

ANNEX A

Appendices 4 and 5 of the Deposit Draft Plan (Justification for the AHLVs)



APPENDIX 4
*Justification for
the Wolds Area
of High
Landscape Value*



1 LANDSCAPE CHARACTERISTICS OF THE WOLDS

- 1.1 The Yorkshire Wolds are a series of gently rolling, rounded hills, which run in a crescent from the Humber Estuary around to Flamborough Head, where they result in magnificent chalk cliffs which rise from the North Sea. The Yorkshire Wolds are the northern-most extremity of a continuous band of chalk which extends from South Devon through Dorset, Sussex and Kent (where it forms the North and South Downs), Wiltshire, Berkshire and Buckinghamshire (appearing as the Chilterns), and reaching through Norfolk. The chalk then dips under The Wash and re-appears as the Lincolnshire Wolds, before being cut by the River Humber and then appearing on the north bank as the Yorkshire Wolds. This band of chalk contains nine designated Areas of Outstanding Natural Beauty in its sweep through southern and eastern England, including the nearby Lincolnshire Wolds, which are similar in landscape character to the Yorkshire Wolds.
- 1.2 The underlying geology of the Yorkshire Wolds explains much of their distinctive landform. Certainly the rounded hills, nowhere higher than 800ft, and incised by dry valleys, are a sharp contrast to the more rugged uplands of Yorkshire, namely the North York Moors and the Yorkshire Dales. Indeed, the Yorkshire Wolds are unique in that they are the only range of chalk hills in Britain north of the Humber.
- 1.3 The Wolds form a well recognised landscape unit within East and North Yorkshire, being almost entirely surrounded by flat land, with the Vale of Pickering to the north, the Plain of Holderness to the south east and the Vale of York to the west. The landscape pattern is of a pronounced northern and western scarp slope, together with an undulating dip slope gently falling away to the south and east respectively. The dip slope is notable both for the broad ridges and the dry valleys which often separate them.
- 1.4 This landscape pattern is fully reflected by the north western part of the Wolds, which fall within Ryedale District. Here, the escarpment along the western and northern edge of the Wolds is highly prominent and is visible from many parts of the District. This rises some 150m above the Vale of Pickering and around 200m above the Vale of York. Both the northern and the western scarp slopes are almost exclusively free from built development. The lower parts of the slopes are dominated by large fields containing arable land and improved grassland, divided by hedgerow boundaries which run up the slope.
- 1.5 The higher, steeper sections of the scarp slopes are dominated by significant blocks of woodland, particularly along the top of the ridge, interspersed with chalk grassland and improved pasture. Only occasionally is the top of the scarp slope in arable use. The main exceptions to this pattern of woodland being primarily limited to the higher sections of the slope are around the villages of Settrington and Birdsall and, to a lesser extent, around West Heslerton. In these areas the woodland cover is far greater with impressive stands on both the lower and higher parts of the scarp slope. Above Settrington is also an area of significant grassland and pasture, with pronounced scrub and frequent hedgerow boundaries.
- 1.6 The actual form of the scarp slope differs from the north to the west. Between Staxton and Settrington the northern scarp slope is primarily one single decline down to Vale of Pickering, incised by dry valleys leading south. Although the decline is much steeper at the top of the slope, the drop to the Plain occurs mainly in one movement (although minor landslips are evident). The beginning of the slope of the land up to the northern escarpment is clearly marked by the A64(T) for all this section, apart from in the Wintringham area where the scarp slope is incised by a valley running south and the Wolds are stepped back from the main road.
- 1.7 From Settrington south to the County boundary the land form is more complex, due largely to a band of Jurassic limestone running adjacent to, and under, the edge of the chalk in this area. Instead of a single sweep down to a flat Plain, the escarpment dips down in a stepped way forming a number of platforms (such as that on which Birdsall is situated) and ridges which extend out from the very high land. This, albeit lower lying, landscape at the bottom of the scarp slope then mirrors the dip slope of the Wolds with rounded ridges and a generally rolling, open landscape. The main difference, apart from elevation and scale is the quantity of tree cover. In this area many of the minor roads are lined by deciduous trees and hedgerow trees and sporadic stands of woodland are far more common than on the Wold tops. This landscape type continues across to the Howardian Hills AONB boundary. Only to the south west does this landscape clearly flatten out into the Vale of York.
- 1.8 From the top of the escarpment the Wolds roll loftily to the south and east. The landscape is undeniably dominated by arable land use; however, the well farmed nature of the landscape contributes greatly to the strong rural character of the area. From the top of the scarp slope broad, rolling exposed ridges extend over considerable distances. In this open, expansive landscape the large rounded hills are separated by dry, sometimes very steep, valleys. Within the valleys, the fields may be smaller than the traditionally huge fields of the ridge tops, and there is a greater frequency of pasture. In the very steep sided dry valleys and on certain other valley sides, semi-natural chalk grassland remains, which is of great floristic interest and is often dotted with hawthorn and gorse scrub. In addition



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some of the valleys have been planted with woodland. When within the steeper valleys (which are particularly frequent in the Thixendale area) the landscape takes on an enclosed, almost secluded nature, and so provides a strong contrast to the elevated ridges.

1.9 The dip slope is crossed east-west by the Great Wold Valley. The Valley, which is caused by the Howardian-Flamborough fault system, carries the Gypsy Race, one of the few watercourses on the Wolds, and also, more significantly, a line of valley bottom villages. The Valley is broad with gentle side slopes, although steep sided tributary valleys lead from the main valley at various points along its length. As with the broad ridges to the north and south, there are long range views available across the rolling landscape. Similarly, the landscape is typically arable, reflecting the regular occurrence of Grade 2 land on many parts of the Wolds (other than in the less-cultivable steeper valleys and slopes).

1.10 The Wolds are also notable for their woodland shelter belts. The limited tree cover on the Wolds dip slope is noted above. However, that which is present has a well recognised character. Apart from a notable occurrence of trees in and around the settlements on the Wolds and in some of the dry valleys, trees generally occur in large shelterbelt plantations along exposed ridges and around isolated farmsteads. These shelter belts provide protection against the elements in this exposed landscape for both stock and crops, and also provide cover for game birds. The well defined rectangular blocks mark most horizons in the Wolds and, together with the L-

shaped blocks of woodland around, the little development occurring outside of settlements, are key features of the Wolds landscape.

1.11 This marked absence of development outside the settlements is also a major characteristic of the Wolds. Indeed the pattern of settlement distribution on, and close to, the Wolds is also distinctive. The foot of the northern scarp slope is marked by a line of villages along the spring-line, now mostly linked by the A64. However, on the Wolds themselves, settlements (in the Ryedale section) are primarily limited to the bottom of the Great Wold Valley along the line of the Gypsy Race. This line of settlements stretches from Wharram-le-Street to Foxholes. Only on the north western scarp slope does the pattern change, with a number of villages located in valley bottoms or in folds in the landscape, often where springs appear.

1.12 Outside of the villages, development is almost exclusively limited to isolated farm-steads, largely situated close to the widely spaced network of country lanes. The fact that development in the Wolds countryside is so limited, is a key part of its strongly rural character.

1.13 The dry valleys between the exposed ridges have their own special character, particularly where the Dale-side still supports the much-valued calcareous grassland. Many such sites within the Wolds are now protected as SSSIs or as Sites of Importance for Nature Conservation. This type of grassland is also a valued part of the Wolds landscape, providing a sharp contrast to the arable land on the less steep areas.

2 THE NEED TO PROTECT THE WOLDS LANDSCAPE

2.1 Although Ryedale is known for the general quality and attractiveness of its countryside, the District does have a number of different landscape character zones within its boundaries. Whilst the District Council is keen to conserve and enhance the character of all of the countryside in Ryedale, there are certain areas which are considered to merit extra protection from inappropriate development, as their character and appearance is of such great importance to the landscape of the District as a whole.

2.2 The Yorkshire Wolds within Ryedale are considered to be one such area. Although a call for the Wolds to be designated an AONB was rejected in 1990, Government policy recognises that some landscape areas are still worthy of some degree of special protection because of their local importance. Indeed the Countryside Commission advocated such an approach for the Wolds as an alternative to AONB designation. This view was confirmed in the North Yorkshire County Conservation Strategy which identifies the Wolds within Ryedale as being of high

landscape quality and worthy of recognition in a County or regional context. More recently, a pressure group of local people has been established to campaign for greater protection of the Wolds landscape and key features.

2.3 It is established in Section One above, that the Wolds within Ryedale have a strong and distinctive character. The District Council believes this character to have a regionally unique scenic quality and to be equal in certain sections to similar nationally designated areas. This mirrors views already expressed by a number of professional and voluntary bodies linked with the landscapes of both North and East Yorkshire. For this primary reason the area is described as an 'Area of High Landscape Value' and protected from development that would be injurious to its landscape quality.

2.4 However, the area is to be protected not only because of its natural beauty, (NB: It is accepted that applying the term 'natural' to this and most other landscapes is a

misnomer) but because the form of the Wolds landscape makes it highly sensitive to development. The scarp slopes of the Wolds are highly prominent and can be seen from extensive parts of the District. They provide a highly attractive, undeveloped backcloth to surrounding areas of less distinctive flat land. However, it is not only the scarp slopes where new development is likely to be highly visually intrusive. On the dip slope of the Wolds and also in the undulating limestone scenery at the north-western foot of the Wolds, the open rolling nature of the landscape and the low hawthorn hedges allow extensive views over attractive farmland. Consequently, new development can be highly prominent in this landscape characterised by its distinct lack of development and clutter. The distinctive dry valleys of the Wolds, again largely free of development, also merit additional protection both for the contrast they provide to the surrounding rolling land and also often for their nature conservation value. The secluded, intimate atmosphere within these valleys is a key part of the quiet and undisturbed character of the Wolds.

2.5 The Wolds are arguably not, at present, under any great threat from development. However, the Yorkshire and Humberside Tourist Board consider the Wolds to be one of the key future development areas for tourism within the region. Furthermore, the Wolds are seen as having great potential for wind energy generation. Development

associated with both of these uses could considerably detract from the Wolds landscape.

2.6 Regardless of the above future possibilities, it is considered that a policy is required now to highlight the importance of landscape considerations when assessing development proposals within in the Wolds. Diversification, agricultural, quarrying or leisure proposals can all be potentially detrimental to the landscape, and a policy is required to ensure that only sensitive development of an appropriate scale is allowed.

2.7 As recommended by the Countryside Commission, Ryedale District Council has been working with other Local Authorities that cover the Wolds in an attempt to introduce planning policies which aim to protect and conserve the landscape of the Yorkshire Wolds. Both Beverley and Boothferry Borough Councils have already taken this step in their respective Local Plans, and Humberside County Council have designated their part of the Wolds as an Area of High Landscape Value in their Draft Structure Plan. This District Council will continue to strive for recognition of the Wolds landscape in each respective Local Authority Area, together with appropriate planning policies and a protective landscape designation. It is intended that the various designated areas should meet at Local Authority boundaries.

3 THE BOUNDARIES OF THE AREA OF HIGH LANDSCAPE VALUE

3.1 It is established above, when discussing landscape character, that there are effectively three Wolds landscape zones which the AHLV Policy aims to protect. These comprise of the Wolds escarpment, the dip slope of the Wolds and also the area of rolling limestone scenery between the escarpment and the boundary of the Howardian Hills AONB, to the south of Malton.

3.2 The boundary of the protected area has consequently been drawn primarily to encompass the above zones, which are all integral to the Wolds landscape within Ryedale.

3.3 The section between Scagglethorpe and Staxton is the most simple to define. In this area, the land begins to rise from the A64, albeit at varying degrees of slope, and continues rising to form the Wolds escarpment. The only exception to this, is in the Wintringham area, where the scarp slope is stepped back from the A64 and the flat land of the Vale of Pickering extends south of the trunk road.

3.4 The firm delineation of the start of the Wolds landscape continues a little further around to Settrington following the minor road from Scagglethorpe. However, at Settrington the landscape changes. No longer does the escarpment

meet with the flat Vale, but instead a landscape of rolling, rounded ridges, albeit lower than the Wolds proper, meets with the steep escarpment. The escarpment continues along behind Settrington, North Grimston, Birdsall, Leavening and Acklam. However, a lower ridge runs west from Settrington across to Whitwell corner and the River Derwent, which marks a clean break from the Vale of Pickering and a move into the rolling limestone scenery between the Wolds escarpment and the Howardian Hills. The boundary of the designated area therefore follows this natural feature. The break between this landscape zone and the Vale of York is less well defined. Instead there is a gentle lift of the landscape when travelling north east from Buttercrambe that soon leads into an open rolling landscape, linked visually with the spurs and ridges extending from the Wolds escarpment (which rises steeply to the east). The chosen boundary runs roughly north-west to south-east from Howsham to Barthorpe.

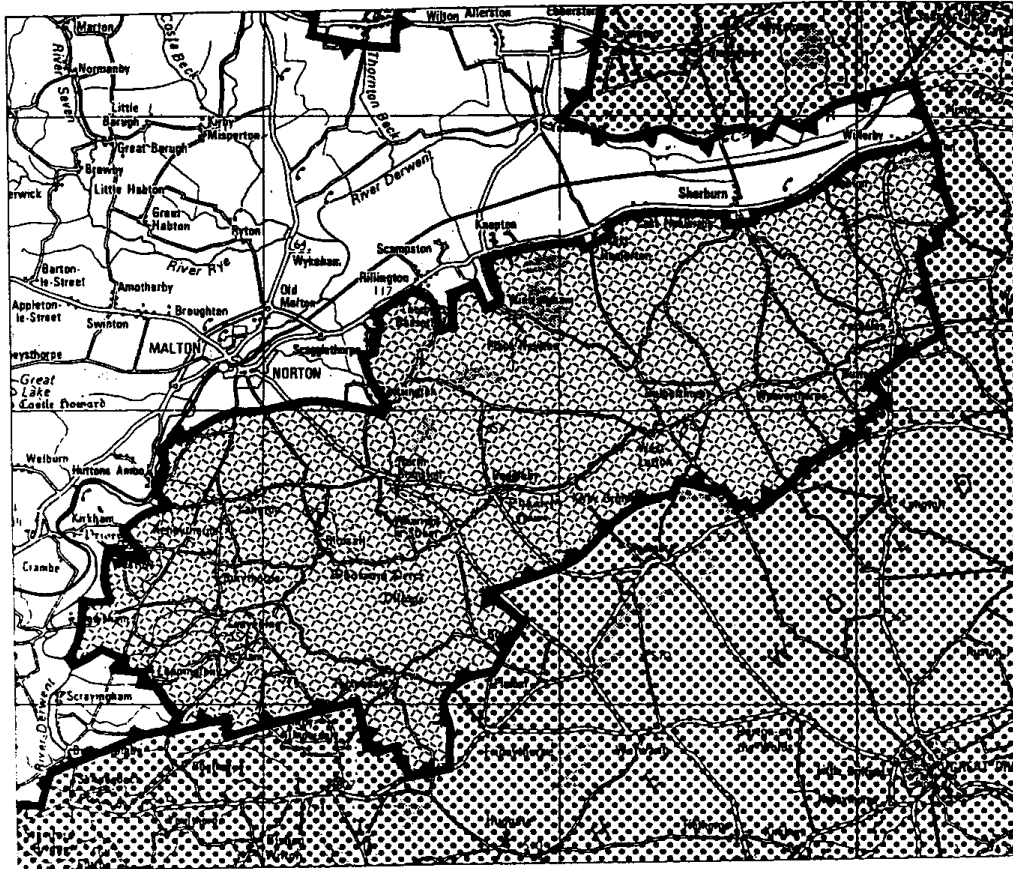
3.5 The District boundary cuts almost indiscriminately south-west to north-east across the Wolds dip slope, with the landscape type carrying on to the south and east into East Yorkshire and Scarborough Boroughs. The designated area therefore extends right up to the District boundary in these areas.




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3.6 As with the Fringe of the Moors AHLV, this designation does not apply to those areas within village development limits. Despite many of these settlements making a considerable contribution to the character of the area, this designation is intended to apply to, and protect, the open countryside outside

of, and adjacent to, settlements. Other policies within this Plan apply directly to the settlements themselves. The designation is, though, intended to be a consideration when assessing the expansion of settlements into the adjacent countryside where it is included in the AHLV.



