

/O=MNP/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENT

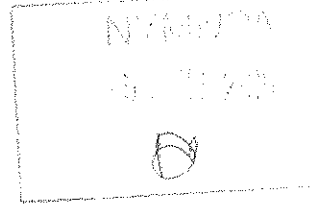
From: planning@northyorkmoors.org.uk
Sent: 05 June 2015 06:48
To: Planning
Subject: Comments on NYM/2015/0197/FL - Case Officer Mrs H Saunders - Received from Mr Michael Whiteley at Management Consultant, 52 Hackness Road, Scarborough, YO12 5RY

I live on Hackness Road and our neighbour also tried to overdevelop their plot as they were leaving. I have reviewed the planned application and can only see that this is what used to be called "Garden Grabbing" that was so prominent in the early 2000s.

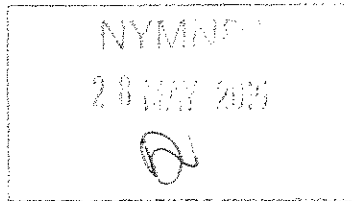
This development have a substantial impact on the character of a lovely part of Scalby.

Comments made by Mr Michael Whitelev of Managemement Consultant, 52 Hackness Road, Scarborough, YO12 5RY
 Preferred Method of Contact is Email

Comment Type is Comment



Dower House,
Hackness Road,
Scalby,
Scarborough
N. Yorkshire
YO13 0QY
21.5.15.



Dear Mrs Saunders,
Ref NYM/2015/0197/FL

Application in respect of alterations and subdivision of existing dwelling into 3 dwellings and construction of 3 dwellings with associated access, parking, and amenity space at Ryefield, Hackness Road, Scalby. Grid Ref 500840 490026

We write to object to the application for the following reasons:

DESIGN AND ACCESS STATEMENT

1. Ryefield is "in effect part of the suburban area of Scarborough" We disagree. Ryefield sits at an important site at the southern boundary of Scalby Village which is well demarcated from Newby by Scalby Sea Cut. It also sits prominently at the entrance to the National Park and can be viewed from many surrounding angles in a leafy sylvan setting which should be preserved. Ryefield and its land also lie immediately adjacent to a conservation area.
2. It is nonsense to say "a scheme for 2 extensions has begun" and then to say "the large house as it stands is no longer required" i.e why build an extension? Furthermore there is no visible sign that the extension work approved in 2005 has actually commenced.
3. We would disagree that it is "unlikely to sell easily as it stands". What is the evidence base for this? We are not aware that Ryefield has been offered for sale in recent years so the market has not been tested.
4. "The extensive gardens are far larger than average for the area" The three houses within the immediate area are of similar size and have similar, or larger, gardens, having been built in the Arts and Crafts style around the same time. All have single family occupancy.

PLANNING POLICY

"It will create houses in an area where they are in demand of the sizes which are called for". We disagree.

Planning permission has already been given for 500 houses in Scalby by Scarborough Council. These houses are currently under construction and we feel demand for houses in Scalby is more than saturated and the village's infrastructure already under severe pressure.

CONSULTATIONS

Why should subdivision of Ryefield into 3 dwellings be dependent on the success of the 3 dwellings within the grounds - other than for personal financial gain? This application is the latest in a series seeking progressive development of the original Ryefield site -this represents development by stealth.

NYM/JPA
28 MAY 2005

DESIGN AND MATERIALS

1. House no 1 reads as "Coach House"

The applicant appears to have forgotten that he has already created another "Coach House" through previous conversion of Ryefield's stables on Hackness Road some years ago.

2. "The whole making an ensemble which one might reasonably find in the grounds of a large house"

Ryefield has already had its ensemble of property development with the conversion of the stables into a 4bed house (Coach House), the Lodge cottage extended into another 4 bed house (Ryefield Cottage), and most recently the demolition of the garage to create a further 4 bed cottage (Flixorton). Ryefield itself has also been enlarged twice, with further extension work approved in 2005, and allegedly commenced (though there is no visible evidence of this)

ECONOMICS

The personal circumstances of the applicant are irrelevant to the planning application.

What is the evidence base for "no potential purchasers"

What evidence is there for "a demand for the size of properties resulting"- particularly given the fact that planning consent has already been given for 500 houses in Scalby.

LANDSCAPING

"The mature landscape is largely preserved"

This contradicts the tree survey which recommends the felling of numerous trees.

FLOOD RISK ASSESSMENT AND DRAINAGE STATEMENT

Ryefield lies immediately adjacent to a Flood Zone 3. Its land is within 20m of Church Beck immediately opposite the entrance to Ryefield. Church Beck floods onto the bend on Hackness Road. As a result the road is closed to traffic at times of flooding. Whilst Ryefield itself has not been flooded, its access from Hackness Road has. As per the Northeast Yorkshire Strategic Assessment Final Report all development proposals should be assessed for their potential to increase flood risk through the addition of hard surfaces, the effect of surface water run off, and the effect of new development and depth and speed of flooding to adjacent and surrounding properties. Within the last 15 years every building on the original Ryefield site (be it house, stables, garage etc) has had its footprint extended with no planning consideration given to flooding. We are hugely concerned that this fragile area cannot tolerate further development both from further increasing the footprint of Ryefield from its current size and from the proposed addition of 3 further dwellings. Such development will significantly add to surface water run off which, in turn, increases the risk to properties downstream of the sea cut- properties which have been subject to flooding even prior to the existing building activities in this area.

Proof must be provided that this proposed development demonstrates no additional risk to property and people (to include the likely effects of climate change) and to take account of the other projects completed in recent years in this vicinity. Page 90 of the North East Yorkshire Strategic Flood Risk Assessment Report states that "None of the above fluvial flood alleviation schemes are likely to be implemented in the foreseeable future" (i.e the report's recommendations of culvert extension, channel widening and the provision of flood embankments along Church Beck) Given that there is no prospect of flood defences changing it is doubly important to ensure the risk of flooding- rated as 3- is not increased.

IMPACT ON WILDLIFE

The parkland setting of Ryefield creates a habitat for a wide variety of wildlife including badgers. It lies adjacent to a stretch of river used by Scalby Angling Club. The proposed development with resultant noise and disturbance would have an adverse effect on the tranquility of the environment

IMPACT ON LOCAL AMENITY

The proposed development would create a continuum of brick at the entrance of Scaly village and to the National Park where it is currently well interspersed with mature trees and greenery.

There would also be a significant increase in traffic and noise.

Surrounding properties (Beckdale, Flixorton, Ryefield Cottage, 111 and 113 Hackness Rd) would suffer loss of privacy.

A fine house subdivided into 3 will not be as attractive as a single cohesive unit.

HIGHWAY SAFETY

The entrance to the property is in close proximity to a bend in Hackness Road, and to other narrow private entrances with very poor visibility, particularly for traffic exiting. This section of Hackness Road has been the scene of several accidents, not all of which are reported to the police. The numerous repairs to the barrier alongside Church Beck bear witness to some of these accidents. This section of the road is not regularly gritted during the winter. The proposed development would significantly increase the traffic in the area and therefore the potential for further accidents.

ACCESS TO SERVICES

We believe that the service supply of sewage, water, gas and electricity to 5 properties may traverse through land in Ryefield and potentially on land where the semi-detached properties are proposed.

REFUSE COLLECTION

Currently the applicant places his refuse for collection on the original lane that serviced his property (i.e the lane leading to Ryefield Cottage, Flixorton, Beckdale, Dower House, Southbeck Cottage and Southbeck House. If the proposed development was approved the lane would be obstructed by the plethora of bins.

FELLING OF TREES, EFFECT ON GARDENS

Numerous trees, including some mature specimens, would have to be sacrificed if these plans were to go ahead and significant sections of the beautiful gardens would be bulldozed for housing and drives. No mention is made as to how the the gardens and grounds would be retained or maintained, especially given the shared use.

Yours sincerely

Susan Adamson

James Adamson

NYM/SPA
28 MAY 2005

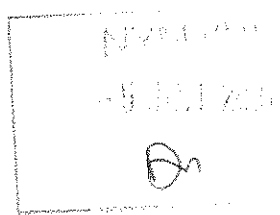
Doug Jennings
Chartered Town Planner

7 Kingtree Avenue
Cottingham
East Yorkshire
HU16 4DS

Mr M Hill
Development Management
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

2nd June 2015

Dear Sir



Application No: NYM/2015/0197/FL
Proposed Development of 6 Dwellings
Ryefield, Hackness Road, Scalby

I write on behalf of Mr J Robinson, the owner of Ryefield Cottage, Hackness Road, Scalby to object to the above planning application.

The proposals are a significant overdevelopment of the house and gardens that would materially harm the character of the local area. This site has an open character that distinguishes itself from the main built up part of Scalby to the east. This character must have influenced the drawing of the Park boundary and thereby the special emphasis on conserving and enhancing the natural beauty, wildlife and cultural heritage of the area is the primary consideration in assessing the suitability of development proposals.

This scale of development would neither conserve nor enhance the intrinsic quality of the local landscape or environment. It would also detract from the quality of life of local residents, particularly Mr Robinson's. It is therefore contrary to the provisions of Core Policy A of the North York Moors Core Strategy and Development Policies.

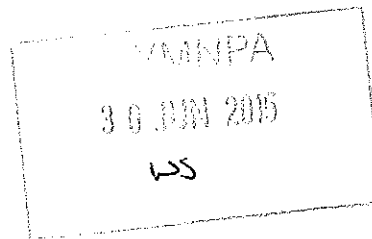
The proposals must involve the removal of a number of mature and maturing trees that make a significant contribution to the character of the area. However, from the simple drawings provided it is difficult to work out where the trees are in relation to the proposed new development. The tree survey refers to drawing no. 36 Project no RO34/1 where the trees are shown within the green area. This drawing does not appear in the documents on the Authority's web page and the proposed site plan is numbered 39. This is a material omission which does not allow proper consideration of the proposals. Additionally the heritage statement states that no trees will be affected by the proposals. There is some ambiguity here that needs clarifying.

Nonetheless, it is obvious that the siting of the two dwellings on proposed plots 2 and 3 will result in all the trees in that area being removed, and because of the closeness of others to the

Doug Jennings
Chartered Town Planner

7 Kingtree Avenue
Cottingham
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HU16 4DS

Mr M Hill
Development Management
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



26th June 2015

Dear Sir

Application No: NYM/2015/0197/FL
Proposed Development of 4 Dwellings
Ryefield, Hackness Road, Scalby

I refer to your letter of the 23rd June advising of amendments to the application and again I write on behalf of Mr J Robinson, the owner of Ryefield Cottage, Hackness Road, Scalby to object to the revised proposals. We are aware of a letter of objection submitted by Walker Morris on behalf of other local residents and fully support the concerns expressed therein.

