

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference	APP/W9500/W/17/3176453
Appeal By	MR JAMES WALLIS
Site Address	Land on the south side of Front Street Grosmont WHITBY North Yorks YO22 5PF Grid Ref Easting: 04829810 Grid Ref Northing: 05052340

PART 1

- 1.a. Do you consider the written representation procedure to be suitable? Yes No
- Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*
- 2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes No
- 2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes No
- 2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes No
- 3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes No
- 3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes No

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes No
5. Was a site ownership certificate submitted with the application? Yes No
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings
- Yes No

and Conservation Areas) Regulations 1990?

7. Does the appeal relate to a county matter? Yes No

8. Please indicate the development type for the application to which the appeal relates.

Major Developments

Minor Developments

Other Developments

8.c. Other Developments

Mineral working

Change of use

Householder developments

Is the appeal site within:

9.a. A Green Belt? Yes No

9.b. An Area of Outstanding Natural Beauty? Yes No

10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? Yes No

PART 3

11. Would the development require the stopping up or diverting of a public right of way? Yes No

12.a. Is the site in a Conservation Area? Yes No

12.b. Is the site adjacent to a Conservation Area? Yes No

12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area? Yes No

13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? Yes No

13.b. Would the proposed development affect the setting of a listed building? Yes No

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953? Yes No

15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? Yes No

16. Is any part of the site subject to a Tree Preservation Order? Yes No

17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site? Yes No

18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? Yes No

19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an Internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? Yes No

19.b. Are any protected species likely to be affected by the proposals? Yes No

PART 4**Environmental Impact Assessment - Schedule 1**

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

20.c.i. Have you issued a screening opinion (SO) Yes No

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes No

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies N/A

see 'Questionnaire Documents' section

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes No

Please attach copies of any comments that you have received in response.

see 'Questionnaire Documents' section

PART 5

22. Do you wish to attach your statement of case? Yes No

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes No

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;

see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;

see 'Questionnaire Documents' section

Deadline

28/06/2017

24.c. all representations received from interested parties about the original application;

see 'Questionnaire Documents' section

24.d. the planning officer's report to committee or delegated report on the application and any other

relevant documents/minutes;

see 'Questionnaire Documents' section

24.e. any representations received as a result of a service of a site ownership notification;

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

List of policies

Core Policy A and Development Policy 3

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;

In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

24.m. your Authority's CIL charging schedule is being/has been examined;

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;

24.o. any other relevant information or correspondence you consider we should know about.

see 'Questionnaire Documents' section

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes No

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes No

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

NYM/2017/0006/FL

Completed by

Mrs Dawn Paton

On behalf of

North York Moors National Park Authority

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Mrs Hilary Saunders

Phone no (including dialling code)

01439 772700

Email

h.saunders@northyorkmoors.org.uk

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference	APP/W9500/W/17/3176453
Appeal By	MR JAMES WALLIS
Site Address	Land on the south side of Front Street Grosmont WHITBY North Yorks YO22 5PF Grid Ref Easting: 04829810 Grid Ref Northing: 05052340

The documents listed below were uploaded with this form:

Relates to Section:	PART 4
Document Description:	20.e. A copy of the site notice and local advertisement published as required for EIA development.
File name:	NYM2017-0006-FL Site Notice.doc
Relates to Section:	PART 4
Document Description:	21. Copies of any comments that you have received in response.
File name:	NYM2017-0006-FL -screening opinion.pdf
Relates to Section:	PART 5
Document Description:	24.a. A copy of the letter with which you notified people about the appeal.
File name:	NYM2017-0006-FL copy of parish letter.pdf
Relates to Section:	PART 5
Document Description:	24.b. A document containing a list of the people you notified of the appeal.
File name:	NYM2017-0006-FL list of those notified.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	Mr Allan.pdf
File name:	Mr Templeman.pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Officer Delegated report.doc
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Copy of Front Cover.tif
File name:	Title Page.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Core Policy A.doc
File name:	Development Policy 03.doc

Relates to Section: PART 5
Document Description: 24.o. Copies of any other relevant information or correspondence you consider we should know about.
File name: Parish comments.pdf
File name: Highway comments.pdf
File name: woodland officer comments.pdf