 Area covered by
AHLV Designation



APPENDIX 5
*Justification for
the Fringe of the
Moors Area of
High Landscape
Value*



1 LANDSCAPE CHARACTERISTICS OF THE FRINGE OF THE MOORS

1.1 Between the North York Moors and the Vale of Pickering are the Tabular Hills, which run east-west across the northern part of Ryedale. Where the National Park boundary retracts northwards, the Hills fall within the Local Plan area and form the 'Fringe of the Moors'.

1.2 These limestone and calcareous grit hills have a steep escarpment along their northern edge facing the sandstone massif of the high moorland. From this ridge the dip slope drops comparatively gently away to the south, towards the Vale of Pickering. However, at the eastern side of Ryedale, the dip slope does occasionally become very steep, close to the flat land of the Vale of Pickering, and forms mild 'cliffs'. Further west, limestone outcrops combined with boulder clay form fingers of high land which extend from the Tabular Hills out into the Vale of Pickering.

1.3 The gently rolling, dissected limestone tableland (hence Tabular Hills) of the dip slope, with its well formed patchwork of arable and pasture land, is occasionally incised by well defined southerly valleys. Some of these are dry spillways, whilst others carry watercourses that rise high on the Moors. However, the often steep valleys are most notable for their wooded nature with many containing fine broadleaved woodland, some of which are ancient in origin. These woodlands

protrude into views of the landscape and represent a key feature.

1.4 Apart from woodland in the valleys and on certain steeper slopes, tree cover is quite sparse and limited to hedgerow trees and shelter belts along ridge tops. Development on, and adjacent to, the Hills within the Local Plan area is largely restricted to a line of settlements along the spring line at, or close to, the foot of the Hills and now linked by the A170. These include not only the small villages constructed primarily of local stone that nestle against the slope often at the base of one of the woodland valleys, but also the more sizeable settlements of Pickering and Kirkbymoorside. Both of these towns are surrounded by prominent rising countryside and it is vital that insensitive expansion which would be highly visually intrusive is prevented, in particular at Kirkbymoorside. Other development is limited to small settlements close to the escarpment, with only small isolated farmsteads prominent on the broad, undulating ridges sloping down to the south. On the broad ridges of the dip slope dry stone walls often separate the medium/large sized fields, although they tend to give way to trimmed hedges towards the west. The network of country lanes and tracks generally follows ridge tops and the valley bottoms, with the former often providing clear views of the surrounding dip slope landscape.

2 THE NEED TO PROTECT THE FRINGE OF THE MOORS LANDSCAPE

2.1 Much of the area within the Fringe of the Moors AHLV was included in the North York Moors National Park when it was originally proposed. Indeed, the southern boundary of the Park was to run along the disused Seamer-Helmsley railway line. However, certain parts of the dip slope were excluded from the Park when it was designated, apparently because they were considered to be more arable in nature than neighbouring areas.

2.2 Within Ryedale, the National Park boundary essentially steps back from the original proposed boundary in three main areas. These are between Eberston and Thornton-le-Dale, between Pickering and Sinnington, and between Keldholme and Beadlam. However, there is often little appreciable difference between the landscape quality on either side of the boundary.

2.3 This is reflected in the identification of the North York Moors Fringe as a Special Landscape Area in the 1991 North Yorkshire Conservation Strategy. The Strategy described the landscape quality of the area as being worthy

of recognition in a regional or county context, and in need of protection from inappropriate development.

2.4 The District Council fully supports the recognition of the landscape quality of the Fringe of the Moors and the special need to protect the character and the appearance of this landscape. The landscape zone is highly visually prominent within the northern half of the District and provides a highly attractive rural backcloth to the Vale of Pickering, both from within the Vale and when viewed from the higher land of the Wolds and the Howardian Hills. The rounded rolling hills divided by wooded dales mark the edge of the Vale of Pickering and the start of the lift into the upland mass of the North York Moors. Whilst they still contain much arable land, their form, prominence and character are a strong contrast to the flatlands at their feet. When viewed from the south, the Tabular Hills and the fingers of higher land that extend from them, appear fundamentally as part of the Moors block with the ridges of the high heather moorland clearly visible above and appearing as a continuation of the landform. These views,



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unspoilt by major development or other such intrusions, are a key part of the character of Ryedale and are fully worthy of protection.

2.5 Given the location of the area in question ie just outside the boundary of a National Park, it must inevitably be under development pressure for leisure and tourism uses and is likely to be seen as a 'soft target' because of its lack of landscape designation. This is despite the high value of the landscape to the character of the District as outlined in Para 2.1.5 above.

2.6 As with the Wolds, the Fringe of the Moors represents a largely open, highly visible landscape which contains very little development. Instead, what is seen is a quiet, attractive agricultural landscape with a strong rural character, that is largely unaffected by intrusive development. Consequently, given both this character and the extensive views available of the landscape, it is considered that a policy is justified which highlights the need to prevent visually intrusive development in the area.

3 THE BOUNDARIES OF THE FRINGE OF THE MOORS AREA OF HIGH LANDSCAPE VALUE

3.1 The extent of the area to be protected does vary from east to west. In the easternmost sector (Eberston to Thornton-le-Dale), the escarpment of the Tabular Hills is clearly defined against the flat land of the Vale of Pickering. This is reflected in the number of references to 'cliff' in place names just below the A170 in this area. Consequently, the chosen boundary follows the beginning of the prominent, rising land.

3.2 In the other two sectors (Pickering-Sinnington and Keldholme-Beadlam) the situation is less clear cut. From east of Pickering to Wrelton the cut-off between the flat carrs and the dip slope of the Tabular Hills tends to be marked by the A170. The Area of High Landscape Value boundary follows the A170 and the northern edge of the development limits of Pickering and the villages along the main road in this area. Indeed the A170 tends to run on, or close to, the boundary of the dip slope for much of its passage through Ryedale. However, west of Wrelton there are two fingers of high land which extend south from the dip slope out into the Vale of Pickering. These are roughly based around Cliffe Farm/Riseborough and Great Edstone/Marton Hill/Normanby Hill. In both cases they are caused by a southern extension of the limestone together with boulder clay deposits which rise above the surrounding post-glacial alluvium. These rounded ridges of high ground largely reflect the primarily arable land uses of the surrounding area, but are highly prominent and also an integral part of rising landscape of the North York Moors when viewed from the south. Apart from the small village of Great Edstone, which sits on the top of one of the hills, development is limited to odd farmsteads. The Area of High Landscape Value boundary is therefore drawn to include these areas of higher land.

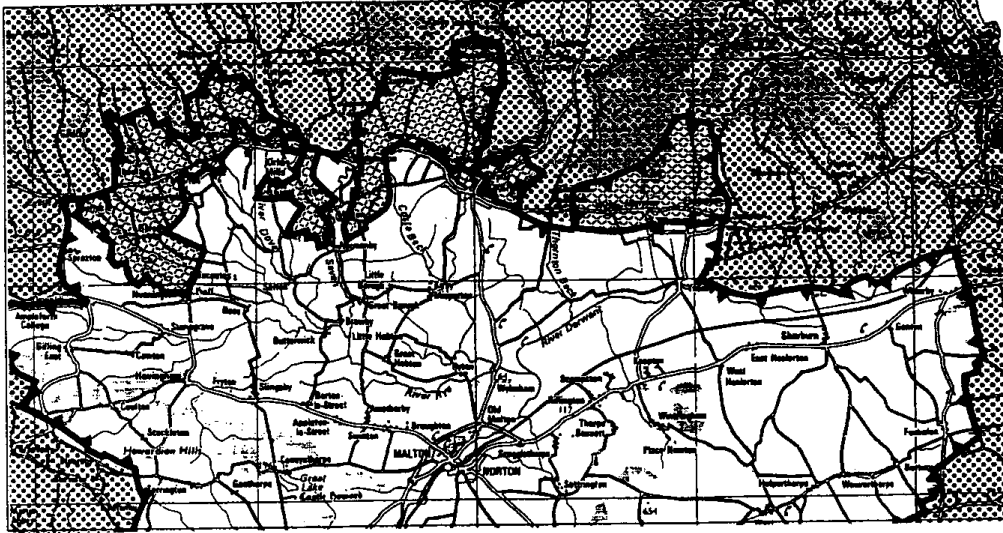
3.3 The other and most significant extension of the Area of High Landscape Value boundary to the south of the A170 occurs between Wombleton and Helmsley. Although the rising land extends just below the A170 north of Wrelton


and Wombleton, large glacial deposits of boulder clay together with minor limestone outcrops to the west of Wombleton give the landscape a different character in this area. Here the undulating farmland lifts from the Vale of Pickering and links strongly with the Tabular Hills to the north. Again the pattern is of broad, rounded ridges, although woodland cover is more extensive. This rolls down to meet the tree-lined Rye, which marks the boundary of the Howardian Hills AONB. Although the land flattens out below Harome, the Area of High Landscape Value boundary has been drawn to take in the very western end of the Vale of Pickering. It is considered that this area has a strong sense of enclosure as a result of the surrounding rising land and this contrast is integral to the character of this particular area. In this sense, this small area of flatland is similar in terms of its value to the section of the Vale of Pickering between Caukleys Bank and Hovingham that is included in the AONB to the south. In addition, there are clear views over this area from roads on the surrounding higher ground, which make it sensitive to prominent development.

3.4 The northern boundary of the AHLV is drawn hard up against the southern boundary of the North York Moors National Park for the full extent of its length between Helmsley and Eberston, with the exception of the southerly extension of the Park around Thornton-le-Dale, and a small area around Sinnington.

3.5 As with the Wolds AHLV this designation does not apply to those areas within village development limits. Despite many of these settlements making a considerable contribution to the character of the area, this designation is intended to apply to, and protect, the open countryside outside of and adjacent to, settlements. Other policies within the Plan apply directly to the settlements themselves. The designation is, though, intended to be a consideration when considering the expansion of settlements into the adjacent countryside, when included within the AHLV.

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 Area covered by
AHLV Designation

ANNEX B

**Extract from Report of the
National Parks Committee
(Hobhouse Report) 1947**



MINISTRY OF TOWN AND COUNTRY PLANNING

REPORT
OF THE
NATIONAL PARKS
COMMITTEE

(ENGLAND AND WALES)

*Presented by the Minister of Town and Country Planning to Parliament
by Command of His Majesty*

July 1947

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distances of important towns and cities from each of the selected National Parks are tabulated in Appendix C.) Lastly there is merit in variety; and with the wide diversity of landscape which is available in England and Wales, it would be wrong to confine the selection of National Parks to the more rugged areas of mountain and moorland, and to exclude other districts which, though of less outstanding grandeur and wildness, have their own distinctive beauty and a high recreational value.

THE AREAS RECOMMENDED

36. We, therefore, recommend the following selection of National Parks. The order in which these areas are arranged does not imply any attempted assessment of their relative beauty and recreational value, but takes account of geographical distribution and the need for protection.

First Instalment	Approximate Areas Square Miles
THE LAKE DISTRICT	892
NORTH WALES	870
THE PEAK DISTRICT	572
DARTMOOR	392
Second Instalment	
THE YORKSHIRE DALES	635
THE PEMBROKESHIRE COAST	229
EXMOOR	318
THE SOUTH DOWNS	275
Third Instalment	
THE ROMAN WALL	193
THE NORTH YORK MOORS	614
BRUNCON BEACONS AND BLACK MOUNTAINS	511
THE BROADS	181
Total Area	5,682

Appreciations of these twelve areas are given in Appendix A.

COMMENTS ON SELECTION

37. Comparison with the Dower Report, upon which we were directed to base our selection of National Parks, reveals some deviation from the proposals there set out. Of the ten areas recommended as National Parks in Division A of the Dower Report we select all but one, though we make some alteration in the names allotted to several of them and considerable alterations in their size. The one area omitted is the Cornish Coast. The decision to omit this area was taken after long and careful thought and full consideration of local feeling in support of a Cornish National Park. The reason is not because we regard the scenic quality and recreational value of the Cornish coastline as falling short of National Park standards—on these grounds it fully deserves selection—but on account of serious administrative difficulties in the way of its treatment as a National Park. Geographically the whole area which merits conservation treatment is a long, narrow coastline, stretching from Ilfracombe in the North to Land's End, a distance of 136 miles, and returning eastward for 260 miles along the south coast of Cornwall and Devon and on to Poole Harbour in Dorset. The administration of this area as a National Park, divided for purposes of planning and management from its

hinterland by an arbitrary boundary, would be most difficult and complicated. Even so we should not recommend its omission from our selection of National Parks except on the supposition that an alternative method of conservation will be made available under the Conservation Area scheme, which we propose in Chapter VIII.

38. Two other areas in our list were included in Division B of the Dower Report (Reserves for possible future National Parks), namely the Broads and the North York Moors. The North York Moors are now selected on their intrinsic merits as an area of beautiful and unspoilt country and magnificent coast with a wealth of architectural interest. The Broads are included as a unique complex of fens and waterways, which provides unsurpassed opportunities for sailing and boating holidays, a distinctive range of flora and fauna, including many rare and interesting species, and a delicate beauty of landscape, derived from the intergradation of water and land, and the soft colouring of the marshlands under a wide sky. It is difficult to see how this area could be successfully protected and managed without the intervention of a national authority. Moreover, as a National Park the Broads area will introduce a valuable element of variety into our scheme; it will be the only National Park in the Eastern Counties; and it has the added advantage of being relatively accessible from London and the Midlands.

39. One other area, the South Downs, is brought into our list from Division C of the Dower Report (Other Amenity Areas). We were impressed with the importance of including at least one National Park within easy reach of London. There exists in the South Downs an area of still unspoilt country, certainly of less wildness and grandeur than the more rugged Parks of the north and west, but possessing great natural beauty and much open rambling land, extending south-eastward to the magnificent chalk cliffs of Beachy Head and the Seven Sisters. We recommend it unhesitatingly on its intrinsic merits as well as on the ground of its accessibility.

BOUNDARIES

40. Our terms of reference impose on us the duty of recommending appropriate boundaries for each area selected as a National Park. In the course of our surveys we traced out boundaries, following recognisable features on the ground and corresponding as nearly as possible to what quality and recreational value, qualified in some cases by other obvious considerations. These boundaries are indicated by a green band on the series of maps at the end of this Report.

41. A more precise survey of the boundaries of each area, taking into account detailed factors of local administration, topography and land tenure, will undoubtedly be required. We recommend that this precise delimitation should be the first task of the National Parks Commission in its operative stage, after consultation with local authorities and other interests concerned. These boundaries should be defined on maps to a scale of six inches to one mile and submitted for confirmation to the Minister of Town and Country Planning, as a necessary preliminary to the declaration of any area as a National Park. The Ordnance Survey will, no doubt, mark the boundaries of National Parks on all suitable future editions of their maps.

42. We further recommend that the Minister should take power, only to be used in exceptional circumstances and after consultation with the Commission, to make Orders varying the boundaries of National Parks.

FACTORS IN BOUNDARY-MAKING

43. The following considerations should, in our opinion, be taken into account in the precise definition of National Park boundaries.

(a) The first criterion should be the inclusion of areas of high landscape quality.

(b) Wherever possible an easily distinguishable physical boundary should be chosen, both for administrative reasons and for the convenience of the visiting public. Roads and railways frequently provide such a boundary.

(c) Where County, District and Borough boundaries follow suitable lines, it may be administratively convenient to adopt them. In the majority of cases, however, they are unsuitable, since they follow no defined physical feature, may be subject to alteration and seldom conform for any considerable distance to the limits of landscape value.

(d) Towns or villages should not normally be cut in two by a National Park boundary. The inclusion or exclusion of a marginal town or village should be dependent on its character and beauty and its present or potential value for the accommodation of visitors.

(e) Unsightly development on the edge of a National Park should generally be excluded, but the possibility of its modification or screening should not be overlooked where the immediately surrounding country claims inclusion.

(f) Quarrying and mining of important deposits on the margins of a National Park, which could not, in the national interest, be strictly controlled, should normally be excluded from the Park, except where the deposits are likely to be worked out within a reasonable time and surface restoration seems practicable and desirable.

