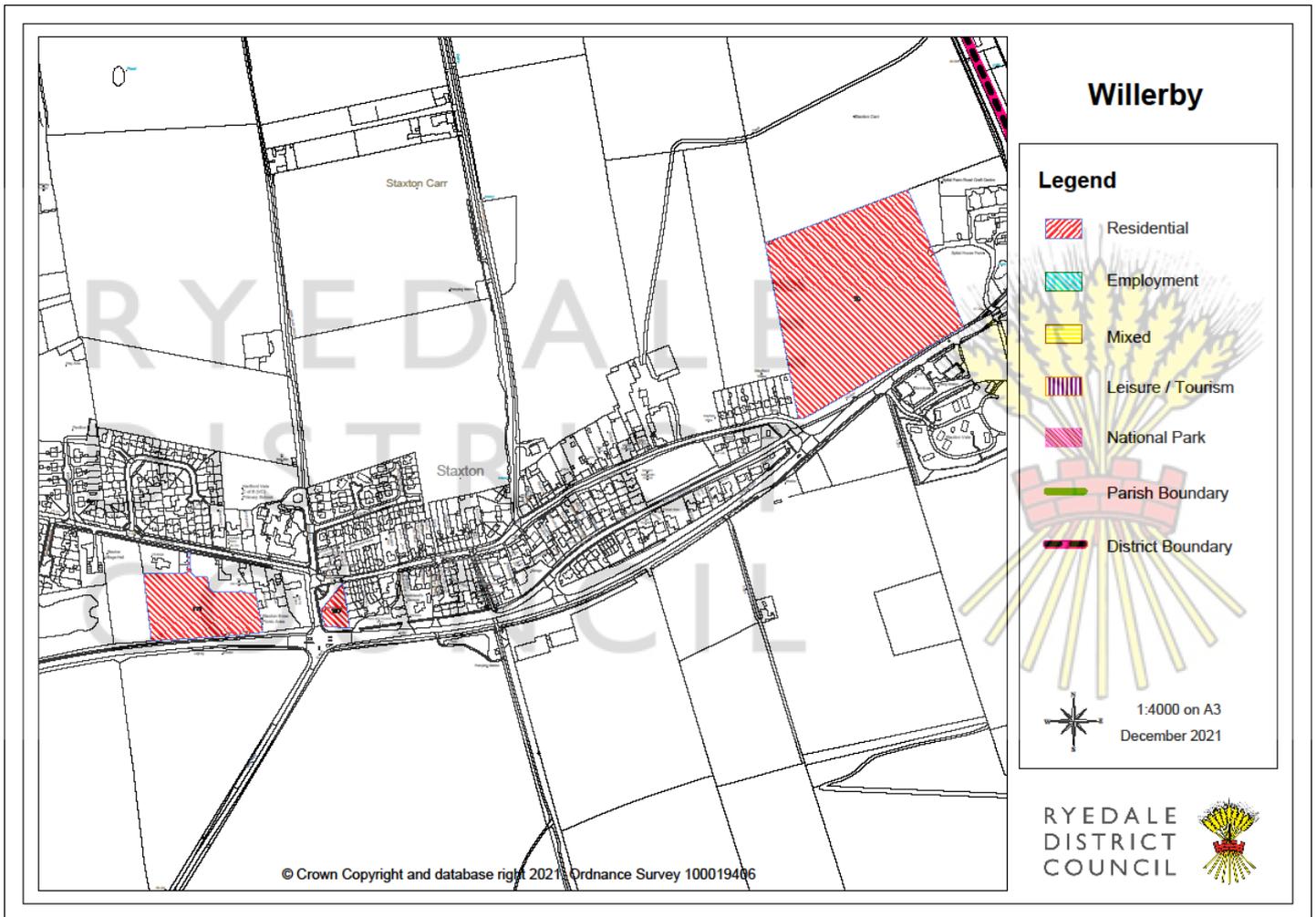
Site 22 – this is a submission for expansion of the industrial estate.

## Slingsby

### Officer Comments

We haven't as of yet had any sites submitted at Slingsby. But I suspect we will have sites submitted here and will bring this to members attention in due course.

