

Date: 29 July 2020  
Your Ref:  
Our Ref: 006/2020/024  
Email:  
Tel:

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

NYMNP

30/07/2020

Dear Sir/Madam

**Outline planning application with all matters reserved for the development of up to (and including) 5 principal residence dwellings on 0.26 hectares (0.63 acres) of land to the west of Forge Cottage, Egton (enabling development in respect of the repair and restoration of Listed heritage assets at Mulgrave Farm, Ugthorpe) (Planning Portal Ref: PP-08891860)**

I am writing to you, to inform you of the submission of an outline planning application (with all matters reserved) on behalf of the Mulgrave Estate for residential development the development of up to (and including) 5 Principal Residence dwellings on 0.26 hectares (0.63 acres) of land to the west of Forge Cottage, Egton. The scheme is proposed as enabling development to secure funding towards the repair and restoration of Listed heritage assets at Mulgrave Farm, Ugthorpe. I therefore request that the reference to enabling development is kept within the definition of development, as it is an important justification relevant to the proposal. The planning application is submitted via the Planning Portal (ref: PP-08891860). 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) Ref: 05-2020-3001;
- Red Line Plan (existing) (1:500) Ref: 05-2020-3001;
- Block Plan (indicative/illustrative layout) (1:500) Ref: 05-2020-3001;
- Planning Design and Access Statement;
- Mulgrave Farm Ugthorpe (Repairs Cost) (private and confidential and submitted separately); and
- Information on land values of site with planning permission (private and confidential and submitted separately)

The Mulgrave Farm Ugthorpe (Repairs Cost) and information on land values (appendix 4 of the planning statement) is excluded from the material uploaded to the Planning Portal due to its confidential nature (commercial/financial sensitivity) and will be sent directly to the case officer via email. The planning application fee of £1,386.00 plus the £25 Planning Portal 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.

Yours sincerely

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

John Long Planning, 45 The Street, Surlingham, Norwich, NR14 7AJ

VAT Registration No: 277458849

**From:** [John Long](#)  
**To:** [Planning](#)  
**Subject:** RE: Wendy Strangeway: NYM/2020/0547/NEW - revised plans and DAS/planning statement attached  
**Date:** 18 August 2020 15:08:24  
**Attachments:** [05-2020-3001 Rev A \(Forge Cottage Land\).pdf](#)  
[PLANNING DAS LAND WEST OF THE FORGE EGTON 14 7 20 A appendix 4 redacted.pdf](#)

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Dear Wendy

Please find attached a revised redline/location plan and a revised DAS/planning statement. The only change is to the extent of the red line and the site area, both of which have reduced slightly.

These documents replace the plan and DAS/Planning statement submitted via the portal.

Please note the application area has reduced slightly to 0.21 hectares.

I think you now have everything you need to validate and make the application live.

I will send a complete statement to the case officer, which will include the redacted cost information (appendix 4).

Thanks

John

John Long

[www.johnlongplanning.co.uk](http://www.johnlongplanning.co.uk)

The logo for John Long Planning, featuring the words "john long planning" in a bold, italicized, blue sans-serif font. The word "john" is lowercase, "long" is lowercase, and "planning" is lowercase. There is a red dot above the 'i' in "planning".

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# PLANNING DESIGN AND ACCESS STATEMENT

Land West of The Forge, Egton

(enabling development for Mulgrave Farm, Ugthorpe)

Prepared by John Long

Date 14 July 2020

NYMNPA

18/08/2020

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## **APPENDICES**

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

### **APPENDIX 2 - SITE PHOTOGRAPHS**

### **APPENDIX 3 - FLOOD RISK INFORMATION**

### **APPENDIX 4 - MULGRAVE FARM, UGTHORPE COSTS & LAND VALUE INFORMATION (PRIVATE & CONFIDENTIAL – SUBMITTED SEPARATELY)**

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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) 5 principal residence dwellings on 0.21 hectares (0.52 acres) of land to the west of Forge Cottage, Egton. The scheme is proposed as enabling development to secure funding towards the repair and restoration of Listed heritage assets at Mulgrave Farm, Ugthorpe.
  - 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) Ref: 05-2020-3001 rev A;
    - Red Line Plan (existing) (1:500) Ref: 05-2020-3001 rev A; and
    - Block Plan (indicative/illustrative layout) (1:500) Ref: 05-2020-3001 rev A.
  - 1.4 Documents submitted in support of the application:
    - Planning Design and Access Statement (this document).
    - Mulgrave Farm Ugthorpe (Repairs Cost) (private and confidential and submitted separately)
    - Information on land values of site with planning permission in Egton (private and confidential and submitted separately)
  - 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.
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## 2 The Site and Local Planning Context

### The Site and Surroundings

- 2.1 The application site is located at the edge of the built up area of Egton on land to the west of The Forge and to the north of Egton Lane, Egton, approx. 9-10km south west of Whitby. It has residential properties to the east and north-east, residential gardens to the south on the other side of Egton Lane and open countryside to the west. It extends to approximately 0.21 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 with housing either side, including Egton Lane running westwards; and the road to Grosmont running eastwards. The village 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 soon to be adopted North York Moors National Park Local Plan (2020).
- 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**. Information about the cost of repairs at Mulgrave Farm, Ugthorpe and information about the likely values of the site with planning permission is included at **Appendix 4**. Due to the commercially sensitive nature of this information, this material is sent under a separate cover and marked private and confidential and not for the public record.

### 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 in recent years. However, adjacent to the site, applications were approved in 1977 for the conversion of The Forge to a café (ref: 40320003E and 40320003C); in 1982 for the conversion of The Forge to residential accommodation (ref: 40320003F and 40320003G); and more recently in 2010 for replacement windows at The Forge (ref: NYM/2010/0220/FL).
- 2.5 The site has no specific Local Plan designation and is outside of the Egton Conservation Area, which is to the immediate east of the site. The nearest listed building is an outbuilding to the north of Arncliffe View, at the junction of Egton Lane and the High Street.
-

## 3 The Proposal

### Planning Application Details

- 3.1 The Planning application seeks outline consent for residential development for up to (and including) 5 principal residence dwellings on 0.21 hectares (0.52 acres) of west of the Forge and north of Egton Lane, Egton. All matters of detail are reserved. The scheme is proposed as 'enabling development' to secure the repair and refurbishment of listed heritage assets at Mulgrave Farm, Ugthorpe.
  - 3.2 The land is a small area of land owned by the Mulgrave Estate 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 39.5 hectares (98 acres), the site represents less than 1% of the farm's overall landholding.
  - 3.3 An indicative/illustrative layout plan is submitted which demonstrates there is sufficient space within the site to accommodate the dwellings, and any necessary infrastructure including parking and surface water drainage attenuation.
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## 4 Design and Access Statement

### Site Context

- 4.1 The site is at the edge of Egton to the west of The Forge and north of Egton Lane. It is a small enclosed field, with an established and substantial hedgerow on the site's southern and western boundaries; garden boundaries of The Forge and Rowena Cottage to the east, and a post and rail fence to the north separating the field from a surface water drainage scheme associated with the Browns Wood Cottages to the north east.
- 4.2 The Forge is a 1.5 storey property separated from the site by a small garden, enclosed by a hedge. It has windows overlooking the northern part of the site. Rowena Cottage is also a 1.5 storey property, set back behind a garden area enclosed by established conifer hedging with a gable end window overlooking the southern part of the site.
- 4.3 The site is not considered to be an important gap and it does not contribute significantly to the amenity, form and character of the village, as it is screened by an established and substantial hedgerow along Egton Lane which is proposed to be retained.