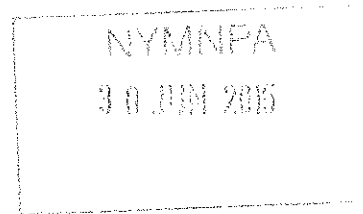
Whilst we welcome the deletion of the two semidetached houses opposite Mr Robinson's property we maintain our objections to the remainder of the development and our previous comments are maintained and reiterated below.

Even with the deletion of the two frontage houses we maintain that the proposals are a significant overdevelopment of the house and gardens that would materially harm the character of the local area. This site has an open character that distinguishes itself from the main built up part of Scalby to the east. This character must have influenced the drawing of the Park boundary and thereby the special emphasis on conserving and enhancing the natural beauty, wildlife and cultural heritage of the area is the primary consideration in assessing the suitability of development proposals.

This scale of development would neither conserve nor enhance the intrinsic quality of the local landscape or environment. It would also detract from the quality of life of local residents. It is therefore contrary to the provisions of Core Policy A of the North York Moors Core Strategy and Development Policies.

We still believe that the proposals – both houses and especially the re-aligned and new access road - will have an impact on existing trees that make a significant contribution to the character of the area. However, no new information has been submitted other than the original simple drawings and tree condition survey. It is therefore still difficult to work out where the trees are in

D T Jennings BSc (Hons), Dip TP, DMS, MRTPI
Doug Jennings (Town Planning) Ltd. Registered in England & Wales. Registration No: 4628933
Registered Office: 7 Kingtree Avenue, Cottingham, East Yorkshire HU16 4DS



relation to the proposed new development, roads as well as houses. The tree survey refers to drawing no. 36 Project no RO34/1 where the trees are shown within the green area. This drawing still does not appear in the documents on the Authority's web page and the proposed site plan is numbered 39. This is a material omission which does not allow proper consideration of the proposals. Additionally the heritage statement states that no trees will be affected by the proposals. There is some ambiguity here that needs clarifying. Furthermore, the tree report is merely a management survey. There is no analysis of the impact the development might have on them – i.e. no root protection areas or development exclusion zones. This is a significant omission.

Although the deletion of the two frontage houses is welcomed we still believe that the remaining proposed development will fundamentally alter the site's relationship with Hackness Road and irrevocably and adversely change the character of the immediate area and thereby the National Park. The new houses would adversely affect the views out from the conservation area across the site and harm the relationship between the openness and rural feel on both sides of the road. The enlarged main house and the proposed new detached house will have physical and visual presences which with associated internal and external lighting and activity will result in an 'urbanisation' of what is now a semi-rural environment. Tree cover cannot be relied upon as many are deciduous and leaf cover absent for long periods throughout the year. Consequently the new houses and the physical, lighting and activity changes associated with them will be visible from Hackness Road to the east and from the west and south – all crucial relationships when assessing the character and appearance of the area.

This would result in material harm to the character and appearance of the conservation area contrary to the provisions of the National Planning Policy Framework and Core Policy G, as well as being contrary to the requirements of Development Policy 3(1).

Although the removal of the previously proposed two houses opposite Mr Robinson's property is welcomed, the residential amenity currently enjoyed by Mr Robinson still would be materially and adversely affected by new buildings opposite his property's main elevation and outlook, with the inevitable physical and visual changes referred to above.

As we stated previously, Hackness Road is a relatively busy road with vehicles often travelling at inappropriate speeds. This has resulted in accidents with cars coming off the road into walls and hedgerows, with the narrow bridge to the south being a particular hazard. The introduction of more traffic from 4 new houses (potentially 8+ vehicles) will still increase hazards and impact on highway safety. A point worth mentioning is that the road running between Ryefield Cottage and the application site serves 6 houses and involves a number of turning vehicles. A new access serving another 4 houses in close proximity has the potential to cause confusion and conflict to other drivers by vehicles turning into each access.

We reiterate that the claim that the site is accessible by public transport is incorrect. There is no bus service on Hackness Road.

The Design & Access Statement explains that the driver for the quantum of development is the inability of the applicant to sell the house. We reiterate that this is not a material planning consideration and, in any case, no evidence is submitted to support this argument. Indeed Mr Robinson is not aware of the property been actively marketed as a single dwelling at any time over the last few years. Indeed it seems somewhat contradictory to build/apply for extensions to the house at a time when it was seemingly becoming too large for a single family.

The final point made in our previous letter still stands. This relates to the layout of the proposed access road that extends to the south west of plot 1. There seems no apparent need for this as plots 1-3 in the converted house have an access and parking to their fronts. What, of course, it would allow, if approved, is frontage access to two further plots.

As we concluded previously - a higher degree of justification for development in the National Park (and adjacent to conservation areas) is required both by national and local policy. Whilst new houses would be provided, on the negative side they would adversely affect the character and appearance of the area – and in particular the National Park and the Scalby Conservation Area. In both areas the test is whether a development would conserve or enhance the character and appearance of the area. This development would do neither and would cause material harm through the loss of a current semi-rural and verdant character with ample space about buildings.

Although the removal of the previously proposed two houses opposite Mr Robinson's property is welcomed the residential amenity currently enjoyed by Mr Robinson still would be materially and adversely affected by new building opposite his property's main elevation and outlook. Flooding and road safety issues are also raised by the development that needs special consideration.

This is not a sustainable development when all policy and material considerations are taken into account. The planning balance is still clearly against the proposals and on behalf of Mr Robinson we urge the Authority to refuse the application.

Yours sincerely

NYMANDA
30 JUN 2011

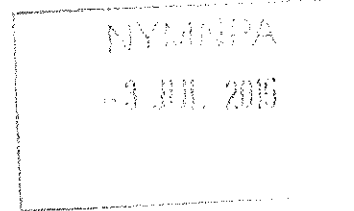
Our ref SSS/JUC/THO.3095-1

The Director of Planning
North York Moors NPA
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your ref

2 July 2015

FAO Ms H Saunders - Team Leader (South)



Dear Madam

Full Planning Application by Mr B Ricketts ("the Applicant")

Ref : NYM/2015/0197/FUL

Proposed Subdivision of Dwelling to 3 No. Dwellings and Erection of 3 No Dwellings and Access Works ("the Development") at Ryefield, Hackness Rd, Scalby YO13 0QY ("the Site")

We refer to our previous letter to you dated 9 June 2015 and write again on behalf of the Residents (as defined in the previous letter) following the recent decision of the Applicant to withdraw only a part of the Development scheme.

I hope you will appreciate from the many objections now made to you that this planning application is simply not supported by the Residents and is evidently ill thought-out. As a consequence we trust you will take the following comments into account and ensure they are also reported to the Members of the Planning Committee when they sit to determine the application, unless it is refused under the delegation to Officers procedure. We certainly believe the latter approach would be the correct one in the particular circumstances and would encourage it.

We would also draw your attention to the further objections dated 26 June and submitted on behalf of the owner of Ryefield Cottage, Mr Robinson, by Mr D T Jennings BSc Hons Dip TP DMS MRTPI. The points in this second letter on behalf of Mr Robinson are again well made and my clients again adopt and support them in their entirety. In particular we share Mr Robinson's view that this is not sustainable development in terms of the definition in the Framework and hence does not benefit from the presumption in paragraph 14.

Fundamentally, we note that the Applicant has not submitted any further details in support of the planning application despite the clear lack of proper assessment in the context of prevailing primary planning policy legislation, the terms of the National Planning Policy Framework 2012 and the policy provisions of the Development Plan. Consequently, the amended scheme is entirely flawed for the many of the reasons highlighted in our previous letter of 9 June.

Regrettably, the Residents have still not been contacted by the Applicant or his consultants on any level and consequently there is no positive engagement in the process contrary to the Secretary of State's terms in paragraphs 66, 188 and 189 of the Framework. There remains no mandate from the local community in

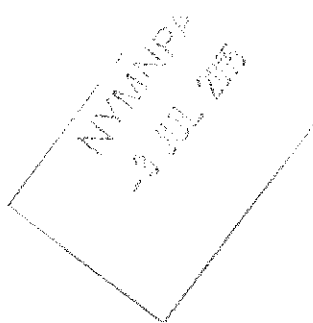
support of this poorly constituted and now only partly amended proposal. It is poor design and in accordance with the advice of the Secretary of State in paragraph 64 of the Framework should be refused.

The reality is that the Development comprises an inappropriate attempt to merely secure development value from a site, which is important to the character and appearance of the Park and adjacent to the Scalby Conservation Area. This perception is underpinned by the Applicants unfounded and inappropriate "justification" and assertions about being unable to sell the property.

In particular, the Residents note that no further information has been provided as requested on the following important points, which are necessary to assist a judgement on impact etc;

- (i) A full set of accurate and scaled scheme drawings;
- (ii) a Statement of Community Involvement;
- (iii) a proper Heritage Impact Assessment;
- (iv) a full Landscape and Visual Impact Assessment;
- (v) a Highways Assessment including a Stage I Road Safety Audit;
- (vi) a proposed Landscaping Scheme to mitigate the harm caused by the proposed felling of significant number of mature trees identified as Category B Specimens in the Tree Survey;
- (vii) a full assessment of the extent of the retained trees and their root protection areas and how the Development complies with BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations"
- (viii) a Planning Policy Statement which properly assess and seeks to address the Development Plan Policies both individually and cumulatively in terms of compliance;
- (ix) a Design and Access statement dealing with the proposed spatial layout of the development and how this might be appropriate in its context in this low density part of the Park and with the special duty placed on the NPA of seeking to ensure that development conserves or enhances the intrinsic quality of the landscape and environment of the Park.
- (x) a statement confirming how the sub-division of the plots within the site (as indicated on the amended layout drawing) is consistent with the prevailing character of the area which is largely of single detached dwellings in large gardens
- (xi) a full FRA which properly deals with the EA's current standing objection.

This poor approach and lack of proper consideration given to the Development thus far by the Applicant is typically exhibited by the amended layout drawing R034/1A itself. In removing the semi-detached dwellings it retains an extraordinary amount of access works, especially to the south of Ryefield, which is completely unjustified and reasoned in spatial layout, landscape, design and environmental terms. It simply appears to be an exercise to facilitate further residential development applications in the future. This is a



further ground for refusing planning permission for the Development in that it would facilitate further cramped development of the Site contrary to the character and appearance of this part of the Park.

In the absence of requisite information, the Residents remain of the opinion that the NPA is not in a position to properly judge the impact of the development on the significance of this part of the Park adjacent to the Scalby Conservation Area. As a consequence, any positive decision would be unsafe and hence we would suggest that the Applicant be invited to withdraw the Development in its entirety or that it is refused under delegated powers forthwith.

