

Date: 07 May 2020
Your Ref:
Our Ref: 006/2020/022
Email:
Tel:

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
North Yorkshire
YO62 5BP

Dear Sir/Madam

Outline planning application with all matters reserved for the development for up to (and including) 3 principal residence dwellings on 0.14 hectares of land between Windyridge and Mount Pleasant and north of the Grosmont Road, Egton

I am writing to you, to inform you of the submission of a planning application on behalf of the Mulgrave Estate for residential development for up to (and including) 3 principal residence dwellings on 0.14 hectares of land between Windyridge and Mount Pleasant and north of the Grosmont Road, Egton. The application is submitted in outline with all matters reserved.

The planning application is submitted via the Planning Portal (ref: PP-08685433).

Documents and plans submitted in support of the planning application are as follows:

- Covering letter;
- Planning Application Form and Certificate of Ownership;
- Site Location Plan (1:1250 @ A3) Ref: 05-2020-1001;
- Red Line Plan (existing) (1:500 @ A3) Ref: 05-2020-1001;
- Block Plan (indicative/illustrative layout) (1:500 & A3) Ref: 05-2020-1001; and
- Planning Design, Access Statement.

The planning application fee of £924 plus £25 service charge has been paid by the applicant via the planning portal.

I trust that this is everything you require to validate the planning application and to inform the Authority's consideration of the proposal. Please do contact me if you require any additional information, please do contact me.

Yours sincerely

John Long BA (hons) DipTP, MRTPI
Director
Encl.



PLANNING DESIGN AND ACCESS STATEMENT

Land Between Windyridge and Mount Pleasant, Egton

Prepared by John Long

Date 7 May 2020

NYMNPA

07/05/2020

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APPENDICES

APPENDIX 1 - LOCATION PLAN/RED LINE PLAN/BLOCK PLAN (INDICATIVE/ILLUSTRATIVE LAYOUT)

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1 Introduction

- 1.1 This Planning, Design, Access Statement has been prepared by John Long Planning Ltd on behalf of the Mulgrave Estate in support of an outline planning application with all matters reserved for the development of up to (and including) 3 principal residence dwellings on 0.14 hectares (0.347 acres) of land between Windyridge and Mount Pleasant, Egton.
- 1.2 This Statement sets out the main planning policy considerations and the Design and Access matters and provides justification for the application's approval.
- 1.3 The application documents submitted as part of the application comprise of the following:
 - Covering letter;
 - Planning Application Form and Certificate of Ownership;
 - Site Location Plan (1:1250 @ A3) Ref: 05-2020-1001;
 - Red Line Plan (existing) (1:500 @ A3) Ref: 05-2020-1001; and
 - Block Plan (indicative/illustrative layout) (1:500 & A3) Ref: 05-2020-1001.
- 1.4 Documents submitted in support of the application:
 - Planning Design and Access Statement (this document).
- 1.5 This Planning, Design and Access Statement demonstrates how the proposals perform against the Adopted Development Plan Policies, taking account of relevant material planning considerations. It also explains how the proposal complies with paragraphs 8, 79, and 172 of the National Planning Policy Framework (NPPF) in terms of contributing to the achievement of sustainable development, homes in the countryside and National Parks. It also sets out the design and access considerations as far as it can, given that the scheme is in outline with all matters reserved. It concludes by setting out the planning justification for the proposal.

2 The Site and Local Planning Context

The Site and Surroundings

- 2.1 The application site is located within the built up area of Egton on land to between Windyridge and Mount Pleasant and to the north of the Grosmont Road, Egton, approx. 9-10km south west of Whitby. It has residential properties on either side of it and opposite. It extends to approximately 0.14 hectares and is currently a grass field. The site is not deemed to be at risk of flooding from rivers, surface water or reservoirs, as confirmed by the Government's long-term flood risk assessment for locations in England at: <https://flood-map-for-planning.service.gov.uk/>
- 2.2 Egton village is a linear settlement, consisting of a long broad street (High Street), with houses/buildings either side; and roads leading off, including Egton Lane running westwards; and the road to Grosmont running eastwards off the High Street. It has a range of services and facilities including two public houses, the Wheatsheaf and the Horseshoe at the entrance of the village, a village hall, surgery, general store; and primary school. It is served by public transport with regular buses and a railway station nearby at Egton Bridge. Egton is designated as an 'Other Settlement' in the North York Moors National Park Core Strategy and Development Policies (2008); and a 'Larger Village' in the submitted North York Moors National Park Local Plan (2019).
- 2.3 The site location plan, red line plan and indicative/illustrative layout plans are included at **Appendix 1** of this report. Photographs of the site are in **Appendix 2**; and confirmation that the site is in a low risk flood zone is included at **Appendix 3**.

Planning History

- 2.4 The North York Moors National Park Authority online application search indicates that there have been no planning applications submitted on the site. Nearby, the land to the west of Windyridge had planning permission for the development of 5 dwellings (NYM/2006/0739/FL). The scheme was not constructed and appears to have lapsed.
- 2.5 The site has no specific Local Plan designation and is outside of the Egton Conservation Area.

3 The Proposal

Planning Application Details

- 3.1 The Planning application seeks outline consent for residential development for up to (and including) 3 principal residence dwellings on 0.14 hectares (0.347 acres) of land north of the Grosmont Road, Egton. All matters of detail are reserved.
- 3.2 The land is a small part of a farm owned by the Mulgrave Estate (Plough Farm), and is currently let to a tenant. The land is not critical to the farm's operation and its removal from agricultural use will not impact on the farm's viability. The farm has a land holding of 59.6 hectares (147 acres), the site represents just 0.2% of the farms overall landholding. An indicative/illustrative layout plan is submitted which demonstrates there is sufficient space within the site to accommodate the dwellings.

4 Design and Access Statement

Site Context

- 4.1 The site is within the built up area of Egton in a gap between properties (Windyridge and Mount Pleasant) on the Grosmont Road. It is a small part of larger field. The site is visible from the road and lies behind a grass verge post and wire fence. The site shares its eastern boundary with barns/outbuildings associated with Mount Pleasant with a post and wire fence nearer to the road frontage. The post and wire fence continues along the site frontage. It also has a post and wire fence with stone wall beyond on its western boundary with Windyridge. The northern boundary is not currently delineated. The site slopes northwards.
- 4.2 To the east of the site is a residential property, Mount Pleasant. This is a 2 storey dwelling, with stone walls, timber/timber look sash windows and a slate roof. It is set gable end to the road, with a small front courtyard/garden. Attached to the rear is a range of outbuildings/barns. To the west of the site is Windyridge. This is a 2 ½ storey dwelling, constructed of stone walls, timber/timber look sash windows with velux rooflights and a pantile roof. To the rear of the house is a detached barn of similar construction. Windyridge is set gable end to the road and well back from the road. The front garden is put to lawn and bounded by a wall, post and rail fence and recently planted hedgerow. delineated by a low stone wall. Opposite the site is Overdale. This is a 1 ½ storey dwelling, with rendered walls, timber windows and a pantile roof. It has a front and rear garden.
- 4.3 The site is not considered to be an important gap and it does not contribute to the amenity, form and character of the village.

Design Considerations

- 4.4 The application is in outline only, with all matters reserved. Details such as siting, layout, massing, design, landscaping/boundary treatment, access and materials can only be indicative at this stage. The following detail is considered commensurate with the application; given it is outline with all matters reserved. The indicative/illustrative layout plan shows the indicative layout and indicative access arrangements.
- 4.5 In terms of siting, layout, scale and massing, the residential scheme will reflect the surrounding development. Properties are likely to front the road, but could also be gable end to the road, with front and rear gardens. They will be domestic in scale and up to 2-storeys in height with pitched roofs.
- 4.6 They will be most likely detached and/or semi-detached with garages or a combination. Design is a reserved matter, although it is likely that the scheme will reflect the local vernacular. Materials is also a reserved matter but will most likely comprise of stone walls with pantile roofs and reflect materials used locally.

Landscaping Considerations

- 4.7 Landscaping is also a reserved matter. In principle, the dwellings will have front and rear gardens. The front gardens are likely to be delineated with post and rail fencing and new hedgerow planting behind. Alternatively, a low stone wall may be appropriate. Until the new hedgerows are established, the rear gardens are likely to be delineated by post and rail fencing. There are no mature trees on the site affected by the proposed development.

Drainage Considerations

- 4.8 Drainage is a reserved matter and details of connection will be dealt with at the reserved matters stage. If opportunity exists, surface water will be drained using soakaways and/or if necessary SuDs principles within each plot boundary. If possible, foul water will be drained into the mains drainage.