## Staxton and Willerby



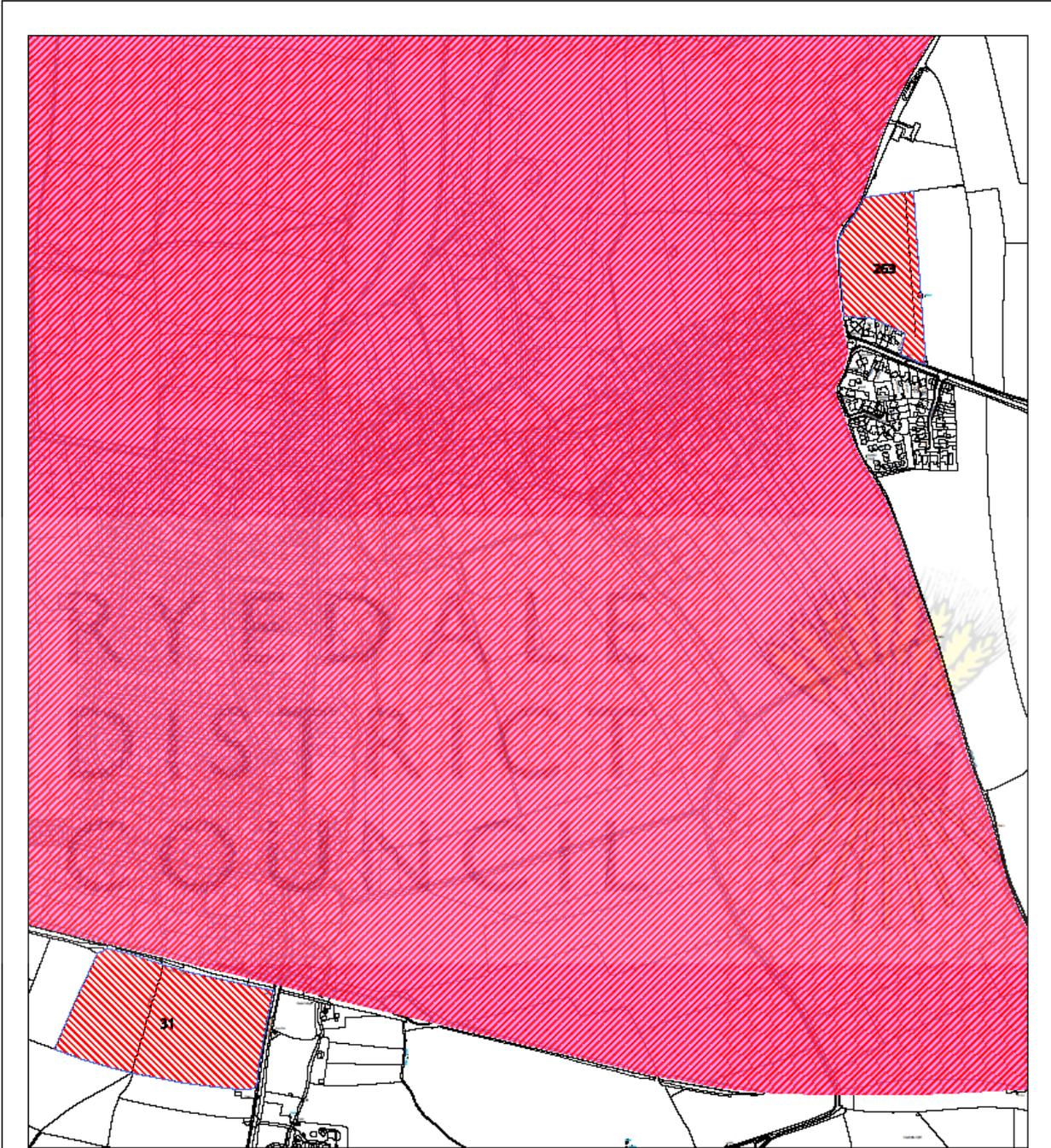
### Officer comments

Site 50 - Very large submission to the east of the settlement, but there is a Schedule monument at the site, (former nunnery and hospital in medieval period) very sensitive archology.

Site 107 - And then a small site sub at the cross road. Submitted the last time. Not supported by the local community, there were some serious car accidents at the junction and it was considered more development would cause even more serious issues.

Site 111 – next to larger properties, pp has been granted for an individual dwelling in the garden of one of those properties - but we will be look at this site in more detail in terms of how it fits with the existing settlement and views over the Wolds.

# Thornton Le Dale



## Thornton le Dale

Legend		
	Residential	 District Boundary
	Employment	 National Park
	Mixed	 Parish Boundary
	Leisure / Tourism	



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**Officer Comments**

Vast majority of the settlement is in the national park. East Hill site has had planning permission granted.

Site 263 – part of site submitted previously, has some potential, but to dev the full site – it would be on significant rising land and could cause issues for NP. We would need to work closely with National park on this issue.

Site 31 – Along former railway line – high pressure gas pipeline that runs through the site. Health and safety ex would advise against so unlikely to perform well.