In conclusion the NPA is respectfully asked to refuse planning permission for the following reasons;

Approval of the Development would be contrary to the special duty imposed on the NPA in the Environment Act to protect the special qualities of the Park

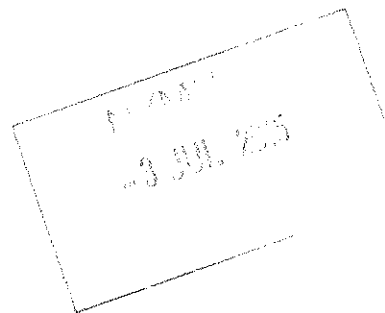
Approval of the Development would be contrary to the terms of Section 38(6) of the PCPA and the Framework as it is inconsistent with Core Policies A, B, G and Development Policies 1, 2, 3, 4, 19 and 23 of the Development Plan

Approval of the Development would adversely affect the character, appearance and setting of the Scalby Conservation Area contrary to the special duty imposed by Section 72 of the Conservation Areas Act.

Should any immediate matters arise, please do not hesitate to contact our Head of Planning Consultancy, Stephen Sadler, here at Kings Court.

Yours faithfully

WALKER MORRIS LLP



HS ✓

South Beck House
Hackness Road,
Scalby,
Scarborough,
North Yorks.
YO13 0QY
3.7.15

Dear Mrs Saunders,

REFERENCE NYM/2015/0197/FL

Re Application for alterations and subdivision of existing dwelling into 3 no. dwellings and construction of 1 no. dwellings with associated access, parking and amenity space at Ryefield, Hackness Road, Scalby

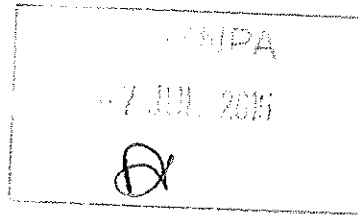
We refer you to our original correspondence and we continue to OBJECT to the above plans. The proposed amendment does not alter the points raised in our previous letter.

Yours sincerely,

Mrs A Ward
Mr and Mrs R Ward
Ms N Ward

NYMNPA
- 9 JUL 2015
Ⓟ

Dower House,
Hackness Road,
Scalby,
Scarborough
N. Yorkshire
YO13 0QY
28.6.15.



Dear Mrs Saunders,
Ref NYM/2015/0197/FL

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NVMMNPA

- 7 JUL. 2015

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A fine house subdivided into 3 will not be as attractive as a single cohesive unit.

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We believe that the service supply of sewage, water, gas and electricity to 5 properties may traverse through land in Ryefield and potentially where development is proposed.

REFUSE COLLECTION

Currently the applicant places his refuse for collection on the original lane that serviced his property (i.e the lane leading to Ryefield Cottage, Flixorton, Beckdale, Dower House, Southbeck Cottage and Southbeck House. If the proposed development was approved the lane would be obstructed by the plethora of bins.

FELLING OF TREES, EFFECT ON GARDENS

Numerous trees, including some mature specimens, would have to be sacrificed if these plans were to go ahead and significant sections of the beautiful gardens would be bulldozed for housing and drives. No mention is made as to how the the gardens and grounds would be retained or maintained, especially given the shared use.

Yours sincerely 

Susan Adamson

James Adamson

HS ✓

Flixorton,
Hackness Road,
Scalby,
Scarborough,
North Yorks.
YO13 0QY
3.7.15

Dear Mrs Saunders,

REFERENCE NYM/2015/0197/FL

Re Application for alterations and subdivision of existing dwelling into 3 no. dwellings and construction of 1 no. dwellings with associated access, parking and amenity space at Ryefield, Hackness Road, Scalby

We refer you to our original correspondence and we continue to OBJECT to the above plans. The proposed amendment does not alter the points raised in our previous letter.

Yours sincerely,

Mr and Mrs Fearn

NYM/197/FL
- 9 JUL 2015
D

HS ✓

South Beck Cottage
Hackness Road,
Scalby,
Scarborough,
North Yorks.
YO13 0QY
3.7.15

Dear Mrs Saunders,

REFERENCE NYM/2015/0197/FL

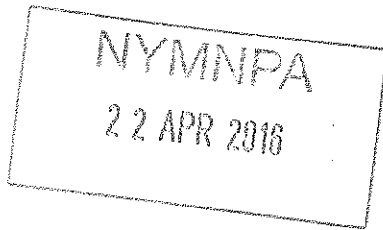
Re Application for alterations and subdivision of existing dwelling into 3 no. dwellings and construction of 1 no. dwellings with associated access, parking and amenity space at Ryefield, Hackness Road, Scalby

We refer you to our original correspondence and we continue to OBJECT to the above plans. The proposed amendment does not alter the points raised in our previous letter.

Yours sincerely,

Mr and Mrs G Jenkinson

NYM/197/FL
- 9 JUL 2015
DJ



The Director of Planning
North York Moors NPA
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Our ref SSS/JUC/THO.3095-1

Your ref NYM/2015/0197/FUL

22 April 2016

FAO Ms H Saunders - Team Leader (South)

Dear Madam

Full Planning Application by Mr B Ricketts ("the Applicant")

Ref : NYM/2015/0197/FUL

Further Revised Planning Application

Proposed Subdivision of Dwelling to 3 No. Dwellings and Erection of 1 No Dwelling and Double Garage ("the Development") at Ryefield, Hackness Rd, Scalby YO13 0QY ("the Site")

We refer to our previous letters to you as long ago as 9 June 2015 and 2 July 2015 (attached) and write again on behalf of our clients Mr and Mrs Thomas of Beckdale House and the Residents (as defined in the previous letters) following the recent decision of the Applicant to further amend a small part of the Development. Your letter dated 11 and received 12 April 2016 refers.

Our clients and the Residents find it to be quite extraordinary that this flawed planning application remains live after being received by the NPA more than a year ago and in the circumstances of a complete failure to submit the extent and quality of information requisite for this type of proposal in an important part of the Park. We have previously made detailed submissions on this point without any response, satisfactory or otherwise. It is singularly disappointing that the points have not been addressed and certainly before any resolution is made on this application the Residents request that the NPA respond in detail to their legitimate concerns.

We understand that the owner of Ryefield Cottage, Mr Robinson, maintains his objection to this scheme and as a consequence we would again adopt and endorse the submissions made by the experienced practitioner, Mr Doug Jennings BSc Hons Dip TP DMS MRTPI, on his behalf.

It is a fact that the planning application remains non-compliant in policy terms as a consequence of, inter alia, failing to provide an appropriate affordable housing contribution. In its absence, and there can be no reasonable grounds for not providing a full contribution in this particular case, the scheme should be dismissed on this and the other numerous grounds we have referred to previously. If the NPA is proceeding to seriously review viability submissions by the Applicant it is essential in the interests of natural justice that the Residents are allowed to review any such submissions and we would urge you to make them publicly available. If the Applicant is not prepared to take an open book approach in such circumstances you will appreciate the Residents concerns that the public interest might be prejudiced.

Yours faithfully

WALKER MORRIS LLP enc.

Doug Jennings
Chartered Town Planner

7 Kingtree Avenue
Cottingham
East Yorkshire
HU16 4DS

Mrs H Saunders
Development Management
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

21st April 2016

Dear Mrs Saunders

Application No: NYM/2015/0197/FL
Proposed Development of 4 Dwellings
Ryefield, Hackness Road, Scalby



I refer to your letter of the 11th April 2016 advising of amendments to the application and again I write on behalf of Mr J Robinson, the owner of Ryefield Cottage, Hackness Road, Scalby.

I understand the physical alterations to the proposals involve a shortening of one part of the access road and the construction of a garage. However, our previous objection still stands as these small amendments do not alter the proposals in any significant positive way.

We are also aware that a viability assessment has been submitted in an attempt to demonstrate that the scheme is not viable with an affordable housing requirement. I believe it is the Authority's practice to keep this information confidential and not place it on the public file. Therefore it is difficult to comment.

Yours sincerely

✓

Wendy Strangeway

From: James Adamson
Sent: 21 April 2016 21:30
To: Planning
Subject: Planning application NYM/2015/0197/FL

FAO Mrs H Saunders,

re Application for alterations and subdivision of existing dwelling into 3 no. dwellings and construction of 1 no. dwelling with detached garage, together with associated access, parking and amenity space at Ryefield, Hackness Road, Scalby.

We refer to our original correspondence and continue to object to the above amended plans. The proposed amendment does not alter the points raised in our previous letter of objection dated 28/6/15.

Yours sincerely,
James and Susan Adamson.
Dower House,
Hackness Road,
Scalby.
YO13 0QY. And
Sent from my iPad

NYMNPA
22 APR 2016
D

WALKER
MORRIS

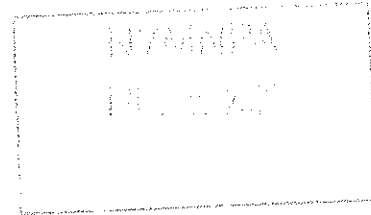


The Director of Planning
North York Moors NPA
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
FAO Mrs H Saunders - Team Leader South

Our ref SSS/JUC/

Your ref NYM/2015/0197/FUL

9 June 2015



Dear Sir

Full Planning Application by Mr B Ricketts ("the Applicant")

Ref NYM/2015/0197/FUL

Proposed Subdivision of Dwelling to 3 No. Dwellings and Erection of 3 No Dwellings and Access Works ("the Development") at Ryefield, Hackness Rd, Scalby YO13 0QY ("the Site")

We are instructed in this matter by the immediate neighbours, Mr & Mrs Thomas of Beckdale House, Hackness Rd, Scalby YO13 0QY and also on behalf of the following local residents;

Mr & Mrs Adamson, The Dower House, Hackness Rd, Scalby
Mr P Berry, 113 Hackness Rd, Scalby
Mr G Jenkinson, Southbeck Cottage, Hackness Rd, Scalby
Mr & Mrs Fearn, Flixorkton, Hackness Rd, Scalby
Mr & Mrs Ward, Southbeck House, Hackness Rd, Scalby (jointly "the Residents")

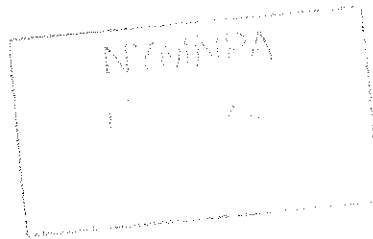
We enclose at **Appendix A** a separate letter from Mr & Mrs Thomas and Mr & Mrs Adamson, which includes their local and detailed knowledge and considerations relating to the planning history and the misleading statements in the Design and Access Statement.

We would also draw your attention to the objections dated 2 June last and submitted on behalf of the owner of Ryefield Cottage, Mr Robinson, by Mr DT Jennings BSc Hons Dip TP DMS MRTPI. The points in the letter are well made and the Residents adopt and support them in their entirety.

The Residents regard the Development as seriously flawed for the reasons discussed in more detail below and consider that the Applicant has demonstrated a regrettable lack of inclusivity in the proposal to date.