Phasing Considerations

- 4.9 In terms of phasing, each plot could constitute a separate phase to allow for flexibility in how the site can be delivered. This would require any conditions to be included on a phase-by-phase basis; and a condition requiring the submission of a phasing plan.

Access Considerations

- 4.10 Access will be from the Grosmont Road. Each property will have its own access or if necessary a shared drive, with a turning head to allow vehicles to egress in forward gear. It is anticipated that each property will have off-street parking and garaging.

Other Considerations

- 4.11 There is no history or evidence of contamination or oil/chemical storage on site. The site has only ever been used long term for the grazing of livestock.

5 Landscape Assessment

5.1 This section considers the potential landscape impacts of the proposed residential development.

North York Moors Landscape Character Assessment

5.2 In order to determine whether the proposal would have a significant impact on the wider open countryside, a consideration of the area's landscape character, as set out in the North York Moors Landscape Character Assessment (WYG, 2003, revised 2004) has been made, and a judgement on the proposal's impact on the Landscape's key sensitivities and vulnerabilities has been undertaken, taking into account the Landscape Character Assessment's proposed Landscape.

5.3 The North York Moors Landscape Character Assessment (WYG, 2003, revised 2004) identify the Park's key characteristics as:

- Upland plateau landscape underlain mainly by sandstone and mudstone of Middle Jurassic age, and in the south, calcareous sandstone and limestone of Upper Jurassic age, with areas of undulating land arising from deposits of glacial till, sand and gravel.
- Plateau dissected by a series of dales, often broad and sweeping, but with steep-sided river valleys in places, and floored by Lower Jurassic shales.
- Extensive areas of heather moorland on plateau and hills, creating a sense of space, expansiveness and openness.
- Arable landscape to south and east, but part still on elevated, sweeping plateau and hills.
- Sparsely settled, with population concentrated in the dales and around the fringes.
- Valley landscapes characterised by predominantly pastoral farming with clear demarcation between the enclosed fields, farms, settlements and the moorland ridges above. The transition is often marked by bracken fringes.
- Panoramic views over moorland ridges, dales, surrounding lowland vales and the sea.
- Extensive areas of coniferous plantations, especially on the Tabular Hills in the south east and Hackness north of Pickering; with remnant areas of predominantly ancient semi-natural woodland occurring mainly on valley side slopes, on escarpments and fringing hills.
- Traditional stone walls and hedgerows enclosing fields in the dales and lower fringing farmland - now often replaced by fences.
- Farms and villages built of predominantly rubble limestone or dressed sandstone, with red pantile or slate roofs.

- Distinctive and dramatic coastal landscapes with high cliffs, small coves and bays, coastal towns and fishing villages.
- Rich archaeological heritage from many different periods, especially on the high moorland plateaus.

5.4 The Assessment confirms that the site sits with the Lower Esk Valley Landscape Character Type (Character Area 8b).

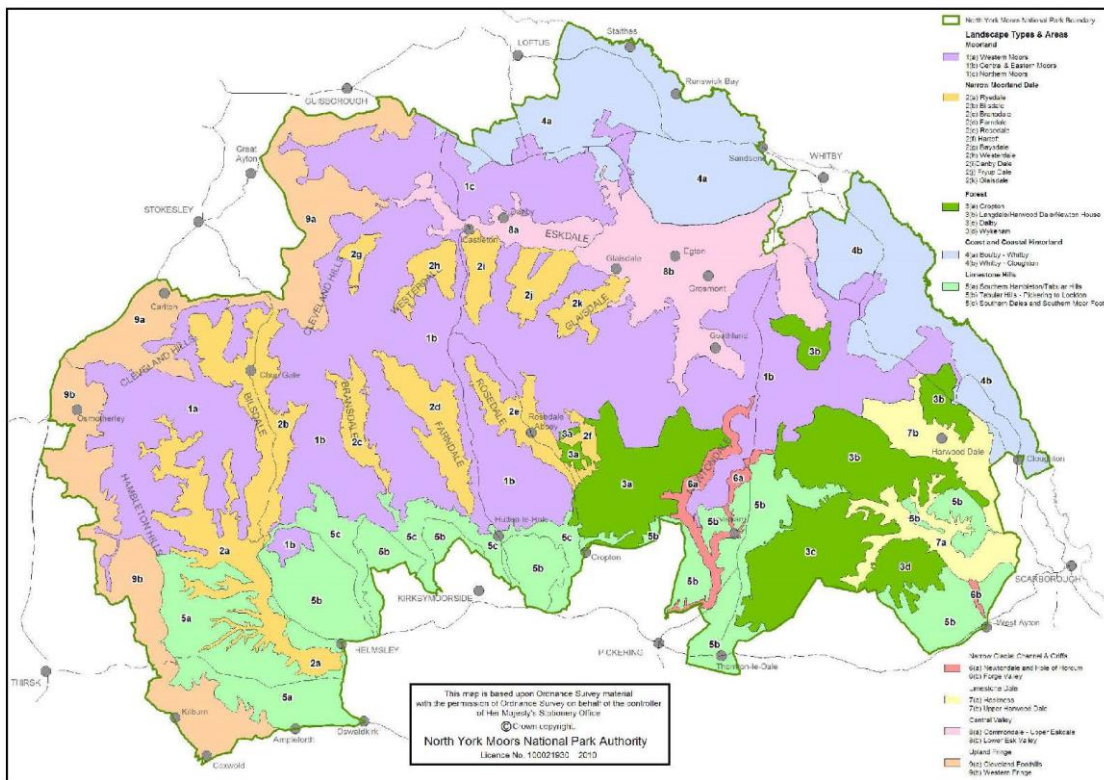


Figure 1: Extract from North York Moors Landscape Character Assessment (WYG, 2003, revised 2004): Lower Esk Valley Character Type (Character Area 8b)

- 5.5 The Lower Esk Valley Character type is characterised by a "...Broad lower valley and associated tributaries of complex topographic form resulting from extensive glacial deposition. The valley overlies deltaic sandstones and mudstones; the lower lying parts east of Carr End are underlain by Middle and Lower Lias mudstones.
- 5.6 The river cuts a narrow, steep, rocky and fast flowing meandering course through the area, dividing occasionally to leave islands isolated within the river. The course of the river alternately narrows as it follows an incised route through the glacial deposits, where it is generally hidden from view by its steep banks and fringing tree cover and widens to include a narrow flat flood plain. The river is joined by three significant tributaries from the south, (Glaisdale Beck, Murk Esk and Little Beck) and one from the north (Stonegate Beck). Dramatic waterfalls are a feature of the Murk Esk Valley.

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- 5.7 The valley sides are undulating and varied in form, frequently steep at their upper edges and close to the river, the central slopes being gentler. The tributary valleys of Murk Esk, Little Beck and Stonegate Beck have similar topography.
- 5.8 Landcover is similarly complex and varied and comprises a mixture of farmland with a high density of broadleaved woodland and areas of coniferous and mixed plantations. Small patches of scrub, bracken, rough pasture, wet grassland and areas of upland grass moor occur. A larger area of upland heath and upland heath/ bracken mosaics occurs at the remnant moorland Egton Low Moor on the northern upper valley side.
- 5.9 Farmland comprises fields of pasture for sheep and cattle with occasional arable divided by a mixture of closely trimmed and overgrown hedgerows with frequent hedgerow trees of oak and ash on the lower valley sides, giving a well-wooded appearance to the dale. Walls and wire fences are also present but are less frequent than hedges.
- 5.10 Blocks of mainly semi natural ancient woodland are widespread but are associated mainly with the steeper areas adjacent to the River Esk and on the upper valley sides and linear woodland following the course of minor becks. In some locations areas of farmland are located above mid valley side woodlands, a pattern that rarely occurs elsewhere in the Park.
- 5.11 Settlements include Eskdaleside, which has many buildings of a suburban character using mixed materials, and Egton, a hillside village constructed mainly in stone with pantile roofs. A number of settlements are influenced by their location on the railway, the Victorian railway architecture exerting a strong influence at Grosmont. Egton Bridge derives its character from the presence of the railway, the large church that dominates the village and the enclosing tree cover. Scattered farms of medium to large size are sited on the mid and upper valley sides. Goathland is elevated at 152m above sea level at the foot of the moors with upper Murk Esk. The settlement has spread along its approach roads to include modern development; it is an important tourist centre.
- 5.12 The Whitby to Middlesbrough railway line follows the valley floor, crossing the road and river in numerous locations. Carefully conserved railway stations and trackside features contribute significantly to the character of the dale. The North Yorkshire Moors Steam Railway is a key feature of Murk Eskdale, south of Grosmont, the steam trains visible by their plume of smoke.
- 5.13 Historic features include the numerous stone river bridges that are a feature of the dale and the packhorse bridge at Carr End.
- 5.14 The busy A171, located on the ridge of land to the north of the valley forms the character area boundary. The A169 briefly cross the character area to the east of Eskdaleside. A network of minor roads links the settlements along the valley sides or cross the river at the frequent historic bridging points. Railway bridges cross the road at many locations.
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- 5.15 Recreational features include the rail trail between Grosmont and Goathland, the Cleveland Way and Newtondale Horse Trail and the Coast-to-Coast Walk, which follows the valley between Grosmont and Glaisdale.
- 5.16 Small quarries and small-scale mineral workings are visible on the upper valley sides where tree cover is sparse or within adjacent moorland areas.
- 5.17 Detractors include unsympathetic modern residential development and overhead utilities poles. The overhead electric line to Whitby, supported on pylons, crosses the Little Beck valley. The mast at Limber Hill is a local detractor. (Source: North York Moors Landscape Character Area Assessment, WYG, 2003, revised 2004)