Completed by

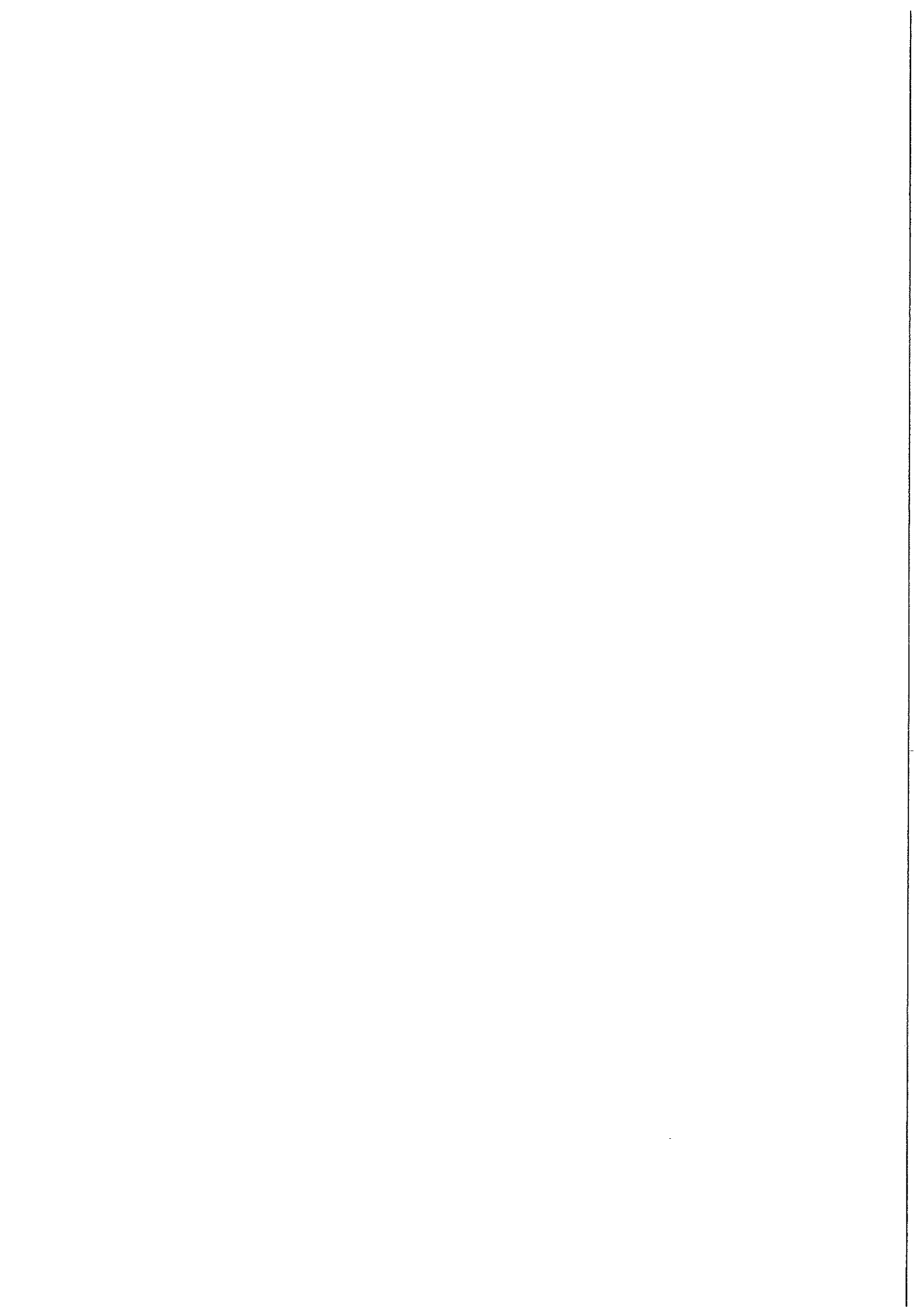
Not Set

Date

26/06/2017 17:37:37

LPA

North York Moors National Park Authority



HS. 17/0006.

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: NYM17/006/FL
Proposed Development: change of use of land to domestic together with erection of decking
Location: land off Front Street, Grosmont
Applicant: Wallis Metals

CH Ref: Case Officer: Ged Lyth
Area Ref: 4/52/433
County Road No:

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP
Date: 27 January 2017
FAO: Hilary Saunders
Copies to:

NYM17/006/FL
CCE 27 JAN 2017

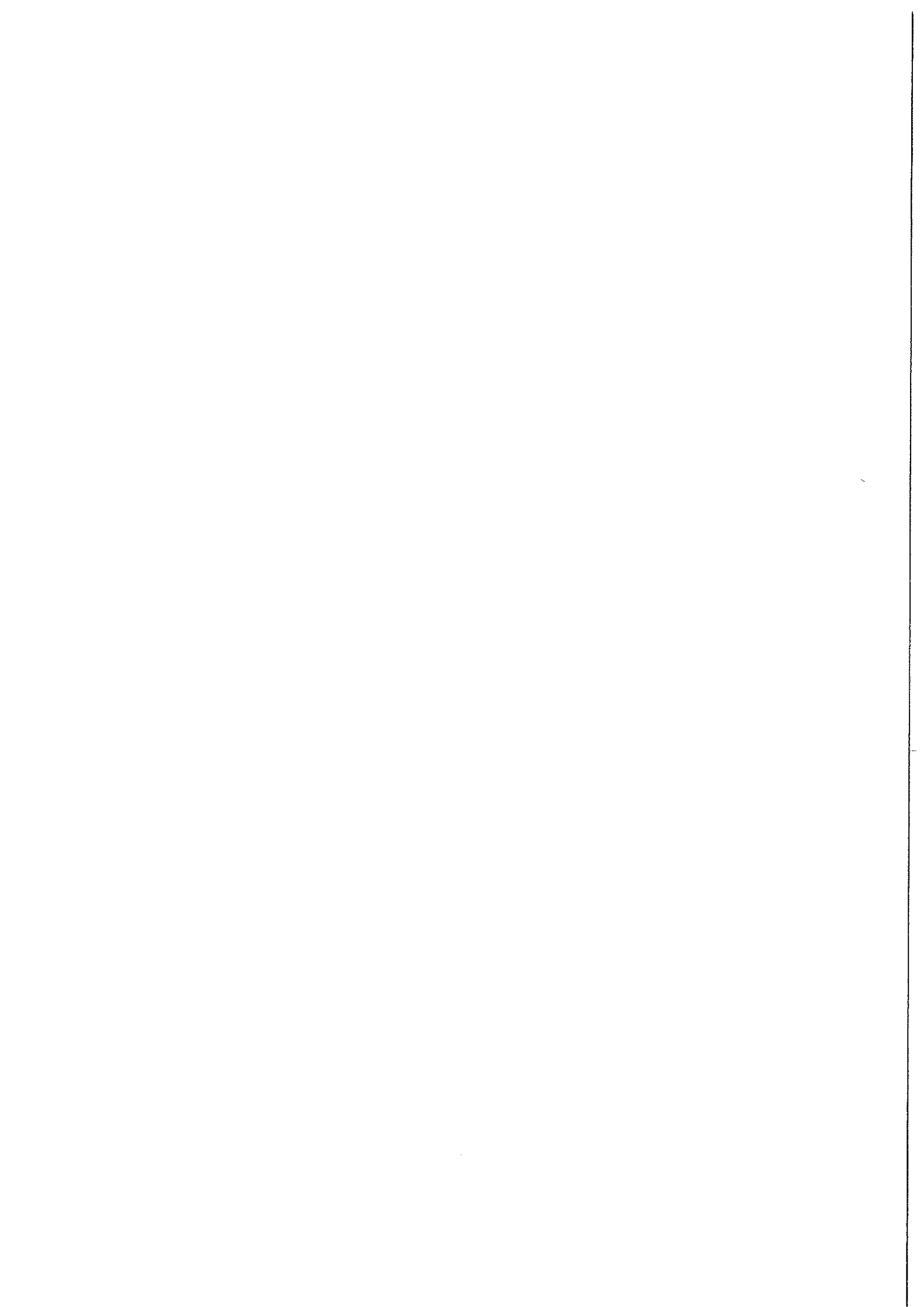
On the clear understanding that the pedestrian access to the site is via an existing gate and no alterations are proposed to the gate, there are **no local highway authority objections** to the proposed development

Signed:

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ



HS. 17/0006.

