

Email from Tony Burton dated Tuesday December 16 2025

Initial queries from examiner following commencement of examination

Having received the submitted documents and representations my Examination has begun. I will be making an unaccompanied visit to the neighbourhood area.

I have reviewed the material for any "fatal flaws" that would prevent the Examination proceeding and have found nothing to date.

There are a number of points on which further clarification from **North Yorkshire Council** would be helpful:

- Please can you confirm what comprises the development plan for the neighbourhood area?
- Please can you confirm where the settlement boundary for Terrington is publicly available?
- Please can you confirm whether the Public Rights of Way shown in Figure 100 of the Terrington Design Guide and Codes are the same as on the Definitive Map for the neighbourhood area? Is the Definitive Map publicly accessible such that it may be used as an alternative source for showing the location of the Public Rights of Way?

There are a number of points on which further clarification from **Terrington Parish Council** would be helpful (and any additional comments from North Yorkshire Council on these would also be welcome):

- Is there any evidence base for the Plan over and above that submitted for the Examination? Where can the evidence base be found?
- Policy E1 - Can any further detail be provided clarifying the location, direction and field of vision for each of the views shown in Policy Map 4?
- Policy E2 - Can references be provided to evidence that shows the parish benefits from both dark skies and tranquillity?
- Policy HE2 - What was the process for identifying the non-designated heritage assets and is there further evidence of their historic significance available?
- Policy HE2 - Are the two barrows referenced as scheduled monuments already recognised and designated by Historic England?
- Policy HE2 - What consultation has taken place with the owners over the recognition of each of the non-designated heritage assets?
- Policy Map 1 and Annex C

- Where are the ancient property boundaries numbered as 16? Can a map be provided?
- Do the two maps depicting ridge and furrow on page 44 relate to non-designated heritage asset 17 on page 55? Please can you clarify why this describes locations to the north and south whereas the maps describe the locations as south and west
- Policy SD1 - What has been the process for preparing and consulting on the Terrington Design Guidance and Codes beyond the survey and site visit described on page 10? Has there been public consultation on the Design Guidance and Codes and what was the result?
- Policy C1 - What is the evidence for the facilities and services identified as being of importance and helping to maintain Terrington as a sustainable village and how have they been selected?
- Policy Map 3 - Is this available at a larger scale for each proposed Local Green Space enabling exact boundaries to be determined, including for the verges
- Policy C2 - How and when were the owners of the the sites identified for designation as Local Green Space consulted and what evidence is there of them being supportive of the designations?
- Annex D - Is any further detail or evidence available to support designation of each of the proposed Local Green Spaces in the terms required by national planning policy?
- Have there been any changes between the pre-submission and submitted Plan which raise issues relating to the SEA and Habitats Regulations screening assessments that could result in a different judgement?

I should additionally welcome any comments from Terrington Parish Council on the representations made on the submitted Plan.

Email from North Yorkshire Council dated Tuesday 16 December 2025

Response to examiner's initial queries

Your questions directly to the local planning authority are straightforward for me to answer so I will provide a response to those immediately.

We will give some consideration to your questions for the parish council and if we have any comments we will provide them before 19 January.

- **Please can you confirm what comprises the development plan for the neighbourhood area?**
 - The Ryedale Plan, constituent parts accessed via [Development plan policies | North Yorkshire Council](#)
 - The [Ryedale Plan: Local Plan Strategy](#) is the document containing strategic policies
- **Please can you confirm where the settlement boundary for Terrington is publicly available?**
 - I believe that you are referring to the village's development limits, which are contained within the [Policies Maps](#). The policy map for Terrington is [here](#) and the development limits are presented by the hard black line.
 - If you are referring to something other than the village's development limits, please advise
- **Please can you confirm whether the Public Rights of Way shown in Figure 100 of the Terrington Design Guide and Codes are the same as on the Definitive Map for the neighbourhood area? Is the Definitive Map publicly accessible such that it may be used as an alternative source for showing the location of the Public Rights of Way?**
 - Figure 100 is a true reflection of the Definitive Map
 - Yes, the Definitive Map is accessible and might be used as an alternative source. It can be viewed [here](#)

Email from Tony Burton dated Monday 5 January 2026

Additional queries from examiner: various

Further to the issues raised below there are three additional points on which I would welcome a response from Terrington Parish Council (and any additional comments from North Yorkshire Council on these would also be welcome):

- in responding to the general question on non-designated heritage assets please provide the evidence supporting recognition of the areas of ridge and furrow identified in Annex A, including for the boundaries proposed?
- who has access to use and enjoy the two allotments proposed to be recognised as community facilities and how are they managed?
- what evidence can be provided that Bowling Green proposed as a Local Green Space is in active use and the Green is maintained?