Site Proposals

- 5.18 The proposal is in outline with all matters reserved, for the erection of up to (and including) 3 dwellings of up to 2 storeys in height, including accesses and garages.
- 5.19 To understand the relationship of the site and the wider landscape, photographs have been used to demonstrate key views of the site. The map below shows the location for each camera shot.

Site Assessment

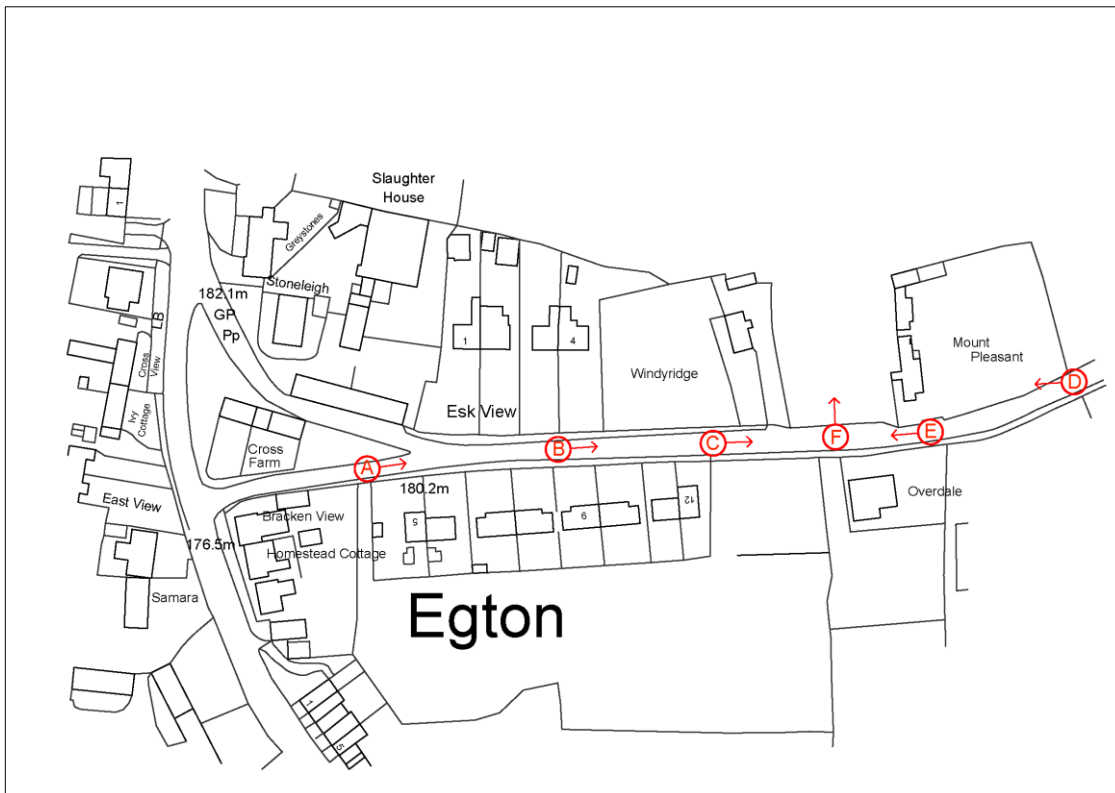


Figure 2: Viewpoint Locations



5.20 **Viewpoint A (above):** Looking east from viewpoint point A (near the junction of the High Street and the Grosmont Road) towards Grosmont, the site is only partially visible and obscured by planting/garden boundary walls. The backdrop is Mount Pleasant.



5.21 **Viewpoint B (above):** Looking east from viewpoint B (the Grosmont Road directly outside of No. 5 Esk View) towards Grosmont, the site is partially obscured by hedgerow planting and garden boundary walls. The backdrop is an existing dwelling (Mount Pleasant). Windyridge is in the Foreground.



5.22 **Viewpoint C (above):** Looking east from viewpoint C (Grosmont Road opposite No 12 Esk View Cottages) toward Grosmont, the site becomes visible. Mount Pleasant is in the background.



5.23 **Viewpoint D (above):** Looking west from viewpoint D (the Grosmont Road) towards Egton, the site is mostly obscured by existing vegetation/garden walls and Mount Pleasant.



5.24 **Viewpoint E (above):** Looking west from point E (the Grosmont Road directly opposite Mount Pleasant), the site becomes visible. The garden of Mount Pleasant is in the foreground. Windyridge and No.4 Esk View are in the background.



5.25 **Viewpoint F (above):** Looking northwards from point F (Grosmont Road directly in front of the site) the site is visible. Existing residential property is located either side and directly opposite the site.

Assessment

- 5.26 Leaving Egton, looking eastwards from viewpoint A, along the Grosmont Road approach from the High Street it is evident that the site is only partially visible. It is partially screened by existing property, garden boundary walls and vegetation. The backdrop is Mount Pleasant. Looking eastwards from viewpoint B, further along the Grosmont Road closer to the site, the site is partially obscured by hedgerow planting and garden boundary walls.
- 5.27 It is not until viewpoint C, further along the Grosmont Road approaching the site, that the site becomes completely visible. In the foreground is the garden of existing residential property (Windyridge). The site is in the middle ground. In the background, adjacent the site is existing property (Mount Pleasant).
- 5.28 Heading in the opposite direction towards Egton, looking westwards from viewpoint D, the site is mostly obscured by existing vegetation and Mount Pleasant. The site frontage is partially visible, the backdrop is existing property (No. 4 Esk View Cottages and Windyridge).
- 5.29 It is not until viewpoint E, that the site becomes visible in this direction. From this viewpoint, the site is seen in the context of existing residential development on either side of it.
- 5.30 The photographs show that the site is only visible close up and from its immediate vicinity, with longer range views from public areas limited and obscured or mostly obscured by topography, vegetation and/or development. The site is not visible from other the central part Egton, or its approach roads and is similarly obscured by existing buildings, vegetation and/or topography. Where the site may be seen from longer range views it is in the very far distance and with context of built development, with residential development on either side and directly opposite it.
- 5.31 The site is not isolated and is visually well contained with existing residential development either side of it and opposite, with telegraph poles reinforcing the settlement appearance.
- 5.32 The majority of viewpoints show that the site is either obscured by existing development, topography and/or vegetation, or for the limited longer range views is seen within the context of existing development. The site does not contribute significantly to the wider overall landscape character, or exhibit the main characteristics associated with the Lower Esk Valley Landscape Character Type. The character and appearance of the area becomes more rural with wider landscape views travelling out of the village, further along the Grosmont Road beyond Mount Pleasant and Overdale.

Conclusion

- 5.33 In conclusion, the photographs show that the site is most visible from its immediate vicinity. It is visually contained by existing residential development on both sides and opposite. When viewed from further afield, from the other side of the Esk Valley, the site sits in the context of existing development.

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- 5.34 Travelling towards the centre of Egton along the Grosmont Road, when the site becomes visible, it is seen in the context of residential development in the foreground, background and opposite. Travelling out of Egton, it is also seen in the context of residential development in the foreground, background and opposite. It is not until beyond the site and past Mount Pleasant and Overdale, that the character changes and the area feels more rural with low walls and hedgerows providing longer range views over the moors. The development of the site would not encroach on the wider open countryside, and any visual impacts are very localised. It is not an isolated site, rather it is visually well contained within the built up area of Egton, with existing housing adjacent to, and opposite it.
- 5.35 The visually contained nature of the site, and the fact it has development on two sides and opposite results in it providing only a limited contribution to the wider landscape character area. It is not considered to be an important gap in the street frontage and does not contribute to the amenity, form and character of the village.
- 5.36 The potential impact upon the landscape character will therefore be localised, being mostly limited to the site itself and adjacent properties, with minimal impact on the wider landscape character area. The site's development would not change the character of Egton. It would not impact upon any heritage features and is outside of the Conservation Area. It is a small amount of further linear development, in keeping with the character of the surrounding area and represents an appropriate infill opportunity.
- 5.37 The proposal would, therefore, not cause significant environmental harm. The proposal is considered to conform to Core Policies A and G and Development Policy 3 – Design of the Adopted Core Strategy and Strategic Policies A, C, G and M of the NYMNP Local Plan Main Modifications draft which seek to ensure a protection and where possible enhancement of the landscape.

