

North York Moors National Park Authority

Plans list item 1, Planning Committee report 07 April 2022

Application reference number: NYM/2021/0923/OU

Development description: outline application for construction of 9 no. dwellings with associated accesses, parking and amenity spaces together with public car park and mixed use industrial units with associated access

Site address: land north east and east of High Street, Egton Parish: Egton

Case officer: Mrs Hilary Saunders

Applicant: Egton and Mulgrave Estates

Agent: Compass Point Planning and Rural Consultants fao: Ms Andrea Long, The Old Vicarage, Vicarage Square, Lythe, Whitby, North Yorkshire, YO21 3RW

Director of Planning's Recommendation

Refusal for the following reason(s)

Reason(s) for refusal

Refusal reason code	Refusal reason text
1	The site is considered to lie outside of the main built up part of the settlement of Egton and does not constitute a suitable small site as defined by Strategic Policy M and Policy CO7 of the North York Moors Local Plan in that the site is not located within the main built up part of the village and does not fit in with the existing pattern and form of the settlement. If permitted, this development would represent harmful sporadic development and extend outwards the main built up form of the village to the detriment of the character of the environment and landscape of this part of the North York Moors National Park.
2	The site proposed for industrial units is considered to lie outside of the main built up part of the settlement of Egton and does not comprise the re-use of or small extension to an existing building. Furthermore, it has not been demonstrated that the proposed industrial units would not result in noise disturbance that would be detrimental to the amenities of occupiers of existing or proposed residential properties. If permitted this proposal would be of a scale and in a location that would have a detrimental impact on the character of the locality and residential amenity contrary to Policy BL1 of the NYM Local Plan.

Refusal reason code	Refusal reason text
3	The site of the proposed car park is on agricultural land outside the main built up part of the settlement and would have a detrimental impact on the character of the locality. Furthermore, there is no adequate justification that the proposed car park would meet an identified parking problem need or benefit both the community and visitors to the National Park. The proposal would therefore be contrary to Policy CO3 of the NYM Local Plan.
4	The proposal development would be located on the edge of the Egton Conservation Area in an area which contributes positively to its historical values and would go beyond the development limits of the village, negatively impacting the existing archaeology evident on the HER and LiDAR. Furthermore, the proposed design/layout of the housing, including features such as parking to the front, would not follow the form and grain of Egton, and would be very suburban in design and out of character with the locality. The proposal is therefore not suitable for such a prominent site in a North York Moors village, particularly given that it is also the gateway to a conservation area and its development would be to the detriment of the conservation area, contrary to NYM Local Plan Strategic Policy I and Policy ENV11.
5	The proposed development would be contrary to Policy CO2 of the NYM Local Plan as the proposal includes a layout that has the potential to create situations that are prejudicial to highway safety.
6	If approved, the proposal would make it increasingly difficult for the Local Planning Authority to resist future applications for new housing on inappropriate sites which would cumulatively pose a significant threat to the character, special qualities and distinctiveness of the more rural settlements of the National Park and therefore have a detrimental impact on the wider landscape of the National Park, contrary to the aims of Strategic Policy B of the North York Moors Local Plan.