The Residents do not wish to be adversarial but feel in this instance that there has been an abject failure to properly consult the community, address the many important, pertinent and material planning issues and respond appropriately, before submitting the application to the NPA. Indeed, it is rather surprising if not disappointing that the Applicant has failed to provide a statement of community engagement ("SCI") with the submissions. This is contrary to the Secretary of State's policy in paragraphs 188-189 of the National Planning Policy Framework 2012 ("the Framework"). There is no mandate from the local community in support of this proposal as it stands and the lack of engagement is strictly contrary to best practice.

Indeed, the Residents would say that the quality of the information submitted with the planning application is very poor at best and does not put the NPA in the position of being able to reach a reasonable judgement,



more particularly on the impact on the special attributes of the Park in this location and the designated heritage asset of Scalby Conservation Area ("the SCA"), which is immediately adjacent the Site. It is noted that approximate scales are given for the scheme drawings, which is unacceptable, and the Residents would request, as a simple matter of courtesy a full set of accurate and scaled drawings in order to comment further. Moreover, it is unusual for an application of this nature to be validated without a SCI, a proper Heritage Impact Assessment ("HIA") and a full Landscape and Visual Impact Assessment ("LVIA"), given the Framework's clear policy advice and the special duty placed on the NPA in considering planning applications in the Park and those which affect Conservation Areas. Experience suggests that the majority of LPA's would not countenance such poor submissions and would require better quality submissions before considering validation.

The Basis for Determination of the Planning Application

The following planning legislation and policies form the basis for a determination of the planning application.

Primary Planning Legislation

There are three elements of primary legislation, which require to be fully complied with in this particular situation at Scalby;

The Environment Act 1995 ("the Environment Act")

The Act places a special duty on the NPA to seek to foster the economic and social well being of local communities and to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. The Courts have determined that this is a very important and strict duty given that the Park is a key national heritage asset.

The Town and Country Planning Act 1990 ("the Planning Act") and The Planning and Compulsory Purchase Act 2004 ("the PCPA")

The principle of the plan-led system is confirmed by Section 70 of the Planning Act and Section 38(6) of the PCPA, which states that:

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise

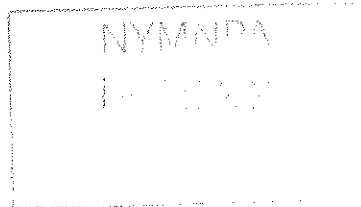
Here, the development plan comprises the policies of the NYMNPA LDF Core Strategy and Development Policies 2008 ("the Development Plan"), which are briefly considered below.

The Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Conservation Areas Act")

Section 72 of the Conservation Areas Act requires decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. In interpreting the requirements the NPA has a special duty via the legislative provisions to give considerable importance and weight to such matters. This has more recently been highlighted in *Barnwell Manor* (East Northamptonshire DC & Barnwell Manor Wind Energy Ltd v SoS for CLG 2014).

The National Planning Policy Framework 2012

The Government published the adopted version of the Framework in March 2012 and it forms the relevant policy guidance at the national level for the determination of all planning applications and appeals. The



Framework is a material consideration, which must be taken into account in all planning decisions. It is now supported by the advice in the National Planning Practice Guidance 2014.

The Framework is based around the core principle of creating sustainable development. At paragraph 6 it states that all of the policies in paragraphs 18 to 219 of the Framework taken as a whole constitute the Government's view of what sustainable development in England means in practice for the planning system.

A set of 12 core land use planning principles are to underpin plan making and decision taking and these are stated at paragraph 17;

- Planning should be plan-led with a high degree of predictability and efficiency.
- Planning should not simply be about scrutiny but should be a creative exercise leading to the enhancement and improvement of the places in which people live their lives.
- Proactively drive and support sustainable economic development including the delivery of the homes which the country needs.
- Always seek to secure high quality design and a good standard of amenity.
- Take account of the different roles and character of areas.
- Support the transition to a low carbon future.
- Contribute to conserving and enhancing the natural environment.
- Encourage the effective use of brownfield land.
- Conserve heritage assets in a manner appropriate to their significance.
- Manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable.
- Support local strategies to improve health, social and cultural well being.

(bold our emphasis)

Requiring Good Design

Section 7 sets out the Government's policy approach to achieving good design, which is seen as a key aspect of sustainable development. Planning policies and decisions should aim to ensure that developments will add to the overall quality of the area, establish a strong sense of place, respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Residential developments should be visually attractive as a result of good architecture and landscaping. The integration of new development into the natural, built and historic environment and addressing the connections between people and places are seen as important parts of securing high quality and inclusive design.

Conserving and Enhancing the Natural Environment

Section 11 says that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, recognising the wider benefits of ecosystems and minimising impacts on biodiversity and providing net gains where possible.

Conserving and Enhancing the Historic Environment

Section 12 says that in determining planning applications LPA's should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. LPA's should take account of the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.



The NYMNPA Local Development Framework – Core Strategy and Development Policies 2008

As referred to earlier this document comprises the development plan for the purposes of the Planning Act and PCPA. Core Strategies A, B and G and Development Policies 1, 2, 3, 4, 19 and 23 are pertinent in this case (see **Appendix B**).

Assessment of the Development

The Impact on the Character and Appearance of the Park and Scalby Conservation Area

The Applicant's Design and Access Statement and Heritage Statement are flawed, poor in quality, very brief at best, largely descriptive and repetitive only and provide no basis for reasoned judgement and determination. They do not include any recognition, reference or consideration of the national and local heritage planning policy context or any reasoned assessment, which might suggest that the genesis and progress of the Development has been subject to the proper testing of assumptions.

Indeed, in respect of the consideration of the historic environment and the landscape there is no scope and definition of designated and non-designated heritage assessments identified within the Heritage Statement. The level of information provided is not considered at all proportionate to the significance of the heritage assets which will be affected and is clearly insufficient to allow for the impact of the proposals upon significance to be adequately considered. The Courts and the Secretary of State's position is that considerable importance and weight should be afforded to the preservation or enhancement of the character and appearance of a Conservation Area and in this case this is simply not demonstrated.

There is no detailed assessment of the character and appearance of the locality, its spatial form, landscape value or the likely impact on the character of the area and the significance of the designated heritage asset of the SCA and Ryefield Cottage (an undesignated heritage asset in the SCA). A determination to approve without such information would be inconsistent with the requirements to satisfy the special duties of the Environment Act, S72 of the Conservation Areas Act and the Secretary of State's policies in the Framework. Hence it would be unsafe and liable to challenge.

The Site is prominently located adjacent to the SCA. In public views from the south on Hackness Rd (see photographs at **Appendix C**) the Site frontage and the land to the east of the highway and Church Beck is open and forms a distinct undeveloped foreground and introduction to the SCA with Ryefield Cottage forming an important visual part of this cherished local scene. The Applicant has not assessed the impact on the significance of the designated heritage asset of the SCA in this location at all. Neither has he assessed the impact on the significance of Ryefield Cottage, which makes an important contribution to the character and appearance of the SCA in this location. The Residents share Mr Robinsons view that the proposed houses at the site entrance "will fundamentally alter the sites relationship with Hackness Rd and irrevocably and adversely change the character of the immediate area and thereby the National Park" and "would adversely affect the views out from the conservation area across the site and harm the relationship between the openness and rural feel on both sides of the road". As a consequence it is considered that the approval of the Development would be contrary to the special duties in the Environment Act and Section 72 of the Conservation Areas Act, the Secretary of States policies in the Framework and Core Policy G and Development Policies 3 and 4.

In particular in terms of Development Policy 3 the Development would prejudice the distinctive character of the Park in this location and the siting, orientation, layout and density would adversely impact on views into and out of the Site adjacent to the SCA boundary and hence result in the loss of an important open space in this location, which contributes to the amenity, character and setting of the settlement of Scalby. In regard to Development Policy 4 the Development would fail to preserve or enhance the character, appearance and setting of the area by reason of the inappropriate spatial layout and siting of the proposed dwellings. Units 2 and 3 would interrupt and dominate views of Ryefield Cottage, especially from the south (contrary to Development Policy 4 2c) and adversely impact upon the established relationship

between built form and open space (contrary to Policy Development Policy 4 2d) in this location immediately adjacent to the SCA. As a consequence the SCA would be seriously harmed. In this context the Residents consider that the Applicant has singularly failed to demonstrate the correct approach given the clear requirements in primary planning legislation and more particularly given the Courts clear direction in *Barnwell Manor*. In the absence of a considered HIA the Residents would respectfully request the NPA to dismiss the Development.

Landscape and Tree Loss

In the absence of a LVIA and a full consideration of impact the Residents would respectfully suggest that a determination at this stage in favour of the planning application as submitted would be inconsistent with the terms of the special duty in the Environment Act, the Conservation Areas Act, the Framework and the Development Plan. There will be a clear, adverse and lasting impact on the existing landscape in this location, which is an integral component of the environmental quality of the Park and the character, appearance and setting of the SCA.

A consideration of the Tree Survey submitted with the planning application indicates that many trees are to be felled to make way for the Development including the internal access works. Unfortunately, the quality of the document and the scheme drawings are poor so it is a difficult task to properly consider the individual and cumulative harm and loss occasioned to the visual qualities of this open area. What is obvious is that many Cat A and Cat B specimens are proposed to be removed despite the survey stating that such trees are high and moderate quality trees which are able to make a substantial and significant contribution for at least 40 and 20 years respectively. In terms of the tree loss generally this is considered harmful to the special quality of the Park. In terms of the SCA this would be harmful to its character, appearance and setting.

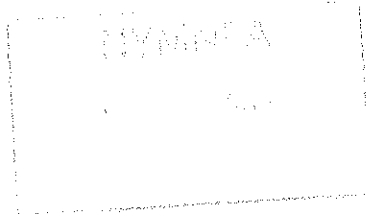
The Applicant has made no attempt to mitigate the harm of this extensive felling and no landscaping proposals are included with the Development. This underpins the Residents concerns that the Development is ill thought out and has been prepared without proper and due considerations to the constraints of the Site and the character and appearance of the area.

Spatial Layout of the Development

The application submissions include no reasoned assessment for the subdivision and disposition of the new build across the Site or why such a spatial layout is appropriate in the context of this low density residential area within the Park. No information is provided in regard to the detailing and execution of the proposed individual curtilages, which individually and cumulatively will have a very significant impact on the existing open land at Ryefield. The scheme merely seeks to cram in new Development without demonstrating how such an increase in density is commensurate and proportionate to the existing character and appearance of the area. It is clearly out of character with the prevailing low density of the area, which is characterised by single large dwellings in extensive grounds. The subdivision of the Site into six different curtilages is wholly inappropriate in this context and will harmfully diminish the special qualities of the Park in this location. Whilst dealing with Householder Developments rather than Major Developments such as this Development Policy 19 is clear in its direction and advice for new development in existing domestic curtilages. Development will only be supported where the special qualities of the Park are taken fully into account and where new development does not detract from the character and form of the original dwelling or its setting in the landscape and does not harm neighbours amenities etc. The Development is seriously flawed in this regard.