6 Planning Policy Considerations

Local Development Plan Policies

- 6.1 The relevant Development Plan for the proposal is the North York Moors National Park Authority Core Strategy and Development Policies 2008. The Adopted Development Plan policies predate the NPPF (2012) and NPPF 2018 and are now somewhat out of date.
- 6.2 The NYMNP Authority is in the process of producing a new Local Plan to replace the existing Core Strategy. The pre-submission draft of the emerging Local Plan was published for consultation between April and May 2019. The Local Plan was submitted to the Secretary of State for Examination on the 2 July 2019 and was examined in November 2019. Modifications were issued for consultation in February 2020 and at the time of writing (April 2020), the Inspector's report is due to be received by the Authority. Because of the advanced stage reached in the Local Plan process, the elements of the emerging Local Plan can be afforded weight, in accordance with section 48 of the National Planning Policy Framework. The Authority has provided advice on the amount of weight to be attributed to the emerging policies. The Local Plan may be adopted by the time this application is determined.

Core Strategy and Development Management Policies (2008)

- 6.3 The most relevant policies in the existing Core Strategy (2008) that are applicable to this proposal are as follows:
- 6.4 **Core Policy A - Delivering National Park Purposes and Sustainable Development.** This strategic policy seeks to encourage sustainable development in the Park, including housing that contributes to meeting the Park's needs whilst conserving and enhancing the Park's special qualities. It seeks to ensure development is in locations and at a scale which respect its surrounding and does not result in an unacceptable impact on the landscape or detract from the Park's most peaceful and tranquil areas; and supports the character and function of settlements. It aims to conserve and enhance the landscape, settlement, building features and historic assets of the landscape character areas. It promotes the principles of sustainable design and energy use and seeks to minimise the environmental effects of transport. The re-use of traditional rural buildings and listed assets is considered to be a sustainable form of development.
- 6.5 **Core Policy B – Spatial Strategy.** This strategic policy seeks to meet the needs of people in the National Park is based upon improving the sustainability of local communities by supporting, improving and consolidating existing services and facilities, providing additional housing and employment opportunities within settlements and enabling alternative modes of travel to the private car. Egton is identified as an 'Other Village' in the strategy. This policy allows for opportunities for new housing to meet an identified local need to live in the parish; and affordable housing where it will improve the environmental, social and economic sustainability of the settlement.

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- 6.6 **Core Policy C – Natural Environment, Biodiversity and Geodiversity.** This strategic policy seeks to safeguard the natural environment and in particular protected sites, habitats and species; geodiversity assets.
- 6.7 **Core Policy G – Landscape Setting and Historic Assets.** This strategic policy seeks to safeguard the landscape setting and cultural heritage of the area.
- 6.8 **Core Policy J - Housing.** This strategic policy seeks to control the location of new housing together with the mix of housing types and tenures. The policy requires that new open market housing should be restricted to towns and service villages.
- 6.9 The Core Strategy also contains a series of Development Management Policies. The most relevant to this proposal are:
- 6.10 **Development Policy 1 Environmental Protection.** This development management policy seeks to conserve and enhance the special qualities of the North York Moors National Park, and limits development to that: which will not have an unacceptable adverse impact on surface and ground water, soil, air quality and agricultural land; will not generate unacceptable levels of noise, vibration, activity or light pollution; will ensure no adverse effects arising from sources of pollution which would impact on the health, safety and amenity of the public and users of the development; Land stability can be achieved without causing unacceptable environmental or landscape impact; and there is or will be sufficient infrastructure capacity to accommodate the demand generated by the development.
- 6.11 **Development Policy 2 Flood Risk.** This development management policy seeks to ensure development follows a sequential approach to flood risk, and will not lead to an increase in flood risk elsewhere.
- 6.12 **Development Policy 3 Design.** This development management policy seeks to maintain and enhance the distinctive character of the Park. It allows development where: the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement; the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers; a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular; provision is made for adequate storage and waste management facilities; good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources; is supported by a satisfactory landscaping scheme forms an integral part of the proposal; and the design takes account of the safety, security and access needs

for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

- 6.13 **Development Policy 23 New Development and Transport.** This development management policy seeks to minimise the overall need for journeys and reduce the environmental impacts of traffic on the National Park, development. It allows development where: its location is, or is capable of being, accessed by public transport, walking or cycling; existing Public Rights of Way, linear routes and other access routes for pedestrians, cyclists and horse riders are protected; the external design and layout and associated surfacing works take into account the needs of all users including cyclists, walkers and horse riders; it is of a scale which the adjacent vehicular road network has the capacity to serve without detriment to highway safety or the environmental characteristics of the locality; highway detailing, road improvements and street furniture are complementary to the character of the area and are the minimum required to achieve safe access; existing attractive or historic highway features important to the character of the National Park are preserved; and parking is provided in accordance with the relevant maximum standards adopted by the Authority.

Other Relevant Material Considerations.

Emerging North York Moors National Park Authority Local Plan – Main Modifications Draft February 2020.

- 6.14 The Main Modification draft of the emerging Local Plan was published for consultation in February 2020. The consultation ended on 2 April 2020. The emerging Local Plan has been produced in the context of the NPPF, 2018 and has now reached an advanced stage in its process and can be afforded weight. It is anticipated that the Local Plan will be adopted by the time that this application is determined. The policies in the Main Modifications draft that are relevant to this proposal are as follows:
- 6.15 **Strategic Policy A - Achieving National Park Purposes and Sustainable Development.** This strategic policy takes a positive approach to new development in line with the presumption in favour of sustainable development: 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Development is allowed that a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment; b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities; c) Protects or enhances natural capital and the ecosystem services they provide; d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; e) Builds resilience to climate change through adaptation to and mitigation of its effects; f) Makes sustainable use of resources, including using previously developed

land wherever possible; and g) Does not reduce the quality of soil, air and water in and around the National Park.

- 6.16 **Strategic Policy B –The Spatial Strategy.** Egton is designated as a larger village in the spatial strategy. It allows for development which supports the service function of Larger Villages by providing additional housing (including principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality.
- 6.17 **Strategic Policy C - Quality and Design of Development.** This strategic policy allows development where: proposals are of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the NYMNP Authority Design Guide; the proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular; the siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality; the scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources; a good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal; Proposals to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts; Where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way; and the proposal ensures the creation of an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.
- 6.18 **Strategic Policy G – The Landscape.** This strategic policy seeks to protect the high quality, diverse and distinctive landscapes of the North York Moors. Great weight will be given to landscape considerations in planning decisions and development will be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as defined in the North York Moors Landscape Assessment.
- 6.19 **Strategic Policy M – Housing.** This strategic policy seeks to meet the needs of local communities be enabling a minimum of 551 new homes (29 per year) to be completed over the plan period. These homes will be delivered through the development of sites allocated in the Helmsley Local Plan and in, Environmental Enhancement Sites; through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural

exception sites and through proposals put forward in accordance with a Whole Estate Plans approved by the National Park Authority. Schemes will be expected to meet the need for smaller dwellings and all proposals should be of a high quality design and construction to ensure that the character and distinctiveness of the built environment and local landscape are maintained.

- 6.20 **Policy ENV5 - Flood Risk.** This development management policy seeks to ensure new development will only be allowed where: It meets the sequential approach to development in areas of flood risk; and It does not increase the risk of flooding elsewhere.
- 6.21 **Policy CO2 – Highways.** This development management policy allows development where: It is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids; and highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area, the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.
- 6.22 **Policy CO7 - Housing in Larger Villages.** This development management policy allows development of principal residence and affordable housing on suitable small sites within the main built up area of the village.

National Planning Policies

- 6.23 The NPPF is a material consideration with considerable weight. The relevant national planning policies are set out in the National Planning Policy Framework (NPPF) revised February and July 2019. Paragraph 7-8 of the NPPF, the Government underlines its commitment to sustainable development and states that:

“The purpose of the planning system is to contribute to the achievement of sustainable development...achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways:..