Wendy Strangeway

From: Planning
Sent: 29 January 2017 19:39
To: Planning
Subject: Comments on NYM/2017/0006/FL - Case Officer Mrs H Saunders - Received from Mr Peter Allan at Lisvane, Office Row, Grosmont, YO22 5PE

Possible disturbance to the highway.

This piece of land is steeply sloped leading to a 30m cliff. The surface is loosely compacted and lies on weak shale.

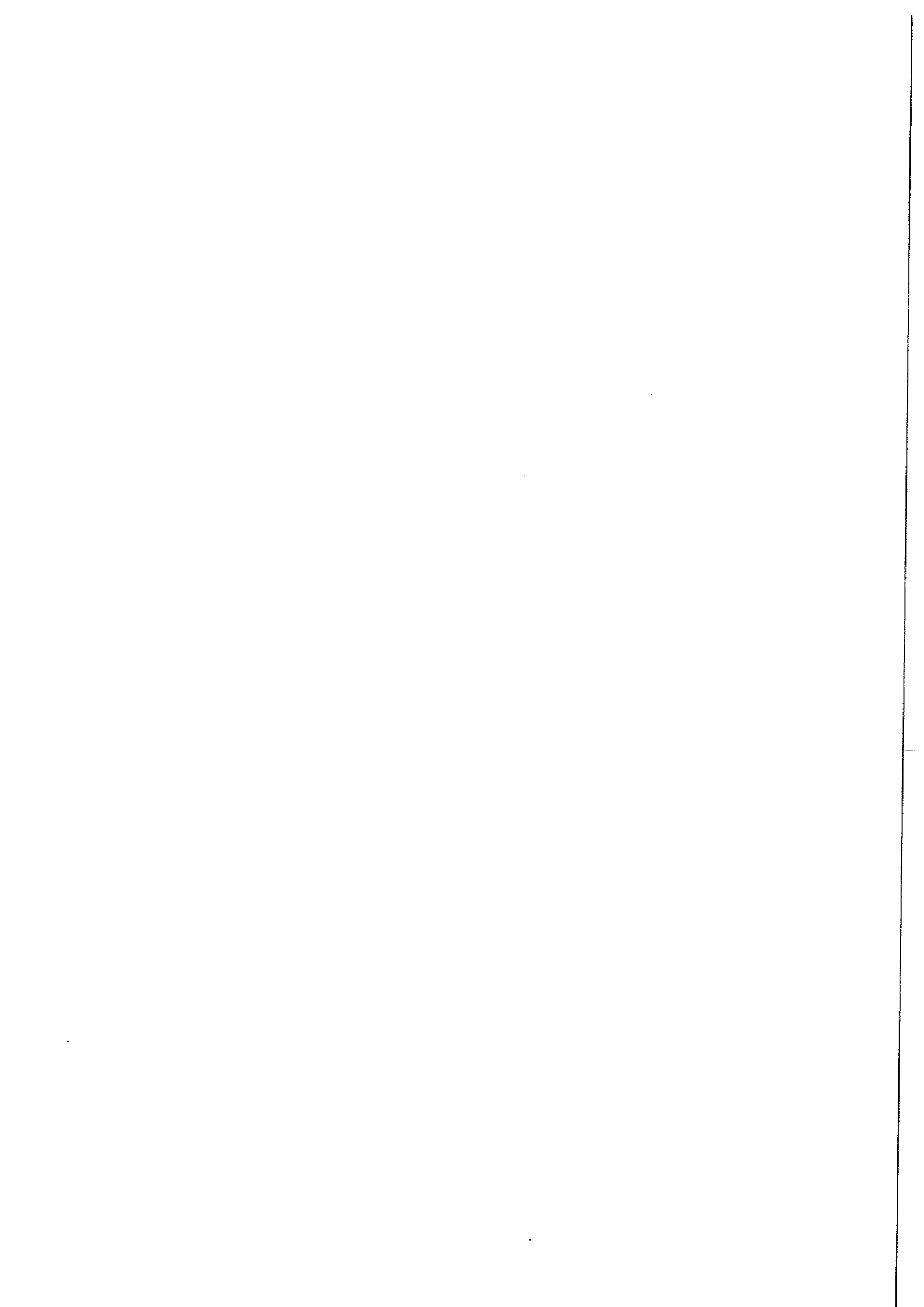
To erect any decking will require substantial grounding of posts that will disturb the topsoil and shale. This has the potential to de-stabilise the ground leading to slippage towards the cliff. This would then put the highway at risk of subsidence.

Should the owner plan to install services at a later date should the change of use be granted this would obviously require further disturbance to the ground that would exacerbate the problem.

Comments made by Mr Peter Allan of Lisvane, Office Row, Grosmont, YO22 5PE
Preferred Method of Contact is Email

Comment Type is Comment

CCE
30 JAN 2017



17/0006 HS

Wendy Strangeway

From: Vicky Taylor on behalf of General
Sent: 10 February 2017 11:14
To: Planning
Subject: FW: Planning application NYM/ 2017/0006/FL off Front Street Grosmont.

From: David Templeman
Sent: 09 February 2017 20:11
To: General
Subject: Fw: Planning application NYM/ 2017/0006/FL off Front Street Grosmont.

For the attention of Planning dept.
I am sending this through you as it was bounced back to me from your planning dept.'s email.
Mr D Templeman

From: David Templeman
Sent: 09 February 2017 19:13
To: planning@northyorksmoors.org.uk
Subject: Planning application NYM 2017/0006/FL off Front Street Grosmont.