Map showing application site



**North York Moors
National Park**

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Scale: 1:2500

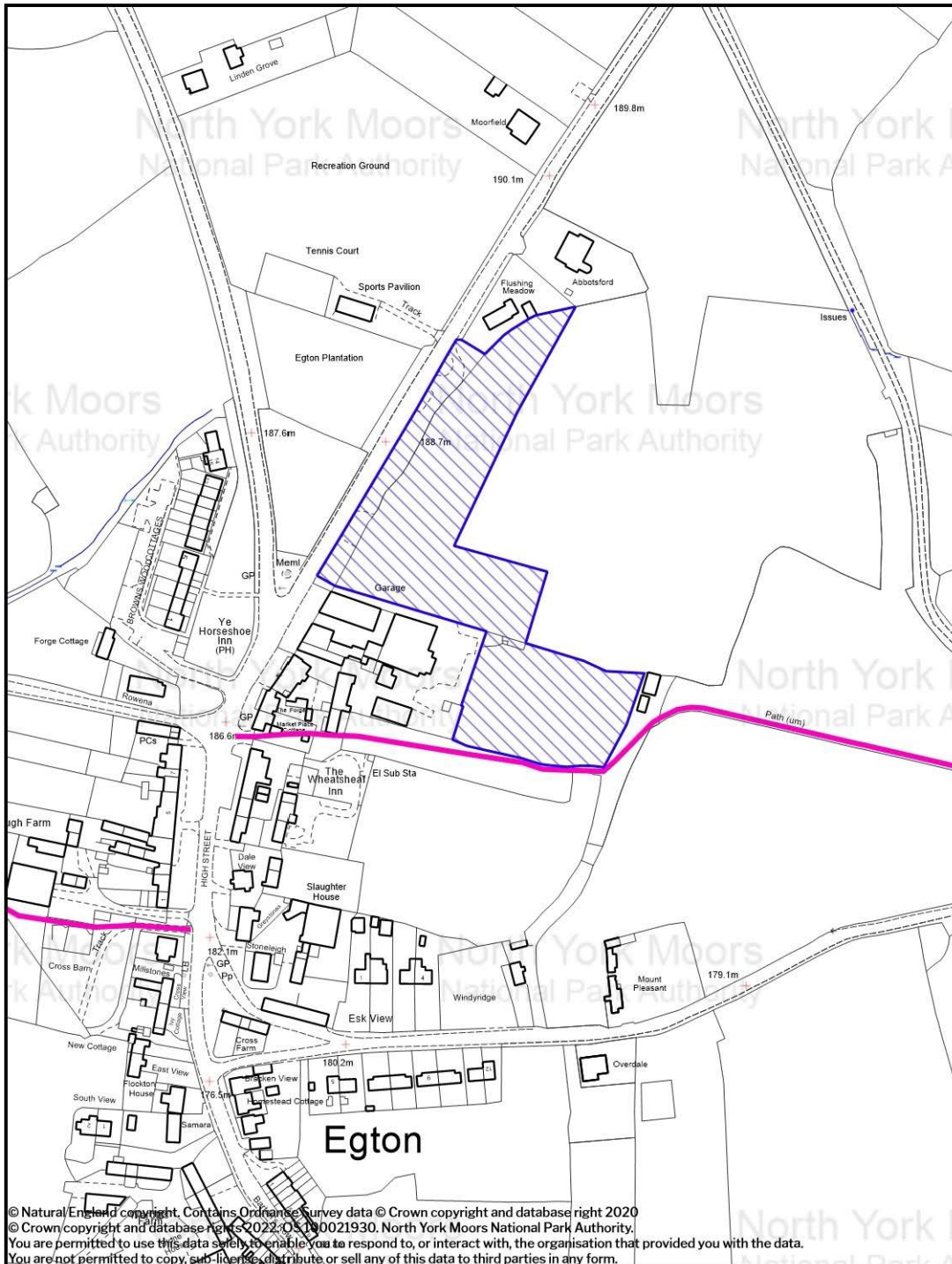


Photo showing view of site as approach Egton from the north



Consultation responses

Parish

Note: - The Parish Council has advised with regards to the following representation that personal and potentially prejudicial interests were not declared at the meeting – but this has been done subsequently. However, the Parish Council has decided not to re-consider the application at a new meeting.

Consequently, as proper process was not followed, whilst accepting the Parish Council response, this response has been given less weight in the planning considerations because of this.

Comments

Object – The proposals are contrary to the Strategic Policies of the Local Plan - Strategic Policies A, B, C and D and also Strategic Policy G, K and ENV1, ENV2, ENV9, CO7, CO2, CO3.

Proposals for major development shall be refused except in exceptional circumstances. This is a major development within the rural setting of Egton and there are no exceptional reasons for the application to be accepted.

There is no compelling reason why this large number of industrial units are suited to such a rural setting. The industrial units would be more suited to a business park in Whitby.

The car park is proposed only because the existing car park would become an access road for nine large dwellings, all built on green fields.

The development will have a visually negative impact on Egton and views over the moors. The development would be visible from the main road into Egton and would change the whole feel of the approach to the village. It would block views across the fields to Grosmont and Eskdaleside and views across the fields and landscape from the footpath and public right of way that lead from the centre of the village across fields down to the east of Egton.

Development is not within the main built up part of the village and would materially expand the historic form of Egton, destroying field boundaries and archaeological landscapes (ridge and furrow) that have been in place for many centuries.