(g) Features of scientific, historic or architectural value (e.g. Nature Reserves, important archaeological sites and Ancient Monuments) which are situated on the margins of a National Park should be included where practicable.

In general, boundaries should include, as far as possible, any features which are part of the rural economy and community life within the Park, and should normally exclude areas where the needs of urban or industrial development conflict with, or outweigh, the essential values of the Park. The boundary of a National Park should not, however, be regarded as a sharp barrier between amenity and recreational values within, and disregard of such values outside. We make recommendations in paragraphs 95-98 below on the correlation of planning within National Parks with the planning of adjoining areas.

CONSERVATION AREAS

44. As the National Parks scheme cannot include all areas requiring special conservation treatment, it is an important corollary to our main proposals that special measures should be applied to safeguard landscape beauty and to encourage its enjoyment in all those other areas which, though they satisfy the essential requirements of a National Park in scenic quality, are not included in our selection. The treatment of these Conservation Areas is fully considered in Chapter VIII. A list of 52 such areas proposed for designation, among them the Cheviots, the Chilterns, the Cotswolds, and the central block of the Cambrian mountains, is set out in Appendix C.

MAPS

45. A map drawn to a scale of twenty miles to one inch showing the proposed National Parks and Conservation Areas in relation to the main centres of urban population, is enclosed in the envelope at the end of this Report. The eight areas recommended in the Report of the Scottish National Parks Survey Committee (Cmd. 6631), to which we referred in paragraph 26, are also indicated on this map to complete the picture of National Park proposals for the whole of Great Britain. Separate maps, on a scale of ten miles to one inch, of the twelve selected National Parks are included at the end of this Report.

IV. The Central Organisation

THE NATIONAL PARKS COMMISSION

46. We concur with the view expressed in the Dower Report that the central administration of the National Parks scheme will require "a body of high standing, expert qualification, substantial independence and permanent constitution, which will uphold, and be regarded by the public as upholding, the landscape, agricultural and recreational values whose dominance is the essential purpose of National Parks" and that these requirements will be fulfilled by a National Parks Commission. This body should be composed of persons whose qualities of judgment and wisdom will command the respect of Parliament and the nation, and should contain at least a proportion of members who have personal knowledge of some of the National Park areas and their particular problems and requirements.

47. It will be the Commission's responsibility to frame policy for the planning and management of the Parks, to see that it is fully and effectively applied, and to supervise the expenditure of money for this purpose. They will be further responsible for the provision of advice and guidance, and the allocation of monetary grants, to the local authorities concerned with the planning and management of Conservation Areas.

CONSTITUTION

48. We recommend:—

(a) that the Commission should consist of a chairman and eight other members appointed by the Minister of Town and Country Planning;

(b) that the term of office of a Commissioner should be five years, and that a person who has vacated office should be eligible for re-appointment;

(c) that the original appointments of Commissioners should be for such periods as will ensure that retirements and appointments occur in rotation;

(d) that the Commissioners should be appointed for their personal qualifications and not as representatives of any special interests or bodies;

(e) that there should be power to pay Commissioners, either on a full or part-time basis;

(f) that the Commission should be established by Statute as a body corporate and should have power to regulate its own proceedings;

(g) that the Commission's operations should be financed by the Exchequer, the detailed allocation and expenditure of money being in the hands of the Commission;

10. THE NORTH YORK MOORS

Although the charm of the North York Moors is well known among York-shiremen, to a great many people it is still an undiscovered country; yet it contains, within a relatively small compass, an amazing wealth and variety of beauty. Indeed there are few places elsewhere in Britain which can offer such extensive and remote tracts of wild and unspoilt scenery within such easy reach of populated areas.

The traveller moving westward from the coast comes first to a gently sloping district of farms and woodland leading up towards the hills; then a tangle of well wooded valleys deeply cut in wide heather moors; and finally the escarpment of the Hambleton and Cleveland Hills looking south and west over the Vale of York. Whitby, Scarborough, Pickering, York, Northallerton, Darlington and Middlesbrough lie about the Park area within easy reach. From north to south it is traversed by a road and railway line along the coast and inland by two main roads and a railway. These larger roads, and many of the lesser ones, provide splendid scenic routes for motorists and cyclists with rapidly changing views of moor and valley and the distant sea.

The coastline is a succession of rocky headlands, sheltered bays and sandy beaches. At the northern end are the massive Boulby Cliffs which rise to 666 feet and are the second highest sea cliffs in England. Near by is Staithes with its houses packed together at the bottom of a winding crack in the cliffs, where Captain Cook spent part of his boyhood. South-eastwards the cliffs and bays lead on by Runswick Bay and Sandsend to Whitby. The best and safest bathing of the coast is to be found on this stretch, particularly on the sheltered sands of Runswick Bay and for three miles north of Whitby.

Whitby itself—a fair sized town—is left outside the Park; nevertheless it has quite outstanding attractions. The once famous fishing port which lies in a beautiful setting at the mouth of the River Esk, with its red-roofed old town piling steeply up the cliffs side beneath the ruined Abbey and St. Mary's Church, forms a pleasant contrast with the new town of stucco and slate-roofs which grew up as a popular resort during the last century.

From Whitby Abbey the old coastguard path can be followed along the cliffs to Robin Hood's Bay, and so by Ravenscar and Hayburn Wyke to the southern boundary of the Park on the outskirts of Scarborough.

There is tough salt-water sailing to be had at the larger resorts and big game fishing at Scarborough, the headquarters of the British Tunny Fishing Club. Both along the coast and inland there are interesting birds, plants and insects for the naturalist, and many features of geological interest.

The traveller who sets out to discover the quality of these dales and moors, may follow the quiet roads of the valleys or go on foot or horseback by the ancient trackways of the open moors; whichever his choice he will find an abundance of beauty and interest. The wooded seclusion of Hackness, the astonishing Hole of Horcum, the wild daffodils of Farndale; the "nabs" standing out in a sea of heather, the valleys around Hawnby will all afford him their several delights. Ling and bracken give the broad division of colour; hence the dark velvet of the moors in April, and the bright green of the lesser ghylls in June; and few districts can show so glorious a purple in August or so wide a range of colour in the fall of the year.

On these high lands man has lived and hunted since the Stone Age. Their early inhabitants have left here no great temples like Stonehenge or Arbor Low; but their burial mounds, their standing stones, or the scanty traces of their dwellings can be found.

Hills to Scarborough. Later settlers had their pile dwellings where our southern boundary runs along the verge of the Vale of Pickering, once a mighty lake. Romans, Angles and Norsemen followed, all leaving their mark. Some miles of Roman Road on Wheeldale Moor are scheduled as an Ancient Monument, and the ancient trackway from Saltergate across Fylingdales Moor to Robin Hood's Bay is still called the Pedlars' Road. Among the robust population of fishermen and farmers, traces of Norse ancestry may be found in the local dialect and in the design of the Yorkshire coble—a fishing craft which traces its descent from the longship of the Vikings.

For a thousand years this has been a country where men lived who knew how to build and how to work in stone. The quality of their architectural tradition can be seen in the 12th and 13th century castles at Helmsley and Whitby, and above all in Mount Grace Priory and the famous abbeys of Whitby, Byland and Rievaulx. The men who built great houses for baron and cleric were followed by others who built as skilfully for squire and cottager and farmer. Of their many beautiful villages it would be hard to choose the loveliest. The local stone is whitish-grey, and the roofs are often of red pantiles, a happy combination found also southwards, down to and beyond the Humber. At the south-western end of the Park, Coxwold, with its octagonal church-tower and its Shandy Hall, once the home of Lawrence Sterne, is mainly built of a browner "golden" stone with the grey-slate stone roofing that is usual in the western parts of Yorkshire. In either medium, but especially in the grey stone and pantiles of the upland farms and villages, these Yorkshire builders showed a craftsmanship comparable with the village architecture of the Cotswolds.

PROBLEMS AND REQUIREMENTS

Apart from some unsuitable building in the newer parts of Robin Hood's Bay and Runswick, the area is remarkably free from disfigurement and recent planning has been wisely directed and administered. Useful support and publicity have also been provided by active branches of the Council for the Preservation of Rural England.

Those who know and love this country have lately been distressed to hear that the Service Departments desire to retain permanently for military training four moorland areas, of which Fylingdales Moor and Spaunton Moor are the largest. We hope that the War Department and the Air Ministry will be able to make other arrangements, so that the public may not be denied access to these invaluable stretches of beautiful and historic country.

Another serious threat has come from the proposal of the city of Hull to construct a large reservoir in Farndale, with smaller ones in Bransdale and Rosedale. Farndale and Bransdale are two of the loveliest of all the valleys. It is greatly to be hoped that alternative sources of supply will be found elsewhere.

There has lately been some extensive tree-felling in the neighbourhood of Hackness, on Wass Bank and elsewhere. Between the wars there was much conifer planting on Wyleham, Allerston and Cropton Moors. In former times the district grew excellent oak for the Whitby shipyards, and future afforestation should, as far as possible, be in the local tradition of mixed or deciduous woods.

For the full enjoyment of this district almost the only positive need is that the provision of accommodation should keep pace with the desire

excellently for a limited number of visitors. The valuable tradition of farmhouse catering might well be developed if the present difficulties of the housewife can be overcome.

Few road improvements are needed. Wide carriageways would be out of scale with the delicate beauty of this country, but parking places, where motorists can pull in, could suitably be provided on some of the moorland roads by co-operation between the Park Committee and the local highway authority. In general this is not a district for those motorists who wish to travel at high speeds, but for others, for the more active and adventurous cyclists, and for walkers, it is ideal.

The country pursuits of riding and trout fishing should be encouraged and made more easily available. There are trout in many streams and salmon also in the Usk. For riding there are few places in the north of England to equal these moors. The new sport of gliding has found an excellent site on Sutton Bank, and the Yorkshire Gliding Club has its station there. This adventurous pursuit should also be encouraged, though care will be needed in the placing and design of the necessary buildings.

II. BRECON BEACONS AND BLACK MOUNTAINS

The three summits of the Brecon Beacons—the centrepiece of the proposed National Park—curve upwards from the southward side in a majestic sweep of grassland to a height of nearly 3,000 feet, falling away on their north face with the sudden steepness of a wave-crest into the tributary valleys of the Usk. Pen-y-Fan, the tallest, is the highest summit of the Old Red Sandstone in the British Isles. For the walker who likes to follow the sheep-tracks over wind-swept hills there is a chain of uplands and mountain tops running in unbroken succession for 30 miles from the eastern bastion of the Bloreng to the western summit of the Carmarthenshire Vans.

The Black Mountains, from Hay in the north to the great cone of the Sugarloaf above Abergavenny, provide a separate, quite different, yet no less attractive area of bracken and heather moors. Eight long upland valleys, running parallel and about two miles apart, have been trenced out of this plateau by the tributaries of the Monnow and the Usk. The finest of these shelters the lovely ruins of Llanthony Abbey, while the most easterly, the valley of the Monnow itself, runs 1,000 feet below a rocky scarp, which, for ten miles, forms the eastern rampart to the Black Mountains massif.

The National Park includes within its 511 square miles not only these two distinct mountain masses, but also a great length of the intervening valley of the Usk, a splendid river of broken rapids and deep salmon pools, bordered by woods and pastures and spanned by a number of fine 17th century bridges.

This is essentially the National Park for South Wales, and the southern boundary skirts closely the industrial towns of Blaenavon, Brynmawr, Tredegar, Merthyr and Hirwaun. We have drawn this boundary advisedly close, for there is little tendency to urban sprawl on the northern edge of the mining towns. Indeed within two miles of Blaenavon is a spacious punchbowl valley of hanging woodlands and whitewashed farms curled in below the heather-covered top of the Bloreng, while one may turn from the urban areas of Ystradgynlais and Glyn Neath into the immediate beauty of the wooded valleys and tumbling streams of Hepste, Mellte, and Tawe, with their spectacular waterfalls, galleried limestone caves, gorges and rocky oak-shaded banks. And at Craig-y-Nos there are stalactite caverns which rival those of the Peak District or of Cheddar Gorge.

There is also a wealth of historical association and antiquarian interest in the Park and its neighbourhood. A bronze-age lakeside village, with its dug-out fabric, was discovered on the shores of Llangorside Lake. Camps, both British and Roman, dominate the foothills of the Beacons and Carmarthenshire Vans. The largest hill fort in the whole of Wales, probably dating from the early Iron Age, is situated at Carn Goch in the parish of Llangadock. Its dry stone-wall ramparts enclose an area of some 200 acres and are reinforced by two smaller satellite forts. Of the many Roman sites, an outstanding example is the camp of Y Pigwn, on the summit of Treacast Mountain, 2,350 feet above sea level. There are also several Norman and mediaeval castles. Tretower Court (preserved as a National Ancient Monument) is one of the earliest known examples of a mediaeval country gentleman's residence. At the western extremity of the Park stands the fortress of Careg Cennen, which unlike the other castles, is a Welsh foundation and perhaps the most perfect of its type in the country. The cathedral at Brecon, the ruins of Llanthony Abbey and the little Chapel of Capel-y-Fin are outstanding examples of ecclesiastical architecture.

PROBLEMS AND REQUIREMENTS

The native oak woods, carpeted with mosses and ferns, are a feature of the Brecon landscape the loss of which would be irreparable. In the Black Mountains valley of the Gwynne Fawr extensive afforestation with spruce and Douglas pine has changed the character of the landscape and its wild life and imposed inevitable restrictions on access to the hills. Other extensive areas of unmixed conifers have been planted at Mael Feity on the Carmarthenshire Vans and on Buckland Hill in the Usk Valley. Moreover the clear-felling of native woods in the Hepste and Mellte valleys have deprived two lovely corners of the National Park of much of their beauty. Agreement between the National Parks Commission, the Forestry Commission and private owners should set a limit to the clear felling of existing woodlands and to the blanketing of moors and hillsides with conifer plantations, in single-age blocks.

The Brecon Beacons area is a valuable source of water supply for South Wales. Catchment areas, serving some eleven important water authorities, cover about 44,000 acres of the National Park, and there are already ten reservoirs within its boundaries. Several of these are enclosed by formidable black spiked railings, while their stone dams, pump-houses and asphalt paths, and the formal blocks of fir trees on their banks are most unhappily out of harmony with their setting of mountain solitude. Some improvement in their appearance might be effected with the expert guidance of the Commission's architects and landscape advisers. At the same time all proposals for new reservoirs—a number of which are already projected—should be very carefully scrutinised.

There is some large-scale quarrying at several points on the eastern end of the Beacons massif, notably at Gilwern Hill and Clydach. However these quarries are by no means an unmitigated disfigurement; indeed, when they are mellowed by time, they may lend variety to some otherwise unbroken stretches of hillside.

Although the outlying pits of the South Wales coalfield are in view from the southern fringes of the Park, none have been included within the boundary. There is, however, an area of active open-cast coal working, which we understand will soon be worked out, on the escarpment joining the Bloreng to the central block of the Brecon Beacons. This corner of the National Park, which is traversed by the main motor road from Abergavenny to Blaenavon, commands a splendid view over the Black Mountains and the valley of the Usk, and we think that surface restoration and landscape treatment should eventually vindicate its inclusion within the boundary.

An unfortunately large number of unsightly buildings, Nissen huts, shacks, derelict villages and farmsteads are scattered throughout the Park.

ANNEX C

**Report from the Guardian 29.11.52
regarding designation of the
North York Moors National Park**

The Manchester Guardian *Mr. Calvert*

Saturday 29.11.52

10

AREA OF NORTH YORKSHIRE MOORS NATIONAL PARK REDUCED

Minister Confirms Designation Order

FROM OUR LOCAL GOVERNMENT CORRESPONDENT

After prolonged consideration—it is over four months since the public inquiry was held—the Minister of Housing and Local Government, Mr Macmillan, has decided to confirm, in a modified form, the order designating a North Yorkshire Moors National Park which was made by the National Parks Commission nine months ago. The modifications reduce the area of the park from about 600 to about 553 square miles.

A letter to the National Parks Commission announcing the decision states that the Minister "sees no justification for varying the boundary of the park in the east, but has omitted from the park certain areas on the fringe, mainly in the north-west and the south."

"While the boundary selected by the National Parks Commission in these areas had the merit of following some well-marked feature," the letter continues, "some of the land included (which is enclosed agricultural land) seems to the Minister to be less closely related to the moorland and coastal character of the park than to the surrounding lowlands, and for this reason it has been decided to vary the boundary in places."