NYMNPA
10 FEB 2017
CCE

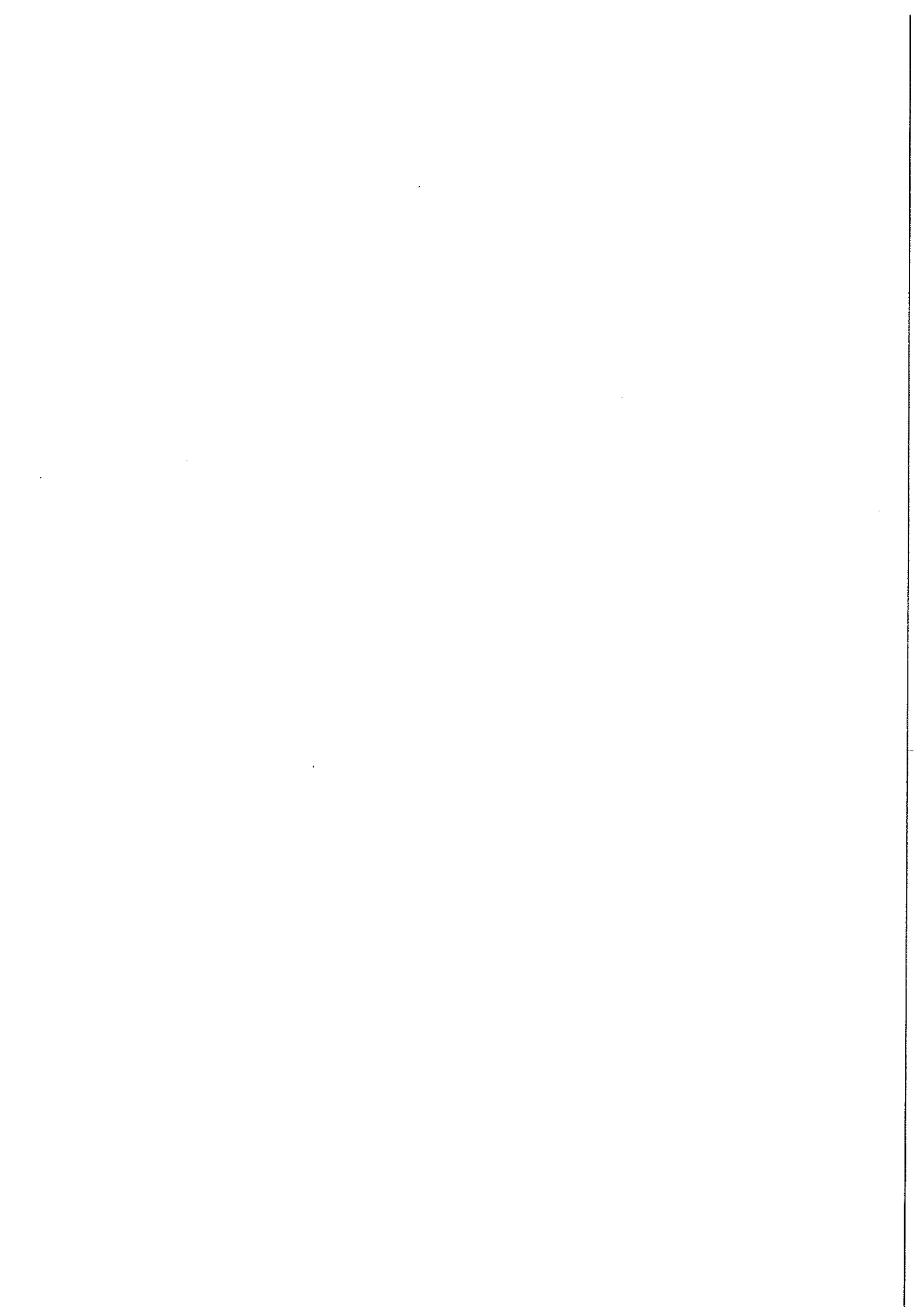
From Mr D Templeman

With regard to the planning application NYM/2017/0006/FL, I feel that the following points need to be taken into consideration:-

1. This development is on an extremely steeply sloping piece of land which has previously been subject to subsidence. It is possible that any heavy construction could further destabilise the land.
2. Approaches have already been made by the applicant for the installation of water and electricity. Should any further development including these be envisaged, it should be noted that there is no access to mains drainage on that side of the road, the main drainage sewer running along the rear of the houses on the opposite side of the road.
3. Does the erection of a decking area really warrant a change of use to full domestic?
4. The road is fairly narrow at this point, and is on a bus route, factors which may well cause problems during any construction work.

I trust these points will be given consideration during the planning process.

Mr. D Templeman
Woodview,
Front Street,
Grosmont,
YO22 5PF



North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Grosmont

Application No. NYM/2017/0006/FL

Proposal: change of use of land to domestic together with erection of decking

**Location: land off Front Street
Grosmont**

Decision Date: 28 February 2017

Consultations

Parish - Objects for the following reasons:

- The proposal would introduce inappropriate highly visible domestic/urban type structures and usage into important woodland and garden setting which runs the length of most of this side of Front Street and which frames the adjacent Villas on the other side of the road.
- The recreational use of the proposed extensive decked area may lead to issues of privacy, noise, light pollution and parking to the detriment of the amenities of adjacent properties and of visitor enjoyment (eg the Coast to Coast footpath passes directly in front of the site).
- Domestic use may encourage further inappropriate built development in this woodland setting - as suggested by the attempts it is understood that the applicant has already made to obtain water and electricity supply to the site, and by virtue of both a substantially constructed new double width gate and a single gate already having been erected on the site frontage (indicating provision for potential vehicular access).
- This steeply sloping plot and bank edge may be subject to slippage and the proposed extensive piling works may exacerbate bank stability - also potentially affecting the road edge. The introduction of a large area of decking may also affect bank stability through drainage issues due to increased surface run -off.
- It is noted that it cannot be recalled when the site was last used as a garden and that it had reverted to scrub woodland; site preparation works have been undertaken and tree sapplings possibly removed.

Highways - On the clear understanding that the pedestrian access to the site is via an existing gate and no alterations are proposed to the gate, there are no local highway authority objections to the proposed development

Site Notice Expiry Date – 14 February 2017

Others –

Mr. D Templeman, Woodview, Front Street, Grosmont - The following points need to be taken into consideration:-

1. This development is on an extremely steeply sloping piece of land which has previously been subject to subsidence. It is possible that any heavy construction could further destabilise the land.

Application Number: NYM/2017/0006/FL

2. Approaches have already been made by the applicant for the installation of water and electricity. Should any further development including these be envisaged, it should be noted that there is no access to mains drainage on that side of the road, the main drainage sewer running along the rear of the houses on the opposite side of the road.
3. Does the erection of a decking area really warrant a change of use to full domestic?
4. The road is fairly narrow at this point, and is on a bus route, factors which may well cause problems during any construction work.