Development would be visually intrusive, cause significant noise and light pollution and all three aspects of the application would increase activity levels, increase traffic in the village, leading to more parking problems. This would have a detrimental impact on the tranquillity of the village.

Egton already has three significant industrial activities which already cause noise, light pollution and traffic and parking issues in the village. The proposed new car park would not be big enough to accommodate all parking in the current car park, and the users of the industrial units. Furthermore, there would also be additional lorries arriving to deliver

supplies to the industrial units. Increasing the amount of industrial activity in Egton is wholly unwarranted and would change the nature of the village.

No assessment of any actual need for these industrial units, and this appears to be entirely speculative.

Cross Farm Buildings (owned by Mulgrave Estate) has been available for rent for light industrial use over the last 20-30 years and has been empty more than in use. The fact that Mulgrave Estate have gained, planning approval to turn it into a dwelling, demonstrates that there is very little demand for industrial units in Egton.

Parish Council are aware that there are a number of industrial units at Davison's Farm. This could be the focus for location of additional industrial units if there is a demand.

12 houses (new build or conversion) have been approved recently in Egton exceeding Egton's ratio contribution to the total development target as set out in the Local Plan for the whole 19 year period. This planning application for a further nine houses is therefore entirely unnecessary.

It is unlikely that the new car park would accommodate the total number of cars that currently park in the village. There would also be increased pressure on parking in the village from users of the proposed industrial units and their customers and suppliers.

Users of the recreation ground are unlikely to use the new car park and will park on the road by the recreation ground. Loss of the existing car park would therefore have a detrimental impact on the enjoyment and use of the recreation ground. It would also increase the likelihood of further parking on the road by the recreation ground.

The proposed development is not within the main built up area of the village and they are not classed as affordable homes so not in line with the Local Plan.

At the edge of the current car park there are a row of mature trees, including Oak and Sycamore. These are visible as one walks up the unclassified road from Eastwell Cottage to the east of Egton. These trees would go, and the view would be of a line of houses, instead of the trees. The loss of the trees would unbalance the current pleasing entrance to the village. It would also have a negative impact on biodiversity. It would also look like a suburban street, with all the houses made of similar materials, with drives and garages. This would not blend in with the predominant building style in Egton which is of terraced housing.

Additional lighting would have a detrimental impact on the dark skies that the North York Moors are known for.

Egton Showfield - the loss of very significant part of the showfield would make the Egton Show unviable on the current site. If the show did move, it would have to move outside of the village, potentially up to two miles from Egton. The Egton Show is a key element of what defines Egton as a village. The Egton Show is the biggest show of its kind in the area and is part and parcel of the culture and reputation of Egton and the North York Moors National Park.

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Conclusion

The housing development does not meet the strategic policies set out in the Local Plan; the proposed car park is only needed if the existing car park is turned into an access road for the new houses. The outline of uses of the industrial units is not suitable for a rural village environment.

The Parish Council accepts that some development is of course necessary within the National Park, but this needs to be balanced against the impact on this important landscape and the culture and communities. The planning application lacks any balance in terms of scale or sensitivity to the environment within which it is proposed and should therefore be refused.

The Parish Council strongly recommend that the planning department visit the proposed site to fully appreciate the negative impact this would have on the community of Egton.

Highways

The existing lay-by is not currently maintainable highway at public expense (MH@PE). The proposed layout does not conform to the North Yorkshire County Council highway design and specification. Consequently, the Local Highway Authority recommends that Planning Permission is REFUSED for the following reason:

The proposed development includes a layout that has the potential to create situations that are prejudicial to highway safety.

Residential Regulation Manager, Scarborough Borough Council

Cannot support this application as this would only be permitted under current policy if it were an exception site for affordable housing; this does not appear to be the case with this proposal.

Housing Strategy and Development Officer Scarborough Borough Council

Object. We understand that this proposal is located outside the built up area of the village and as such should only be considered as an exception site for affordable housing.

We note that only market housing is proposed and no affordable housing by the applicant. As a result, we object to this proposal on the above grounds.

Natural England

No objection

Lead Local Flood Authority

The submitted documents are limited and the Lead Local Flood Authority recommends that the applicant provides further information before any planning permission is granted by the Local Planning Authority.

Yorkshire Water

No objections subject to conditions

Environmental Health

Have reservations with regard to the possibility of noise disturbance not only to the proposed residential development but also to existing residential properties from the proposed mixed industrial units.