### 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 the indicative siting, layout, scale and massing, the scheme suggests the building frontages in line with Rowena Cottage, to ensure amenities of The Forge's occupiers are not affected and they maintain an outlook over undeveloped land. Properties are likely to front the road, behind the established and substantial hedgerow, which is proposed to be retained. The properties will be accessed via a footway from the adjacent parking court. Vehicular access is proposed to be shared and utilise the existing field access. A courtyard parking area is suggested to serve the properties.
  - 4.6 Each property is likely to have a substantial rear garden. An area to the rear is reserved for a Sustainable Urban Drainage Scheme should it be required, if not the gardens will be extended. The homes are likely to be smaller 2-3 bedroom properties, to help meet the Park's need for smaller properties. They will be semi-detached, detached or potentially a terrace or a combination and up to 2 storeys in height.
  - 4.7 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.
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### **Landscaping Considerations**

- 4.8 Landscaping is also a reserved matter. In principle, the dwellings will have small front and large rear gardens. The rear gardens are likely to be delineated with post and rail fencing and new hedgerow planting behind. There are no mature trees on the site affected by the proposed development, and the properties are likely to be set well back from the hedgerow, which is proposed to be retained.

### **Drainage Considerations**

- 4.9 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 a shared SuDs system to the rear. If possible, foul water will be drained into the mains drainage.

### **Phasing Considerations**

- 4.10 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**

- 4.11 Access will be from Egton Lane. It will be a shared access into a shared parking court. There is sufficient maneuvering space to allow cars to enter from and egress onto Egton Lane in forward gear. Each property will have its own pedestrian access to the front door from the parking court. Each property will have access to the rear garden without having to go through the house. A pedestrian route could be provided to the north to link to Browns Wood Cottages to provide a safe pedestrian route into the centre of the village.

### **Other Considerations**

- 4.12 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.
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## 5 Landscape Assessment

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

### North York Moors Landscape Character Assessment

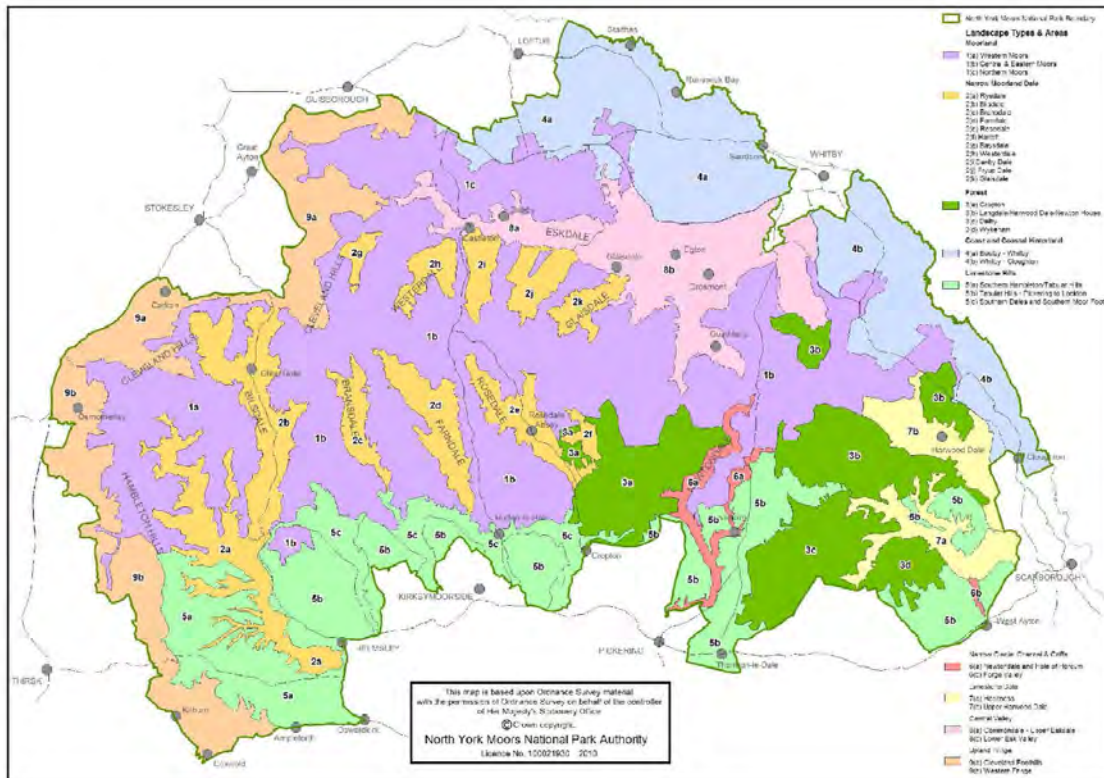
5.2 In order to determine whether the proposal would have a significant impact on the wider open countryside, a consideration of the area's landscape character, as set out in the North York Moors Landscape Character Assessment (WYG, 2003, revised 2004) has been made, and a judgement on the proposal's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

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- 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.
- 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.
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- 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) 5 dwellings of up to 2 storeys in height, including a shared access and parking court.
- 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

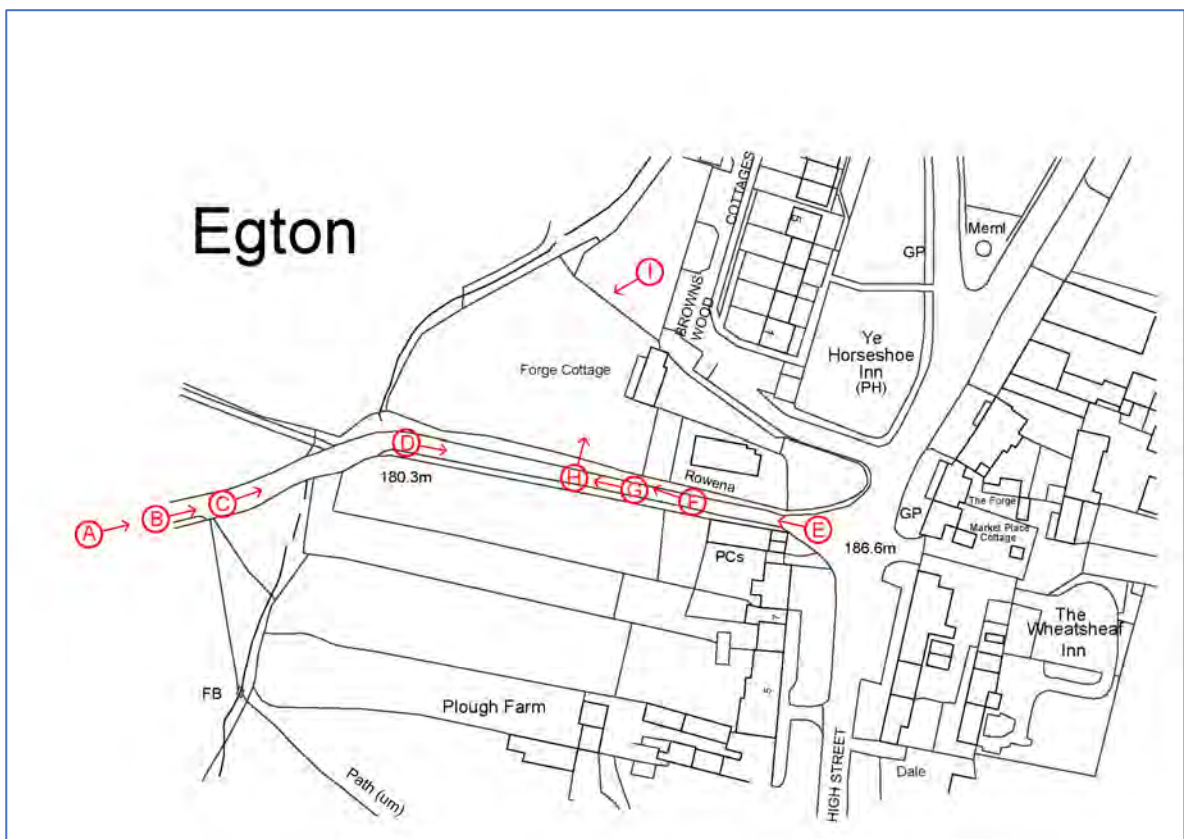


Figure 2: Viewpoint Locations



5.20 **Viewpoint A (above):** Looking north east from viewpoint point A (Egton Lane) towards Egton, the site is obscured by field boundary hedgerows in the foreground and the established and substantial hedgerow on the site's southern boundary.