Ryefield Cottage, Amenity and Space About Dwellings Considerations

The proposed siting of Units 2 and 3 immediately south of Ryefield Cottage at a distance of only some 12m is clearly prejudicial to the existing residential amenities of the occupants. This distance is severely substandard in space about dwellings terms and will result in a most unsatisfactory and cramped relationship. If allowed the Development would substantially prejudice Mr Robinson's reasonable



enjoyment of his dwelling. Moreover with bedrooms and other windows so close to the northern boundary and the lack of defensible private space a very poor standard of amenity would be provided for the prospective occupants of the new units. The scheme is simply very poorly conceived in this regard.

Highway Safety

The Development is again deficient in the information provided in that there is no consideration of the impact on highway safety and convenience as a consequence of the intensified use of the access onto Harkness Rd. Visibility in the critical south west direction is severely prejudiced by the bend in the road and the hedge to Church Beck such that drivers exiting the Site cannot see vehicles approaching over the Sea Cut bridge (see photograph at Appendix D attached). Similarly, those approaching vehicles from the south west cannot see traffic leaving the Site until they are very close to the Site. This has potential for collisions on Hackness Rd and serious implications for highway safety and convenience. At the very least the Applicant should be asked for a Highways Statement and Stage 1 Safety Audit by an appropriately qualified highways engineer, which assesses such serious implications. In the absence of such information and in the circumstances of consent being granted the NPA could be financial liable to accident claims. The scheme is contrary to Development Policy 23(4).

Conclusions

For all of the reasons provided in these submissions the Residents consider that the Development is very poorly conceived and executed and should be rejected.

It is considered that the Development evidently fails to have proper regard to the special duty placed on the NPA in the Environment Act to seek to foster the economic and social well being of local communities and to conserve and enhance the natural beauty, wildlife and cultural heritage of the Park. The Development is also fundamentally inconsistent with the special duty imposed on the NPA by Section 72 of the Conservation Areas Act and the planning policies in the Framework and Development Plan.

In the absence of key information more especially including a HIA, LVIA, Landscaping Scheme, Highways Statement and Stage 1 Road Safety Audit and a better informed proposal, including accurate and scale drawings, it is respectfully suggested that a determination at this stage in favour of the planning application would therefore be highly prejudicial to the proper planning of the area and unsafe.

As a consequence the NPA is respectfully asked to refuse planning permission for the following reasons;

Approval of the Development would be contrary to the special duty imposed on the NPA in the Environment Act to protect the special qualities of the Park

Approval of the Development would be contrary to the terms of Section 38(6) of the PCPA and the Framework as it is inconsistent with Core Policies A, B, G and Development Policies 1, 2, 3, 4, 19 and 23 of the Development Plan

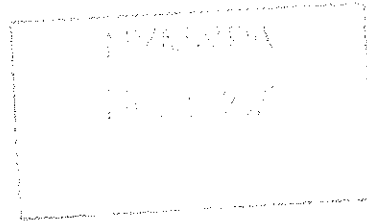
Approval of the Development would adversely affect the character, appearance and setting of the Scalby Conservation Area contrary to the special duty imposed by Section 72 of the Conservation Areas Act.

Should any immediate matters arise, please do not hesitate to contact our Head of Planning, Stephen Sadler, here at Kings Court.

Yours faithfully,

WALKER MORRIS LLP

APPENDIX A



Your Ref: NYM/2015/0197/FL

9 June 2015

Mrs H Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Dear Mrs Saunders

**Application in respect of alterations and subdivision of existing dwelling into 3 no. dwellings and construction of 3 no. dwellings with associated access and parking at Ryefield, Hackness Road, Scalby
Grid Reference 500840 490026**

We are the owners and occupants of Beckdale House and Dower House, Hackness Road, Scalby, Scarborough, YO13 0QY.

The application site is the neighbouring property to the east of Beckdale House.

Our consultants Walker Morris LLP have made separate objections on our behalf and other named local residents.

We write with our more localised and personal knowledge as local residents and **OBJECT** to the planning application submitted on behalf of Mr B Ricketts for the reasons set out in this letter.

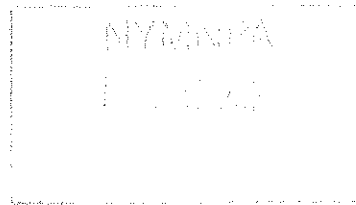
1 Planning History of the Application Site

The current application is the latest in a series, by which the applicant has either actually enlarged or has sought to establish the principle of enlargement of this already substantial property, and/or, build new properties on the site to be offered for sale.

In 1993, planning permission was obtained for a two storey side extension and single storey rear extension under reference NYM4/018/3007/PA. This was not for a change of use but permitted the enlargement of the existing single dwelling house.

In 1994, planning permission was obtained for a replacement front entrance porch under reference NYM4/018/3007/PA.

In October 2005, the applicant applied for planning permission for the erection of a single storey extension for staff accommodation and a conservatory under reference NYM/2005/0604/FL. Application was granted.



In March 2010 the applicant applied for planning permission NYM/2009/0875/FL for conversion of dwelling [Ryefield] into 8 no. flats and associated access. Application was refused.

In April 2010, the applicant applied for an extension to the time limit to extant planning permission NYM/2005/0604/FL. for the erection of a single storey extension for staff accommodation and a conservatory. Application was withdrawn.

We objected to the 2005 application not just because we felt that those proposals were inappropriate but also because we believed it was the precursor to the application of 2010, which proved to be correct, and although this was refused, we are now confronted by yet another application.

Your attention is drawn to the fact that the 2005 permission has not been implemented, contrary to the applicant's comments in the Design & Access Statement. Its sole purpose, was to establish the principle of an enlarged footprint. We would comment first, that the existence of this consent offers no justification or support whatsoever for the current application which contemplates an even larger proposed extended footprint and a new development of dwellings in the grounds. Secondly, the 2005 permission, the 2010 application and the 2015 application all fail to properly justify the proposed change of use from single family dwelling house into flats or a multiple dwelling, surrounded by several new dwellings.

We consider that the applicant's approach has been an attempt of "development by stealth" – a series of unrelated applications have been made over 10 years (some of which should not have been granted) and the applicant is once again seeking to rely in some measure on the cumulative effect of these permissions. We request that local planning authority once again recognizes what has been going on and protects us and the amenity of our properties, from such unwelcome planning tactics.

2 Current Use of the Property

The current use of the property is a single family dwelling house with the potential for additional staff accommodation.

The proposed change of use to 3 no. dwellings with a further 3 no. dwellings in the garden, is completely unacceptable and inappropriate in this location over which Ryefield has right of access over a private lane.

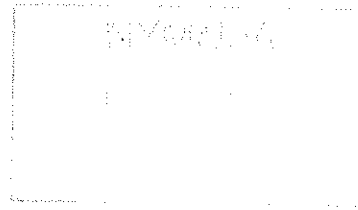
If permission was to be granted to convert this site into to a cluster development of 6 no houses, it would be a most unwelcome precedent and will encourage the subdivision of many other sites in the immediate facility.

3 Overdevelopment

The application represents an unacceptable overdevelopment of the site. We do not believe that any subdivision of the original property now, or in the future would be appropriate given the locality and setting of the building.

4 Access and Traffic

Ryefield enjoys access over a private lane, and whilst it is not the function of the planning system to look into such matters directly, we do not accept that the existing rights of way can possibly relate to 6 properties on the site, as opposed to one property.



We are concerned that the increased traffic arising from the development will cause congestion and traffic safety issues at the junction of the lane with Hackness Road alongside Church Beck.

5 Conservation Area and character of the surrounding locality

The application site is adjacent to the Scalby Village Conservation Area and the proposals will not preserve and enhance the character and appearance or the setting of the Conservation Area.

The proposals do not reflect the current makeup of the area.

6 Flooding and Drainage Issues

Ryefield lies immediately adjacent to a Flood Zone3. Its land is within 20m of Church Beck, immediately opposite the entrance to Ryefield. Church Beck frequently floods on to the bend on Hackness Road, when a result, the road is closed to traffic. Whilst Ryefield itself has not been flooded, its access from Hackness Road has.

The Northeast Yorkshire Strategic Assessment Final Report states that "all development proposals should be assessed for their potential to increase flood risk through; the addition of hard surfaces, the effect of surface water run-off, the effect of new development and depth and speed of flooding to adjacent and surrounding properties." Within the last 15 years every building on the original Ryefield site (be it house, stables, garage etc.), has had its foot-print extended with no insufficient consideration given to flooding.

We are concerned that this fragile area will be unable to tolerate the applicant's proposed development, which will heighten the flood risk to properties downstream of the sea cut- properties, which have been subject to flooding even prior to the existing building activities in this area.

The six properties proposed, and potential occupants, will lead to increased foul and surface water drainage discharges and the applicant has failed to show that such discharges can be satisfactory and safely handled within the existing infrastructure.

Page 90 of the North East Yorkshire Strategic Flood Risk Assessment Report states that "None of the above fluvial flood alleviation schemes are likely to be implemented in the foreseeable future" (i.e. the report's recommendations of culvert extension, channel widening and the provision of flood embankments along Church Beck). Given that there is little prospect of flood defenses improving, it is important to ensure that the risk of flooding, (rated as 3), is not increased.

There is little capacity for additional surface water drainage in this area. Inadequate information is provided and once again, it seems to the suggestion contained in the applicant's Flood Risk Assessment that surface water drainage should be channeled into soakaways in the south of the garden, which is wholly unsatisfactory. The applicants have not demonstrated that there is enough capacity for such drainage and – as the EA states – such proposals are unlikely to satisfy sustainability thresholds.

Summarily - we refer to the objection to the 2010 application NYM/2009/0875/FL for conversion of dwelling into 8 no. flats was received from the Environment Agency indicating that the Flood Risk Assessment submitted with the application was inadequate, and we believe the same is true of the 2015 application NYM/2015/0197/FL.

[Stamp]

7 Impact on the Amenity enjoyed by neighbouring properties and wildlife

We believe that the amenity enjoyed by our properties (as well as other nearby properties) will be adversely and unacceptably impacted upon. The proposed development would create a continuum of brick at the entrance of Scalby village and to the National Park, where it is currently open and verdant.

The proposals will create significantly higher vehicular and pedestrian movements along a private lane. The increased number of people using and living on the application site will cause increased noise and activity disturbing the existing tranquillity enjoyed by ourselves and other neighbours. There will also be issues concerning reduced lack of privacy and possibly the potential for increased overlooking to occur.

The parkland setting of Ryefield creates a habitat for a wide variety of wildlife including badgers. It lies adjacent to a stretch of river used by Scalby Angling Club. The proposed development with resultant noise and disturbance would have an adverse effect on the tranquillity of the environment.