Before I may offer my observations, I would request that you require a report from a competent individual/organisation giving details of the noise impact of the proposed industrial units on the proposed and existing residential properties, particularly those to the south of the site on the road running east off the High Street and which have line of sight across an open field. The report shall detail any mitigation measures which are to be incorporated into the site design and which the applicant wants the Local Planning Authority to take into consideration when determining the suitability of the development.

North Yorkshire Police Designing Out Crime Officer

Should outline planning permission be granted I would ask the Authority to place a condition on it, requiring full details of what crime prevention measures are to be incorporated into the site, be detailed in any reserved matters application.

North Yorkshire Fire & Rescue

No comments/observations

CPRE North Yorkshire

Object - The site is located adjacent to the main built-up area of the linear settlement of Egton. The planning statement submitted does not refer to any locally identified need nor the fact that this should be considered a 100% affordable exception site. As such the proposal is fundamentally contrary to policy. CPRE North Yorkshire cannot support the proposal which would inevitably extend the village into the open countryside beyond the main built form.

0.4Ha of the site is proposed to be for light industry/offices and storage facilities – again, there appears to be no justification of local/community need.

A new access road is to be created to serve the car park and the industrial units beyond but also access to the agricultural field which the applicant has relocated. There is some support for new car parks in the Local Plan via Policy CO3, however, it is not sufficient for the applicant to state that there are no known impacts of constructing a carpark on this site in terms of the natural environment or heritage without commissioning the appropriate studies to evidence this. Further, the Environment Act now requires all new proposals to deliver a minimum measurable net gain in biodiversity of 10% across the site. The Planning statement alludes to the fact it will be possible to deliver net gains but

offers no information as to how this would be achieved, and no metrics have been demonstrated.

The CPRE North Yorkshire, therefore, assert that the proposed location cannot constitute previously developed land and do not support the principle of a large-scale mixed use development on this greenfield site as it is contrary to policies contained within the National Park Authority's adopted Local Plan, primarily that the dwellings are located beyond the main built up part of the village with no justification of local need or proposal for 100% affordable housing exception site. The applicant has not provided sufficient evidence to determine that the proposals will not harm the natural environment or heritage assets adjacent to this location.

Campaign for National Parks

No comments received

North Yorkshire Moors Association

No comments received

Police – Traffic

No comments received

Environment Agency

No comments received

Third party responses

All of the following people object for all or some of the following reasons

I Woodcock, Dale View, Egton

P Foster, 15 Park View, Glaisdale

A Higgins, Eastwell Cottage, Egton

J Raw, 4 Esk View, Egton

C Pickard, 11 Esk View, Egton

P Grayson, The Forge, High Street, Egton

R Grayson, The Forge, High Street, Egton

M & A Jefferies, Abbotsford, Egton Lane, Egton

G Swann, Cross View Cottage, Egton

M Grant, 28a, Cleveland St, Guisborough

H Birch, 23 The Avenue, Castle Park, Whitby

A Birch, 32 Cliff Road, Staithes

P Newton, Cottage, 4 Wheatsheaf, Egton

A Pink, 55 Bentinck Avenue, Middlesbrough

P Smith, 2 Browns Wood Cottages, Egton

J Wood, 16 Browns Wood Cottages, Egton

A Cockrem, 6 Brownswood Cottages, Egton

S Crosby, The Old Piggery, Egton Bridge

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N Tucker, Chestnut house, Egton