Mr Peter Allan, Lisvane, Office Row, Grosmont – Following concerns:-

1. Possible disturbance to the highway.
2. This piece of land is steeply sloped leading to a 30m cliff. The surface is loosely compacted and lies on weak shale.
3. To erect any decking will require substantial grounding of posts that will disturb the topsoil and shale. This has the potential to de-stabilise the ground leading to slippage towards the cliff. This would then put the highway at risk of subsidence.
4. Should the owner plan to install services at a later date should the change of use be granted this would obviously require further disturbance to the ground that would exacerbate the problem.

Director of Planning's Recommendation

Refusal for the following reason(s):

The proposed scheme does not respect or enhance the character, special qualities and distinctiveness of the locality or the wider designated National Park landscape. If permitted, the development would be visually harmful and detract from the character and appearance of this transitional area between the open countryside and the rural settlement by reason of its domestic appearance, heavily engineered design and domestic recreational use. As such the proposal is contrary to the provisions of Core Policy A and Development Policy 3 of the NYM Core Strategy and Development Policy Documents which seek to resist the loss of open spaces which contribute to the amenity, character and setting of a settlement.

Application Number: NYM/2017/0006/FL

The application site comprises a piece of land that has recently been cleared of scrubland planting. It is located on the road between Grosmont and Sleights in a small grouping of houses on the outskirts of the village. The piece of land measures 8.9m wide at the roadside and 10m wide at the rear of the site and between 6.9m and 7.10m deep. To the west of the site is a small green house but no other form of development on that side of the road. The opposite side of the road is developed with housing.

This application is for the change of use of this piece of land to a domestic leisure use, although it is not associated with any of the dwellings on the opposite side of the road, or any residential properties within Grosmont. Permission is also sought for the construction of a timber decked area that would measure 6m wide x 3.6m deep which due to the steeply sloping nature of the site would be on stilts at the rear of the site that would measure approximately 1.4m above ground level.

Main Issues

Core Policy A of the Local Development Plan seeks to further the National park purposes and duties by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities. CPA is keen to provide development in locations that is of a scale which will support the character and function of individual settlements and recognises that the quality of life of local residents should not be put in jeopardy.

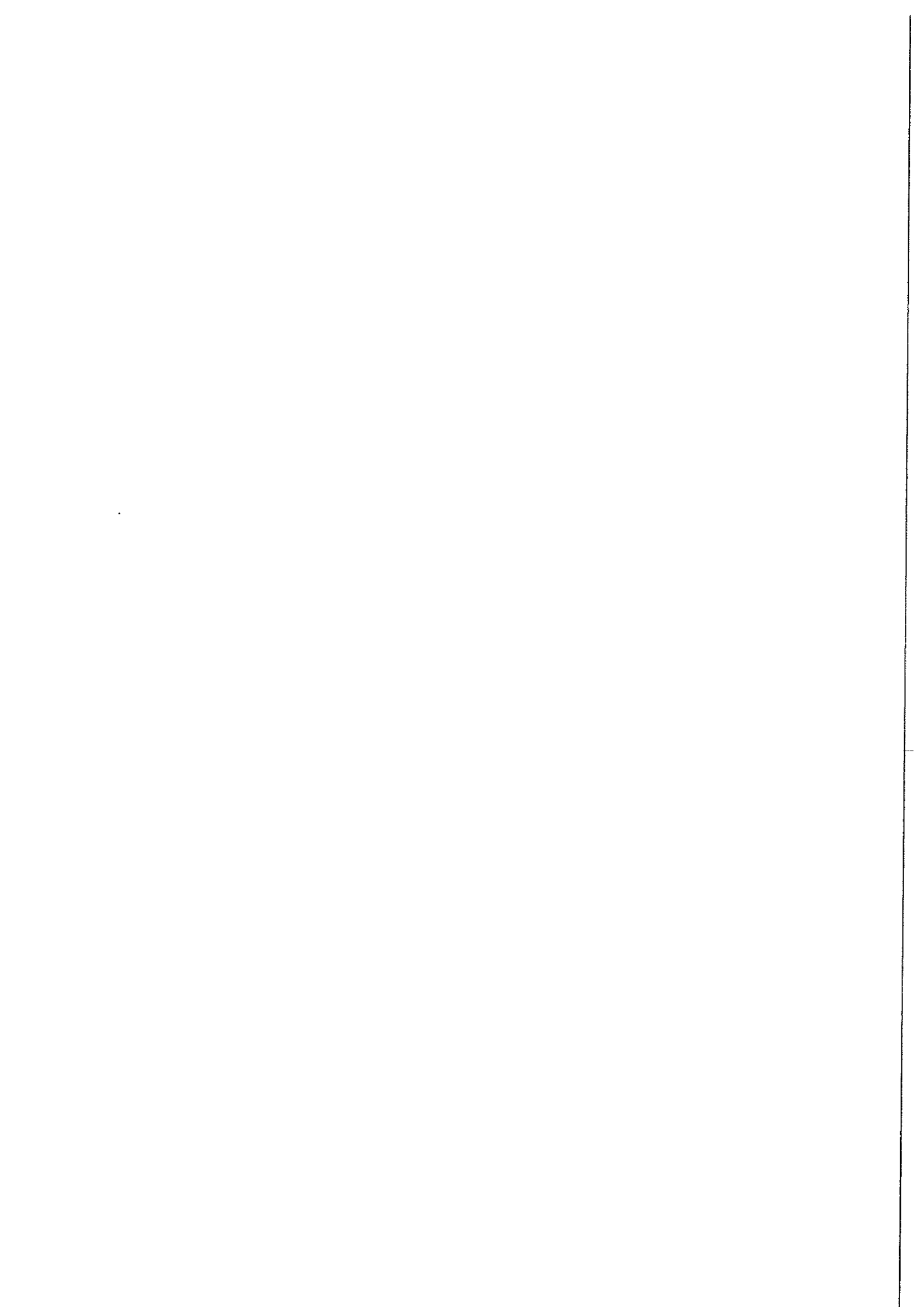
In terms of the impact of the proposal on the immediate and wider landscape, it is considered the change of use of land from scrub woodland to domestic garden would result in an unacceptable domestic encroachment into the countryside due to its change in character resulting from decking, garden planting, paraphernalia and activity inseparable from such a use. If permitted it would have an adverse urbanising impact on the area leading to an erosion of the quality of the landscape and special qualities of the National Park. As such the proposal is considered to be contrary to the provisions of Core Policy A of the NYM Local Development Plan.