The commission's order was itself the outcome of protracted negotiations with the local authorities concerned and with the National Farmer's Union. At the suggestion of the North Riding County Planning Committee the towns of Pickering and Helmsley and some partially developed parts of Whitby rural district were left out of the designated area, which otherwise followed closely the recommendations of the Hobhouse Committee.

Opposition to the order was, however, maintained by several district councils

and water undertakings, as well as by the farmers', landowners', and sheep-breeders' organisations, and pressure was brought to bear on the commission to withdraw it. After five months the Minister held a public inquiry, at which he was urged in the interests of food production to defer consideration of the order—for three years by the N.F.U., and "until the financial position



of the country has improved" by the district councils. The N.F.U. also asked for a reduction in the area of the park from 600 to 250 square miles, while the Whitby and Northallerton rural districts wanted their areas omitted.

The Minister has resisted those demands which would have divested the park of much of its finest cliff scenery, and has given way to the agricultural interests only to the extent of excluding the lower slopes of the moors to the south and the plain below Hasty Bank in the north-west, together with a small part of Northallerton Rural District. In those areas the commission had taken main roads as the most convenient boundaries, and the effect of the Minister's alterations is to confine the park more strictly to the open moorland.

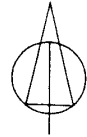
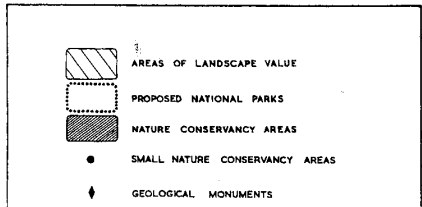
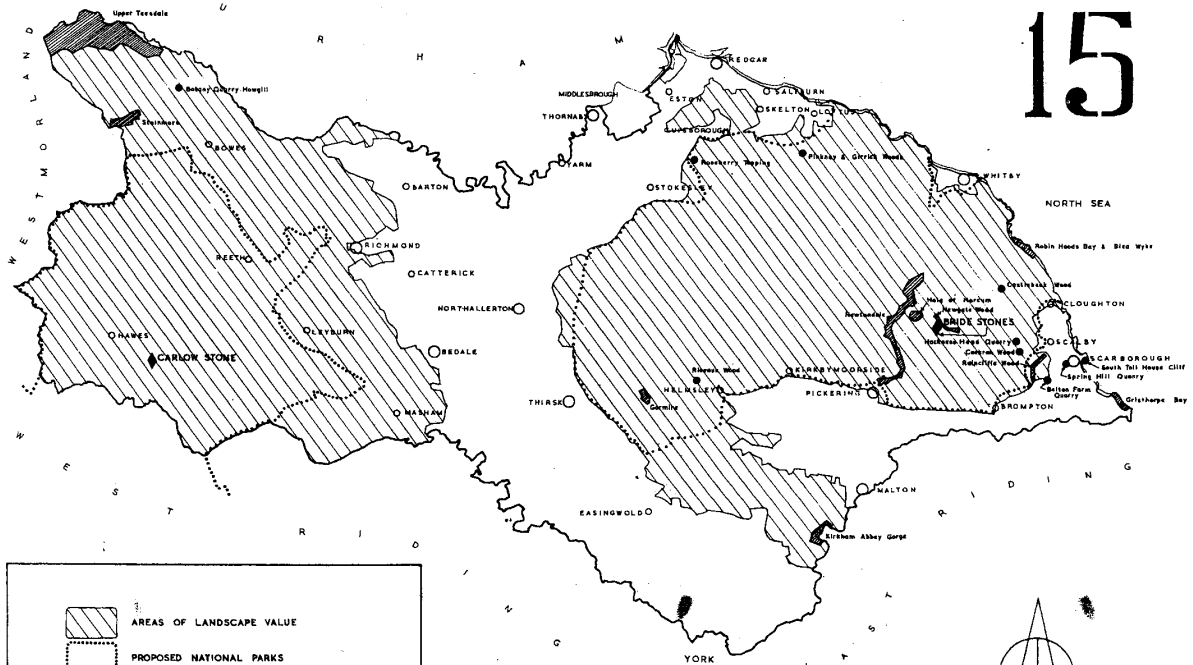
... being sent to the National Park
who will deposit copies of the Order and map in the offices
authorities affected as soon as possible. The Commission w
publish formal notice in local and national newspapers and

ANNEX D

**Map extract from the North Riding
County Development Plan 1952**

NORTH RIDING OF YORKSHIRE NATIONAL PARK, NATURE CONSERVANCY AND LANDSCAPE AREAS

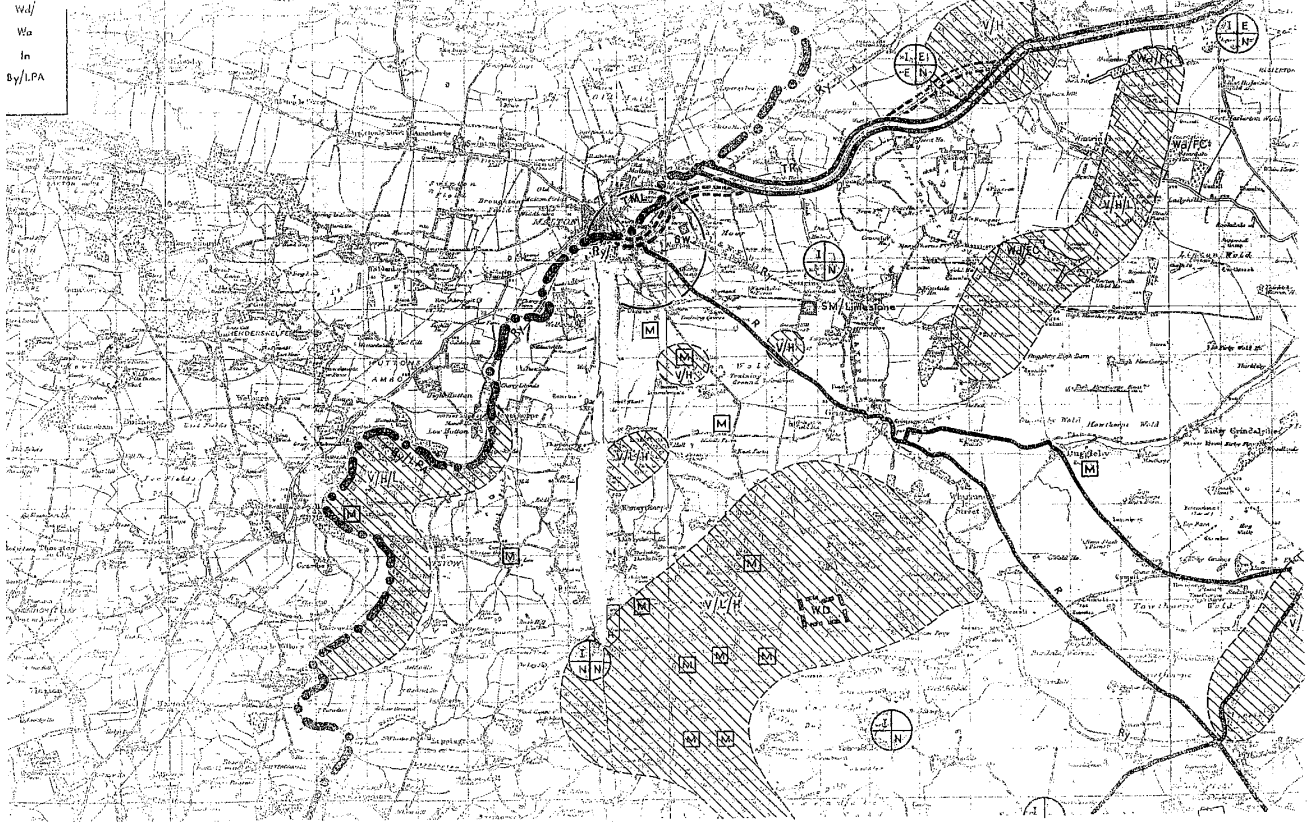
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ANNEX E

**Extract from the East Riding
County Development Plan Map
showing north-western
part of the Wolds (1960)**

Wd/
Wa
In
By/LPA



ANNEX F

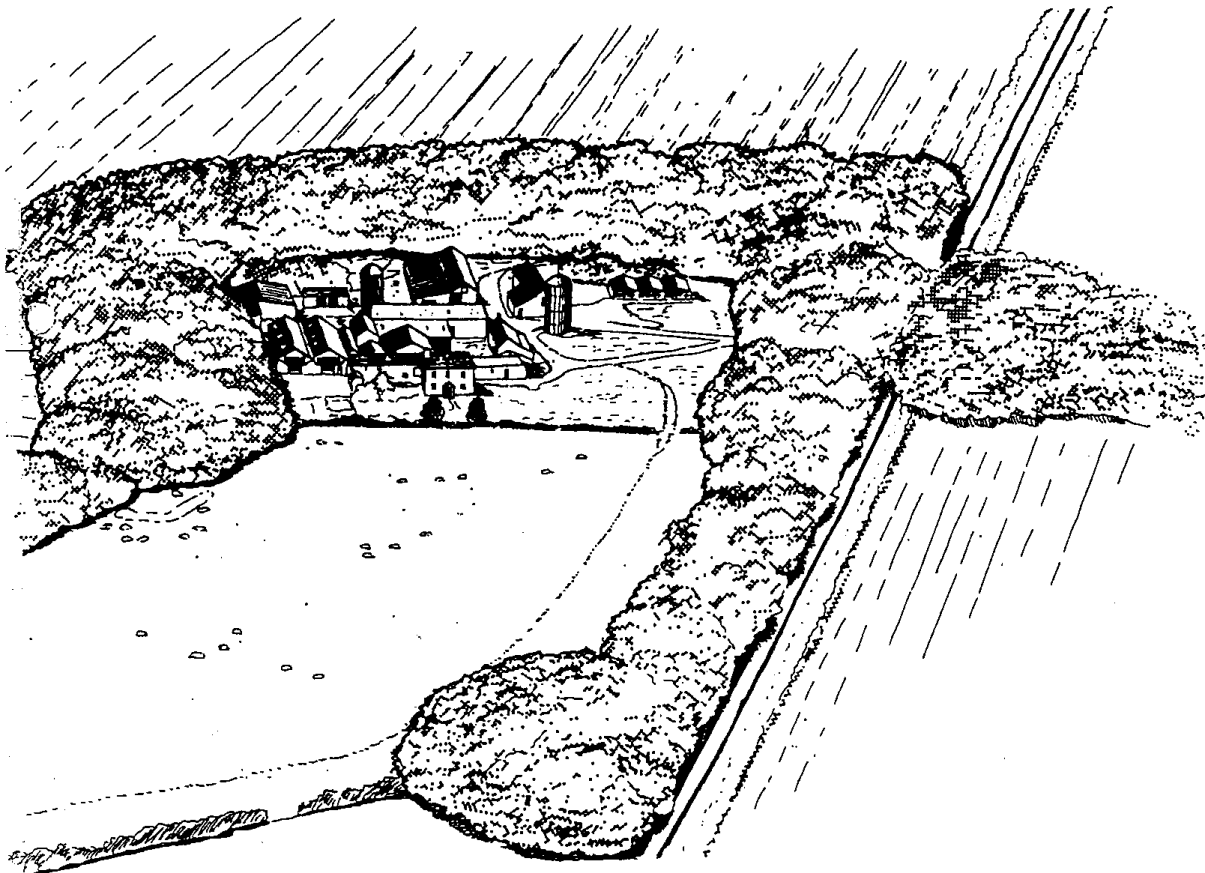
**CPRE Submission in support of their
call that the Wolds should be
designated an AONB**



Council for the Protection of Rural England

North Humberside Branch
and
Scarborough and Pickering Branch

THE NEED FOR A YORKSHIRE WOLDS AREA OF OUTSTANDING NATURAL BEAUTY REPRESENTATION TO THE COUNTRYSIDE COMMISSION



THE NEED FOR A YORKSHIRE WOLDS AREA OF OUTSTANDING NATURAL BEAUTY REPRESENTATION TO THE COUNTRYSIDE COMMISSION

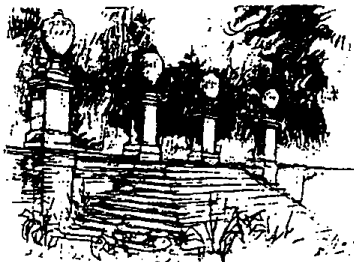
1. INTRODUCTION. The North Humberside and Scarborough and Pickering Branches of CPRE consider that the High Wolds section of the Yorkshire Wolds is worthy of some special status, and after careful consideration have decided to press for its designation as an AONB. We have not decided this lightly, and will not easily be dissuaded from pursuing it to its conclusion.

2. AONBs. Areas of Outstanding Natural Beauty are designated as such by the Countryside Commission. They are areas where the landscape and character are of exceptionally high quality (like National Parks) and which are in need of protective measures to preserve and enhance this quality. There are 38 of them so far, distributed over all parts of England and Wales. Details of the Countryside Commission's attitude to AONB status and designation are given in Appendix I.

3. COMPARISON WITH NEARBY AREAS. There are two AONBs near to North Humberside, the Lincolnshire Wolds, which extends into Humberside near Grimsby, and the Howardian Hills, north-east of the River Derwent in North Yorkshire. We fully accept the quality of these as deserving AONB status, but consider that a substantial area, at least, of the Yorkshire Wolds, which we describe as the High Wolds, as set out below, is of equal or higher quality. So we do not see our proposal as in any way a dilution of existing AONB's, but as a further recognition of the high value of our English landscape:

4. CPRE ATTITUDE. The two local CPRE branches are agreed that a Yorkshire Wolds AONB should be designated, for the purpose laid down by the Commission – see Appendix I – and to achieve the objectives also quoted there. We consider that the Yorkshire Wolds is an area of exceptionally high landscape value with a unique quality of its own, deriving from its geology and history, which is under threat from a number of directions. Further to this, we set out the following points:

1. *The landscape of the Yorkshire Wolds is unique in its combination of dramatic western scarp, rolling chalk uplands with large arable fields, deep steep-sided dry valleys with rich chalk grassland communities, farmsteads surrounded by mature shelter-belts, and unspoilt villages. A major contribution to the landscape comes from estates such as Birdsall, Garrowby, Kilwick Percy, Londesborough, Sledmere and Warter.*



Terrace, steps and urn-topped pedestals, Londesborough



Rudston

2. *This landscape also contains an exceptional number of earthworks and other archaeological remains which are threatened by modern farming or minerals extraction practices and require protection. Some, such as the chariot burials at Garton Slack, are of exceptional importance. There are a number of deserted villages, of which Wharram Percy is the best-known. Support should be offered for the study of these sites to increase our knowledge of the area. AONB status should assist farmers and landowners in obtaining finance for protection and enhancement.*

3. The area provides an excellent example of a landscape in which much of the history of its development is visible. Bronze age earthworks, medieval parish boundary hedges or ditches, enclosure features, Victorian farm houses and wartime airfields are all present.
4. The area contains a concentration of sites of scientific interest (SSSIs, nature reserves and other sites of importance) some of which have been threatened and which would in many cases benefit from management regimes which are beyond the resources of the occupiers. The unimproved grassland, which is an increasingly rare survival, is a case in point. Many roadside verges, eg in Millington Dale, have now been recognised by Humberside County Council as worthy of protection and special management.
5. The area, as is the case with many National Parks and AONBs, is traversed by a recognised long-distance footpath, the Wolds Way, and other named footpaths such as the Minster Way.
6. The establishment of a Wolds Interpretation/Heritage Centre at the redundant Warter Church, now under active discussion, would provide a focus for activity appropriate to an AONB.