8 Inadequacy of the material submitted with the planning application

We have commented above on the erroneous conclusions contained in the Flood Risk and Drainage Statement.

9 The Design & Access Statement

The statement contains a number of wholly misleading and irrelevant comments. In particular;

"Ryefield is 'in effect part of the suburban area of Scarborough" – we disagree. (The applicant's property sits at an important site at the southern boundary of Scalby Village which is well demarcated from Newby by Scalby Sea Cut. It also sits prominently at the entrance to the National Park and can be reviewed from many surrounding angles in a leafy sylvan setting which should be preserved. Ryefield and its land also lie immediately adjacent to a conservation area).

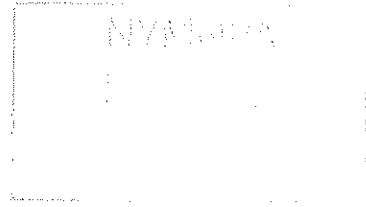
"Marketing suggests it (Ryefield) is too big for its location." (this statement clearly contradicts the applicant's numerous applications to increase the size of the property).

"Ryefield is notably larger than its neighbours" (Beckdale House, the applicant's immediate neighbouring property, has been enlarged twice, and is now comparable in size to Ryefield. South Beck House is considerably larger than both Ryefield and Beckdale House and has larger grounds).

"It is unlikely to sell easily as it stands" (the applicant has not put the property on the market since purchasing it in 1993).

"The present house and land represent unsustainable maintenance costs" (this is nothing more than the applicant's personal view. The owners of the other large properties on the private lane obviously do not share that view).

"This, (the subdivision of existing property) would still be dependent on the success of 3 dwellings within the grounds" (this commercial viability of the proposal, is not related to a planning application).



These proposals cannot be claimed in any manner to represent "sustainable development". What is proposed is a sub-standard and ill-conceived conversion of an existing house into 3 no. link dwellings, and the over development of the existing garden.

The applicant describes the proposed 3 no new properties as "the whole, making an ensemble which one might reasonably expect to find in the grounds of a large home". The applicant overlooks that his application is also for the subdivision of his "large home" into 3 no. link houses, and also that Ryefield already has a long history of "ensemble" commercial property developments in its grounds;

Conversion of the stables into a 4 bedroom property 'The Coach House'.

Conversion of the gate house into a 4 bedroom house, 'Ryefield Cottage'

Demolition of garages to create a 3 bedroom house, 'Flixyorkton'.

Ryefield itself has also been enlarged twice, with further extension work approved in 2005.

The applicant's "design" is best summarized as tacking on two out of keeping side extensions to an existing building that is currently well proportioned; and over development of the garden.

The applicant states that; "the conversion is designed to take advantage of the rooms as they are", "the general appearance is little changed" and "extensions which have started will be completed". These comments are misleading and wrong – the proposals involve additional floor space not already permitted (with an inappropriate change of use), the appearance of the subdivided property is fundamentally different to the existing single dwelling, and there is no visible external evidence that extensions have been started.

"The mature landscape is largely preserved" (the applicant has not provided a tree survey or a landscaping condition survey so this comment is speculation).

9. Policy Matters

The proposals fail to comply with a number of key policies contained in the Authority's "Core Strategy and Development Policies"

- **Core Policy A** – the proposals offend a number of the criteria which need to be present for a proposal to enjoy priority. They will impact on quiet enjoyment and will detract from the quality of life of local residents. They are not of an appropriate scale. They involve increased foul and surface water discharges in a sensitive location and offer no appropriate or sustainable solution. No wider sustainable design or energy initiatives are comprised in the application.
- **Core Policy B** – identifies Scalby as a "Service Village" but this application does nothing to enhance that role in the hierarchy.
- **Development Policy 1** – The proposals will, in our view, have the potential to generate unacceptable levels of noise, activity and light pollution.
- **Development Policy 2** – the proposals offend this policy as they are likely to exacerbate an existing flood risk and, as illustrated by the objection made by the

Environment agency, to the 2010 application NYM/2009/0875/FL. The specific Flood Risk Assessment forming part of the current application once again fails to provide a workable or satisfactory drainage solution for the increased number of properties/occupants.

- **Development Policy 4** – the application site is immediately adjacent to the Scalby Village Conservation Area. The application would neither preserve nor enhance the character appearance or setting of the area – particularly because a cluster development would be out of scale in this area, and its form does not in any way respect the existing architectural and historic context that the Conservation Area seeks to protect; and it will lead to adverse views into and out of the area. Reference is made in the “Conservation Area Appraisal of Scalby” in the section “Character Area 2” to the key views enjoyed from the nearby Scalby Bridge. The application site is in a sensitive location and its proximity to the Conservation Area requires that any development should be appropriate – the increase in bulk and massing of the enlarged house will cause harm especially when any screening afforded by trees and foliage is reduced during winter months.
- **Development Policy 19** - the proposals represent a type of “householder development” as it is a conversion of an existing house in single ownership by a householder. Even if this policy was not intended to apply to conversions of houses, it is worth noting that these proposals offend most of the policy guidelines for such developments when applied to extensions – including scale, height and form; adverse impacts and harm to amenity.

We respectfully request that this application for planning permission is **REFUSED**.

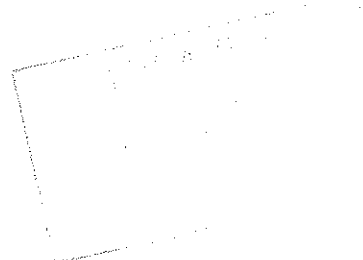
Please confirm that the matter will be considered by the Planning Committee. We would appreciate notification of the date on which it is proposed that the application is to be determined. We would also be obliged if you would ensure we are sent a copy of your report as soon as it is available for members of the public to review.

If any changes are made to the application, we would be obliged if you would notify the undersigned.

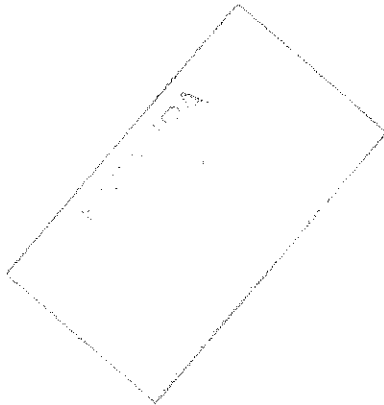
Yours sincerely,

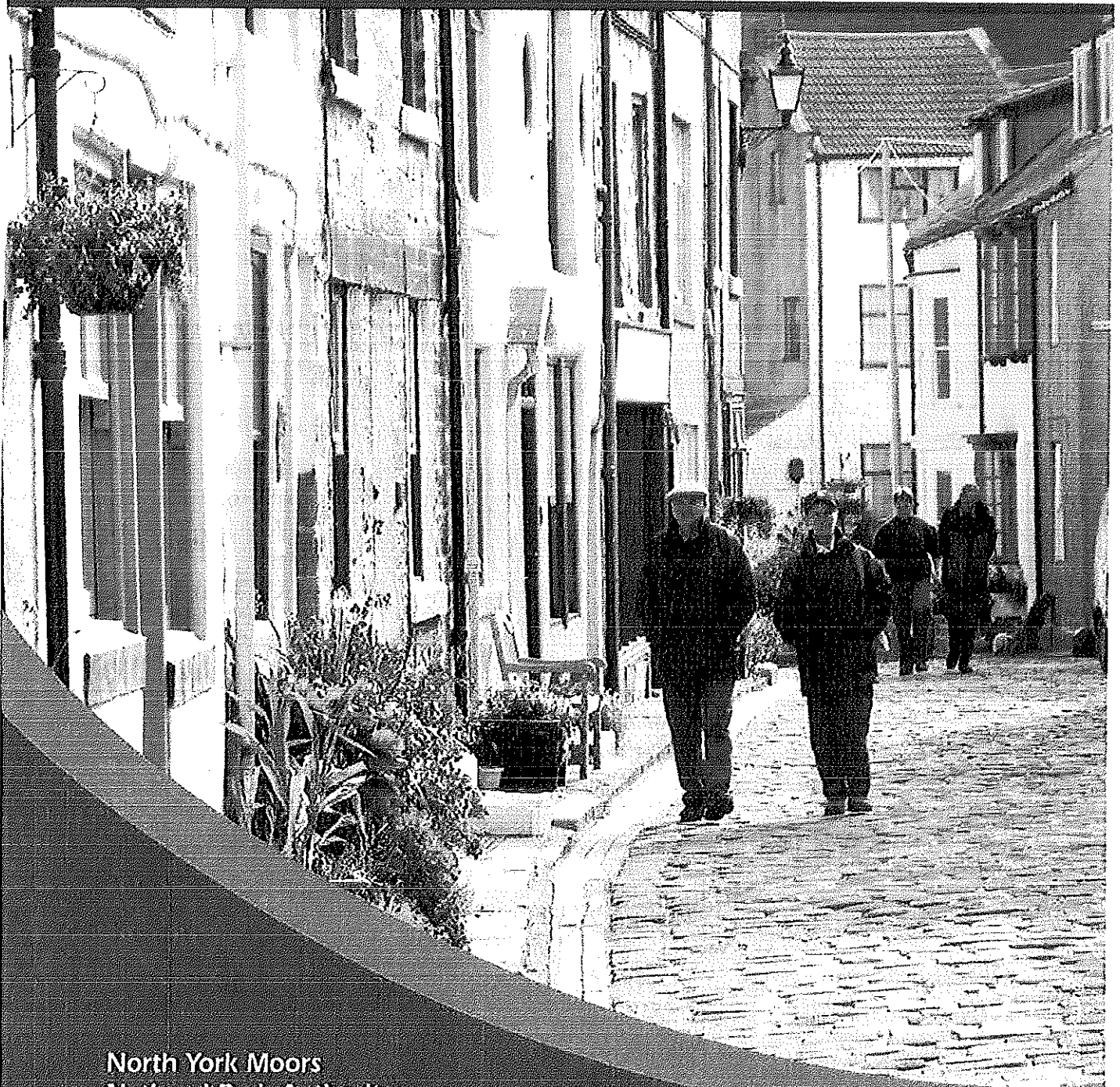
Nick & Sandra Thomas
Beckdale House
Hackness Road
Scalby
Scarborough
YO13 0QY

Sue & Jamie Adamson
Dower House
Hackness Road
Scalby
Scarborough
YO13 0QY



APPENDIX B





North York Moors
National Park Authority
Local Development Framework

Core Strategy and Development Policies

November 2008



5 Strategic Approach

The policies in this chapter provide the strategic framework for future development in the National Park. Subsequent chapters contain more detailed policies in relation to specific issues.