Furthermore it is considered that proposed timber decking, by reason of extent, volume, design and general appearance would not respect or enhance the character, special qualities and distinctiveness of the locality or wider landscape; and would therefore be contrary to the provisions of Core Policy A and Development 3 of the NYM Local Development Plan.

In view of the above, refusal is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

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



Dawn Paton

From: Lucy Fletcher
Sent: 16 February 2017 10:58
To: Planning
Subject: Fw: NYM/2017/0006/FL

Dear Mrs Saunders,

The Council would like to register their objection to the application off Front Street, Grosmont; the reasons are given below.

Regards,
 Lucy

From:
Sent: 16 February 2017 16:44
To: Lucy Fletcher
Cc:
Subject: Re: NYM/2017/0006/FL



Hi Lucy

Notes as promised – sorry for the delay
 Roger

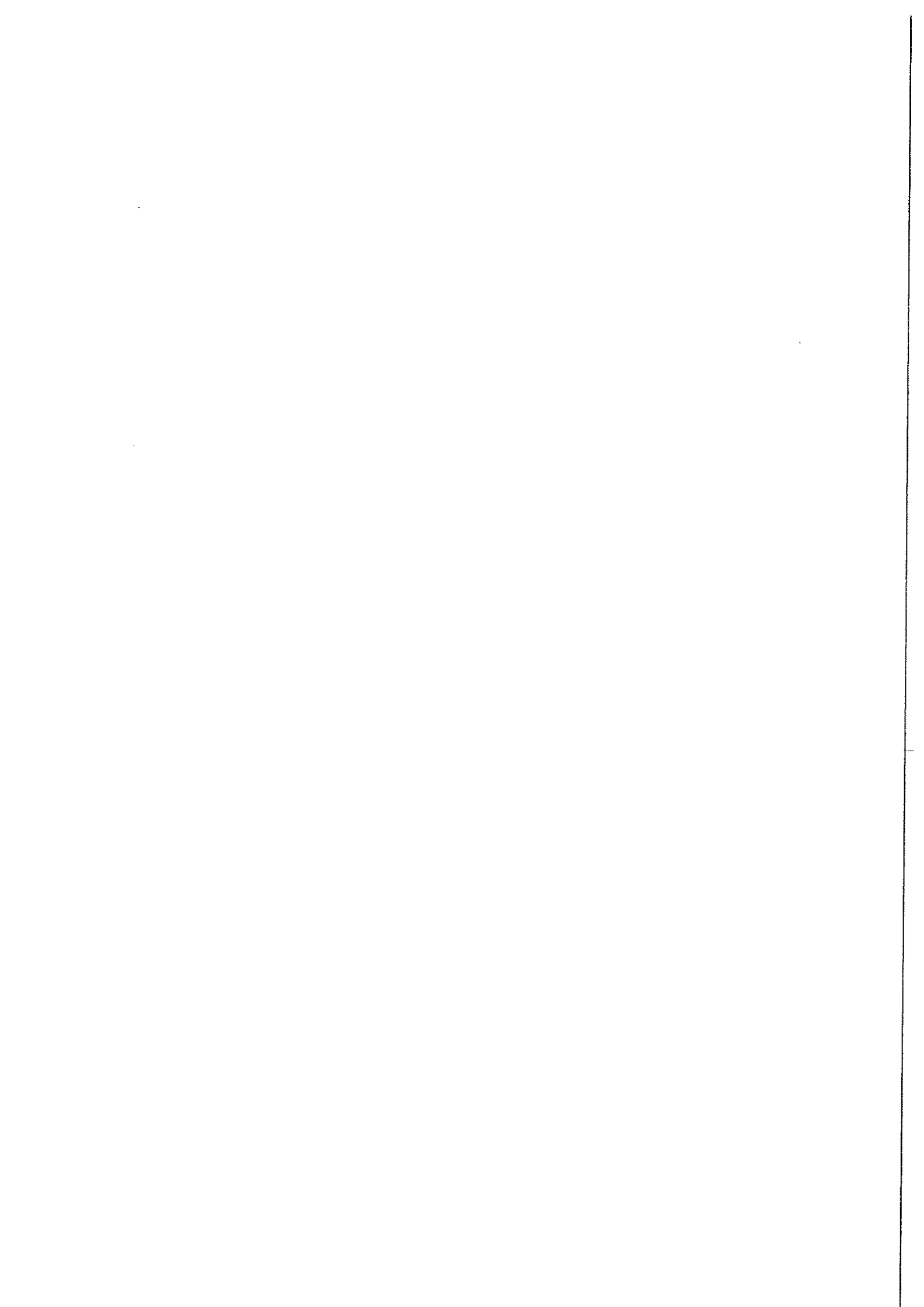
NYM/2017/0006/FL Application in respect of change of use of land to domestic together with erection of decking at land off Front Street, Grosmont

GPC Recommendation

Objects to the proposed change of use of land to domestic together with erection of decking

Reason/Comment

- The proposal would introduce inappropriate highly visible domestic/urban type structures and usage into an important woodland and garden setting which runs the length of most of this side of Front Street and which frames the adjacent Villas on the other side of the road.
- The recreational use of the proposed extensive decked area may lead to issues of privacy, noise, light pollution and parking to the detriment of the amenities of adjacent properties and of visitor enjoyment (eg the Coast to Coast footpath passes directly in front of the site).
- Approval of domestic use may encourage further inappropriate built development in this woodland setting - as suggested by the attempts it is understood that the applicant has already made to obtain water and electricity supply to the site, and by virtue of both a substantially constructed new double width gate and a single gate already having been erected on the site frontage (indicating provision for potential vehicular access).
- This steeply sloping plot and bank edge may be subject to slippage and the proposed extensive piling works may exacerbate bank stability - also potentially affecting the road edge. The introduction of a large area of decking may also affect bank stability through drainage issues due to increased surface run-off.
- It is noted that it cannot be recalled when the site was last used as a garden and that it had reverted to scrub woodland; site preparation works have been undertaken and tree sapplings possibly removed.