5.21 **Viewpoint B (above):** Looking north east from viewpoint B (Egton Lane) towards Egton, the site is partially obscured by the established and substantial hedgerow planting on the site's southern boundary walls. The backdrop is existing dwellings (Browns Wood Cottages) and The Forge.



5.22 **Viewpoint C (above):** Looking northeast from viewpoint C (Egton Lane) toward Egton, the site is still mostly obscured by the established and substantial hedgerow. The backdrop is existing dwellings (Browns Wood Cottages).



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





5.24 **Viewpoint E (above):** Looking west from viewpoint E (Egton Lane junction with the High Street), the site is partially visible behind the hedgerow. The garden of Rowena is in the middle and foreground.



5.25 **Viewpoint F (above):** Looking west from viewpoint F (Egton Lane directly in front of Rowena) the site is mostly obscured by existing vegetation (Rowena Cottage hedge and wall, and the established and substantial hedgerow on the southern boundary).



5.26 **Viewpoint G (above):** Looking west from viewpoint G (Egton Lane directly in front of site access) the site (to the right) is obscured by existing vegetation (established and substantial hedgerow on the southern boundary).



5.27 **Viewpoint H (above):** Looking north west from the site access. The site is visible. The backdrop is the site's western boundary planting.



- 5.28 Viewpoint I (above):** Looking south west from Browns Wood Cottages. The site is visible. The foreground is a surface water attenuation area, associated with Browns Wood Cottages, the middle ground is the site's southern boundary and the backdrop is the moors beyond.

### Assessment

- 5.29 Travelling towards Egton, looking north eastwards from viewpoint A, along Egton Road, the site is mostly obscured by vegetation. It is not until viewpoint B that the site becomes partially visible, it is mostly obscured by the established and substantial hedgerow on the site's southern boundary, although the upper storey of any 2 storey buildings would be visible. The existing backdrop is residential development (Browns Wood Cottages). From viewpoint C, the south western corner of the site is partially visible, but mostly obscured by the hedgerow. The upper storey of any 2 storey building in the south western corner would be visible. From viewpoint D, directly outside of the site, the site is mostly obscured by the hedgerow.
- 5.30 Heading out of Egton, looking westwards from viewpoint E, the site is partially obscured by existing vegetation, although the side of new properties will be partially visible. From viewpoint F, the site becomes mostly obscured by vegetation, although the upper stories of any two storey properties would be visible. The site is seen in the context of existing residential development in front of it. From viewpoint G, the upper stories of properties in the south western corner would be visible, the majority of the rest of the site would be obscured by vegetation. The site is most visible directly outside of the existing field access. Looking northwestwards, a large portion of the site is visible.
- 5.31 From Viewpoint I, looking south west from Browns Wood Cottages, the site is visible. There is no vegetation on the site's northern boundary. The view is within the context of The Forge. This viewpoint whilst public, is not a through route, it is a culs-de-sac and the site is most visible to residents and visitors to Browns Wood Cottages.

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- 5.32 The site is not visible from other entrances into Egton, ie from Grosmont or Egton Bridge, other than the occasional glimpsed view from northern approaches (i.e. from outside Linden Grove, on the road from the A171) and is mostly obscured by development, topography or other vegetation. These glimpsed views are in the context of other built development, including Browns Wood Cottages and The Forge.
- 5.33 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 most visible from The Forge, Browns Wood Cottages, and partially from Rowena, although this view is partially obscured by vegetation. The site is not visible from the central part of Egton, with only a glimpsed view from its approach roads from the north and is mostly obscured by existing buildings, vegetation and/or topography. Where the site may be seen from longer range public views it is in the very far distance and with context of built development, with residential development behind it.
- 5.34 The site is not isolated and is visually well contained at the edge of the main built up area of the village. It does not contribute significantly to the wider overall landscape character, or exhibit the main characteristics associated with the Lower Esk Valley Landscape Character Type, due mostly to its enclosed nature and current use . The character and appearance of the area becomes more rural with wider landscape views travelling out of the village, further along Egton Lane towards Glaisdale.

### **Conclusion**

- 5.35 In conclusion, the photographs show that the site is most visible from its immediate vicinity, particularly from the north (Browns Wood Cottages) and from The Forge. From other viewpoints, it is visually contained by an established and substantial hedgerow on its southern and western boundary and development on its eastern boundary. When viewed from further afield, the site sits in the context of existing development.
- 5.36 Travelling towards the centre of Egton along Egton Lane, when the site becomes visible, it is seen in the context of residential development in the background, but is mostly obscured by the southern boundary hedgerow, although the upper storey of any two storey dwellings would be visible. Travelling out of Egton, the site is also seen in the context of residential development in the foreground (Rowena Cottage). It is not until beyond the site and heading out of Egton that the character changes and the area feels more rural. Because of its enclosed nature, the development of the site would not encroach significantly on the wider open countryside, and any visual impacts would be localised. It is considered to provide only a limited contribution to the wider landscape character area. It is not considered to be an important gap in the street frontage, as it is mostly obscured by an existing substantial hedgerow and does not contribute significantly to the amenity, form and character of the village.
- 5.37 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
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site's development would not change the character of Egton. It would not directly impact upon any heritage features and is outside of the Conservation Area.

- 5.38 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.
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## 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 (early July 2020), the Inspector's report had been received and the Authority anticipates adopting the Plan at the end of July 2020. 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 is likely to be adopted by the time this application is determined, and full the Local Plan will be given the full weight of the Development Plan.

### 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.
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- 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.
- 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
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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 At the time of writing (early July 2020), the Local Plan is due to be adopted by the Authority at the end of July 2020 and will become the most up to date and relevant part of the Development Plan. It is anticipated that the Local Plan will be adopted by the time that this application is determined. The policies in the Local Plan 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
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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
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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.
- 6.23 **Policy CO11 - Affordable Housing on Rural Exception Sites.** This development management policy allows for the development of affordable housing on sites adjacent to the main built up area of a Larger Village.

### **National Planning Policies**

- 6.24 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*
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*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)**

- 6.25 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.

### **Enabling development and the conservation of significant places (Historic England)**

- 6.26 The Historic England (HE) guidance “Enabling Development and the Conservation of Significant Places” published in 2008 is a relevant material consideration, as the proposal seeks to provide principal residence occupancy dwellings on a site at the edge of the village, to support the repairs and restoration of Listed heritage Assets at Mulgrave Farm, Ugthorpe.
- 6.27 Normally, to comply with the recently adopted Local Plan (Policy CO7), principal residence housing has to be ‘within’ the main built up area of the village, and only exception housing is permitted at the edges of villages (Policy CO11). This proposal is for principal residence housing at the edge of the main built up area of the village and is a departure from Policy CO7. The departure, to allow Principal Residence housing, is justified on the basis that it constitutes enabling development to secure the repair and restoration of Listed heritage assets, which the Local Plan confirms is a relevant material consideration. The use of the land as an exception site would not generate sufficient revenue to secure the repair and restoration of Mulgrave Farm, Ugthorpe.
- 6.28 The thrust of the HE guidance is that the benefits to allowing the enabling development must outweigh the disbenefits. This policy and guidance applies only to development contrary to established planning policy. The guidance is applicable to enabling development of any scale, but should be applied, and advice sourced, in proportion to the scale and complexity of the project. Pre-application advice is encouraged and, initial discussions with the National Park Authority have already taken place. Consideration of the guidance has been given and is described in the following section.
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## 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. It is likely that by the time this proposal is considered, the Authority will have adopted the new Local Plan. However, at the time of writing (early July 2020), the Core Strategy is still part of the Development Plan and will remain so until replaced by the new Local Plan. A consideration of the scheme's performance against the Core Strategy has therefore been included:

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
North York Moors National Park Authority Core Strategy and Development Policies 2008 (Due to be replaced by the North York Moors Nation Park Local Plan at the end of July 2020)	
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 significantly 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 potential to provide a pedestrian route to the village centre via Browns Wood Cottages.</p> <p>Also, as the scheme is proposed as 'enabling' development and funds from its sale will be used to contribute to the repair and restoration of Listed heritage assets at Mulgrave Farm, Ugthorpe, this adds to the sustainability of the scheme and is a relevant material consideration.</p>
Core Policy B – Spatial Strategy	The proposal is not in conformity with Core Policy B as it proposes Principal Residence tenure housing in an 'Other

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<p>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 considerations are the emerging Local Plan (currently awaiting adoption). 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.</p> <p>The new Spatial Strategy policy classifies Egton as a 'Larger Village', where Principal Residence housing can be allowed. Also, the proposed 'enabling' nature of the site, i.e. to use funds from its sale to contribute to the repair and restoration of Listed heritage assets at Mulgrave Farm, Ugthorpe is a relevant material consideration.</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 significantly 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, due to its enclosed nature, with any visual impacts being localised. Views into the site are limited, other than from the immediate vicinity. It is not an isolated site, rather it is visually well contained at the edge of the built-up area of Egton, with existing housing adjacent to it and to the north east.</p> <p>The visually contained nature of the site, and the fact it has development immediately adjacent and to the north results in it providing only a limited contribution to the wider landscape character area.</p>

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<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 amount of further linear development, which would be in keeping with the character of the surrounding area and represents an appropriate infill opportunity.</p>
Core Policy J – Housing	<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 awaiting adoption). 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. 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>Also, the proposed 'enabling' nature of the site, i.e. to use funds from its sale to contribute to the repair and restoration of Listed heritage assets at Mulgrave Farm, Ugthorpe is a relevant material consideration sufficient to outweigh the policy requirement.</p>
Development Policy 1 - Environmental Protection	<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. Sufficient</p>

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<p>setbacks have been provided to ensure impacts on the amenity of occupants of The Forge are minimised. 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 in the vicinity, which can be utilised.</p>
Development Policy 2 - Flood Risk	<p>The proposal is considered to be in conformity with Development Policy 2 as the site is not in a 'high risk flood zone and not susceptible from risks of river or surface flooding. See EA Flood Risk Map at Appendix 3.</p>
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, as the site is mostly enclosed by a substantial hedgerow on its southern and western boundary. 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 the potential to provide a pedestrian link through to Egton's services and facilities via Browns Wood Cottages, 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. There are no existing public rights of way affected by the proposal.</p> <p>The site access is an existing field access and visibility from the site looking both ways along Egton Lane, is good, and the traffic generated by an additional 5 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. It is likely that by the time this application is determined, the Local Plan will have been adopted and will form part of the Development Plan.

EMERGING LOCAL PLAN 2020	CONFORMITY OF SCHEME
<p>Strategic Policy A - Achieving National Park Purposes and Sustainable Development</p>	<p>The proposal is considered to be in conformity with 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> <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. It will also provide heritage benefits, as the scheme is proposed as an ‘enabling scheme’ with funds from its sale to contribute towards repairs and restoration of Mulgrave Farm, Ugthorpe.</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>
<p>Strategic Policy B –The Spatial Strategy</p>	<p>The proposal is considered to be in partial conformity with Strategic Policy B. It proposes additional dwellings in a Larger Village which would help support the service function of the Village. However, it is accepted that the site is an ‘edge of village’ site, rather than being ‘within the main built up part of the village’.</p> <p>The proposed ‘enabling’ nature of the site, i.e. to use funds from its sale to contribute to the repair and restoration of Listed</p>



EMERGING LOCAL PLAN 2020	CONFORMITY OF SCHEME
<p>Strategic Policy C - Quality and Design of Development</p>	<p>heritage assets at Mulgrave Farm, Ugthorpe is suggested as a relevant material consideration.</p> <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 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 at the edge of the built up area of the village, it is visually contained by vegetation and development, 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 heading towards Glaisedale.</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</p>

EMERGING LOCAL PLAN 2020	CONFORMITY OF SCHEME
	<p>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 only a limited 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, with opportunities for its to design to be in keeping with the character of the surrounding area.</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. It will also meet the aim of providing smaller dwellings to meet the Park's established need for such properties. 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 detailed scheme will be a high-quality design and construction that reflects the character and appearance of the local area.</p>
<p>Policy ENV5 - Flood Risk</p>	<p>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.</p>
<p>Policy CO2 – Highways</p>	<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 opportunity to provide a pedestrian route to the centre of the village (via Browns Wood Cottages). Public Transport is available with the 95 bus connecting the village to Whitby and nearby railway stations at Egton Bridge. There are no existing public rights of way affected by the proposal.</p> <p>Visibility from the site looking both ways along Egton Lane is good, and the traffic generated by an additional 5 dwellings will not cause a severe impact on the local highway network or result in an adverse impact on the safe operation of the highway network in this location. The outline scheme will not prejudice the ability of the policy's other aims to be properly considered and delivered.</p>
<p>Policy CO7 - Housing in Larger Villages</p>	<p>The proposal is considered to not be in conformity with Development CO7 as it proposes small scale Principal Residence housing on a site at the edge of a Larger Village rather than within</p>

EMERGING LOCAL PLAN 2020	CONFORMITY OF SCHEME
	<p>the built-up area of a Larger Village. To comply with this policy, the scheme would have to be considered within the built-up area of the village. The proposed 'enabling' nature of the site, i.e. to use funds from its sale to contribute to the repair and restoration of Listed heritage assets at Mulgrave Farm, Ugthorpe is suggested as a relevant material consideration, sufficient to outweigh the Policy requirement.</p>
<p>Policy CO11 - Affordable Housing on Rural Exception Sites. affordable housing on sites adjacent to the main built up area of a Larger Village.</p>	<p>The proposal is considered to not be in conformity with Development CO11 as it proposes small scale Principal Residence housing on a site at the edge of a Larger Village that under the auspices of this policy would only be acceptable as 100% affordable homes tenure.</p> <p>The proposed 'enabling' nature of the site, i.e. to use funds from its sale to contribute to the repair and restoration of Listed heritage assets at Mulgrave Farm, Ugthorpe is suggested as a relevant material consideration, sufficient to outweigh the Policy requirement.</p>

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>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.</p>	<p>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. In particular, the proposed ‘enabling’ nature of the site, i.e. to use funds from its sale to contribute to the repair and restore Listed heritage assets at Mulgrave Farm, Ugthorpe is suggested as a relevant material consideration, sufficient to outweigh certain Development Plan Policy requirements.</p>
<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. In particular, the proposed ‘enabling’ nature of the site, i.e. to use funds from its sale to contribute to the repair and restoration Listed heritage assets at Mulgrave Farm, Ugthorpe is suggested as a relevant material consideration, sufficient to outweigh certain Development Plan Policy requirements.</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>

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<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>
<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. Paragraph 202 confirms that LPAs should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.</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.</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 and HE’s Enabling Development and the Conservation of Significant Places guidance.
- 7.4 The emerging Local Plan supports small scale principal residence housing in Larger Villages including Egton. However, it is accepted that the policy requires suitable sites to be within the built up area of the village, and this site is at the edge of the built up area of the village. Normally, to comply with the Development Plan a scheme at the edge of the built up area of the village would have to be 100% affordable housing. The proposed ‘enabling’ nature of the site, i.e. to use funds from its sale to contribute to the repair and restoration Listed heritage assets at Mulgrave Farm, Ugthorpe is suggested as a relevant material consideration, sufficient to outweigh these Development Plan Policy requirements. A 100% affordable housing schemes would not generate sufficient funds to contribute to the repair and restoration of the listed heritage features.
- 7.5 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.
- 7.6 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.
- 7.7 Due to the benefits derived from the proposed development, and the lack of any significant 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.