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure;*
- *a social objective– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible local services and*

open spaces that reflect current and future needs and support communities' needs health, social and cultural well-being;

- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.”*

North York Moors National Park Authority Design Guide (part 1)

- 6.24 As the application is in outline, with all matters reserved such as design, layout, scale, materials, landscaping etc., this guidance is more applicable to the Reserved Matters stage. However, the outline application, if consented, would not prejudice the ability of the principles established in the Design Guide to be reflected in the Reserve Matters application.

7 Evaluation of Scheme against Planning Policy

7.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004), requires the proposed development to be judged against the Development Plan Policies in the first instance; and planning decisions made on the basis of its compliance with the Development Plan Policies, taking into account material planning considerations, and applying the planning balance of the schemes impacts against the positive benefits that will be derived. The table below sets out the proposals performance against the Development Plan:

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
North York Moors National Park Authority Core Strategy and Development Policies 2008	
Core Policy A – Delivering National Park Purposes and Sustainable Development	<p>The proposal is considered to be in conformity with Core Policy A as it is of a scale that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park. Neither will it detract from the quality of life of local residents or the experience of visitors.</p> <p>It is of a scale which will support the character and function of Egton and would not have a detrimental impact on the natural environment, biodiversity and geodiversity.</p> <p>There is scope to provide a net gain in biodiversity through the provision of bird and bat boxes, and a landscaping scheme using native species with habitat creation opportunities.</p> <p>It would not impact on the landscape character of the village or the wider area, and through careful design and material choice could enhance local character. It would provide opportunities for sustainable design and energy use.</p> <p>It provides for a choice of housing that will help to meet the needs of the area. It provides opportunities for new residents to be able to access Egton’s local services and facilities without the need to use the private motor car and has a footpath opposite the site frontage.</p>
Core Policy B – Spatial Strategy	<p>The proposal is not in conformity with Core Policy B as it proposes Principal Residence tenure housing in an ‘Other Village’. To comply with this policy, the tenure would have to be for Local Needs or Affordable Housing (as defined by the Plan). However, there are sufficient material considerations to outweigh this policy. The main material consideration is the emerging Local Plan (currently at main modifications stage). The Authority has confirmed in the “Weight to be attributed to the NYMNP Pre-Submission draft Local Plan (Sept, 2019) that weight may be attached to the new Spatial Strategy Policy Strategic Policy B, as it applies to Egton and Policy C) 7 – Housing in Larger Villages. The new Spatial Strategy policy</p>

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<p>classifies Egton as a ‘Larger Village’. This means that policy CO7 (Housing in Larger Villages) of the emerging Local Plan can apply, which allows Principal Residence tenure housing in Larger Villages (see also response to Local Plan Strategic Policy B below).</p>
<p>Core Policy C – Natural Environment, Biodiversity and Geodiversity</p>	<p>The proposal is considered to be in conformity with Core Policy C as it would not impact on any biodiversity, protected sites or species. The site is an area of land used for grazing which does not meet the conditions for priority habitats and species identified in the North York Moors Local Biodiversity Action Plan. The site is not a recognised geodiversity asset.</p> <p>No trees or hedgerows are proposed to be removed to accommodate the proposal. Environmental enhancements and a biodiversity net gain can be achieved through the installation of bat and bird boxes on the proposed properties. Also, an appropriate landscaping scheme could be conditioned which would make use of native species, to help create additional habitat.</p>
<p>Core Policy G – Landscape, Design and Historic Assets</p>	<p>The proposal is considered to be in conformity with Core Policy G as it would not impact on the Egton Conservation Area; any Listed Buildings in the area; any Historic Parks and Gardens, Scheduled Ancient Monuments or other sites of Archaeological importance.</p> <p>The development of the site would not encroach on the wider open countryside, with any visual impacts being localised. Views into the site are very limited, other than from the immediate vicinity. It is not an isolated site, rather it is visually well contained within the built up area of Egton, with existing housing adjacent to, and opposite it.</p> <p>The visually contained nature of the site, and the fact it has development on two sides and opposite results in it providing only a limited contribution to the wider landscape character area.</p> <p>It does not represent an important gap in the street frontage and does not contribute to the amenity, form and character of the village.</p> <p>The potential impact upon the landscape character will therefore be localised, being mostly limited to the site itself and adjacent properties, with minimal impact on the wider landscape character area.</p> <p>The site’s development would not change the character of Egton. It would not impact upon any heritage features and is outside of the Conservation Area. It would result in a small</p>

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<p>amount of further linear development, which would be in keeping with the character of the surrounding area and represents an appropriate infill opportunity.</p>
<p>Core Policy J – Housing</p>	<p>The proposal is not in conformity with Core Policy J as it proposes Principal Residence tenure housing in what the Core Strategy classifies as an ‘Other Village’. To comply with this policy, the tenure would have to be for Local Needs or Affordable Housing (as defined by the Plan).</p> <p>However, there are sufficient material considerations to outweigh this policy. The main material consideration is the emerging Local Plan (currently at main modifications stage). The Authority has confirmed in the “Weight to be attributed to the NYMNP Pre-Submission draft Local Plan (Sept, 2019) that weight may be attached to the new Spatial Strategy Policy Strategic Policy B, as it applies to Egton and Policy C) 7 – Housing in Larger Villages. The new Spatial Strategy policy classifies Egton as a ‘Larger Village’. This means that policy CO7 (Housing in Larger Villages) of the emerging Local Plan can apply, which allows Principal Residence tenure housing in Larger Villages (see also response to Local Plan Strategic Policy M below).</p>
<p>Development Policy 1 - Environmental Protection</p>	<p>The proposal is considered to be in conformity with Development Policy 1 as it will not have an unacceptable adverse impact on surface and ground water, soil, air quality or agricultural land. The area is not sensitive to ground water, is not of a scale that would result in impacts on air quality; and the amount of agricultural land and soil lost is minimal in terms of the farm’s agricultural land.</p> <p>It is a small scale residential development and will not generate unacceptable levels of noise, vibration, activity or light pollution. Neither will impact on the health, safety and amenity of neighbours or the new residents. There are no known sources of contamination within the site and there would be no adverse effects arising from sources of pollution.</p> <p>There are no issues of land stability and the site would not require significant levelling. The site is of a scale that would be easily accommodated within the local infrastructure capacity and has existing utility services running along its frontage, which can be utilised.</p>
<p>Development Policy 2 - Flood Risk</p>	<p>The proposal is considered to be in conformity with Development Policy 2 as the site is not in a ‘low risk flood zone and not susceptible from risks of river or surface flooding. See EA Flood Risk Map at Appendix 3.</p>



DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
Development Policy 3 - Design	<p>The proposal is considered to be in conformity with Development Policy 3 as far as it can be given that it is in outline with all matters reserved. It will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement. Matters such as scale, height, massing, proportion, form, size, materials, landscaping and design will be considered at the reserved matters stage. The outline scheme will not prejudice the ability of the policy's aims to be properly considered and delivered.</p>
Development Policy 23 - New Development and Transport	<p>The proposal is considered to be in conformity with Development Policy 23, as far as it can be given that it is in outline with all matters including access reserved. It is in a location that is capable of being accessed by public transport, walking or cycling. The site has an existing footpath opposite which links through to Egton's services and facilities which are no more than a 5-10 minute walk. Public Transport is available with the 95 bus connecting the village to Whitby and nearby railway stations at Egton Bridge.</p> <p>There are no existing public rights of way affected by the proposal.</p> <p>Visibility from the site looking both ways along the Grosmont Road is good, and the traffic generated by an additional 3 dwellings will not cause a severe impact on the local highway network or result in impact on the safe operation of the highway network in this location.</p> <p>The outline scheme will not prejudice the ability of the policy's other aims to be properly considered and delivered.</p>

7.2 The main material considerations relevant to the site include the emerging North York Moors National Park Local Plan, National Planning Policy Framework (NPPF) and the North York Moors National Park Design Guide.