17/0006 IS

Wendy Strangeway

From: Mark Antcliff
Sent: 30 January 2017 16:11
To: Wendy Strangeway
Subject: NYM/2017/0006/FL land off Front Street, Grosmont

Wendy

NYM/2017/0006/FL land off Front Street, Grosmont

This site appears to contain or has contained a number of trees until recently (recent aerial photographs and street view). The application states that there are no trees on the site.

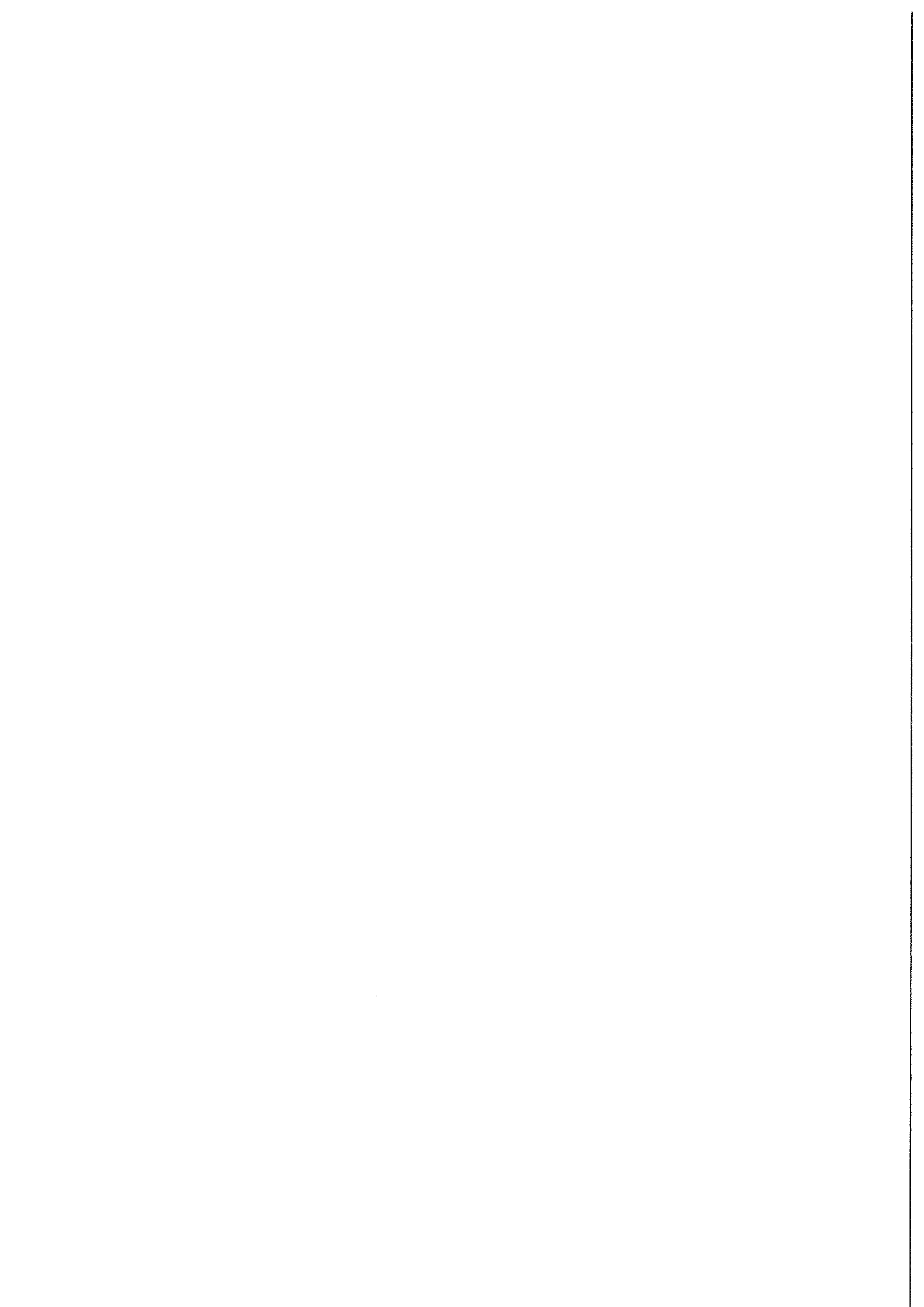
Potentially this may mean that trees have been pre-emptively felled (legally). If this is the case please consider if approving a condition to carry out some planting to maintain tree cover to the location.

Thanks

Mark

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

NYM/0006
30 JAN 2017
ClcE



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:

1. 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.
2. Providing for development in locations and of a scale which will support the character and function of individual settlements.
3. Maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity.
4. Conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas.
5. Applying the principles of sustainable design and energy use to new development.
6. Enabling the provision of a choice of housing that will meet the needs of local communities in terms of type, tenure and affordability.
7. 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.

Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Communities
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Circular 12/96 (for major developments)
- Regional Spatial Strategy – Policies YH2, YH6, RR1

For further reference:

- North York Moors National Park Management Plan

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.

- 5.1 The designation of the North York Moors as a National Park reflects the quality of its diverse landscape and spiritual and cultural assets such as the sense of remoteness and tranquillity, distinctive skills, dialects and customs. However, the Park is also home to around 25,000 people whose needs to live, work and access services and facilities must be addressed whilst safeguarding its special qualities.
- 5.2 Sustainable development is an important principle in achieving the National Park's twin purposes of conservation and enjoyment of its special qualities and fostering the social and economic well being of the Park's local communities which is carried out through these purposes. The purposes and duty together with sustainability principles also underpin the objectives in the Management Plan for which the Local Development Framework will seek to deliver the spatial elements. Core Policy A sets out the key principles of achieving sustainable communities in the Park whilst pursuing its purposes and social and economic duty.
- 5.3 The Park is not expected to be a location for major development schemes. Planning Policy Statement 7 and Circular 12/96 set out the considerations that will be applied in assessing proposals for major development in National Parks. There is no precise definition of 'major development' but an indication that it includes proposals raising issues of national significance. The guidance indicates that major development should only take place in exceptional circumstances and where it can be shown to be in the public interest. Examples of development that might be classed as major include mineral workings, waste disposal facilities, larger energy generating schemes, water storage reservoirs, high voltage electricity transmission schemes, large scale military development and larger road schemes.