Garton



Wharram Percy



Warter

7. The area contains at least nine Conservation Areas, and we are informed more are proposed.
8. The quality of parts of the area was recognised by their classification as Areas of High Landscape Value on the East Riding County Map.
9. We are concerned that an increasing number of proposals which could affect the character of the High Wolds, such as those for a new East Coast Motorway using the Humber Bridge and for the proposed Lombard/RAC Rally, are being made. Such proposals could pose a very real threat to the quality of the High Wolds landscape. Firstly there could be a direct threat to landscape and scientific interest, and secondly there could be also an indirect and more veiled threat, posted by the possibility of associated development of different kinds, from service stations and link roads to industrial estates, with effects ranging from the glare of sodium lighting to the pollution of ground water. We think that the High Wolds should be given such protection from these threats as designation as an AONB would provide, and that AONB status will help to ensure that landscape considerations (in the broadest sense) are fully taken into account in any development that may ultimately occur.
10. We consider that changing farming practices, for instance due to Set Aside, may well affect the quality of the landscape dramatically, and must be carefully monitored. The lack of replacement of over-mature native trees (especially in shelter belts), and the increasingly recognised importance of managing sites of conservation value actively, make it important that extra funds be found to assist farmers and landowners with conservation measures, and for the setting-up of ranger services to minimise conflict, as has now been done in the Lincolnshire Wolds AONB. The importance of the High Wolds is such that a national contribution via the Countryside Commission is justified.

5. AREA OF AONB. We have at present no firm views on the boundaries of the area that should be designated. We suggest the foot of the Wolds form an obvious limit to the west and north. The area might take in, at its limits, Goodmanham, near Market Weighton, Garrowby, Langton, Staxton, Langtoft, Garton-on-the-wolds, Wetwang and North Dalton. On consideration, we decided not to press for the area east of the Staxton to Langtoft road or the area south of Goodmanham. We felt the area around the Kirkham gorge, which might have linked our proposed area to the Howardian Hills, while very attractive, was of a different quality from the Wolds, and we should not therefore press for this to be included.

6. CIRCULATION. We are sending this statement to the bodies or people listed in Appendix II at the same time as sending it to the Countryside Commission, to inform them of our action, and in the hope that they will actively support our endeavour by pressing the Countryside Commission themselves. We shall be interested to hear their views. Copies are also being sent to the media.

APPENDIX I

FORMAL BACKGROUND

1. LEGAL BACKGROUND. AONBs are designated, under section 87 of the National Parks and Access to the Countryside Act 1949, by the Countryside Commission, subject to confirmation by the Secretary of State for the Environment, and after consultation with the local authorities concerned and publicity inviting representations.

2. COUNTRYSIDE COMMISSION ATTITUDE. Most of the 38 AONBs were designated in the period 1956 to 1973, but six have been designated more recently. The most recent is the North Pennines (1988), and the Howardian Hills dates from 1987. There are still four outstanding proposals, but the Yorkshire Wolds has not been accepted as a proposal. The Commission's attitude toward AONBs is set out in "Areas of Outstanding Natural Beauty Policy Statement 1983" (CCP 157), first published in 1983 but republished with some information updated to 1989. This document states that AONB status:

- makes it less likely that the government or public agencies will propose major new intensive developments such as reservoirs, roads or power stations
- strengthens the hand of the planning authority in rejecting proposals for new urban development which would be out of character, and strengthens their hand in obtaining high standards of design
- makes it more likely that funds will be found (eg from local authorities and the Countryside Commission) for conservation measures, including management agreements and tree planting
- encourages the appointment of ranger services which help farmers to solve problems caused by the number of visitors
- increases the chances that owners may gain fiscal relief from capital transfer tax.

The Commission's policies on the purpose of designation are as follows:

- i. *The primary purpose of designation will be to conserve natural beauty.*
- ii. *Recreation will not be an objective of designation, but AONBs should be used to meet the demands for recreation as far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other users.*
- iii. *In pursuing the primary objective of designation, account should be taken of the need to safeguard agriculture, forestry, other rural industries and of the economic and social needs of local communities.*

The Commission's policies on designation, as set out in 1983 and realised since, are i) to retain all existing AONBs (in some cases reviewing boundaries), ii) to give priority to the designation of the Tamar and Tavy Valleys, iii) Having regard to its own resources and to the resources and priorities of the local authorities involved, to proceed at the earliest appropriate opportunity towards the designation of the Berwyn Mountains and the Blackdown Hills, but iv) taking no action towards the designation of the Nidderdale Moors pending a review of the boundaries of the Yorkshire Dales National Park.

APPENDIX II

CIRCULATION

Local Authorities

Humberside County Council
North Yorkshire County Council
East Yorkshire Borough Council
Ryedale District Council
Scarborough Borough Council

Government Depts, Quangos, Educational Establishments etc.

Forestry Commission
English Tourist Board
Yorkshire & Humberside Tourist Board
English Heritage (Historic Landscapes
Panel)
Rural Development Commission
MAFF Beverley
High Mowthorpe EHF
Bishop Burton College of Agriculture
Humberside College of Higher Education
Professor Allan Patmore, Hull University
Environmental Resources Ltd.

Nature Conservation bodies

Nature Conservancy Council
RSPB
RSNC
Yorkshire Wildlife Trust
WWF

Countryside etc. bodies

CPRE National Office
Ramblers' Association
Cyclists' Touring Club
Youth Hostels Association
Civic Trust

Archaeological etc. interests

East Riding Archaeological Society
Yorkshire Archaeological Society
Dept of Archaeology, York University
(John Wood)
East Yorkshire Local History Society
Society for Landscape Studies

Local Interests

Bridlington Civic Society
Driffield Civic Society
Market Weighton Civic Trust
Pocklington Civic Society
Rural Voice
Humberside Association of Town and
Parish Councils
Community Council of Humberside
Yorkshire Rural Community Council

Land Interests

Country Landowners' Association
National Farmers' Union
Farming and Wildlife Advisory Group
Estates mentioned in the text

Members of Parliament

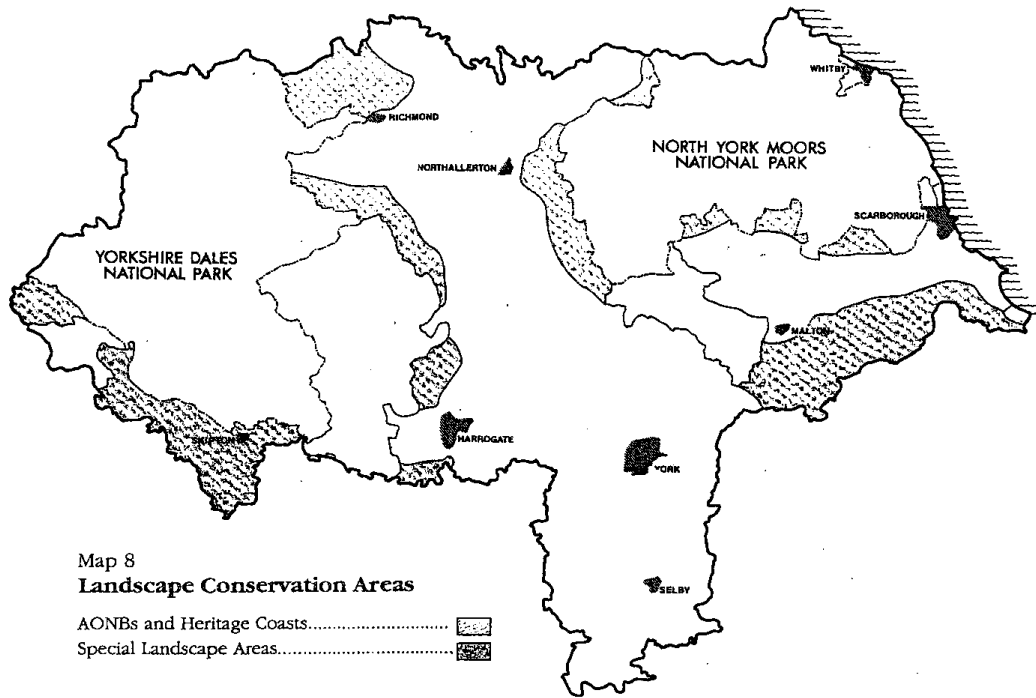
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J Greenaway, Esq. MP
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ANNEX G

**Extracts from the North Yorkshire
Conservation Strategy 1991 -
character assessment of the Wolds
and the Fringe of the Moors plus
map of proposed SLAs**



Map 8
Landscape Conservation Areas

AONBs and Heritage Coasts.....
Special Landscape Areas.....

3a THE WOLDS

- * Broad rolling exposed ridges separated by dry valleys.
- * Pronounced northern scarp slope.
- * Broad central valley with gentle slopes linked by narrow steep sided tributary valleys.
- * Open extensive views from ridge tops.
- * Strongly arable farming pattern but with pasture, some unimproved, on steep slopes of valleys.
- * Very large hedged fields on ridges, smaller scale field pattern in valleys.
- * Little tree cover on exposed higher ground, mainly in valley bottoms and around settlements.
- * Woodland cover confined to large shelterbelt plantations on exposed ridges, around farms and along northern scarp.
- * Settlement widely dispersed between small villages in valleys and farms on higher ground.
- * Widely spaced network of lanes, many unhedged.
- * Strongly rural character.

Landscape Issues

- * Fragmentation of field boundaries.
- * Loss of unimproved pasture to scrub invasion, woodland planting and intensification.

Future Priorities

- * Hedge restoration.
- * Management of unimproved grassland.

4b NORTH YORK MOORS FRINGE

- * Relatively gentle south facing slopes dissected by well defined valleys.
- * Extensive views out over lower land.
- * Mainly arable with some pasture.
- * Medium to large field pattern with predominance of trimmed hedges in the west increasingly giving way to walled boundaries in the east.
- * Generally sparse tree cover outside valleys and away from steeper slopes.
- * Large woodlands often of ancient origin in valleys with occasional smaller shelterbelts on ridges.
- * Settlement confined to scattered farmsteads outside the spring line settlements on southern edge.
- * Network of tracks and roads following ridge tops and valley bottoms.
- * Strongly rural character.

Landscape Issues

- * Retention of existing field boundary pattern.
- * Loss of hedgerow trees.
- * Conversion of ancient woodland to conifer plantation.

Future Priorities

- * Hedge and wall conservation.

ANNEX H

Yorkshire Wolds landscape policies from adopted Local Plans in the East Riding of Yorkshire

- 2.29** The Borough does not contain any Areas of Outstanding Natural Beauty or National Parks but government advice in PPG7 encourages, where appropriate, locally devised designations such as 'areas of great landscape value' which should be included in local plans. These serve to highlight particularly important local countryside features that should be taken into account in planning decisions. Policy En5 of the Structure Plan supports this by seeking to conserve areas of local landscape importance by defining them, promoting landscape improvements and preventing development which would have an adverse effect.
- 2.30** Along with the Humber Estuary, the chalk escarpment and hills of the Yorkshire Wolds are perhaps the most impressive landscape feature of the Borough, though the plain of Holderness in the east also has a special quality of openness with, very often, an impressive 'skyscape'. The Wolds display several features which combine to create a distinctive environment of acknowledged landscape quality, notably large, open, undulating fields given over to arable crops or grazing with hedgerows, occasional tree shelter belts, steeply-sided dry valleys and springs and wetlands all vital to wildlife as highways/ habitats/refuges. The area is sparsely populated with isolated farms and small, attractive villages along the 'spring line'. They also contain several unimproved grassland sites which are of nature conservation value, as well as other areas of biological and geological value with their associated wildlife interest.
- 2.31** The Council considers the Wolds to be of considerable natural beauty and worthy of special measures to protect it. The Proposal Map identifies the area within the Borough which is considered worthy of additional protection and which will be safeguarded from development that would adversely affect its character or appearance. Attention will be given in particular to sites which are prominent in the landscape, notably views along, from and of the face and top of the escarpment.
- 2.32** It is not the purpose of this additional protection to prevent necessary development but principally to ensure that the manner of any development does not adversely affect the character or appearance of the landscape. For this reason the designation has not been restricted strictly to the landscape itself but includes, in some places, areas over which open views of the landscape are gained. It will be expected that development in the Area of High Landscape Value should be of a high standard of design and be well related to the landscape.

Policy E10

The Area Of High Landscape Value shown on the Proposals Map will be conserved. Development proposals within this area will only be approved if they are of an appropriately high standard and will not adversely affect to any material extent the special character, appearance or nature conservation value of the landscape.

B O O T H F E R R Y BOROUGH LOCAL PLAN

3.11.2 The area of undulating landscape found in the parishes of North Cave and Hotham forms part of the western edge of the Yorkshire Wolds and the transition from flat arable landscape to escarpment is a prominent feature in this area. Central Government advice encourages, where appropriate, locally devised designations of landscape quality which should be included in Local Plans. The authorities adjoining this area, East Yorkshire Borough Council and Beverley Borough Council, have included in their relevant local plans the designation of Area of High Landscape Value for the Wolds. Both designations abut this authority's boundaries. It is considered that this designation should be extended into Boothferry to reflect the continuation of the special Wolds landscape into this part of the Borough and give the area additional protection accordingly.



POLICY EN20

THE AREA OF HIGH LANDSCAPE VALUE SHOWN ON THE PROPOSALS MAP WILL BE CONSERVED AND DEVELOPMENT WITHIN THIS AREA WILL ONLY BE ALLOWED WHERE THE LOCAL PLANNING AUTHORITY IS SATISFIED THAT IT IS OF AN APPROPRIATELY HIGH STANDARD, IS IN ACCORD WITH OTHER POLICIES OF THE PLAN AND WILL NOT ADVERSELY AFFECT THE SPECIAL CHARACTER OF THE AREA. DEVELOPMENT ON VISUALLY PROMINENT SITES IN THE LANDSCAPE OR ON THE WEST FACING ESCARPMENT WILL ONLY BE PERMITTED WHEN THEY DO NOT HAVE A DETRIMENTAL EFFECT ON THE VISUAL QUALITY OF THIS FEATURE.

POLICY EN3 - WOLDS AREA OF LANDSCAPE PROTECTION

WITHIN THE WOLDS AREA OF LANDSCAPE PROTECTION, PROPOSALS WHICH ARE OTHERWISE ACCEPTABLE IN THE OPEN COUNTRYSIDE AND, IN PARTICULAR, SMALL SCALE TOURISM AND RECREATION PROPOSALS ASSOCIATED WITH THE AREA'S CULTURAL AND NATURAL HERITAGE, WILL ONLY BE PERMITTED WHERE:-

- 1. THEY WILL NOT BE PROMINENT IN OR HARM THE QUALITY OF THE LANDSCAPE; AND**
- 2. IN TERMS OF DESIGN, MATERIALS, COLOUR AND LANDSCAPE TREATMENT, THEY ARE OF A HIGH STANDARD IN SCALE AND CHARACTER WITH THEIR SURROUNDINGS; AND**
- 3. INDIVIDUALLY AND CUMULATIVELY WITH OTHER DEVELOPMENT, THEY WILL NOT GIVE RISE TO LEVELS OF TRAFFIC, NOISE OR VISITOR PRESSURE LIKELY TO HARM THE QUIET CHARACTER OR NATURE CONSERVATION INTEREST OF THE AREA.**

Justification

- 3.17** The Wolds is an area of scenic attraction owing much of its appeal to long range views over well farmed and managed countryside. The majority of the Wolds consists of arable farmland with large fields spread across the undulating landscape. Isolated farmsteads protected by shelter belts dot this landscape which is intensively farmed. In contrast to this general pattern, parts of the Wolds are well planted estate parklands and chalk grassland is still in evidence in some parts which, together with occasional spring fed wetlands, are important for their nature conservation interest. These natural features, together with sites of historical significance, are particularly concentrated in the western section of the Wolds, comprising the Wolds Escarpment and the High Wolds where public rights of way provide access to and between them.
- 3.18** Within this area, the Borough Council considers that the protection of the Wolds landscape can be balanced with the promotion of the area's tourism and recreation potential, as the topography and landscape features provide scope to accommodate limited development. Elsewhere within the defined area, the sweeping topography, the intensely arable nature of farming practices and the general absence of field hedges and trees makes development conspicuous and potentially damaging to the visual appearance of the Wolds so the promotion of tourism and recreation proposals would be inappropriate. Where development is to take place through Policy EN3, it is best associated with existing building groups, which in most instances are protected by extensive tree shelter belts. Further tree planting may help to screen new development but this itself may be incompatible with the nature conservation interest of particular areas, notably the chalk grasslands. Where proposals cannot be hidden, particular attention will be paid to the use of materials to assimilate development into the landscape
- 3.19** Tourism related development will only be acceptable where it is in scale and character with its surroundings. There is a need to ensure that the likely increased visitor pressure will not destroy the quiet undisturbed character of the landscape. It is believed that tourism and recreation uses will not only aid the local economy but through a greater appreciation of the area's natural beauty will lead to increased support for the protection and management of the Wolds countryside.
- 3.20** Although parts of the High Wolds may experience high mean wind speeds and therefore have potential for wind turbine development, such a use on a commercial scale is likely to be an incongruous element in the landscape, conflicting with the objective of the landscape designation. Individual wind turbines associated with, and designed to serve, existing farmsteads may be acceptable but proposals for commercial wind energy production can be more readily accommodated within parts of the Holderness Plain, where policies EN25 and CZ8 provide detailed guidance.
- 3.21** Guidance on the siting of new telecommunications apparatus, which could seek a location on the ridge lines of the Wolds is provided in Policy EN26.