EMERGING LOCAL PLAN 2020	CONFORMITY OF SCHEME
Strategic Policy A - Achieving National Park Purposes and Sustainable Development	<p>The proposal is considered to be in conformity with emerging Strategic Policy A, as it is of a scale that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park.</p> <p>It will represent sustainable development, although matters of detail are reserved for future determination, the outline scheme would not prejudice the ability of the reserved matters to deliver high quality design which would respect and reinforce the character of the local landscape and the built and historic environment.</p>



EMERGING LOCAL PLAN 2020	CONFORMITY OF SCHEME
	<p>The scheme will provide social benefits including adding to the housing stock providing appropriate and accessible development, which will help meet the Park’s need for principal residence housing. It will also provide economic benefits. Its construction will provide job opportunities for local builders to develop the site and tradespeople to work on its construction. Once built, the new residents will help to support the function and vitality of Egton and its services and facilities.</p> <p>The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It will provide scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species and the installation of bird and bat roost boxes.</p> <p>The outline scheme will not prejudice the ability of the dwellings to be resilient to climate change, or to make the best and most sustainable use of resources. It is not of a scale that would adversely impact on the quality of soil, air and water in the park.</p> <p>It would not impact on the landscape character of the village or the wider area, and through careful design and material choice at the reserved matters stage, could enhance local character and local distinctiveness.</p>
Strategic Policy B –The Spatial Strategy	<p>The proposal is considered to be in conformity with emerging Strategic Policy B. It proposes principal residence dwellings within the built up area of a Larger Village which is supported by the Policy.</p>
Strategic Policy C - Quality and Design of Development	<p>The proposal is considered to be in conformity with Strategic Policy C, as far as it can be given that it is in outline with all matters reserved.</p> <p>Matters such as scale, height, massing, proportion, form, size, materials, landscaping and design will be considered at the reserved matters stage. The outline scheme will not prejudice the ability of the policy’s aims to be properly considered and delivered.</p> <p>It is anticipated that the reserved matters scheme will have regard to the principles set out in the North York Moors National Park Authority Design Guide. It is accepted that the detailed scheme will need to incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the local vernacular.</p> <p>Also, that the siting, orientation and layout will need to complement existing nearby buildings and more widely the form of the settlement. Similarly it is accepted that scale, height, massing and form of the reserved matters will need to be compatible with</p>

EMERGING LOCAL PLAN 2020	CONFORMITY OF SCHEME
	<p>surrounding buildings and not have an adverse impact upon the amenities of adjoining neighbours.</p> <p>It is expected that the reserved matters will follow sustainable design and construction techniques, and include measures to minimise waste and energy use; and include sufficient space for storage of waste and recycling.</p> <p>Also, the landscaping and planting scheme is expected to need to reinforce the local landscape character, increases habitat connectivity and makes use of appropriate native species; and incorporate measures to enhance biodiversity.</p>
<p>Strategic Policy G – The Landscape</p>	<p>The proposal is considered to be in conformity with Strategic Policy G as it does not exhibit the main characteristics associated with the Lower Esk Valley Landscape Character Type. Neither would it impact upon any areas that are representative of the Landscape Character Type.</p> <p>The site does not contribute significantly to the wider overall landscape character. It is not an isolated site and is within the built up area of the village, it is visually contained and has development on two sides and opposite resulting in only a limited contribution to the wider landscape character area.</p> <p>The character and appearance of the area becomes more rural with wider landscape views beyond the site past Mount Pleasant and Overdale.</p> <p>Views into the site are very limited, other than from the immediate vicinity. It does not represent an important gap in the street frontage and does not contribute to the amenity, form and character of the village.</p> <p>The potential impact upon the landscape character will therefore be localised, being mostly limited to the site itself and adjacent properties, with minimal impact on the wider landscape character area. The site’s development would not change the character of Egton. It would not impact upon any heritage features and is outside of the Conservation Area. It is a small amount of further linear development, in keeping with the character of the surrounding area and represents an appropriate infill opportunity.</p>
<p>Strategic Policy M – Housing</p>	<p>The proposal is considered to be in conformity with Strategic Policy M.</p> <p>It will contribute, albeit modestly towards meeting the Policy’s aspiration of delivering a minimum of 551 new homes (29 per year) over the Plan period.</p> <p>It represents a windfall scheme on a suitable small site in a village capable of accommodating new homes.</p> <p>Matters of design are reserved, but the expectation is that the</p>

EMERGING LOCAL PLAN 2020	CONFORMITY OF SCHEME
	detailed scheme will be a high quality design that reflects the character and appearance of the local area.
Policy ENV5 - Flood Risk	The proposal is considered to be in conformity with Policy ENV5 as the site is in a 'low risk flood zone and not susceptible from risks of river or surface flooding. See EA Flood Risk Map at Appendix 3.
Policy CO2 – Highways	<p>The proposal is considered to be in conformity with Development CO2 as far as it can be given that it is in outline with all matters including access reserved.</p> <p>It is in a location that is capable of being accessed by public transport, walking or cycling. The site has an existing footpath opposite which links through to Egton’s services and facilities which are no more than a 5-10 minute walk.</p> <p>Public Transport is available with the 95 bus connecting the village to Whitby and nearby railway stations at Egton Bridge.</p> <p>There are no existing public rights of way affected by the proposal.</p> <p>Visibility from the site looking both ways along the Grosmont Road is good, and the traffic generated by an additional 3 dwellings will not cause a severe impact on the local highway network or result in impact on the safe operation of the highway network in this location.</p> <p>The outline scheme will not prejudice the ability of the policy’s other aims to be properly considered and delivered.</p>
Policy CO7 - Housing in Larger Villages	The proposal is considered to be in conformity with Development CO7 as it proposes small scale Principal Residence housing on a suitable small site in the built up area of a defined Larger Village.

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
Paragraph 11 confirms that objective of achieving sustainable development and that decisions on planning applications that accords with the Development Plan should be approved without delay.	The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, confirms that the scheme would contribute to achieving sustainable development and is in conformity with the majority of the Development Plan. Where there is a variance there are sufficient material considerations to justify it.

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>Paragraph 47 confirms that applications for planning permission must be made in accordance with the Development Plan unless material considerations indicate otherwise. It also requires the Council to approve development that accords with the Development Plan without delay.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, is in conformity with the majority of the Development Plan. Where there is a variance there are sufficient material considerations to justify it.</p>
<p>Paragraphs 59-79 set out the Government's intention to boost housing supply. Housing should be considered in the context of the presumption in favour of sustainable development. The Council should positively seek opportunities to meet the development needs of their area, including taking account of the Custom and Self Build register; and development in rural areas to help enhance or maintain the vitality of rural areas.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. Whilst modest, the proposal will provide an addition to the local supply of housing.</p>
<p>Paragraphs 102-111 seek to ensure movement is minimised and sustainable transport modes maximised. Parking should take account of accessibility; type and mix of development, opportunity for public transport and local car ownership levels. Proposals should not have an unacceptable impact on highway safety.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The site is located within walking distance of a range of services and facilities. It is also close to public transport facilities. Access is a reserved matter.</p>
<p>Paragraphs 117-123 seek to ensure the efficient use of land and appropriate densities.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The scheme's density reflects the area's prevailing character and setting, which is characterised by small scale dwellings in reasonably modest sized plots.</p>

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>Paragraphs 124-132 emphasises the importance of good design, and the need to achieve high quality buildings and public spaces. It acknowledges the role of design guidance but cautions that it should avoid unnecessary prescription or detail and should concentrate on the overall scale, density, massing, height, landscape, layout, materials and access.</p>	<p>The proposed development is in conformity with this part of the revised NPPF as far as it can be, given that it is an outline application with matters of access, design, layout, landscaping and materials all reserved. The scale, density, likely layout, height, massing and materials will reflect the local surrounding character.</p>
<p>Paragraphs 148-169 set out the Government's aim to support a low carbon future taking account of climate change and reduce flood risk.</p>	<p>The proposed development is in conformity with this part of the revised NPPF as far as it can be, given it is an outline application with matters of drainage reserved. The site is not located in a high risk flood area and would not increase the risk of flooding elsewhere.</p>
<p>Paragraphs 170-177 set out the Government's aim to conserve and enhance the natural environment and biodiversity. Requiring Council's to refuse applications that have significant harm on the biodiversity unless it can be mitigated or compensated.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. No ecological designations will be affected, and no significant harm to biodiversity will be caused.</p>
<p>Paragraphs 184-202 set out the Government's aim to conserve and enhance the Historic Environment.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. No heritage assets are affected by the proposal.</p>

NYMNP DESIGN GUIDE	CONFORMITY OF SCHEME
<p>The Design Guide provides a historical context to design and describes the fundamental design principles that should be considered in the development of a successful proposal. It also offers guidance on the components of design that need to be considered to inform any proposal, from a house extension to a small 'infill' scheme. Generally, that infill development should relate to existing surrounding development in terms of scale, density, massing, space between buildings, building form and design detail</p>	<p>As the application is in outline, with all matters reserved such as design, layout, scale, form, materials, landscaping etc., this guidance is more applicable to the Reserved Matters stage. However, the outline scheme does not prejudice the ability of the principles established in the Design Guide to be reflected in the Reserve Matters application.</p>