Development Policy 3 – Design

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

1. 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.
2. 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.
3. A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
4. Provision is made for adequate storage and waste management facilities.
5. 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.
6. A satisfactory landscaping scheme forms an integral part of the proposal.
7. 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

- 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.

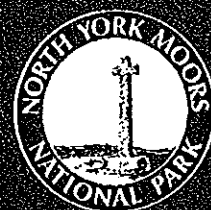
- 7.6 It is important to recognise that new development today represents the cultural heritage of future generations. It should always be of the highest quality and should demonstrate the use of good quality and sustainable design and the Design Guide provides more guidance to help achieve this. The Authority does not wish to simply to replicate the past and stifle innovation or originality. Support will be given to proposals of a more contemporary, modern design where they promote and reinforce local distinctiveness and seek to add variety and interest to the Park's cultural heritage by enhancing and enriching it over time.
- 7.7 The safety and security of potential users of new development are an important consideration which should be taken into account at an early stage in the design process. Incorporating features that address this issue will help to contribute to a high quality and safe environment for all.
- 7.8 In order to encourage a choice in modes of travel within and around the Park alternative modes of transport to the private car should also be considered, particularly when assessing an appropriate location for a development proposal. The accessibility needs of all potential users including the elderly, wheelchair users and those with children should be carefully considered in any proposed design or layout.
- 7.9 It is important to recognise that new development today represents the cultural heritage of future generations. The principles of sustainable design should therefore be applied including measures to reduce energy use and use of resources, the use of sustainable drainage systems and the incorporation of facilities for the sustainable management of waste. Development should facilitate the efficient use of natural resources in construction and make use of recycled materials, land and buildings wherever possible.
- 7.10 The Authority is working with communities to produce Village Design Statements which will be adopted by the Authority as Supplementary Planning Documents and these are included in the Local Development Scheme (September 2007).
- 7.11 A Design and Access Statement must accompany most planning applications in the Park. This should demonstrate how the principles of good design including those set out in this policy have been incorporated into the development and how the development will be accessed by all users.

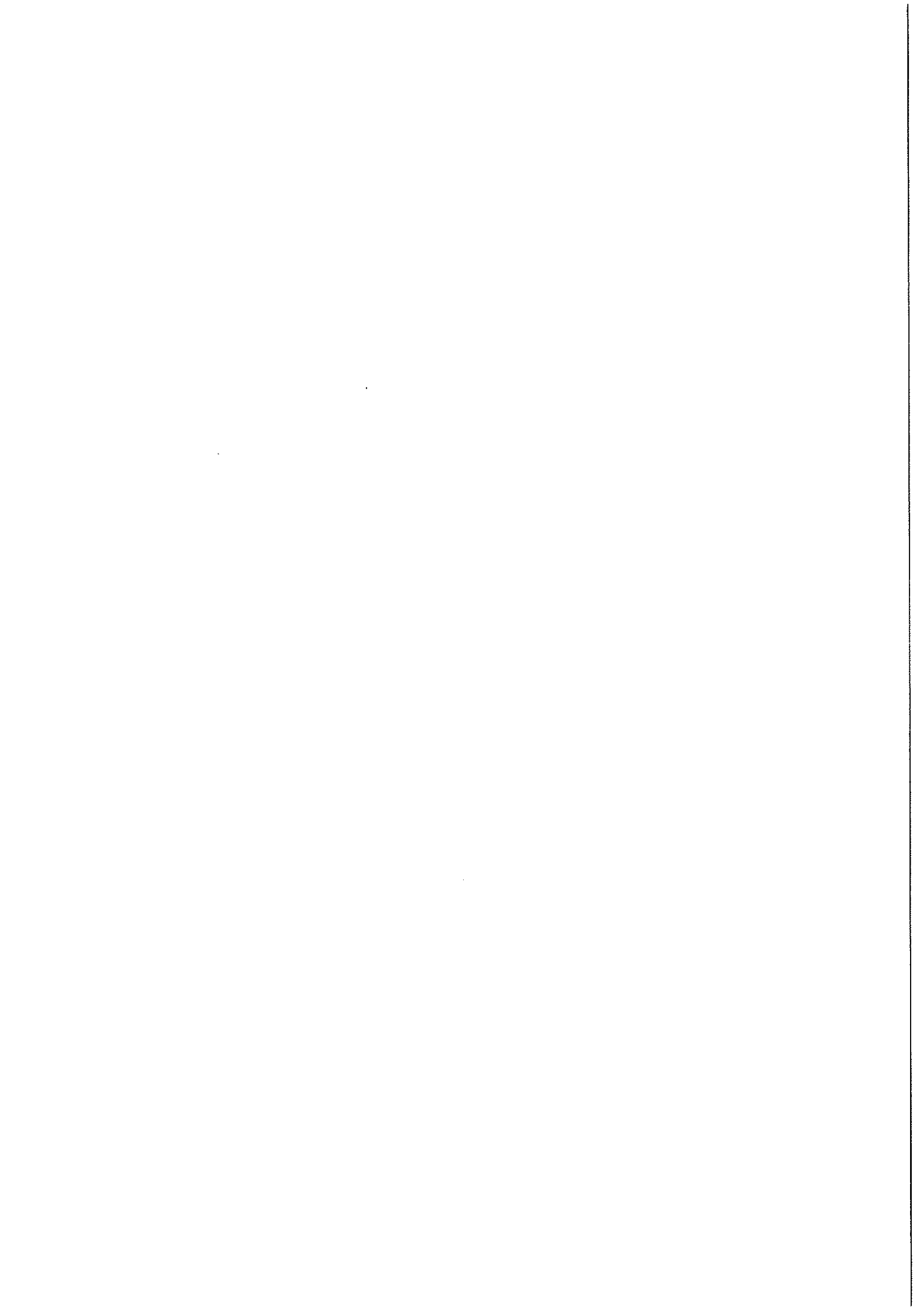


North York Moors
National Park Authority
Local Development Framework

Core Strategy and Development Policies

November 2008





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Adopted Copy 13th November 2008

For the
Month of
May 2008