J Jones, Oakley view cottage, Windhill, Glaisdale

P Stentiford, The Witching Post Inn, Egton

J Godbold, Director, Godbold Blacksmiths Ltd, Forge Garage, Egton

J Harrison, 20 Esk Valley, Grosmont

S & L Shaw, Flushing Meadow, Egton

J Goodchild, Local, Newstead farm, Egton

T Bailey, Kirkdale, Egton

K Colley, Linden Grove, Egton

- Outside main built up part of village.
- There is already a problem through the village with speeding vehicles which causes a dangerous situation for vehicles exiting and entering the village.
- The existing significant traffic and parking issues in the village is caused by the needs of the three businesses in Egton.
- Impact on Dark skies special quality of the National Park.
- Noise pollution.
- Industrial units would destroy ridge and furrow farming features - visible archaeology that links Egton to its past farming practices.
- Proposed car park is in a remote area away from public view so will not be utilised. This will inevitably increase parking on the verges in the village. Already an adequate car park which is well used.
- Local Plan states seek to protect open countryside from inappropriate housing development and that any new development must be within the main built up area of a village. Generally, they would be sites suitable for no more than five dwellings. This proposed development is in open countryside on green belt land and totals nine properties.
- Egton Show would have to be relocated to another venue outside the village which would be detrimental to both the culture and community of Egton, despite having been held on the showfield for some 130 years. Brings in good business for the x four pubs in the village.
- Large development which will have a significant impact upon the village.
- Site is not a brownfield site but Egton showfield. No identified need for industrial unit's or housing and inappropriate in small rural village Egton had one small industrial unit for many years, half the time or more it was not used and now Mulgrave Estate have got change of use on it with plans to make into a house, so does the village really need these industrial units. Ironically when applying for planning permission and stating there is a need for more business/office space, that the 'applicant' is actively removing industrial sites from the 'market' and converting them to additional holiday accommodation.

- The development would have a serious detrimental impact on the privacy of the occupiers of adjacent dwelling.
- Loss of habitat for nature (mice and voles so loss of food for owls and other birds of prey).
- Contrary to Policy C07 – not in continuously built up part of village and not a brownfield site.
- The proposed development of 9 no. houses cannot be described as in-fill. The built form of Egton extends from the church in the south to the garage in the north. It does not include the application site.
- Not sustainable -there are no food shops within walking distance of the proposed development area. The nearest are at Grosmont and Egton Bridge.
- Detrimental impact on residential amenity – adjacent dwelling would be overlooked. The proposed garden of the end house would also wrap around the garden of Flushing Meadow. The scale, massing and form of the dwelling would seriously reduce amenity of rear garden and the house.
- Large dwellings are proposed that would not be in line with the strategic policy on housing, along with the number of units proposed.
- Conservation of the village will be compromised by the design of the proposed dwellings, with their driveways and garages.
- The setting of the Conservation Area will be further compromised. Brown's Wood Cottages have already eroded the character and this development would have an even more substantial impact.
- How does a design that resembles a suburban street of semi-detached houses with drives and garages fit in with the character of the rest of the village?
- Local farmers are currently struggling to rent or buy grazing land in the area.
- Existing sewerage system is failing to cope at present and has had two major blockages in the past three years, causing disruption to local residents and businesses.
- Affordable housing for local people is more appropriate, if in fact we need any more houses at all.
- Flood risk report is inaccurate – where the new car park, houses and gardens are shown is where the field floods after heavy rain or snow thawing.
- Villages do need to have employment diversity for residents, and that there needs to be some industry, retail and service opportunities. However, Egton is well served with its current sites for job/business opportunities.

J Duthart, Jemsideas Ltd, F10, St Hilda's Business Centre, The Ropery, Whitby - This would be a great benefit for many local first time buyers and proposal for industrial/office units is a fantastic idea. With the lack of opportunities available, existing and new businesses have little prospect to prosper or even commence.

Whilst some may think this is unsuitable for the area, Hutton Le Hole has offered such opportunities for years which also attracts tourists.

I cannot comment if the proposed site is the right one, but I sincerely hope in the very near future the National Park will consider a similar development for the Esk Valley.

Consultation expiry

30 December 2021

Background

The application site is located just outside the Egton Conservation Area and comprises primarily an open field located at the northern edge of the village. The field forms part of the Egton Showfield and the western strip of the site provides a parking layby which is separated from the field by a mature tree and hedge line.

Egton itself is classed as a 'Larger Village' in the settlement hierarchy set out in the North York Moors Local Plan.

The site is bounded to the east by agricultural land, to the south by the built up part of the village and to the north by two outlying dwellings.

Further to the west, and across the main road that leads through the village is a terrace of affordable residential dwellings which were approved as an exception site for affordable housing.

This planning application seeks outline permission for the construction of nine dwellings; new industrial units, the construction of a new village car park and a pumping station.

Housing – Nine new dwellings are proposed in a linear formation fronting the road stretching between the main built up part of the village and the outlying properties known as Flushing Meadow and Abbotsford. The frontage of the site measures approximately 138m.