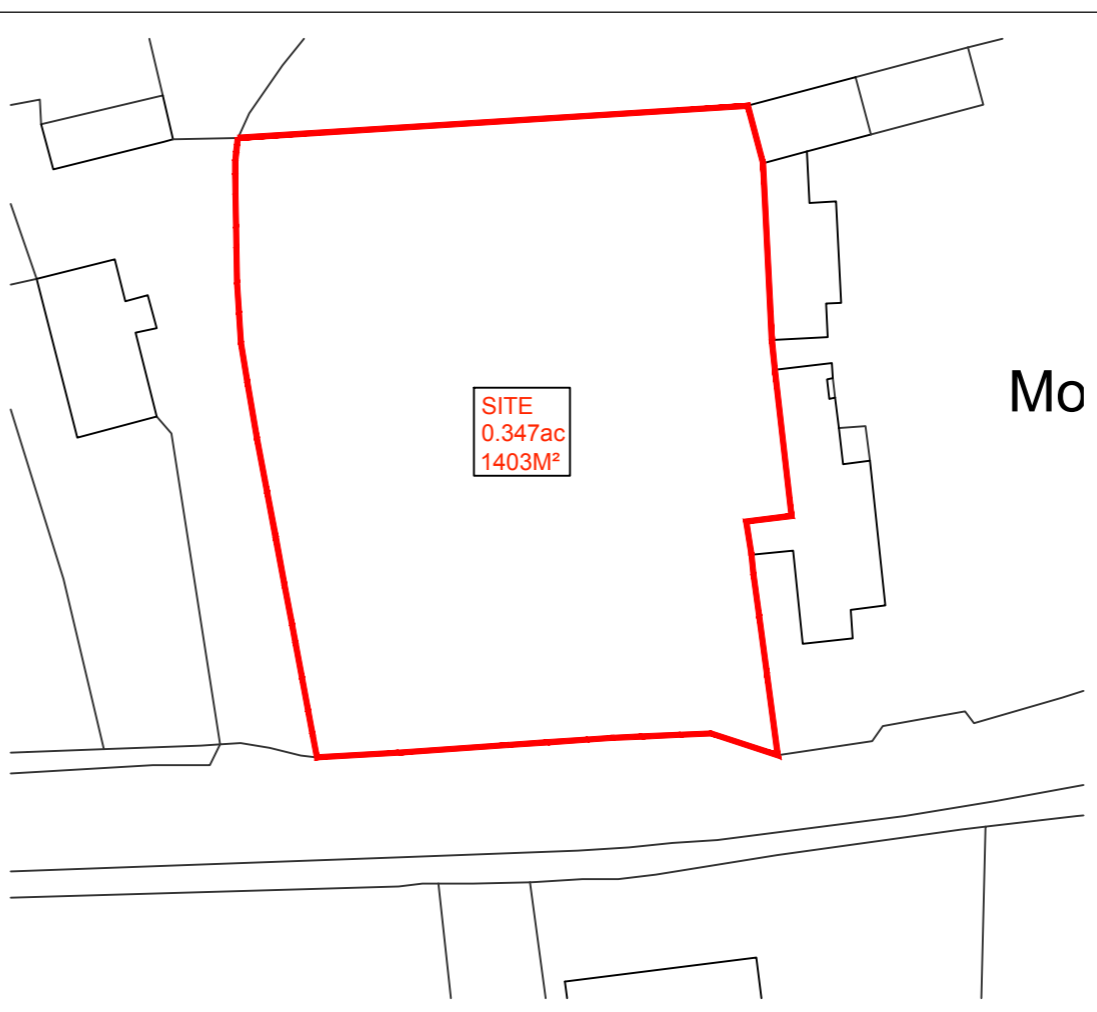
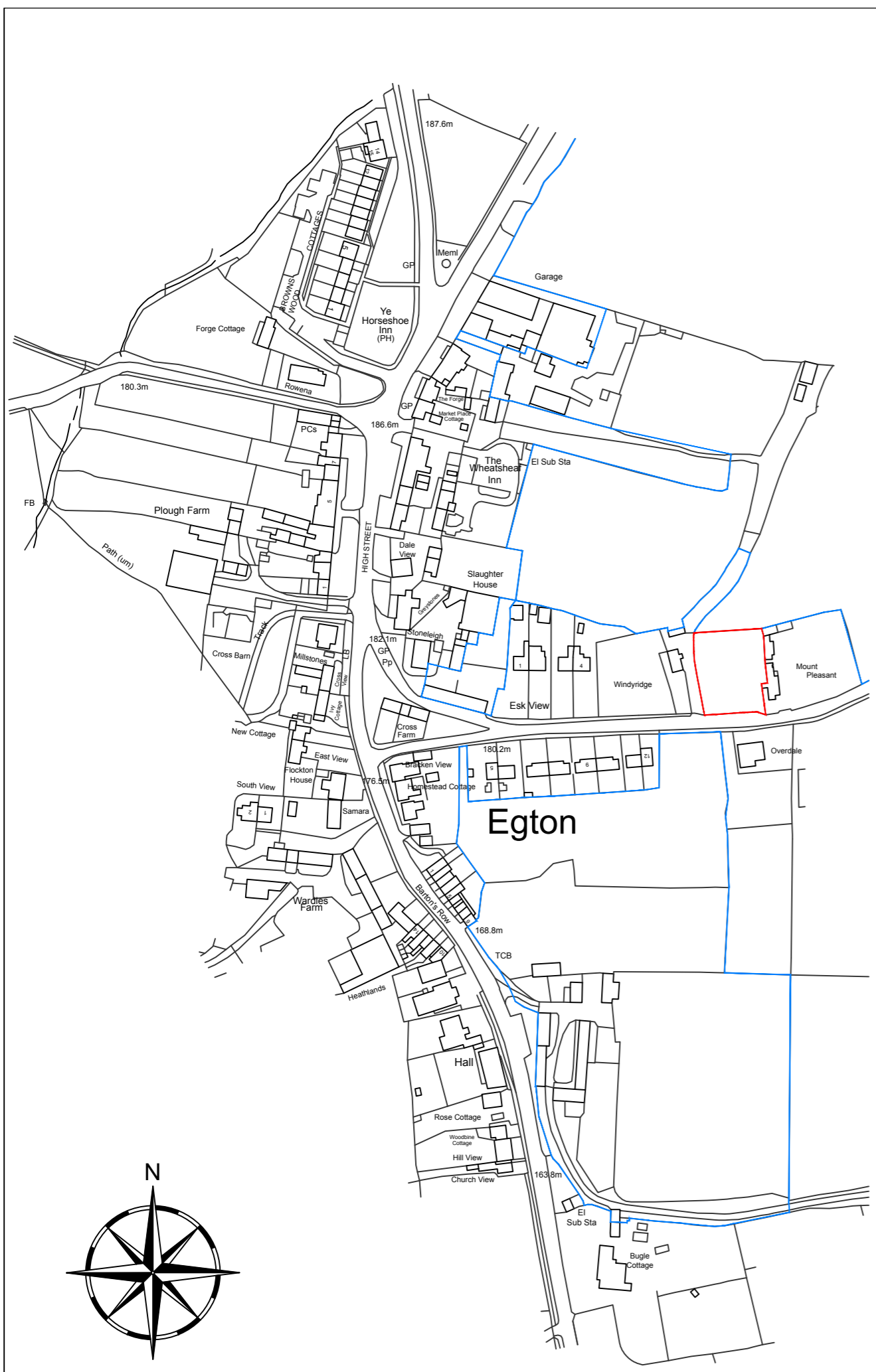
- 7.3 The above demonstrates that the scheme is in conformity with the majority of the Development Plan, where it is not in conformity, there are material considerations that outweigh the relevant parts of the Development Plan, including the NPPF and importantly the emerging NYMNP Local Plan which is at an advanced stage and will soon be adopted. The emerging Local Plan supports small scale principal residence housing in Larger Villages including Egton.
- 7.4 The scheme will provide social and economic benefits including adding to the housing stock providing appropriate and accessible development, which will help meet the Park's need for principal residence housing; providing job opportunities for local builders to develop the site and trades people to work on its construction and once built, the new residents will help to support the function and vitality of Egton and its services and facilities.
- 7.5 The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It provides scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species, and installation of bird and bat roost boxes.
- 7.6 Due to the benefits derived from the proposed development, and the lack of any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Development Plan Policy and relevant material considerations, including the revised NPPF as a whole, the scheme can be considered sustainable development.