This will be achieved through the following policies in this chapter:

- Core Policy A – Delivering National Park Purposes Sustainable Development
- Core Policy B – Spatial Strategy

Sustainability Appraisal

This policy will have a positive contribution towards meeting sustainability objectives through seeking to protect the environment whilst also meeting social and economic objectives.

CORE POLICY A

Delivering National Park Purposes and Sustainable Development

The Local Development Framework seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to:

- ❑ Providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors.
- ❑ Providing for development in locations and of a scale which will support the character and function of individual settlements.
- ❑ Maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity.
- ❑ Conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas.
- ❑ Applying the principles of sustainable design and energy use to new development.
- ❑ Enabling the provision of a choice of housing that will meet the needs of local communities in terms of type, tenure and affordability.
- ❑ Strengthening and diversifying the rural economy and providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.
- ❑ Enabling access to services, facilities, jobs and technology whilst minimising the environmental impacts of transport.

Sustainability Appraisal

In particular, this policy will have positive impacts upon social and economic sustainability objectives by seeking to ensure that services, facilities, housing and employment opportunities are available locally.

CORE POLICY B

Spatial Strategy

The overarching strategy 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 in accordance with the following settlement hierarchy:

Local Service Centre – Helmsley

- a Housing including open market and affordable housing.
- b Employment development to support existing or provide new employment opportunities in the town and support and diversify the rural economy.
- c Improve existing facilities and provide new facilities to serve local residents, strengthen its role as a Local Service Centre and support its role as a visitor destination.

Service Villages

In Scalby, West and East Ayton, Guisborough, Sleights, Thornton Le Dale, Easington and Ampleforth:

- a Housing including open market and affordable housing.
- b Employment development to support existing or provide new employment opportunities and support and diversify the rural economy.
- c Improve existing facilities and provide new facilities to consolidate the Service Village role.

Local Service Villages

In Fylingthorpe, Hinderwell, Lythe, Staithes, Osmotherley and Swainby:

- a Housing to meet an identified local need to live in the parish and affordable housing.
- b Employment development to support existing or provide new employment opportunities and support and diversify the rural economy.
- c Improve existing facilities and provide new facilities to consolidate the role in service provision.

Other Villages

- a Opportunities for new housing to meet an identified local need to live in the parish.
- b Affordable housing where it will improve the environmental, social and economic sustainability of the settlement.



Staithes

Open Countryside

- a Housing relating to an essential need to live in the countryside.
- b Conversion of traditional rural buildings to support economic uses including holiday accommodation or residential letting for local needs.
- c Other essential social or community need where there are no other suitable locations in settlements listed in the settlement hierarchy.
- d Development to meet the needs of farming, forestry, recreation, tourism or other rural enterprises with an essential need to locate in the countryside.
- e Replacement dwellings.
- f Conversion of other existing buildings for employment use.

For further reference:
Regional Spatial
Strategy Settlement
Study Report

Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Communities
- Planning Policy Statement 7 – Sustainable Development In Rural Areas
- Regional Spatial Strategy – Policies YH2, YH6, RR1
- Helmsley Joint Area Action Plan Development Plan Document (to be prepared)

- 5.4 The spatial strategy in Core Policy B sets out how the limited opportunities for new development in the Park will be distributed to achieve the visions for the Park to 2026 in accordance with the objectives. The policy allows for the development of new services and facilities, housing and employment development within settlements according to its designation within the settlement hierarchy with the overall aim of making local communities more self sustaining. Determining an appropriate distribution of development involves an understanding of how the settlements across the Park function, including the role of settlements beyond the Park boundary which serve a large rural hinterland.
- 5.5 The settlement hierarchy which forms the basis of Core Policy B is located in Section 3. The policy makes a distinction between the larger settlements on the periphery of the Park (which are located within it or split by the Park boundary) identified as Service Villages and the smaller, more self contained settlements within the Park identified as Local Service Villages and Other Villages. The Authority has historically permitted open market housing in the larger settlements on the periphery of the Park which tend to serve a wider housing market area and have a greater range of house types. Consultation on the Core Strategy and Development Policies showed that people thought that a mixture of open market, local needs and affordable housing should continue to be allowed in the Park and the policy provides for this. It is considered that the levels of open market housing will be relatively low and will not undermine the Regional Spatial Strategy which has no general housing provision figure for the two National Parks.
- 5.6 The Proposals Maps show all of the settlements in the hierarchy, but no development limits are identified. The suitability of a site for development will be assessed on a case by case basis. In the case of Helmsley a joint Development Plan Document for the town will be produced with Ryedale District Council which will address the scope for further housing and employment development including allocations where necessary.

Implementation

- 5.7 As they form the overarching strategy, Core Policies A and B will be delivered by all of the other Core Policies and Development Policies.

6.11 The creation of and enhancements to green infrastructure in the Park will be largely beyond the role of the planning system as levels of new development will be limited and it may be that the Authority's Management Plan is better placed to identify, and set the framework for, green infrastructure within the Park.



River Esk

DEVELOPMENT POLICY 1
Environmental Protection

To conserve and enhance the special qualities of the North York Moors National Park, development will only be permitted where:

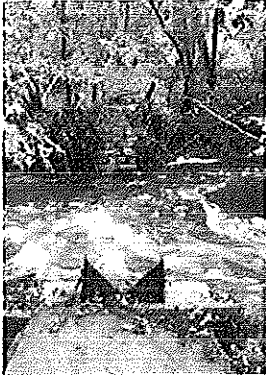
- ❑ It will not have an unacceptable adverse impact on surface and ground water, soil, air quality and agricultural land.
- ❑ It will not generate unacceptable levels of noise, vibration, activity or light pollution.
- ❑ There will be no adverse effects arising from sources of pollution which would impact 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.
- ❑ There is or will be sufficient infrastructure capacity to accommodate the demand generated by the development.

Applicants should refer to:

- Planning Policy Statement 7 - Sustainable Development in Rural Areas
- Planning Policy Statement 23 - Planning and Pollution Control
- Planning Policy Guidance 14 - Development on Unstable Land
- Planning Policy Guidance 24 - Planning and Noise

6.12 The special qualities of the Park are susceptible to damage by pollutants, such as lighting and noise, and its ecosystems can be vulnerable to air and water pollution. Whilst the North York Moors is regarded as being generally unpolluted the National Park Management Plan aims to ensure that the Park is protected from such impacts. Bodies such as the Environment Agency, the Environmental Health Department of the relevant District Council and Yorkshire Water / Northumbria Water will advise the Authority on whether any development is likely to be acceptable in terms of pollution.

6.13 The best and most versatile agricultural land is defined as that of grades 1, 2 and 3A and whilst much of the land in the Park does not fall within these categories there are pockets around Whitby and the western and southern fringes which are of a high quality.



Flood Damage
at May Beck

DEVELOPMENT POLICY 2

Flood Risk

Development will only be permitted where:

- ☑ It complies with the sequential approach as set out in Planning Policy Statement 25.
- ☑ It will not lead to an increase in flood risk elsewhere.
- ☑ A site specific Flood Risk Assessment is submitted where required.
- ☑ In the case of flood defences, they form part of a Catchment Flood Management Plan or other approved programme of flood management.

Applicants should refer to:

- Planning Policy Statement 25 – Development and Flood Risk
- Regional Spatial Strategy – Policy ENV1
- North East Yorkshire Strategic Flood Risk Assessment
- Design Guide Supplementary Planning Document

- 6.27 The Authority, in partnership with Ryedale District Council, Scarborough Borough Council, the Regional Assembly for Yorkshire and the Humber and the Environment Agency, commissioned a Strategic Flood Risk Assessment in 2006. This provides information on the extent of flood risk in the study area, as well as signposting means of reducing the risk of flooding through the planning process and wider land management initiatives and adds further value to the Environment Agency's flood risk maps. The Strategic Flood Risk Assessment will help to inform any allocations for development in further Development Plan Documents.
- 6.28 Flood zones have been developed by the Environment Agency. Zone 1 is where there is little or no risk of flooding. In Zone 2 there is a low to medium risk and in Zone 3 there is a high risk. The Environment Agency publishes maps of flood risk on its website www.environment-agency.gov.uk which identify these zones and should be referred to as the most up to date source of information on flood risk. These maps are continually being updated and will be used in the consideration of this policy. Due to its upland nature most of the Park is within Zone 1 however along the river corridors and in coastal areas there are tracts of land which fall within Zones 2 and 3.
- 6.29 Planning Policy Statement 25 sets out a sequential approach which seeks to direct development away from Zones 2 and 3 unless the development is minor; the use would be acceptable in these higher zones or there are exceptional circumstances. The development will be expected to conform to any existing flood protection measures and include additional flood resilience measures where appropriate. A site specific Flood Risk Assessment will be required alongside any application in flood Zones 2 or 3, or an application in Zone 1 where the site is larger than 1 hectare. Even where development is located in Zone 1 consideration should still be given to ensuring that flood risk elsewhere is not increased through run-off.

7 Protecting and Enhancing Cultural and Historic Assets

This chapter takes forward the following spatial objectives:

- ☑ Secure high quality new development that takes account of and enhances the unique landscape character, settlement pattern and building characteristics of the nine landscape character areas in the Park.
- ☑ Preserve and enhance historic assets.
- ☑ Promote sustainable design and efficient energy use in new buildings.

This will be achieved through the following policies:

- ☑ Core Policy G – Landscape and Historic Assets
- ☑ Development Policy 3 – Design
- ☑ Development Policy 4 – Conservation Areas
- ☑ Development Policy 5 – Listed Buildings
- ☑ Development Policy 6 – Historic Parks and Gardens
- ☑ Development Policy 7 – Archaeological Assets
- ☑ Development Policy 8 – Conversion of Traditional Rural Buildings
- ☑ Development Policy 9 – Advertisements

Sustainability Appraisal

This policy provides a direct positive contribution towards sustainability objectives which seek to preserve and enhance the landscape and the historic environment.

CORE POLICY G Landscape, Design and Historic Assets

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

- ☑ Conservation Areas
- ☑ Listed Buildings
- ☑ Historic Parks and Gardens
- ☑ Scheduled Monuments and other sites of archaeological importance

The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.

For further reference:

- ☑ North York Moors Landscape Character Assessment

Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Development
- Planning Policy Guidance 15 – Planning and the Historic Environment
- Planning Policy Guidance 16 – Archaeology and Planning
- Regional Spatial Strategy – Policy ENV9
- Design Guide Supplementary Planning Document
- Development Policies 3 – 9

DEVELOPMENT POLICY 3**Design**

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- ❑ The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
- ❑ The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- ❑ A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
- ❑ Provision is made for adequate storage and waste management facilities.
- ❑ Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- ❑ A satisfactory landscaping scheme forms an integral part of the proposal.
- ❑ 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.