Email from Tony Burton dated Monday 5 January 2026

Additional queries from examiner: basic conditions

I have noted that the neighbourhood plan was submitted to North Yorkshire Council on 4 April 2025.

The policies of the December 2024 version of the NPPF apply for all neighbourhood plans submitted on or after 12 March 2025 (paragraph 239, NPPF).

The Basic Conditions Statement addresses the extent to which the neighbourhood plan has regard to the December 2023 version of the NPPF.

This is to ask both North Yorkshire Council and Terrington Parish Council for their view on whether the differences between the 2023 and 2024 versions of the NPPF raise any material issues for the conclusion of the Basic Conditions Statement.

I should note that the recently published consultation draft revised NPPF does not need to be considered for the purposes of this examination.

Email from Tony Burton dated Monday 5 January

Additional queries from examiner: local green spaces

The additional time means I should raise an issue about the mapping of Local Green Spaces which I was otherwise going to address in my draft report. There are two issues it would be helpful for you to consider and where I would welcome feedback.

First, Policy Map 3 does not depict the boundaries of each Local Green Space with sufficient clarity. This is particularly the case with the designation of numerous “Verges”/”Wide Verges”. The linear geometry of the verges poses a particular challenge to depicting their boundary in an effective way. This is not achieved by Policy Map 3. If the detailed boundary of each of the verges cannot be clearly depicted then they cannot be included in Policy SD2 for designation.

A large scale and/or online map is needed for the Local Green Spaces and it would be helpful to know what can be agreed between North Yorkshire Council and Terrington Parish Council. In many places the designations in a neighbourhood plan are included in an online policies map addressing all development plan policies in the wider local authority area.

Second, there is potential confusion over the number of Local Green Spaces. The Policy Map provides for three distinct Local Green Spaces for the Playground, Tennis Courts and Playing Field adjacent to the Village Hall but these are grouped into one designation in the Policy and Annex D. My recommendation is that they are recognised as distinct Local Green Spaces given their distinct functions but it is an option where Terrington Parish Council and North Yorkshire Council agree for this to be a single designation. If it is a single designation then Policy Map 3 should depict a single boundary which includes all three. It would be helpful to know which option is preferred.

Email from North Yorkshire Council dated Thursday January 15 2026

Response to examiner query dated 5 January regarding basic conditions

Thank you again for your additional question, specifically regarding the matter of the Basic Conditions statement and consideration of the two versions of the NPPF.

In summary, the council does not consider that the differences between the 2023 and 2024 versions raise any material issues for the conclusions of the Basic Conditions Statement.

Section 3 of the Basic Conditions Statement directly addresses the matter of conformity with the NPPF and provides a breakdown of all relevant paragraphs which relate to policies in the neighbourhood plan. We have, one-by-one, checked each paragraph referred to against its equivalent in the 2024 NPPF, and concluded that there are either none or no significant implications on the conclusions of the Basic Conditions Statement. I have attached our detailed consideration of this.*

Regarding other changes to the NPPF (beyond those contained within the like-for-like paragraph checking exercise explained above), the council does not consider that the Basic Conditions Statement has omitted anything which it should otherwise have referred to.

*For the purposes of the North Yorkshire Council webpage, see appendix A

Email from Terrington Parish Council dated Tuesday 20 January 2026

Response to examiner queries

Please find attached our responses to the queries you have raised during examination.* No 18 is subject to discussion with NYC regarding hosting of online maps.

*For the purposes of the North Yorkshire Council webpage, see appendix B

Email from Tony Burton dated Friday 21 January 2026

Clarification sought regarding outstanding queries

Please can you confirm whether there is anything further that you intend to provide by way of response beyond the question of hosting maps online. The email below references a full response by 16th February. The most notable outstanding issues are:

- a view on whether the differences between the 2023 and 2024 versions of the NPPF raise any material issues for the conclusion of the Basic Conditions Statement - North Yorkshire Council has provided a view on this
- whether there are any comments from Terrington Parish Council on the representations made on the submitted Plan

Email from Terrington Parish Council dated Monday 26 January 2026

Response to request for clarification regarding outstanding queries

In respect of the NPPF question, there are no material issues for the conclusion of the Basic Conditions Statement due to the updated NPPF, although an updated/corrected version of the BCS can be provided if required.

The parish council has no comments to make with regard to the representations made on the plan.