ANNEX J

Proposed Revised Justification for the Wolds and the Fringe of the Moors AHLVs

ANNEX J

PROPOSED REVISION OF THE JUSTIFICATION FOR THE WOLDS AND THE FRINGE OF THE MOORS AHLVs

1 Local Countryside Designations

1.1 PPG7 makes clear that to maintain or extend local countryside designations local planning authorities should ensure that the following criteria are met:-

- (i) There is good reason to believe that normal planning policies cannot provide the necessary protection
- (ii) The development plan makes clear what it is that requires extra protection and why
- (iii) The designation is soundly based on a formal assessment of the qualities of the countryside

1.2 In addition such designations should carry less weight than national landscape designations and should not unduly restrict acceptable development and economic activity.

1.3 The Countryside Commission publication, 'Landscape Assessment Guidance' (1993), also provides guidance on evaluating landscapes for designation. Whilst scenic quality will be the overriding factor in designation, the following six criteria are recommended for evaluating landscapes for designation:-

- (i) *Landscape as a resource* - The landscape should be a resource of at least national (regional, county, local) importance for reasons of rarity or representativeness.

- (ii) *Scenic quality* - It should be of high scenic quality, with pleasing patterns and combinations of landscape features, and important aesthetic or intangible factors.
- (iii) *Unspoilt character* - The landscape within the area generally should be unspoilt by large-scale, visually intrusive industry, mineral extraction or other inharmonious development.
- (iv) *Sense of place* - It should have a distinctive and common character, including topographic and visual unity and a clear sense of place.
- (v) *Conservation interests* - In addition to its scenic qualities, it should include other notable conservation interests, such as features of historical wildlife or architectural interest.
- (vi) *Consensus* - There should be a consensus of both professional and public opinion as to its importance, for example as reflected through writings and paintings about the landscape.

1.4 Local Plans should precisely draw the boundaries of County landscape designations (such as the Special Landscape Areas identified in the North Yorkshire Conservation Strategy). It is also important to clearly document the rationale behind such designations.

2 Local Countryside Designations in the Ryedale Local Plan area

2.1 Following the identification of two 'Special Landscape Areas' (the Yorkshire Wolds and the North York Moors Fringe) within Ryedale District in the North Yorkshire Conservation Strategy, and the 1990 call by the Countryside Commission for relevant local authorities to work together to protect the landscape character of the Yorkshire Wolds, the District Council commissioned independent consultants to carry out formal landscape assessments which covered these two areas of Ryedale.

- 2.2 The 1995 Study 'Our Landscape - Today for Tomorrow' - An Assessment of the Landscape North and South of the Humber with Management Guidelines for its Future' was funded jointly by Humberside County Council, Ryedale District Council and Scarborough Council in conjunction with the Countryside Commission. The study was carried out by the landscape and environmental consultants Gillespies and covered the whole of the (then) County of Humberside together with a northern extension of the project into Ryedale District and Scarborough Borough to cover the landscape south of the A64/A1039 line and east of the river Derwent.
- 2.3 The 1995 study used a structured and systematic methodology following the approach refined for the assessment of Warwickshire County and the National Forest proposals in the Midlands (both guided by the Countryside Commission).
- 2.4 The study identified eleven Regional Landscape Character Areas (RLCAs) which were then broken down into local landscape types. For each RLCA, the landscape character was assessed and landscape guidelines were set out for both the RLCA and the local landscape types within the RLCA.
- 2.5 Within the Ryedale part of the study area, four RLCAs were identified, however two of these, the Vale of York and the Vale of Pickering took in only a very small proportion of the area. The vast majority of the study area in Ryedale was taken up by the Yorkshire Wolds RLCA and the Jurassic Hills RLCA, both of which also extend beyond the county boundary into East Yorkshire.
- 2.6 The 1999 Study 'The Landscapes of Northern Ryedale' was funded by Ryedale District Council, North Yorkshire County Council and the Countryside Commission. The Study was again carried out by Gillespies, using many of the team who had worked on the 1995 Study, and covered the northern part of Ryedale District between the Howardian Hills AONB and the Yorkshire Wolds/Jurassic Hills RLCAs in the south (see Section 3 below), and the North York Moors National Park boundary in the north.
- 2.7 The Study used the same structural and systematic methodology that was followed during the 1995 Study of the Wolds and Jurassic Hills area to the south.

- 2.8 The northern Ryedale Study identified two primary RLCAs: the Fringe of the Moors and the Vale of Pickering. As with the 1995 Study, the RLCAs were then broken down into local landscape types. For each of the RLCAs and all of their constituent LLTs the landscape character was assessed and landscape guidelines were set out.
- 2.9 On the basis of the results of the 1995 Landscape Assessment of south-eastern Ryedale and the guidance set out in Section 1 above the District Council has designated the Yorkshire Wolds RLCA and the Jurassic Hills RLCA within Ryedale as the Wolds Area of High Landscape Value. Similarly, on the basis of the 1999 Landscape Assessment of northern Ryedale the District Council has designated the Fringe of the Moors RLCA as the Fringe of the Moors Area of High Landscape Value.
- 2.10 Relevant extracts from the two formal landscape assessments are set out below at Section 3 (Wolds AHLV) and Section 4 (Fringe of the Moors AHLV). These extracts identify the special character of these two areas and explain the vulnerability of their landscape character to insensitive development. Sections 3 and 4 also provide other information relevant to the Countryside Commission's criteria for evaluating landscapes for designation (reproduced at Para. 1.3 above) and, by way of introduction, include relevant extracts from the Countryside Commission's 'Character Map of England'.

3 The Wolds Area of High Landscape Value

3.1 The Yorkshire Wolds Character Area

- 3.1.1 The Countryside Commission Character Map of England identifies a Yorkshire Wolds Character Area (Number 27), which equates to the Yorkshire Wolds RLCA and the Jurassic Hills RLCA identified by Gillespies in their 1995 Study of the area. This area has '*prominent escarpments and foothills rising from the Vales of York and Pickering*', together with '*a large-scale landscape of rounded, rolling hills with big skies and long views from the escarpment and plateaux*'. The Wolds have '*a particularly strong identity*' and are '*reminiscent of more southerly chalk*'.

landscapes'. The character area is 'a generally lightly settled landscape' with 'large scattered farmsteads or high ground, small villages in valleys, and small market towns at the fringes'. Indeed, in terms of shaping the future of the area, 'the pattern...of buildings and settlements is distinctive and needs to be addressed through sympathetic planning control policies, covering the location and design of new development'. In addition, "the Wolds have a clear pattern which results from the interaction of a distinctive chalk landscape with the influences of agricultural land use and historic patterns of settlement. The maintenance and enhancement of this pattern needs to be considered for the future."

3.2 The Yorkshire Wolds RLCA

- 3.2.1 The 1995 Study 'Our Landscape - Today for Tomorrow' by Gillespies identified, assessed and produced guidelines for a Yorkshire Wolds RLCA. The following extracts from the Gillespies Study identify the key aspects of the character of this area, including those features which are vulnerable to change, and set out landscape guidelines (regarding settlements and buildings) in order to conserve this character:-

"Introduction

The Yorkshire Wolds are essentially defined by the presence of chalk at or very near to the surface. The Wolds rise as a moderate, though locally prominent, escarpment from the Vales of York and Pickering in the west and north, towards a plateau of low rolling hills which gently dip eastward as the land falls towards the Hull floodplain.

Important characteristics are the expansive views outward from and across the elevated farmland; views in which the sky is important. The elevated dipping farmland is, in places, dissected by dry valleys formed in the chalk. The escarpment is diverse in character, in places steep, elsewhere moderate and occasionally incised. Land use is largely arable, although grazing occurs in steep dry valleys. Woodland cover, associated with estates,

farmsteads and natural regeneration in dry valleys, provides a diversity of visual enclosure.

Physical Influences

The western and northern boundaries of the Wolds are simply defined by the outcrop of chalk, evidenced visually by the escarpment, a major break in slope. The north-eastern boundary is also clearly distinguished, formed by the chalk cliffs of Flamborough. The north-western boundary proves more complicated to define as, unlike the western or northern boundary, the geological change is not contiguous with the main topographical change, i.e. the major lower-slope break is within Jurassic siltstones and mudstones, while the chalk only occurs in a slight break in slope, partway up the scarp slope. Further complexity occurs due to dissection of the scarp by numerous small valleys, falling from the elevated farmland to the lower-lying agricultural landscape within the catchment of the River Derwent.

Human Influences

Parliamentary Enclosure patterns and 20th Century agricultural intensification have had a significant influence of the Wolds Landscape, contributing to the dominance of large fields bounded by low hedgerows. This has tended to lead to the loss of many landscape features of antiquity, but does contribute to the open views.

While the landscape has been repeatedly and extensively modified by human activity, actual signs of settlement and urbanisation are only slightly visible. This is primarily due to the lack of surface water, which means that most large villages are on the fringes of the Wolds.

Visual Characteristics of the Landscape

The Yorkshire Wolds are a Regional Character Area within which a range of historical and geological influences act together to produce a landscape that has an overall coherence of character and an internal diversity of type. In

broad terms, visual characteristics common across the Wolds are dominance of arable land use, openness of views, relative lack of urbanisation, Enclosure Award roads, distribution of emparked estates, shelterbelts and thin chalky soils.

Landscape Strategy

The Wolds possess a gentle charm characterised by gently rolling terrain with expansive views and well-managed fields and buildings. The openness of the sloping chalk farmland is accentuated by the enclosed and intimate character of parklands and small villages encountered on the lower slopes and valleys. The landscape of the Yorkshire Wolds is fragile and vulnerable to change through insensitive development or inappropriate land management. The overall strategy for planning and management is therefore one of conservation and enhancement.

Landscape Guidelines - Settlement and Buildings

- (i) The presence of large farmsteads scattered through the Wolds is characteristic. Usually farms are divorced from villages and situated away from adjacent roads.*

In landscape terms, any coalescence of villages and farmsteads should be resisted.

- (ii) Farms tend to have their buildings clustered around the original, usually brick built, 19th Century farmhouse.*

New farm development should seek to maintain this nucleated arrangement.

- (iii) Farmsteads have a strong visual presence in the Wolds landscape. This is often emphasised by their elevated location, the openness of views, use of shelterbelts and isolated, though nucleated, arrangement.*

Changes of use, modifications in layout or introduction of new buildings within existing farmsteads could be damaging to farm character. The re-use of existing buildings is preferential to the construction of new. Where modern demands for agri-industrial scale buildings necessitate the construction of large structures these should only be permissible if, wherever possible, they are: located away from skylines, shielded by existing mature shelterbelts; and built to a height, mass and scale complementary to existing farm buildings.

- (iv) Grain silos in the Wolds landscape are highly visible due to their size and the openness of views.*

Wherever possible land managers should be encouraged to locate new silos away from skylines, close to mature shelterbelts and to render them less obtrusive by painting with a matt or mid-range colour. If possible new shelterbelt planting should be introduced. New woodland planting should be accompanied by the production of woodland management plans for the retention and augmentation of existing woodland blocks and shelterbelts.

- (v) The landscape of the Wolds is agricultural, having evolved principally through agrarian pressures and demands.*

The introduction of non-agricultural based buildings outside villages such as petrol stations, roadside hotels and holiday parks to the Wolds would be inappropriate to the landscape.

- (vi) The nature and appearance of isolated nucleated villages is characteristic to some parts of the Wolds.*

In landscape terms, pressures for new housing would be best accommodated by carefully controlling selective village expansion, rather than either significant infill or new villages. Inappropriate village infilling may cause loss or damage to important village features such as mature trees, greens, ponds or views of gable ends. Village infill is likely to be appropriate only if designed in the context of the existing village fabric, i.e. re-use of redundant

buildings or derelict plots. Village expansion requires careful consideration to ensure sites of local landscape, ecological or archaeological importance are not damaged. Villages are either located to the edge of the Wolds or in the Great Wold Valley. This historic distribution should be preserved.

(vii) Villages tend to have a mature, established character. Construction materials such as limestone, chalk, brick and pantile combine with attractive village arrangements that include ponds, greens, irregular outlines and a diversity of building sizes.

It is important that any new development should reflect existing scales, architecture and materials, e.g. bungalows and chalets are usually less appropriate than extensions to existing buildings. It would be preferable to re-use existing buildings rather than to build new ones; however, any conversion should reflect the building's existing character.

(viii) It is important to retain the character and appearance of rural settlements.

'Village Design Statements' should be prepared for villages across the Wolds. These design statements should establish design principles of three different levels: the individual buildings; the settlement in which they sit; and the wider landscape. These principles should have regard to the historical evolution of the village, set out acceptable architectural design standards, and ideally be prepared in consultation with local Parish Councils. They should be used as a mechanism to aid consultation between inhabitants and planning officers in the pursuit of sensitive rural development."

Other Landscape Guidelines

Other sections of the Landscape Guidelines for the Wolds RLCA deal with 'Infrastructure', 'Land Management', 'Field Boundaries' and 'Trees and Woodland'. These sections further highlight the need to protect the following key aspects of the landscape character of the Wolds:-

"...the quiet rural nature of the Wolds and the expansive views across the rolling terrain..." (Infrastructure)

"the elevated and expansive quality of the Wolds landscape is such that the routing of any new highway or power lines would inevitably damage character in ways that would be difficult to mitigate" (Infrastructure)

"Vertical structures cannot easily be assimilated into the open rolling landscape of the Wolds" (Infrastructure)

"In so far as such [recreational] activities are within the remit of planning or land management controls, a balance needs to be struck between legitimate rights and the need to conserve the Wolds landscape. Most of these activities can be better absorbed in a more enclosed wooded landscape than in open situations. It is therefore preferential to cater for such activities in other landscape types." (Land Management)

"The Wolds landscape is characteristically quiet and somewhat remote - It is important that the tradition of quiet enjoyment of the countryside is maintained in the control of new recreational activities. Large scale facilities such as golf courses, country parks, caravan/holiday parks could introduce suburban influences to the Wolds and should only be acceptable in limited established localities." (Land Management)

"Hedgerow trees and avenues are not a common feature of the Wolds landscape. However, due to the openness of views and rolling nature of the landscape, where they are present, such trees often play an enhanced compositional role in the landscape." (Field Boundaries)

"The open and somewhat remote character of the Wolds is one of its distinctive characteristics. Although woodland cover is limited, the tall and mature shelterbelts are compositionally important, often marking out farmsteads, following skylines and emphasising the rolling terrain." (Trees and Woodlands)

Local Landscape Types

The Gillespies Study identified eight local landscape types within the entire Wolds RLCA, however only five of these occur within Ryedale District. Landscape guidelines are set out for each type however these are generally more concerned with 'local' issues such as trees and woodlands, field boundaries and local management, than with Wolds-wide issues such as settlements, new development and infrastructure. Nevertheless, there are certain guidelines for each of the five local landscape types, that are relevant in terms of conserving landscape character through the planning system:-

"North Wolds Escarpment

- (a) *Seek to conserve village character by limiting both insensitive expansion and excessive infill of important village open spaces.*
- (b) *Conserve escarpment skylines and views of the scarp by avoiding the prominent siting of new structures.*

Wharram Percy Complex Escarpment

Conserve the diversity of the landscape, retaining both long views and more intimate lower-slope enclosure.