Applicants should refer to:

- Design Guide Supplementary Planning Document
- Secured by Design
- Safer Places: The Planning System and Crime Prevention
- Code for Sustainable Homes



New House,
Osmotherley

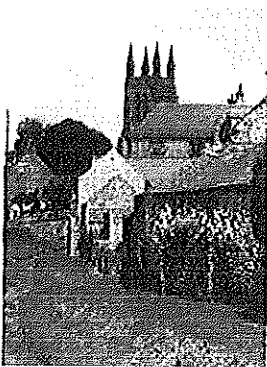
- 7.5 New development should respect existing settlement character, patterns and layouts and the principles of traditional building design in order to ensure that the character and local distinctiveness of the built environment is maintained and the landscape of the Park conserved and enhanced. Most development in the smaller settlements has taken place on infill plots and whilst this will still be permitted under the housing policies, some 'gap' sites may not be suitable for development where they contribute to the amenity, form and character of the settlement.

DEVELOPMENT POLICY 4

Conservation Areas

Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where:

- Buildings and features, including open spaces, watercourses, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area are retained and respected.
- The scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to:
 - a the form, scale, proportions, design detailing and materials of traditional buildings.
 - b historic plot boundaries and layouts.
 - c traditional street patterns.
 - d the relationship between buildings and spaces.
 - e views into and out of the area.
- In cases where the demolition of a feature or building that makes a positive contribution to the character and appearance of the Conservation Area is proposed, there is an overriding justification for the proposal.



Helmstey

Applicants should refer to:

- Conservation Area Assessment and Management Plan Supplementary Planning Documents (to be prepared)

- 7.12 The boundaries of all 42 Conservation Areas in the Park are shown on the Proposals Maps.
- 7.13 The distinctive character of such areas is derived from a number of inter-related historical and architectural features including the relationship between buildings and spaces, views along streets and between buildings, traditional street patterns and layouts and the design detailing and materials of traditional buildings. It is the combination of all these features that gives each Conservation Area its own distinctive character and qualities.
- 7.14 Development in Conservation Areas will be carefully controlled to ensure that their character is preserved or enhanced. The Authority has introduced Article 4 Directions in 38 of the Conservation Areas which means that additional controls are imposed on alterations to features including doors, windows and chimneys.
- 7.15 The Authority also has a duty to publish proposals for the safeguarding and enhancing of Conservation Areas and has a rolling programme in the Local Development Scheme for the production of Conservation Area Assessment and Management Plans which will be adopted as Supplementary Planning Documents. These will identify the features that contribute to the individual character and interest of each Conservation Area and include measures to ensure that the character and the appearance of Conservation Areas will be maintained through the effective management of change as well as ensuring that opportunities to enhance the character and appearance are maximised.

Sustainability Appraisal

This policy provides a positive contribution towards health objectives by enabling suitable permanent sites for gypsies and travellers to reside whilst not compromising the environment of the National Park.

For further reference:

- Identifying Gypsy and Traveller Accommodation Needs in Yorkshire and Humber

9.21

*Footnotes:*

³⁷ Identifying Gypsy and Traveller Accommodation Needs in the Yorkshire and The Humber (Sheffield Hallam University and CRESR, 2006)

CORE POLICY L

Gypsies and Travellers

Proposals for the provision of permanent accommodation to meet the needs of gypsy and travelling communities will be supported where they meet an established need identified by the Gypsy and Traveller Accommodation Assessments carried out by the Districts and shortfall specified in the Regional Spatial Strategy. Planning permission for sites will only be granted where it can be demonstrated that the objectives of the National Park designation will not be compromised and there are no suitable sites outside the boundary.

Applicants should refer to:

- Regional Spatial Strategy – Policy H6

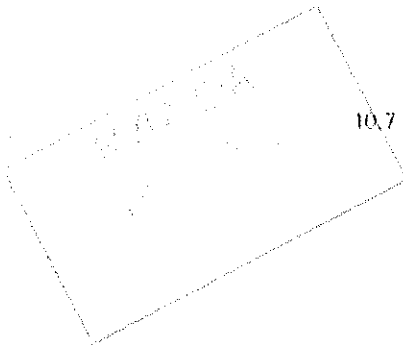
In 2006 the Yorkshire and Humber Regional Assembly commissioned a joint report by Sheffield Hallam University and CRESR³² which identified the need for 57 new pitches in the North Yorkshire sub-region up to 2020. All District Authorities must carry out a local assessment of Gypsy and Travellers needs and it may be appropriate to utilise rural exception sites to deliver additional provision as set out in ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites. The North Yorkshire sub-region jointly commissioned a North Yorkshire Sub-Regional Gypsy and Traveller Assessment which identifies a shortfall of 133 pitches within the sub region. An Action Plan has been prepared to take forward the conclusions of the Assessment and discussions are taking place between the partner authorities on how the action points will be delivered.

DEVELOPMENT POLICY 19

Householder Development

Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:

- The scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.
- The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.
- The development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.
- In the case of annexe accommodation, the development is ancillary to the main dwelling in terms of its scale and specification, in the case of new build it is physically attached to the main dwelling and in all cases the annexe will remain under the control of the occupier of the main dwelling.



10.7

The Regional Spatial Strategy together with the North Yorkshire County Council and Redcar and Cleveland Local Transport Plans (2006-2011) set out the broader strategic approach to the issues of transport and accessibility within the Park. The documents support national planning guidance by seeking a reduction in travel demand and a shift to modes of transport with lower environmental impact. More specifically, the North Yorkshire Local Transport Plan also adopts a 'Service Centre Transportation Strategy' approach to identify transport issues and solutions for groups of settlements, which are focal points for employment and the delivery of services. The Service Centres of significance to the Park include: Stokesley and Great Ayton; Pickering and Thornton-le-Dale; Helmsley and Kirkbymoorside; Whitby and Esk Valley; Scarborough; Thirsk; and Northallerton.



Cyclists, Bousdale Woods

10.8

The Authority recognises that a close working partnership with the Highway Authority will be required to ensure that the Local Development Framework is consistent with the detailed strategies contained in the Local Transport Plan. These include: the Service Centre Transportation Strategies; addressing safety issues on the B1257 (north of Helmsley); developing management measures to address the effects of tourism traffic on 'honeypots' such as Hutton-le-Hole; identifying safer routes for pedestrians and cyclists between and within villages and implementing the recommended actions in the Public Rights of Way Improvement Plans.

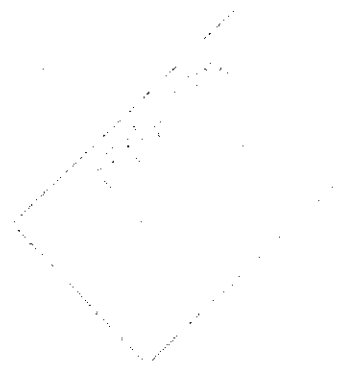
DEVELOPMENT POLICY 23

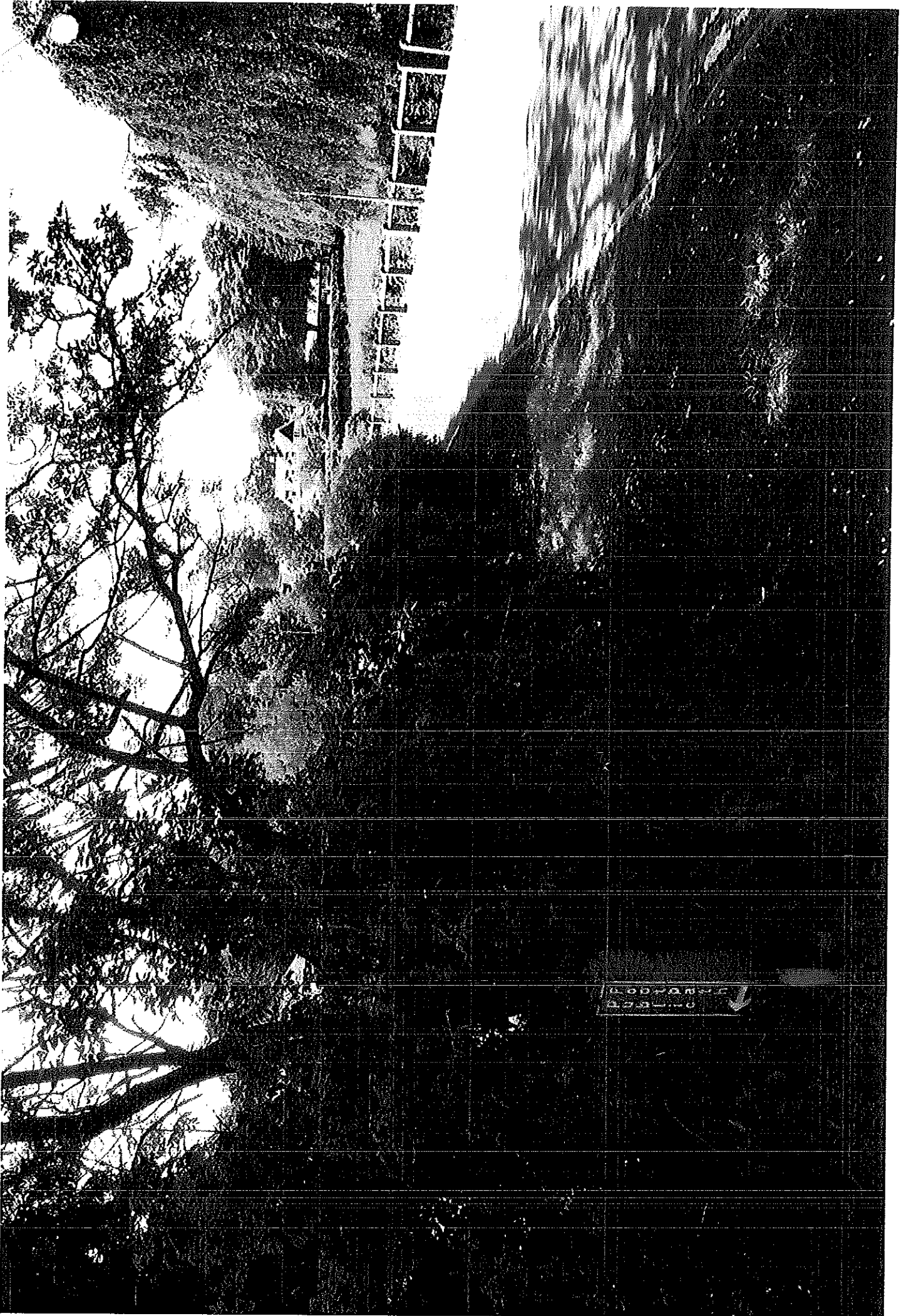
New Development and Transport

In order to effectively minimise the overall need for journeys and reduce the environmental impacts of traffic on the National Park, development will be permitted 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.
- ☐ Parking is provided in accordance with the relevant maximum standards adopted by the Authority.

APPENDIX C





UNIVERSITY OF CALIFORNIA



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APPENDIX D