This area of land comprises the existing tarmacked layby used for car parking, an established tree/hedge boundary and part of the adjacent agricultural field to the east which forms part of the Egton Show field. The layby was formerly leased to Scarborough Borough Council for a car park, but the lease was surrendered by the tenant in February 2020.

Industrial Units - The proposal industrial area would be located in the field to the rear (east) of the current commercial garage. A new access road would be created alongside the northern boundary of the garage to serve the industrial area, proposed car park, pumping station and to allow for access to the field. The proposed area of industrial land is approximately 0.4h.

It is set out within the application details that as the application is in outline there are no specific units proposed although the proposed uses would be largely those that were

formerly B1 Light Industrial (and are now E (g) Uses which can be carried out in a residential area without detriment to its amenity:

- E(g)(i) Offices to carry out any operational or administrative functions,
- E(g)(ii) Research and development of products or processes
- E(g)(iii) Industrial processes

In addition, there could be potentially some B2 general industrial units.

Car Park – This would be located southeast of the proposed housing area and immediately north of the existing Egton garage and workshop. It would utilise the southern end of the agricultural field. The car park could have approximately 40 parking spaces and would be used by cars that would usually park in the layby.

The car park would be accessed by using the existing field access directly south of the proposed housing area and would allow for access to the proposed industrial area.

In support of the application the applicant's agent has submitted the following comments:

- A number of the concerns raised can be satisfactorily addressed and we also believe that rather than considering the proposal as a balanced sustainable proposal, too much weight has been placed on the individual elements in isolation.
- Egton Show - many assume that the Egton Show will not continue. This is not true. The Egton Show Committee have found an alternative site to host the show.
- Furthermore, the Egton show takes place for one day per annum. The scope of Strategic Policy L would also appear to exclude the Show. It would therefore seem unreasonable to refuse this application on the assumption that it would result in the loss of the one day Egton Show.
- Car Park - this will be within very close proximity to local facilities and services where it can be easily used by the community and visitors. There is an historic parking problem in this part of Egton and the vehicles significantly detract from the character of the Conservation Area. The current parking in the layby is conditional and by permission of the Egton Estate. The proposal increases parking capacity. Policy CO3 does not explicitly require evidence of need for the car park and there are no other suitable sites in this part of Egton that could accommodate a relocated car park without being more prominently located within the Conservation Area.
- By creating a specific landscaped village car park that is set back from the highway, there is the potential to reduce the current level of informal on street parking and verge parking that takes place within the Conservation Area.
- Housing - This proposal provides for both housing (principal residence) in a larger village and therefore is wholly compliant with this policy. This is considered to be in conformity with Policy CO7 in that it proposes small scale Principal Residence housing on a suitable, partially brownfield small site in the built-up area of a defined Larger Village. The proposal is located within the main settlement part of Egton

which is the area stretching from the recreation ground in the north to the school in the south. The proposal is not within an outlying hamlet or lower order settlement such as Egton Bridge.

- Policy CO7 does not define suitable sites, and this is left to the supporting text. This proposal which is a gap within an otherwise built-up frontage does fit in with the existing pattern of development which is linear, largely road frontage, facing and single plot in width. The proposal does not involve the consolidation of sporadic outlying development, nor is it located within a distinctively separate hamlet some distance removed from the main core of the village.
- The housing element of the proposal is therefore in accordance with the adopted Local Plan.
- Employment/Industrial Use - The application provides for a comprehensive sustainable development in accordance with Strategic Policy B. This proposal provides for employment opportunities in a larger village and therefore is wholly, compliant with this policy.
- The proposal is located within the main built-up area of the Egton which is identified as a larger village in the settlement hierarchy and the proposed employment area forms a logical extension to an existing employment area.
- Both the Egton and Mulgrave Estates are regularly approached by new businesses and existing businesses in the area who are seeking to expand or require new premises. Whilst there are businesses which happily occupy traditional farm buildings, they are not suitable for all and therefore the investment in new buildings by the Estates that is presented by this proposal is wholly consistent with Strategic Policy K.
- It is acknowledged that this is a significant proposal for the National Park, but it is also a sustainable one. The comprehensive benefits of the scheme are a significant material consideration in this application and the planning authority is at liberty to give significant weight to these in the determination of the application.
- We are also aware of concerns raised by the Highway Authority and have had discussions directly with them in order to address their objections. A revised layout is being produced to address these points.