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## 8 Benefits to Heritage – The Enabling Case

- 8.1 Historic England’s “Enabling Development and the Conservation of Significant Places” published in 2008 is widely considered to be the basis for considering proposals for enabling development.
- 8.2 Enabling development is development that would normally be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit is usually the securing of the long-term future of an historic asset. In this case, Mulgrave Farm, Ugthorpe. The provision of new homes is also a public benefit.
- 8.3 Section 7 above assesses the proposal against the relevant planning policies. As demonstrated above, the proposal is considered to be in conformity with the majority of policies in the Development Plan, other than the occupancy condition element of Strategic Policies B and J of the Core Strategy; and Strategic Policy B and Development Management Policies CO7 and CO11 of the soon to be adopted Local Plan.
- 8.4 It is accepted that the proposed occupancy of the dwellings as Principal Residence dwellings does not meet the requirement of the soon to be adopted Local Plan because the site is at the edge of the village rather than within it, and in such locations normally only 100% affordable housing schemes will be permitted.
- 8.5 However, the Local Plan (paragraph 4.80); NPPF (paragraphs 202) confirms that an enabling argument can be applied, which allows for a departure from normal planning policy where the benefits to heritage that a proposal offers e.g. in this case, the repair and restoration of Mulgrave Farm, Ugthorpe the relaxation of the occupancy condition can be justified.
- 8.6 The Historic England Guidance indicates that the appearance of enabling development is crucial to its acceptability – as it normally is – and normally outline planning applications are not appropriate. However, in this instance the enabling development is away from the heritage assets that require repair and restoration, in a far less sensitive location and more suitable location for housing.
- 8.7 A cost report setting out the repair and restoration costs at Mulgrave Farm, Ugthorpe is submitted with this application (as it is private and confidential it is submitted under separate cover). Information to inform the likely value of the ‘enabling’ site should it be granted planning permission for Principal Residence occupancy is provided. Evidence can be provided on the likely value of the site if it is restricted to 100% affordable housing, the current expectation based on other 100% affordable housing schemes in the area is that an affordable housing plot value is no more than 10% of the value of a Principal Residence plot value.
- 8.8 It can be seen that the value of the ‘enabling’ site with a 100% affordable housing occupancy restriction would not derive anywhere near sufficient funds to help secure the repair and refurbishment of listed heritage features at Mulgrave Farm, Ugthorpe. Even with a Principal Residence occupancy
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condition, the value of the site is less than the costs of repairs and restoration of Mulgrave Farm, Ugthorpe, but it would make a very significant contribution to it, with the shortfall provided by the Estate funded through the sale of other property in its ownership.

- 8.9 The HE guidance goes on to emphasise that the proposal must mean either that: the property must have a positive market value on completion of repair and return to beneficial use, or there must be clarity about who will take responsibility for it in the long term. In this case, the justification for the relaxation of occupancy conditions at the enabling site in Egton is the benefit derived from the repair and restoration of Mulgrave Farm, Ugthorpe. The Farm will remain in the ownership of the Estate. Once restored, alternative uses will be researched, although due to its isolated location, alternative uses are likely to be limited.
- 8.10 The guidance is also clear that the success of the scheme requires the benefits to be secured usually through means of a legal agreement. The applicants are expecting to enter into either an undertaking or legal agreement with the National Park Authority to ensure that the proceeds from the sale of the enabling site are spent on the repair and restoration of Mulgrave Farm, Ugthorpe.
- 8.11 The proposal is, therefore, considered to be consistent with the Historic England Guidance and represent appropriate enabling development. Planning permission is, therefore, sought for the relaxation of the policy requiring sites next to the built up area of Larger Villages to be restricted to 100% affordable housing to be relaxed to allow Principal Residence housing.
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## 9 Conclusion

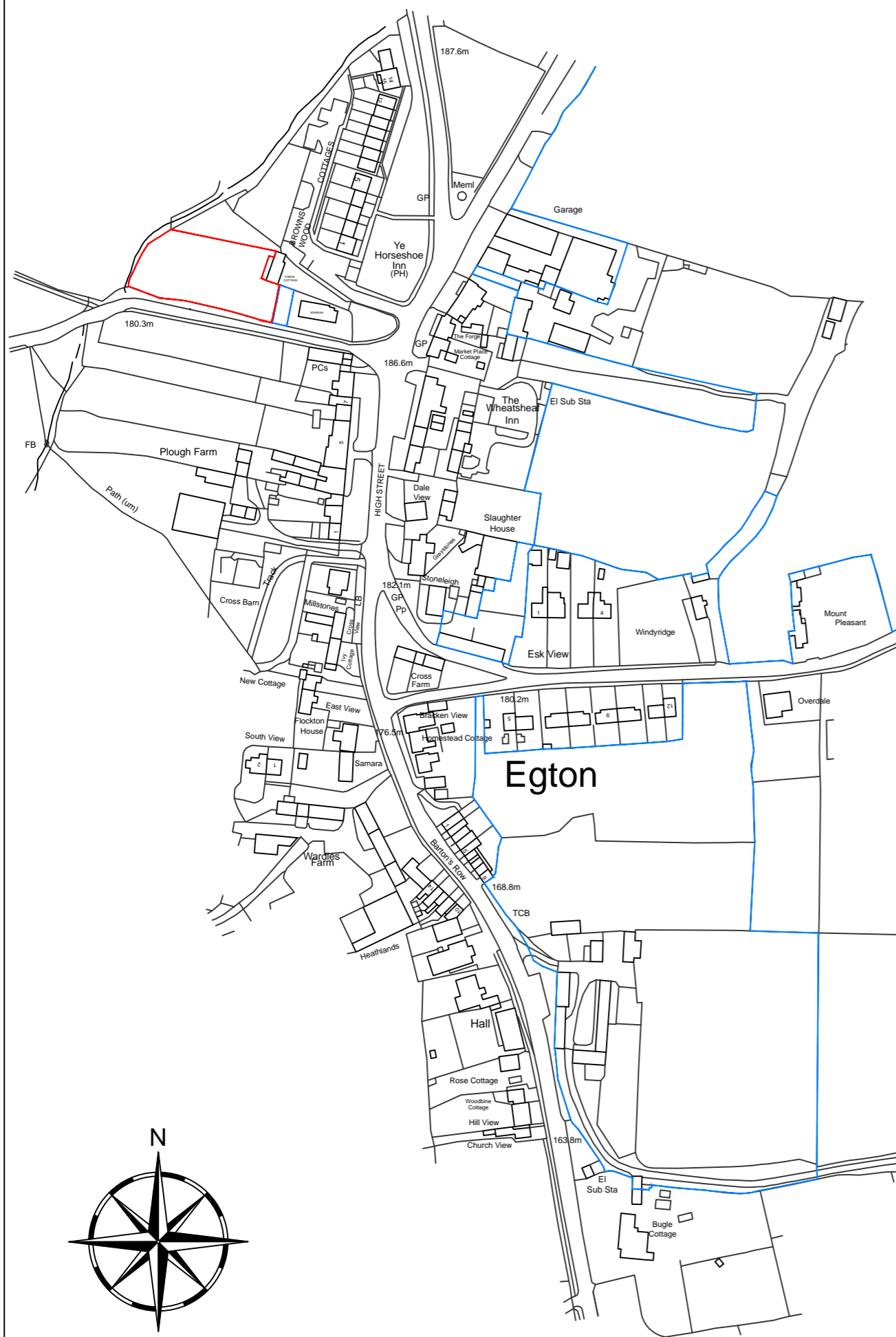
- 9.1 In conclusion, the outline application is considered to be in general, but not in total accordance with the Development Plan as required by Section 38(6) of the Planning Act (2004) (The Act). The exception is that it proposes Principal Residence housing in an 'Other Village' contrary to Core Strategy Core Policies B and J (although these policies are likely to be replaced by the time this application is determined); and Principal Residence housing next to the built up area of a Larger Village contrary to soon to be adopted Local Plan policies CO7 and CO11. Under the new Local Plan policies, Principal Residence housing is only acceptable within the built-up area of a Larger Village, and only 100% affordable housing is normally acceptable next to the built up area of a Larger Village.
- 9.2 However, as also indicated by Section 38(6) of The Act, there are relevant material considerations including the NPPF, the emerging Local Plan and Historic England's Enabling Development and the Conservation of Significant Places guidance which can be afforded sufficient weight to overcome the lack of conformity with the Development Plan.
- 9.3 It is considered that the public benefit of securing the repair and restoration of historic heritage assets at Mulgrave Farm, Ugthopre, plus the provision of Principal Residence Housing at Egton, is sufficient justification to relax the requirement for sites next to the main built up area of Larger Villages to be 100% affordable housing.
- 9.4 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.
- 9.5 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.
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# APPENDIX 1