8 Conclusion

- 8.1 In conclusion, the outline application is considered to be in general, but not in total accordance with the Development Plan as required by Section 38(6) of the Planning Act (2004) (The Act). The exception is that it proposes Principal Residence housing in an 'Other Village' contrary to Core Strategy Core Policies B and J. However, as also indicated by Section 38(6) of The Act, there are relevant material considerations including the NPPF, the Housing Needs Study and the emerging Local Plan which can be afforded sufficient weight to overcome the lack of conformity with Core Strategy Policies B and J.
- 8.2 The emerging NYMNP Local Plan includes Strategic Policy B and Development Management Policy CO7, which allows for Principal Residence housing in 'Larger Villages', which Egton is now classified as.
- 8.3 With the above in mind, and taking into account the potential social, environmental and economic benefits derived from the scheme, it is considered to constitute sustainable development as described by the Development Plan, and the emerging Local Plan and the NPPF.
- 8.4 There are no other relevant material considerations that would individually or collectively indicate the application should not be approved. Furthermore, in applying the planning balance, the scheme derives a number of benefits with no adverse impacts that would significantly and demonstrably outweigh the benefits. Therefore, and in accordance with the NPPF, the planning application should be permitted without undue delay.

APPENDIX 1

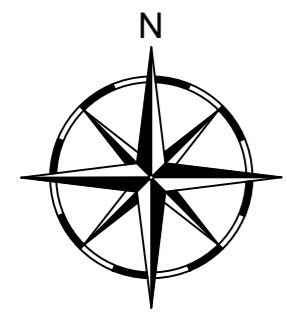
LOCATION PLAN/RED LINE PLAN/BLOCK PLAN (INDICATIVE/ILLUSTRATIVE LAYOUT)



REDLINE PLAN (Scale 1:500)



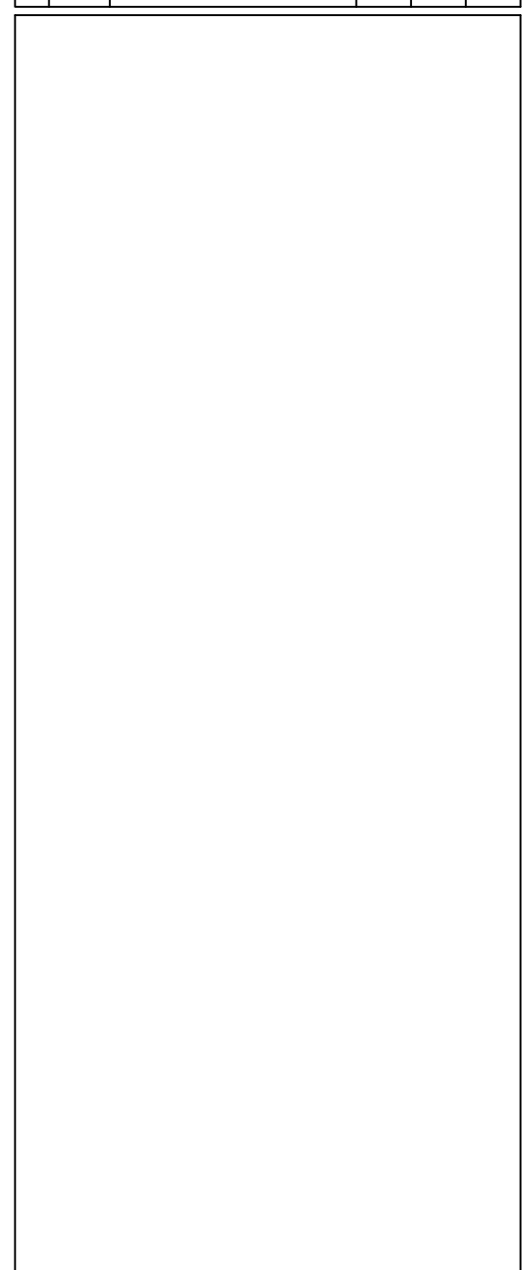
INDICATIVE BLOCK PLAN (Scale 1:500)



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LOCATION PLAN (Scale 1:1250)

Rev	Date	Description	Drawn	Check	Approve



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Client **MULGRAVE ESTATE**

Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **LOCATION, REDLINE & INDICATIVE PLANS**

Drawing Number **05-2020-1001**

Scale **VARIOUS** Sheet **1 OF 1** Rev **-**

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APPENDIX 2

SITE PHOTOGRAPHS



1. View of site looking east towards Mount Pleasant



2. View of the site looking northeast towards rear of Mount Pleasant



3. View of site looking northwest towards Windyridge



4. View of site looking north between Windyridge (left) and Mount Pleasant (right)



APPENDIX 3

FLOOD RISK INFORMATION



Flood map for planning

Your reference
Egton

Location (easting/northing)
481008/506378

Created
28 Apr 2020 17:58

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

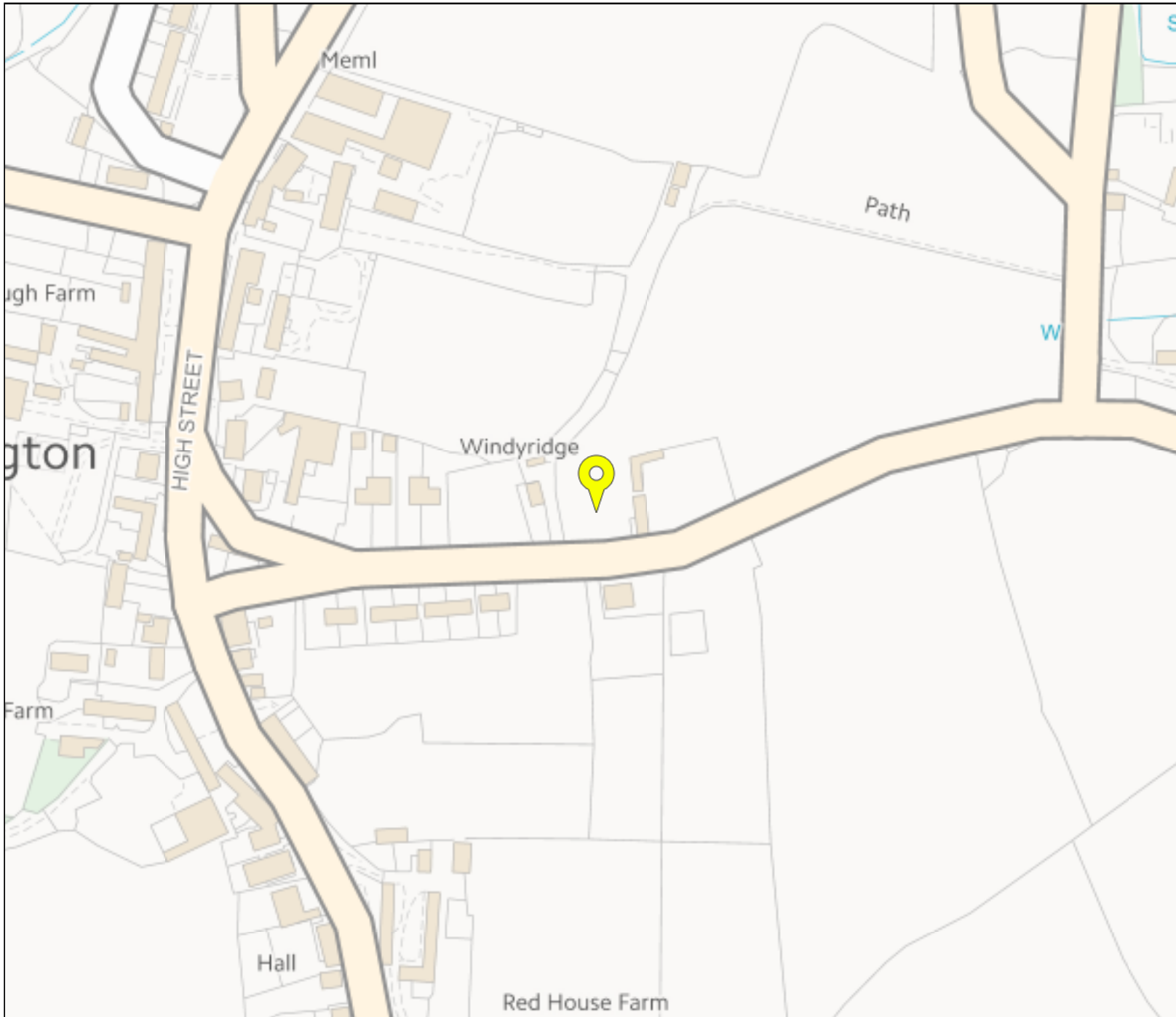
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

Egton

Location (easting/northing)









481008/506378

Scale

1:2500

Created

28 Apr 2020 17:58

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