- (a) *Seek to conserve village character by restricting both insensitive infill development and large scale village expansion.*
- (b) *Seek to avoid types or scales of farm diversification which would introduce suburban influences in this agricultural landscape.*
- (c) *Seek to ensure that new farm buildings are positioned close to and in scale with existing buildings.*

Yorkshire Wolds High Farmland

Conserve and strengthen the open and empty character of this simple rolling landscape.

- (a) Seek to conserve the existing pattern of isolated large farmsteads and open views across rural land by avoiding new development in the open countryside.*
- (b) New agricultural buildings should normally be located within, or adjacent, existing farmstead curtilages and should be sited, designed and landscaped to integrate with their setting. New developments should not weaken the pattern of existing farmsteads which are mostly divorced from village settings and are often located away from adjacent roads.*

Thixendale Dissected Plateau Farmland

Conserve diversity of landscape character, particularly the setting of valley roads and villages.

- (a) New development should reflect settlement form and character. Insensitive expansion and the infilling of important open spaces within villages should be avoided. An irregular, soft village outline is important and should be conserved, particularly when visible from approach roads.*
- (b) New agricultural buildings should, wherever possible, be located within, or adjacent to, existing farmstead curtilages, and should be sited, designed and landscaped to integrate with their wider surroundings.*
- (c) Protect skylines and open undeveloped views by avoiding insensitive siting of new structures or woodlands.*

Wold Valley Farmland - Gypsey Race

Conserve the open but settled character of the wide valleys.

- (a) *New development should reflect village nucleated form and mature character by avoiding infill of important open areas, or expansion along and across roads."*

3.3 The Jurassic Hills RLCA

- 3.3.1 The 1995 Study by Gillespies also identified, assessed and produced guidelines for a Jurassic Hills RLCA, located in two areas along the north-western and the western edges of the Yorkshire Wolds. The following extracts from the Gillespies Study identify the key aspects of the character of this area, including those features which are vulnerable to change, and set out landscape guidelines (regarding settlements and buildings) in order to conserve this character:-

"Introduction

The Jurassic Hills are a band of low hills along the western edge of the Yorkshire Wolds escarpment. They occupy two geographically discreet localities north and south of Market Weighton. Both have broadly similar landscape characteristics, but display subtle variations of scenery, mostly relating to their differing topography.

The most southerly of the two areas extends in a broadening wedge from Market Weighton south towards the Humber Estuary [and falls entirely outside Ryedale District].

The northern area of the Jurassic Hills is larger, extending northwards and westwards from Market Weighton. The eastern boundary is defined by the foot of the Yorkshire Wolds escarpment. The area's northern extent is defined by Langton Wold and its western edge by the River Derwent. The

south eastern boundary is more difficult to define. Along this line the heavy drift geology of the Vale of York changes to a shallower drift geology underlain by Jurassic shales, muds and limestones. This geological transition is not strongly perceptible in the landscape. However, travelling in a northerly direction from the Vale of York into the Jurassic Hills, the terrain becomes progressively more rolling and the scenery more intimate, wooded and pastoral.

Both Jurassic Hills areas display broadly similar characteristics, such as the occurrence of largely stone built villages, a relatively well wooded nature, proximity to the Wolds escarpment, high degree of enclosure and mostly smaller scale field systems. However, there are also subtle differences between the two areas:-

- (i) To the north the terrain is more open and undulating as opposed to the gently rolling terrain to the south that occupies a narrower terrace between the Vale and the Wolds.*
- (ii) In the north the fields are mostly smaller sized, with a higher hedgerow and woodland cover leading to a perception of enclosure.*
- (iii) The southern area is characterised by fewer, larger villages, such as South Cave, North Cave and Sancton. In the north, villages, though still largely stone built, are smaller and more evenly dispersed.*
- (iv) The proximity to the Wolds escarpment is an important feature of both areas. In the south the relationship of the escarpment to the adjacent hills is simple, whilst to the north the relationship is more complex.*

Physical Influences

North of the Humber, the Jurassic outcrop forms a narrow bench of alternating mudstones, limestones and sandstones at the base of the Yorkshire Wolds scarp slope. The contrast between the rolling topography north of Market Weighton and the flatter gently undulating terrain to the

south reflects differences in the complexity of the underlying solid and drift geological structure. To the north of Market Weighton the Jurassic rocks have been uplifted and shaped by successive periods of gentle folding whilst, to the south, the rocks have been tilted gently eastward but otherwise have remained largely unfolded.

Local deposits of boulder clay, sands and gravels occur around North Cave, North Ferriby and Swallowpits Beck but have had little effect on landform or land use.

Recent alluvial and river terrace deposits are confined to the narrow valley floor of the River Derwent. The gorge was cut at the end of the last ice-age when the water from the glacially impounded 'Lake Pickering' overflowed through Kirkham Gorge into the Vale of York.

Human Influences

By the period of the Parliamentary Enclosures, most of the landscape had been enclosed and set to pasture or arable cropping. Some large tracts of open or common land remained, however. These generally corresponded to the poorer soils of the underlying cover sands.

18th century estate landscapes such as those seen at Hotham, Houghton, Langton, Howsham and Birdsall exploited the natural beauty of the Jurassic Hills and created picturesque enclosures of woodland, pasture and architecture.

The vernacular of the Jurassic Hills is dominated by the traditional building material of limestone often with red brick detailing and soft red pantiles.

Ecological Influences

There is a high degree of woodland cover, both in the southern area and in North Yorkshire. Although much is of planted origin, a number of fragments of ancient ash-oak woodland persist, particularly on steeper slopes. The

woodlands of Kirkham Gorge are particularly interesting, often supporting a diversity of ground flora.

Other habitats tend to reflect the underlying geology, for example areas of heath and dry acid grassland on blown sand deposits, or calcareous grassland where underlying Jurassic limestone is thinly covered by brown earths.

The River Derwent and its northern tributaries e.g. Menethorpe Beck, Mill Beck and Whitebeam Beck are of high water quality, supporting a range of invertebrates.

Visual Characteristics of the Landscape

The Jurassic Hills area an attractive agricultural landscape where proximity to the Wolds, the presence of trees and woodlands, together with settlements and estate parklands provide local diversity and enclosure.

Landscape Strategy

The Jurassic Hills are an agricultural landscape of intimate woodlands, hedgerows and villages set in gently rolling hills close to the escarpment slopes of the Yorkshire Wolds. This is a scenic landscape in which the principal landscape strategies should be to conserve the appearance of the land while offering opportunities for local enhancement.

Settlements and Buildings

- (i) Villages and hamlets in the Jurassic Hills tend to have a particular strength of character derived from the predominance of local stone in their construction, the presence of mature trees and the retention of traditional village features, such as May poles, market crosses, coaching blocks, greens and occasionally ponds.*

Any new buildings should be designed in a manner sympathetic to the context and detail of their architectural setting. 'Village Design Statements' can act as a useful guide to appropriate design.

- (ii) *Rural settlements tend to be relatively nucleated, however, farms and their adjoining buildings tend to be situated along, or close to the area's lanes and roads.*

Pressures for new buildings should seek to be accommodated by limited, and carefully controlled expansion of large villages. Particular care should be taken to maintain the relationship between built elements and open space.

- (iv) *Farmsteads and associated buildings are commonly situated close to lanes. Typically they are mature in character. Most farmhouses are stone built, often with brick detailing, substantial in size and usually include a number of mature trees or small copses in close vicinity.*

New agricultural buildings are often necessarily large and visually intrusive. The appropriate siting and design of new farm buildings is critical as a building that is badly situated or designed will be difficult to fit into the landscape. Careful selection of complementary building materials, colours and detailing can help to reduce the perceived mass of such buildings. Locations close to existing buildings should be preferred, ideally in close association with any existing trees or woodlands."

Other Landscape Guidelines

Four other sections of the Landscape Guidelines for the Jurassic Hills RLCA deal with 'Infrastructure', 'Land Management', 'Field Boundaries' and 'Trees and Woodland'. These sections further highlight the valuable aspects of the landscape character of the Jurassic Hills:-

"Wherever possible the existing pattern of fields, hedgerows, woodlands, heathland and lanes should be retained. The more intimate and diverse qualities of the scenery are largely the result of the balance of these landscape elements. (Landscape Management)

"The Jurassic Hills display a generally well-wooded and attractive character, particularly to the north, where woods tend to be smaller, more numerous and randomly dispersed." (Trees and Woodland)

Local Landscape Types

The Gillespies Study identified seven local landscape types within the entire Jurassic Hills RLCA, however only four of these occur within Ryedale District. These guidelines are generally rather more concerned with 'local' issues such as trees and woodlands, field boundaries and local management, than with Jurassic Hills-wide issues such as settlements, new development and infrastructure.

Nevertheless, there are certain guidelines for each of the five local landscape types, that are relevant in terms of considering landscape character through the planning system:-

"Leppington Open Farmland

Seek to locally enhance degraded landscape structure within broad strategies of general landscape conservation in what is mostly an attractive rural landscape.

- (a) Existing landscape features such as hedgerows, woodlands and hedgerow trees should be protected from further losses wherever possible.*
- (b) Seek to conserve village and hamlet character by limiting insensitive expansion or excessive infill of open space within settlements.*

Birdsall Burythorpe and Westow Wooded Enclosed Farmland

This is an attractive landscape where the higher than average distribution of small copses, hedgerow trees and gentle topography create intimate relatively small scale scenery. Landscape strategies should seek to conserve the scenery whilst offering scope for localised enhancement.

Langton Wold Elevated Open Farmland

Langton Wold, though not of chalk formation, displays many of the visual characteristics seen in parts of the Yorkshire Wolds. Extending in an east-west direction from Settrington and North Grimston, this wide 'whale-back' hill rising to 95 metres, contrasts sharply with the more varied topography seen through most other parts of the Jurassic Hills. For this reason it has a strong visual presence and landscape strategies should be developed that seek to conserve and enhance its local distinctiveness.

- (a) Due to its high visibility from surrounding areas any development that changes the intrinsic character of the landscape should be resisted.*
- (b) The open nature of the landscape should be protected.*
- (c) Within this area there is local variation in landscape character not easily recorded at a county scale assessment. Some areas, such as around Birdsall Estate, have a well wooded, intimate and attractive appearance, while other areas, mostly further west, away from the Wolds escarpment, are more open in character. It is important that landscape initiatives reflect this localised diversity of character.*

Kirkham Gorge

[N.B. This Local Landscape Type falls within the Howardian Hills AONB apart from a small area to the south of Howsham.]

The deeply incised and winding gorge of the River Derwent cuts through the Howardian Hills in the north-west of the study area. It lies outside the County of Humberside but nevertheless forms one of the most remarkable areas of scenery studied. It lies at the eastern edge of the Howardian Hills Area of Outstanding Natural Beauty, reflecting the quality of the scenery. The steep and winding valley slopes area largely clothed in woodlands interlinked by small fields of pasture bounded by tall bushy hedgerows, giving the landscape an attractive, pastoral and traditional character. At the entrances to the gorge to the north and south, the valley floor broadens and its alluvial soils are used for intensive arable cultivation. The York to Scarborough railway line follows the river closely through the gorge but elsewhere the lack of vehicular access increases the sense of solitude in many parts of the valley, and gives it a particularly secluded and peaceful character. This blend of traditional landscape elements set in a unique local landscape results in the formulation of guidelines that seek to conserve the landscape character.

Landscape Guidelines:

- (a) The extensive tracts of mature woodland lining the sides of this gorge are visually important and lend much to the area's aesthetic appeal. They should be conserved.*
- (b) Although the effects of agricultural intensification have not been pronounced in the gorge, land management policies that seek to protect traditional landscape elements such as hedgerows, hedgerow trees and older farm buildings should be encouraged.*
- (c) There is little evidence of excessive or inappropriate new housing development in the gorge, despite its obvious attraction as a place to*

live. There have been some barn conversions and new buildings in villages but mostly these have been sensitively implemented. This trend should be continued."

3.4 The Yorkshire Wolds Area of High Landscape Value

- 3.4.1 The District Council strongly considers that the above extracts from the formal landscape assessment of the wider-Wolds area demonstrate a clear need for a local countryside designation to safeguard the landscape character of the Wolds. The Wolds RLCA and the Jurassic Hills RLCA (which together form the Wolds Character Area within Ryedale District) both possess a strong rural character, with a lack of urbanisation, have a particular scenic quality or charm, are vulnerable to change and both justify an overall strategy of conservation in order to safeguard their defined landscape character.
- 3.4.2 The formal landscape assessment of the Wolds RLCA and the Jurassic Hills RLCA, (which are intrinsically linked in terms of landscape) demonstrates that they have a high scenic quality, an unspoilt character and a strong sense of place. In addition, the area is also noted, both within the Gillespies Study and the Countryside Commission's description of the Wolds character area, for its rich archaeological heritage and the significant ecological importance of its semi-improved grasslands.
- 3.4.3 In addition to the tangible factors set out in the formal landscape assessments of the area, the District Council considers that there is strong consensus regarding the need to safeguard the landscape character of the Yorkshire Wolds.
- 3.4.4 Following strong pressure from local branches of the CPRE to designate the Wolds as an AONB, the Countryside Commission recommended that the local planning authorities which cover the Wolds area should work together to safeguard the landscape through appropriate planning policies limited to a plan-based designation. Following agreement between Ryedale District Council and the relevant authorities within the then County of Humberside to adopt such an approach, local plan policies linked to a Wolds landscape designation have been formally adopted (with strong support from Inquiry Inspectors) for all of the Wolds

Character Area within the East Riding of Yorkshire. The extension of such an approach to cover the Wolds with Ryedale is also supported by the identification of the Wolds area as a Special Landscape Area in the North Yorkshire Conservation Strategy. Furthermore, there was significant public support expressed for an eastern extension of the Howardian Hills AONB boundary to include the Yorkshire Wolds during consultations on the then-proposed AONB in the mid-1980s. The Wolds also contain the Wolds Way, one of only 13 National Trails in England and Wales. The Countryside Commission define the National Trails as routes which:-

“offer the chance to walk on routes which by virtue of their character and quality are national; reflecting the grandest, wildest and most beautiful landscapes that the nation has to offer” (Paths, Routes and Trails - Countryside Commission 1989).

- 3.4.5 Whilst the Yorkshire Wolds have largely remained an unknown and unspoilt landscape, the area has recently become the subject of a series of paintings by the internationally renowned artist David Hockney. A series of Hockney’s Wolds landscapes were exhibited at Saltaire, Boston and Paris during 1998. In the following extract from an interview in the Observer (15 March 1998) regarding the paintings, Hockney set out his views of the Wolds landscape:-

“Hockney returned to Yorkshire in the summer, when Jonathan was near the end, and painted the Yorkshire landscapes for him. Every other day he would drive over the Wolds from his mother’s house in Bridlington to Jonathan’s house in Wetherby and, ‘I realise I had fallen in love with the landscape - the landscape’s beautiful there, it’s a very unspoiled bit of England, east Yorkshire. I’ve known it for 50 years and it’s hardly changed. I found out why in the end - it’s grade-one agricultural land, so the villages aren’t extended, there’s nothing for tourists, no tearooms, just these beautiful undulating hills. I worked on it when I was at school, harvesting corn for a summer job. So, looking at the landscape again, especially from an open car, and driving rather slowly because there’s no one else on the roads, and going to see my ailing friend made me see the living aspect of the landscape. I must admit it was a glorious summer, it was incredibly fine. I was there just as they were beginning to cut the corn so you’d get these golden fields

and then these great big machines, like insects laying eggs, leaving these big bales. Some days were just glorious, the colour was fantastic."

3.4.6 Consequently, on the basis of the formal landscape assessments and the above factors, the District Council has designated a Wolds Area of High Landscape Value. The AHLV is based upon the Yorkshire Wolds RLCA and the Jurassic Hills RLCA within Ryedale, together with a small area of the Derwent Valley that was highlighted in the 1994 Assessment by SGS Environmental. The boundary of the AHLV closely follows the boundaries of these RLCAs as identified by Gillespies. The Policy which accompanies the AHLV designation places extra emphasis on the likely impact of development proposals on the fragile landscape character of these areas. The Policy allows a measure to be taken of the likely economic or social benefits of development proposals whilst ensuring that reasonable weight is attached to safeguarding this landscape character and scenic quality. (NB the District Council will refer to the 1995 Gillespies Study in considering the likely impact of specific development proposals on local landscape character).