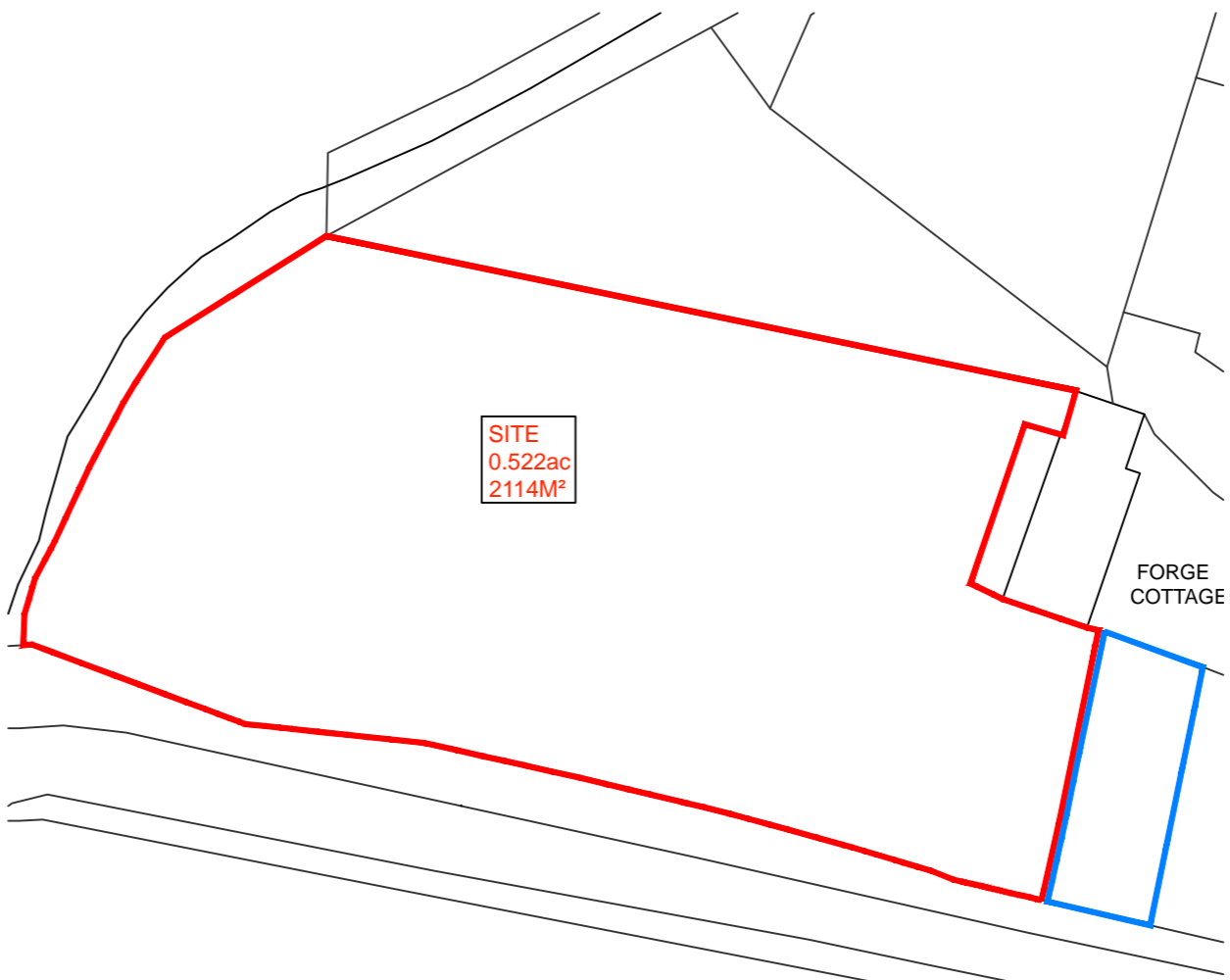
## LOCATION PLAN/RED LINE PLAN/BLOCK PLAN (INDICATIVE/ILLUSTRATIVE LAYOUT)

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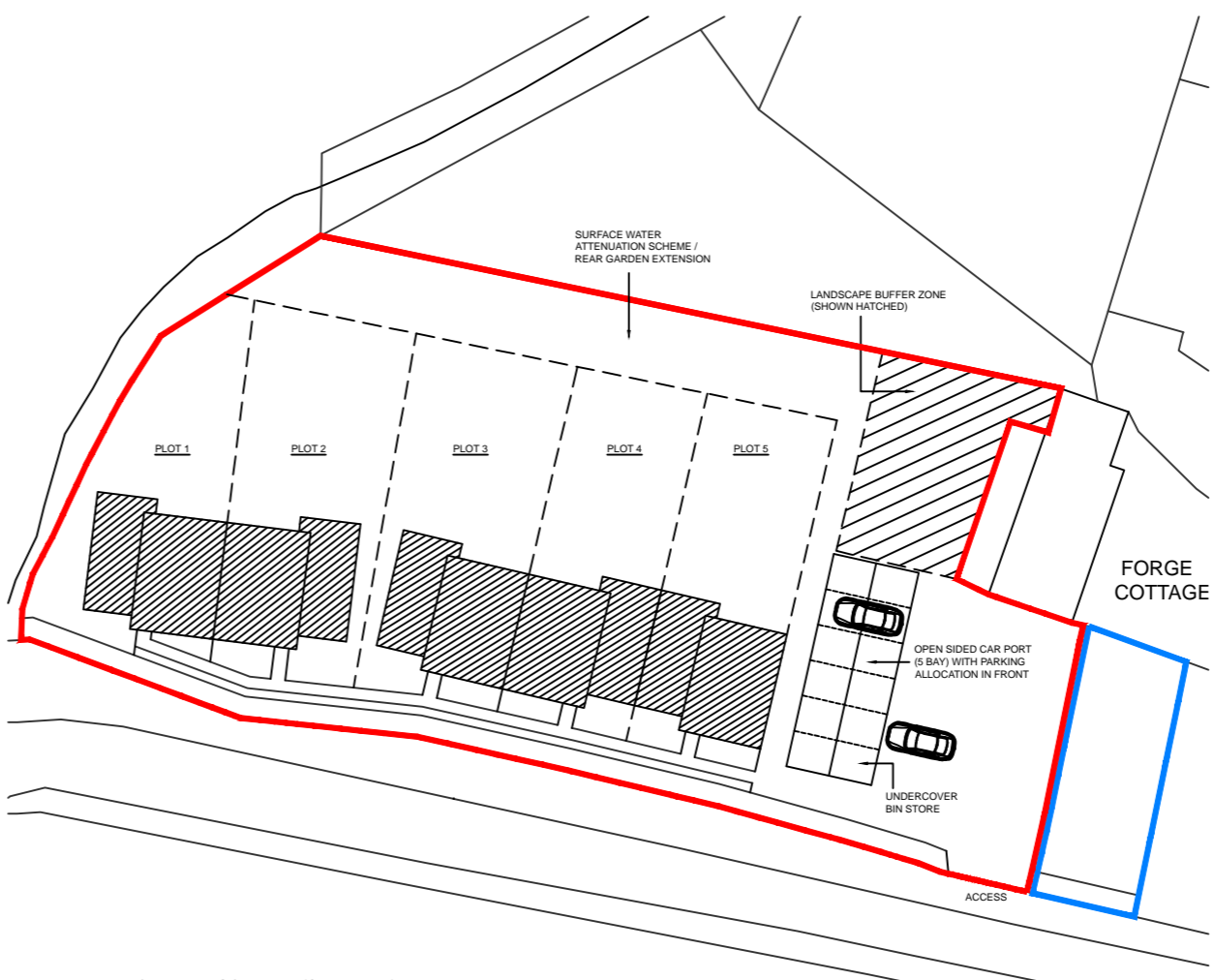
Rev	Date	Description	Drawn	Check	Approve
A	18/08/2020	SITE BOUNDARY / AREA AMENDMENTS	JG	JL	RC