Main issues

Local Plan

The most relevant policies contained in the NYM Local Plan are as follows: -

Strategic Policy B (Spatial Strategy)

This sets out how development will be guided by the settlement hierarchy including that in the larger villages additional housing (principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality will be supported and that in the open countryside development will only be

permitted where development reuses a building of architectural or historic interest; where there is an essential need to meet the needs of farming, forestry and other rural enterprise or land management activities; where it is essential to meet social or community needs and there are no other suitable and available locations within villages; where it meets the requirements set out at Policy UE2 (Camping, Glamping, Caravans and Cabins); where development proposals are part of a Whole Estate Plan that has been approved by the National Park Authority.

Strategic Policy M (Housing)

Seeks to ensure the delivery of new homes to help meet the needs of local communities and includes delivery through development of principal residence dwellings on suitable small sites in larger settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance with a Whole Estate Plan approved by the National Park Authority. Affordable housing schemes will be encouraged in larger and smaller villages through rural exception sites.

Policy C07 (Housing in Larger Villages)

This sets out that in larger villages such as Egton, principal residence housing will only be permitted on suitable small sites within the main built up area of the village, with proposals meeting the need for smaller dwellings and generally being sites capable of accommodation no more than five dwellings.

Policy BL1 (Employment and Training Development)

Sets out that development of new employment facilities will only be permitted within the main built up areas of the larger villages, where it reuses existing permanent buildings, forms a small extension of an existing building, or in the case of new buildings, there is no other suitable accommodation available in the locality. It goes on to state that all proposals will be expected to demonstrate that the scale and location of the proposal would not be detrimental to the character and appearance of the local and wider landscape; the site can be safely accessed by the existing road network; there is sufficient land and storage space and there is no unacceptable harm in terms of noise, activity or traffic generation on the immediate neighbourhood, either individually or cumulatively with other development.

Strategic Policy I (The Historic Environment)

Seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area.

Policy ENV11 (Historic Settlements and Built Heritage)

This policy seeks to resist development that results in loss of or harm to the significance of designated and other heritage assets of national importance. In order to accept any

loss or harm proposals will be required to present clear and compelling justification for the development, including the public benefits which will arise from the proposal. This includes assets which are recognised through formal designation such as Listed Buildings and Conservation Areas which benefit from statutory protection, but also non-designated assets of local or regional significance that contribute to the special qualities of the National Park

Policy CO2 (Highways)

This only permits new 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.

Policy CO3 (Car Parks)

This states that new parking facilities will only be permitted where it is the only way to solve existing identified parking problems; it will benefit the needs of both communities and visitors to the National Park; it uses an existing or previously developed site unless it can be demonstrated that no such suitable sites are available.

National Planning Policy Framework

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Development Plan as the starting point for decision making but is an important material consideration in the determination of an application.

Development that accords with an up-to-date Local Plan should be approved, and conversely development that conflicts should be refused unless other material considerations indicate otherwise. The North York Moors Local Plan (NYMLP) was adopted on 27 July 2020 under the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012 and does not conflict with national policies in the NPPF. It is therefore up-to-date and should be the starting point for any planning decision making in the North York Moors National Park.

The Government's commitment to the protection of National Parks is clearly set out in the NPPF (July 2021). Paragraph 176 says that great weight should be given to conserving landscape and scenic beauty in National Parks, which have the highest status of protection.

Furthermore, whilst at the heart of the NPPF is a presumption in favour of sustainable development, Paragraph 176 also confirms that the scale and extent of development within these designated areas should be limited. It is clear therefore that the NPPF

expects a different approach to be taken in National Parks both to plan making and decision taking compared with other areas outside of designated National Parks.

Para 78 sets out that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.

Material considerations

Site setting and departure from policy

The proposed development site occupies a substantial open field located beyond the last development on the northern side of the road and which forms the end of the built up part of the village of Egton. To the west is more recent residential development that was approved as an exception site on land outside the main built up part of the village. Approximately 138m to the north of the commercial garage which forms the last building in the main built up part of the village, are two outlying residential properties which are surrounded on all sides by agricultural land with the recreation ground on the opposite side of the road to the west.

This site creates an open verdant space which imparts a 'soft' edge to the village, and which is looked out across from the public right of way that runs from east to west immediately to the south. Its development would create a much more urban and 'hard' edge to this important entrance gateway to the village.