LOCATION PLAN (Scale 1:1250)



REDLINE PLAN (Scale 1:500)



INDICATIVE BLOCK PLAN (Scale 1:500)

**dream-haus**

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Client **MULGRAVE ESTATE**

Project **LAND WEST OF FORGE COTTAGE  
EGTON, WHITBY, YO21 1TS**

Drawing **LOCATION, REDLINE &  
INDICATIVE PLANS**

Drawing Number **05-2020-3001**

Scale **VARIOUS** Sheet **1 OF 1** Rev **A**

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Drawn **JG**

# APPENDIX 2

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## SITE PHOTOGRAPHS

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1. View of site looking north from field entrance on Egton Lane (The Forge in the middleground)



2. View of the site looking west from field entrance on Egton Lane



3. View of site looking south from Browns Wood Cottages



4. View of eastern part of site looking south with The Forge in the middle ground and Rowena cottage in the back ground.

# **APPENDIX 3**

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## **FLOOD RISK INFORMATION**

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# Flood map for planning

Your reference  
**Adj The Forge**

Location (easting/northing)  
**480749/506550**

Created  
**9 Jul 2020 16:22**

**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.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>













**Flood map for planning**

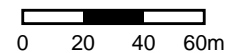
Your reference  
**Adj The Forge**

Location (easting/northing)  
**480749/506550**

Scale  
**1:2500**

Created  
**9 Jul 2020 16:22**

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



**APPENDIX 4**

**MULGRAVE FARM, UGTHORPE COSTS &  
LAND VALUE INFORMATION**

**(Private & Confidential – submitted separately)**

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NYMNP

18/08/2020

# HERITAGE STATEMENT

Site: Land West of The Forge, Egton  
(enabling development for Mulgrave Farm, Ugthorpe)

Prepared by: John Long

Date: 17 August 2020

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# 1 Introduction

- 1.1 A planning application is proposed for the residential development of land to the West of The Forge, Egton. The planning application site abuts a small section of the Egton Conservation Area. A Heritage Statement has been requested by the North Yorkshire Moors National Park Authority, to understand the potential impact of the proposal on the significance of the Conservation Area and its setting. This report considers the Conservation Area and other nearby Heritage Assets, their significance and the potential impact of the proposal on the significance of the Heritage Assets and their setting. It is set out to follow the advice and guidance in the Authority's Heritage Statement Guidance Note (2012).

---

## 2 What is significant about the Heritage Asset.

### The site and immediate surroundings

- 2.1 There are no designated Heritage Assets on the site. The site is outside of the Egton Conservation Area boundary. There is no Conservation Area appraisal published for Egton.
- 2.2 The western boundary of the Egton Conservation Area abuts a small section of the application site, to the west of the property called Rowena. A small garden area associated with The Forge separates the site from the Conservation Area boundary further north.
- 2.3 The Forge has been considerably remodeled to form a dwelling and is not Listed, neither is the property known as Rowena. However, there are approximately 17 Listed Buildings within the 1km search area, all of which are Grade II Listed and fall within the Egton Conservation Area.
- 2.4 The nearest listed building is the outbuilding/barn associated with Arncliffe View. The view of the outbuilding/barn from the site is mostly obscured by vegetation (hedgerow and garden planting and existing property (the Forge, Rowena)). The village's other listed buildings are not visible from the site and are obscured by buildings/vegetation. The HER records other heritage features in the area.

### Egton Conservation Area

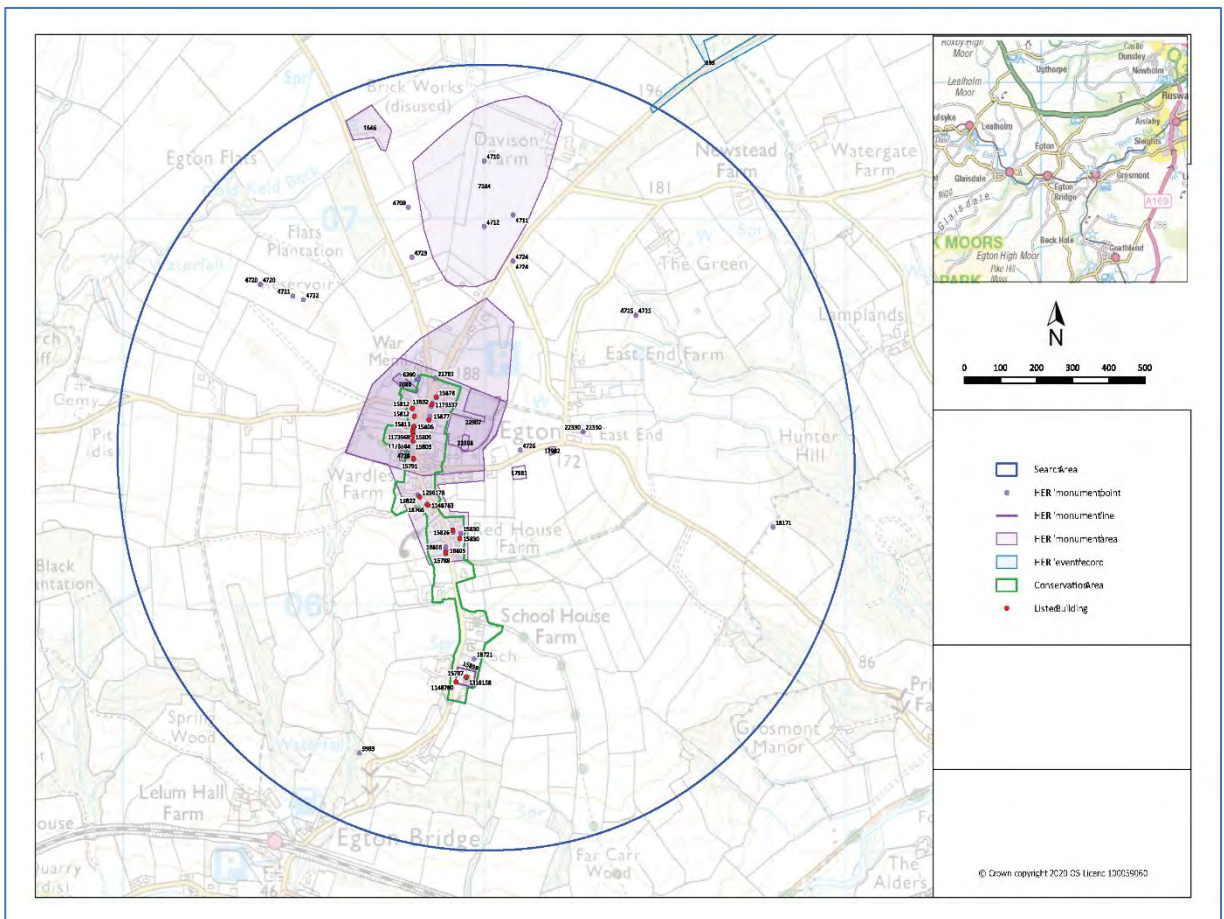
- 2.5 Egton Conservation Area covers the historic core of the village and its periphery. It has a linear street pattern comprising mostly two storey terrace houses of traditional style interspersed with a few detached and single storey dwellings. all set back from the High Street across green open space.
- 2.6 The buildings have a simple palette of materials, including mostly combinations of red clay pantile and natural slate pitched roofs with stone pediment gables; natural dressed stone walls with ashlar stone heads and cills to doors and windows; red clay chimney pots on red brick or stone stacks; timber sash windows painted white, often with quadrant or Georgian multi paned glazing; and black rainwater goods usually on stone dentils or metal brackets .
- 2.7 The Conservation Area's significance is considered to be associated with its street pattern and the collection of post-medieval/19th century buildings and the village green areas around which the buildings are placed. This is the village's historic core. The site is separated from the village's historic core by modern buildings (Brownswood Cottages, The Forge and Rowena) and garden land/access/surface water drainage features associated with these properties.
- 2.8 The parts of the Conservation Area that abut the site, The Forge, Rowena and Brownswood Cottages are not representative of the village's historic core, or its character and appearance and do not greatly contribute to the Conservation Area's significance, rather the parts of the Conservation Area nearest to the site reflect more modern development.

2.9 The site itself is not considered to be a significant feature associated with the Conservation Area or its setting, due to intervening modern buildings which separate the site from the village's historic core; and its enclosed and screened nature when viewed from public viewpoints. The site is not a village green and does not benefit from public access, rather it is an area of paddock/grazing land.

**Other Assets**

2.10 There is a HER Monument Area directly to the north of the site, ref: HER 7086. This is described as "Lynchet/field boundary northwest of Egton village-Earthworks noted on map in field to west of road at north end of village. note appears to relate to an old boundary in the form of a low lynchet c.60cm high which, from the quantity of stone noted, appears to have been associated with a former wall."

2.11 However, the significance of this feature has likely been lost due to the installation of an access and drainage pond on the site, associated with the development of Brownswood Cottages.



**Figure 1: Egton Heritage Asset Plan**

### 3 What works are proposed?

The Planning application seeks outline planning consent for residential development for up to (and including) 5 principal residence dwellings on 0.26 hectares (0.63 acres) of west of the Forge and north of Egton Lane, Egton. All matters of detail are reserved. The scheme is proposed as ‘enabling development’ to secure the repair and refurbishment of listed heritage assets at Mulgrave Farm, Ugthorpe.

An indicative/illustrative layout plan is submitted which demonstrates there is sufficient space within the site to accommodate the dwellings, and any necessary infrastructure including parking and surface water drainage attenuation and landscape buffer zones.



Figure 2: Proposed Indicative Scheme



---

## 4 What impact do the works have on the part of the heritage asset affected?

4.1 A consideration of the direct and indirect impacts of the proposed works on the Conservation Area and heritage assets and their setting has been undertaken in line with National and Local Planning Policy.

4.2 Paragraph 172 of the National Planning Policy Framework suggests that great weight should be given to the conservation of and enhancement of wildlife and cultural heritage in National Parks. Indirect impacts to the Heritage Assets i.e. to the heritage asset's setting have also been considered.

Paragraph 190 of the NPPF states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.”

4.3 Paragraph 193 and 194 go on to state:

“Great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)...any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

4.4 Paragraph 196 confirms that;

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

4.5 Paragraph 197 adds that:

“the effect of an application of the significance on a non-designated heritage asset should also be taken account of with a balanced judgement being required.”

- 
- 4.6 Policy ENV 11 (Historic Settlements and Built Heritage) of the recently adopted North Your Moors National Park Local Plan (2020) requires new development to ensure a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be expected and should conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting; preserve and enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features; reinforce the distinctive qualities of settlements; respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings; for new uses, ensure the new use represents the optimal viable use of the asset which is compatible with its conservation; and adapt to climate change based on a proper understanding of the asset and its material properties and performance. Development should not harm the heritage value of any assets, and historic fabric should be preserved in situ where possible
- 4.7 In light of these Planning Policy requirements an assessment of the proposal and its potential impacts on the Heritage Assets and their settings has been undertaken.
- 4.8 There are no direct impacts caused by the development as the site, as it is outside of the Conservation Area and there are no designated heritage assets within the site. However, there are potential impacts to the setting of Heritage Assets, and these have been considered.
- 4.9 The impact to the setting of the Conservation Area is considered to be limited. This is because the parts of the Conservation Area abutting the site/most closely related to the site and therefore most directly affected by the proposal, i.e. The Forge, Rowena and Brownswood Cottages are not representative of the significant elements of the Conservation Area, i.e. they are not medieval and 19<sup>th</sup> century developments or village green areas, rather they are modern developments set within their own grounds.
- 4.10 The historic core of Egton is separated from the site by this modern development. The site's development would not change the character or appearance of the Egton Conservation Area, or impact on its significance. The application site does not form an important part of the setting of the Conservation Area and is mostly screened from public viewpoints by established vegetation.
- 4.11 The impact on the setting of the nearest Listed Building, the outbuilding associated with Arncliffe View is also considered to be limited. The Listed Building is mostly obscured from the application site, and separated by a road, garden land and other development. The application site has no association with this outbuilding.
- 4.12 The impact on the setting of the earthworks (HER ref: 7086) is also considered to be limited. The significance of this feature has been reduced by the installation of a surface water drainage feature, access and parking area associated with Brownswood Cottages.

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## 5 How has the impact of the proposals been minimised?

- 5.1 The above consideration of significance and potential impacts upon heritage assets demonstrate that there are no direct impacts on heritage assets and only likely to be limited impacts on the setting of heritage assets. The indicative scheme has sought to be sensitive to the setting of Heritage Assets by siting built development away from the Conservation Area boundary (and adjacent properties within it); proposing landscape buffer zones adjacent to The Forge; ensuring the open/garden land next to Rowena is excluded from the application site; and retaining the frontage vegetation. The site will be well screened behind the frontage boundary planting to minimise impacts on the listed outbuilding associated with Arncliffe View.

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## 6 Conclusions

- 6.1 There are no designated Heritage Assets on the site, although there are designated Heritage Assets in the vicinity, including the Egton Conservation Area, HER recorded features and listed buildings.
- 6.2 A consideration has been given to the scheme's potential impacts on these nearby Heritage Assets and their settings. It is considered that the proposals' potential impact to setting of nearby Heritage Assets would be limited and certainly less than substantial.
- 6.3 The adjacent parts of the Conservation Area are not representative of the village's historic core and represent more modern development. The significance of the Heritage Assets would not be adversely affected by the site's development. The indicative layout scheme shows that by careful siting of buildings away from the Heritage Assets, the provision of landscape buffer zones and retention of existing frontage planting the limited impacts can be minimised.
- 6.4 In accordance with provisions of the NPPF and the Local Plan, it has been demonstrated that the proposed development will not have a significant impact on the setting of the Egton Conservation Area, listed buildings and other undesignated heritage assets in the area. There are heritage benefits that would result from the proposal namely securing the repair and restoration of historic heritage assets at Mulgrave Farm, Ugthorpe. The proposals therefore meet the statutory duties of the Planning (listed Buildings and Conservation Areas) Act 1990, national policy set out in the National Planning Policy Framework and the relevant Development Plan Policy and guidance for the historic environment.