Housing development

As set out above, the application site is not considered to be within the main built up part of the village of Egton, nor is it a brownfield site, just a narrow strip of hard surfaced land, being used as a car parking area, with the majority comprising undeveloped agricultural land.

Furthermore, the proposed site is not considered to comprise a suitable small site within the main built up area of the settlement, with a frontage of over 130m in length separating the last development in the built part of the village and the two outlying residential properties.

The supporting text to Policy CO7 states that proposals must relate well to the form and grain of the existing surrounding residential development. The site is located beyond the northern edge of the built up part of the village. This space significantly changes the character of this edge of Egton, from the built up area of the village, to the more open countryside. This space therefore makes a positive contribution to the setting of Egton, its overall form and character, and provides important views out into the surrounding countryside. Quite clearly this land is part of the open countryside surrounding Egton rather than part of its built form.

In view of this, the proposal is considered to be contrary to the Authority's spatial housing policies, which seek to resist the consolidation of sporadic outlying development and does not meet the definition of a site that is suitable for housing development.

Industrial units

Again, the site is outside the main built up part of the village of Egton, doesn't re-use or form a small extension to existing buildings. The proposal is therefore contrary to the criteria set out in Policy BL1 of the North York Moors Local Plan.

In addition, Environmental Health has expressed concerns with regard to the possibility of noise disturbance to both the proposed and existing residential development.

Furthermore, in the last year the applicants have gained planning permission to convert two ranges of barns into principal residence accommodation (five dwellings in total).

One of these ranges had had previous planning permission in place for conversion to five office units, the other with a previous permission for light industrial uses.

No convincing justification has been put forward to override the above adopted Local Plan policies.

Car park

The site proposed is agricultural land and as with the proposed industrial units, it is not considered that there is adequate justification that the proposed car park would benefit identified needs of both the community and visitors to the National Park.

Impact on setting of Conservation Area

The proposal for nine houses, a car park and industrial units are located on the edge of the Egton Conservation Area. Egton is characterised by grassy verges, traditional architecture and openness.

The proposed mixed industrial units would go beyond the development limits of the village and would negatively impact the existing archaeology evident on the Historic Environment Record (HER) and LiDAR. It is clear that this area contributes positively to the historical values of the conservation area and the story of Egton as a whole. Its development would be to the detriment of the Conservation Area.

Whilst the HER indicates that the area to the north where the housing is proposed is possibly where 12th century Egton was situated, this has never been verified. The proposed design of the housing does not follow the form and grain of Egton, the pattern/layout of development alongside features such as parking to the front is very suburban in design and not at all suitable for such a prominent site in a North York Moors village, particularly given that it is also the gateway to a Conservation Area. The proposals are therefore considered to be contrary to Strategic Policy I and ENV11.

The area is used at the show field and as such has communal values for the residents of Egton. Communal values are also linked to the Conservation Area as the village and as

such the loss of this space would be to the detriment of the communal values of the site and the Conservation Area.

Ecology

This application proposes the development of over 1ha of greenfield land, currently largely improved grassland, along with intact and remnant sections of hedging. All hedge lines and sections of remnant hedging appear to be of long standing based on a brief comparison with historic maps, and therefore may feature as of cultural or archaeological importance as well as potentially of ecological importance. No ecological information has been provided in support of the application.

A Preliminary Ecological Appraisal of the site has not been submitted in order to assess the existing habitats and potential for species present. Such an appraisal should include a detailed appraisal of existing and remnant hedgerows for their importance.

A considerable extent of hardstanding would also be created as part of the proposal, and the applicant hasn't demonstrated that increased rates of run-off as a consequence can be adequately attenuated to prevent impacts water levels on surrounding areas and watercourses.

Conclusion

The proposal is contrary to Strategic Policies B, M and I and Policies CO7, BL1, ENV11, CO2, and CO3 of the adopted NYM Local Plan in that it does not constitute a suitable site within the main built up part of the village of Egton, would have a detrimental impact on the setting of the Conservation Area, be detrimental to highway safety and it has not been demonstrated that there is a justified need for a car park on undeveloped land. In the context of such significant conflict with the development plan and consequential harm to landscape and the character of Egton the proposed scheme is recommended for refusal.

Explanation of how the Authority has worked positively with the applicant/agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.