4 The Fringe of the Moors Area of High Landscape Value

4.1 The North Yorkshire Moors and Cleveland Hills Character Area

4.1.1 The Character of England Map identified a North Yorkshire Moors and Cleveland Hills Character Area (Number 25) which includes much of the Fringe of the Moors RLCA identified by Gillespies in their 1999 Study 'The Landscapes of northern Ryedale'.

4.1.2 Character Area 25 incorporates a large area of high land between the A170 in the south and the urban areas of Middlesbrough and Redcar in the north. The character area includes a number of hill ranges which border the North York Moors, including the Hambleton Hills, the Tabular Hills and the Cleveland Hills. Indeed it is sections of the Tabular Hills along the southern edge of the North York Moors which form the Fringe of the Moors RLCA identified by Gillespies. Whilst significant parts of the Tabular Hills are included within the North York Moors National Park boundary, there are a number of areas in Ryedale District where the

boundary steps northwards and part of this character area fall within the Ryedale Local Plan area.

- 4.1.3 Whilst the North Yorkshire Moors and Cleveland Hills Character Area covers a number of differing geomorphological units, there are a number of points within the description of the Character Area which apply to the Fringe of the Moors (the Tabular Hills). In particular, the *'sparsely settled'* nature with *'populations concentrated in the dales and around the Fringes'*, the *'panoramic views'*, the *'remnant areas of predominantly ancient semi-natural woodland on valley side slopes, on escarpments and fringing hills'*, *'the traditional stone walls and hedgerows'* and also *'the farms and villages built of limestone or dressed sandstone with pantile or slate roofs'*. The Character Area description also refers to *'narrow and twisting dales'* running south through the Tabular Hills, and to the scale of the landscape being *'generally large and sweeping'*, which *'contrasts dramatically with some intimate views within the dales and wooded areas'*. Furthermore, *'in the south and east, where there are deeper soils, large fields are devoted to arable and root crops. The scale of the landform, the extensive views and the lack of boundaries, other than occasional fences, continue the feeling of openness from the moorlands down these lower slopes'*. The Character Area description also refers to the *'distinct form and character of the Tabular Hills'*. The use of local stone creates *'a visual unity and links the settlement closely to the surrounding landscape'* and the area has *'strikingly attractive small villages'*.
- 4.1.4 In terms of the future of the Character Area, the description notes that much is being done within the National Park area to conserve the landscape. However such measures *'should be continued and expanded'* to *'ensure that key features'* are *'conserved and enhanced'*. In addition *'development issues also need to be addressed, including those relating to tourism and infrastructure'*.
- 4.1.5 The Character of England Map necessarily takes a somewhat broadbrush approach in order to take a national overview. The exact definition of the boundaries between the Character Areas is open to clarification and refining. This is reflected in the inclusion of part of the Fringe of the Moors RLCA (as identified by Gillespies in their highly detailed local study in 1999) within the Vale of Pickering Character Area in the Character of England Map. However, the Gillespies Study

clearly indicates that the area in question lies within the Tabular Hills and the description of the Vale of Pickering Character Area is therefore not relevant.

4.2 The Fringe of the Moors RLCA

- 4.2.1 The 1999 'Landscapes of northern Ryedale' Study by Gillespies identified, assessed and produced guidelines for a Fringe of the Moors RLCA. The following extracts from the Gillespies Study identify the key aspects of the character of this area, including those features which are vulnerable to change, and set out landscape guidelines in order to help conserve this character:-

"Context

Situated between the North York Moors and the Vale of Pickering are the Tabular Hills, which run east west across the northern part of Ryedale District. Much of the hills fall into the North York Moors National Park. Where the park boundary retracts northwards, however, the hills fall within the Ryedale District Local Plan area and form the 'Fringe of the Moors', the focus of this study.

The Fringe of the Moors comprises part of two of the five English Nature and Countryside Commission regionally defined character areas in the Ryedale District; The North Yorkshire Moors and Cleveland Hills Character Area and the Vale of Pickering Character Area.

So called because of their distinctive tabletop shape, the limestones and calcareous gritstones of the Tabular Hills rise from the Vale of Pickering to form a gently dipping plateau and prominent north-facing escarpment overlooking the central moorland of the North York Moors. Reminiscent of the Cotswolds, these hills are characterised by sheep grazed pastures and cultivated fields marked by thorn hedgerows and, in places, drystone walls. The sloping rural landscape is interjected with deep wooded valleys of ancient ash, oak, birch and other tree species, which form a valuable habitat for wildlife.

Visual Characteristics

The Tabular Hills presents an expansive rural landscape that includes a number of attractive market towns and villages. The hills are a fringe of calcareous grit and limestone country set against the high moorland of the North York Moors. They are reminiscent of the Cotswolds, where cultivated pastoral uplands are interjected by deep wooded valleys. Many of the valleys are dry, as streams run underground to emerge as springs along the edge of the Vale of Pickering. The hills are a rich mellow landscape and convey an attractive sense of timelessness.

Despite the fact that some villages are situated in elevated parts of the hills, the majority, including the important market towns of Pickering and Kirkbymoorside, are strung along the springline at the foot of the Tabular Hills. The settlements share many common characteristics, most notably that they are clustered, are constructed predominantly from locally quarried limestone, are roofed in red pantiles and often include small village greens. In addition, close to settlements, fields characteristically become smaller and more linear. This, together with field boundary walls, hedges and occasional trees, serves to create a more enclosed and intimate scale of landscape close to towns and villages.

The range of geological and historical influences combine together to produce scenery that has an overall coherence of character and a local diversity and distinctiveness.

Landscape Strategy

The landscape of the Fringe of the Moors is characterised by gently dipping, south facing slopes, at the base of which nestle picturesque market towns and villages. Reminiscent of the Cotswolds, it is a scenic and highly visible landscape of arable fields and pastures, occasionally dissected by steep wooded dales that have been cut by streams flowing southwards from the bleaker moorlands further north.

The Fringe of the Moors is particularly important for its largely unspoilt rural character. Development has generally been restricted and sensitively handled. Even tourism pressures, which have left their mark further east, have largely bypassed the area. Up on the windswept plateau, in the hidden valleys and rural villages, there is a sense of peacefulness and a strong appreciation of the traditional, vernacular farmed landscape with which the area is so well endowed.

Because the area has been relatively undisturbed by development, ancient landscape features, special habitats, archaeological and historical remains have survived intact, including the distinctive visual pattern of medieval linear fields, and unspoilt villages with their wealth and variety of rural architecture.

Whilst further study and research is needed to understand the full extent to the area's conservation interest, already it is evident that it is considerable.

To summarise, the Fringe of the Moors has distinct visual, ecological and architectural characteristics. Together these qualities make the Fringe of the Moors a special place, which landscape strategies should seek to conserve and enhance.

Landscape guidelines - Settlements and buildings

- *The Fringe of the Moors is characterised by the presence of a number of market towns and villages located at the foot of the dip slope along its boundary with the Vale of Pickering. These settlements are generally attractive and have a strong visual presence. The issue of market town expansion is particularly sensitive. In recent years, and for the near future, the presumption of Ryedale District has been for development to be allocated through a policy of controlled expansion. As such, Pickering and Kirkbymoorside are subject to particular development pressure.*

The expansion of these market towns and other smaller settlements should be generally resisted and supported only in exceptional and carefully controlled circumstances.

- *Market towns in the Fringe of the Moors, such as Pickering and Kirkbymoorside, tend to be located on rising ground and are visually prominent.*

Any development on higher slopes should be strongly resisted, unless protected from wider views.

- *Many villages are characterised by a clustered arrangement, often around a village green.*

It is important that the nuclear layout of these villages is maintained. Any new buildings should, therefore, be sited to ensure that growth is accommodated in a manner that is complementary to local architectural form and urban fabric.

- *Villages tend to have an attractive, mature and established character. This character is in part due to the cohesive and balanced manner in which the traditional building materials of brick, limestone and pantile combine.*

It is important that any new development takes care to reflect this vernacular and ensures that the existing scale, form and massing of any new development complements that already exhibited by the village. For example, it would normally be preferable to permit an appropriate extension to an existing dwelling, to the construction of a new free standing dwelling; chalet and bungalows would be considered an inappropriate architectural style and the inappropriate use of dormer windows and skylights should be restricted.

Consideration should be given to the preparation of "Village Design Statements". These statements should establish and agree design principles

to be adopted in settlements throughout the Fringe of the Moors. They would be prepared under three main categories:- the individual buildings, settlement form and the wider landscape. They should be prepared in co-operation with Parish Councils and, in addition to setting out acceptable design parameters, should provide guidelines within a framework that understands and respects the historical evolution of any settlement.

- *Farmsteads, particularly in the more elevated parts of the Fringe of the Moors, have a strong visual presence. This is often emphasised by their sense of remoteness, openness of views, presence of shelterbelts and general elevation.*

Changes of use, modifications in layout or introduction of new agricultural building can be detrimental to farm character. Re-use of existing buildings is, therefore, preferable to the construction of new buildings. Where modern agri-industrial scale buildings are required, and, as far as permitted development rights will allow control, these structures should, wherever possible, be sited away from skylines, employ shelterbelts for screening, be of a height and mass complementary to existing buildings, and be accompanied by appropriate new landscaping.

Landscape Guidelines - Infrastructure

- *The sloping plateau of locally undulating rising land that characterises the Fringe of the Moors is visually prominent and displays a strong visual character.*

Developments of an urban character, such as the introduction of transmission towers, power lines, wind farms or even road widening schemes, should be resisted.

Landscape Guidelines - Land Management

- *Agriculture has considerably influenced the present day appearance of the Fringe of the Moors, and remains the dominant land based activity.*

Changes in traditional farming practices have, in places, led to field amalgamation and a general decline in landscape structure and habitat diversity.

- *Local deterioration of landscape structure through neglect and removal of field boundary hedgerows and walls should, wherever possible, be corrected through their repair, restoration and reinstatement.*
- *The fringes of the market towns and many of the villages in the area, display the remnants of a medieval open field cultivation system. This is an important historic feature, which creates a landscape pattern that is particularly characteristic of this part of the country.*

Considerable effort should be made to ensure that these areas are conserved and reinstated wherever possible.

- *Much of the Fringe of the Moors, particularly the higher ground and the more secluded valleys, has a quiet, somewhat remote character.*

It is important that the tradition of low key enjoyment should be maintained in these areas. Any new proposals should be carefully evaluated to ensure that they would not have an adverse effect on local landscape character, and should, wherever possible, be promoted where they are integral to the public transport network and any long-distance recreational routeways. The introduction of large-scale recreational facilities into the Fringe of the Moors area should be resisted. This is particularly the case where such features could have a potential urbanising or suburbanising effect.

- *The underlying rocks of the area have for centuries been quarried as an important building material. The legacy of this activity, is the presence of a number of disused quarries that are often enclosed and well screened from the wider landscape and provide important wildlife refuges and sites of local nature conservation interest.*

Redundant quarries should be managed to maximise their potential nature conservation value and ecological diversity.

- *The underlying limestones have given rise to calcareous grasslands, some of the most species rich of all grassland types in the Ryedale area, which are also important because of the wide range of invertebrates that they support, particularly butterflies and moths. Calcareous grasslands are a declining habitat in Britain due to modern agricultural practices, in particular the increased use of herbicides and pesticides.*

It is important that all remaining areas of valuable calcareous grassland habitat are evaluated in order that their extent and significance can be fully understood. These important habitats should be protected from further damage and land management regimes introduced that ensure their survival, and re-creation.

Landscape Guidelines - Field Boundaries

- *Mention has already been made above of the valuable contribution made by the historic field pattern around many of the market towns and villages in the area.*

It is important that the historic field pattern that surrounds many settlements is conserved and that those measures are taken to ensure that further deterioration and loss of field boundaries is prevented.

- *Hedges and walls together with their adjacent field margins form an important part of the landscape, contributing to its overall visual structure and ecological value. They provide wildlife corridors and harbour many plants and animals, which are unable to survive under intensive agriculture.*

Future land management policies should seek to ensure that the existing pattern of fields is conserved and that all hedgerows and drystone walls are conserved and enhanced wherever possible.

Landscape Guidelines - Trees and Woodlands

The ancient semi-natural woodlands that persist on some of the steep valley sides, represent an important ecological and historic resource within the area. Much of this type of habitat has been lost throughout Britain and it is important that what remains is preserved.

It is important that any ancient semi-natural woodland is conserved and is carefully managed to ensure their long-term viability and maximise their nature conservation potential.

Though limited in number, individual trees have a strong visual presence in the Fringe of the Moors and serve to supplement the degree of enclosure through the area.

It is important that individual trees in the countryside are protected and re-planting measures employed to ensure the continuity of these important landscape elements. In addition, existing trees should be managed to ensure their long-term survival.”

Local Landscape Types

The Gillespies Study identified 7 Local Landscape Types (LLTs) within the Fringe of the Moors RLCA. Landscape guidelines are set out for each landscape type however these tend to be concerned with local issues. Nevertheless, there are certain guidelines for each of the LLTs that are relevant in terms of conserving landscape character through the planning system:-

"Undulating Farmland

Landscape Strategy:

This is an historic landscape of arable fields and pastures, small woodlands and nucleated villages set in a gently rolling landform above the level farmland of the Vale of Pickering. It is a scenic and highly visible landscape, which should be conserved and locally enhanced.

Specific landscape features, such as individual farm buildings, copses, hedgerows and landform are of considerable importance, particularly in distant views from the Vale of Pickering. The visual quality of such features is valuable to the landscape. Attractive features should be conserved and those that have a negative visual influence should be identified as a priority for removal, enhancement or screening.

It is important that the tradition of quiet enjoyment of this countryside is maintained through the control of new recreational facilities. Inappropriate large-scale facilities such as golf courses and large caravan parks could introduce a suburbanising influence and should be controlled.

The setting of Kirkbymoorside is particularly sensitive to change. The town occupies an area of locally elevated terrain and is highly visible from the south. Areas of elevated open ground around the town, such as Vivers Hill, are very sensitive to development and in places the abrupt edge of the town appears discordant with the terrain. There should be a general presumption against expansion of the town on elevated land to the north of the A170 and any new development proposals should be closely evaluated to ensure their visual and architectural appropriateness from both within the town, and beyond.

Development should seek to strengthen the existing pattern of nucleated village form.

Riverside Farmland

Despite its narrow form and limited geographical extent, this landscape has a strongly rural, distinctive character and presence. In spite of proximity to the busy A170, it has a slightly secluded feel and is characterised by a sense of enclosure and containment by the undulating terrain that immediately surrounds the valley.

Given the likelihood of flooding, the narrow river floodplain and valley is unlikely to be under pressure for built development. However, proximity to the North York Moors National Park and the popular town of Helmsley introduce a number of recreational pressures that the area has little ability to accommodate.

Sloping Wooded Farmland

This is a relatively remote and inaccessible rural area with a low population. Although the village of Pockley is situated on the western edge of the area, partially lying in the North York Moors National Park, other villages are absent and farms are dispersed and limited in number.

Despite its elevated position and the occurrence of expansive views, the sloping wooded farmland feels like a secluded, remote, almost secretive landscape where few live and fewer visit. At one level the impression of the landscape's scale is large, even vast; yet it remains, due to the nature of the local topography and enclosing effect of woodlands, intimate. The emotive effect of these two responses is emphasised by the fact that the landscape is not geographically remote or hostile, but is intensively and actively managed. The fact that arable land lies at altitude is an additional characteristic that appears peculiar.

This elevated, farmed landscape is unlikely to be under considerable pressure for built development because of its relative inaccessibility. Development pressure is likely to be concentrated on Pockley, which cannot

accommodate significant enlargement without compromising the setting and character of the village.

The landscape has a strong structure and character that is directly in response to topography and underlying geology. Whilst the framework of topography, woodland and farm mosaic would seem well-suited to absorbing small-scale well sited new development and changing land-use patterns without obvious detrimental effect, one of the most important qualities of this landscape, is its sense of remoteness. This could easily be eroded by unsympathetic piecemeal development.

This is predominantly a farming landscape, despite pressures from agricultural intensification, retains a strongly rural character. A defining quality of this landscape is its sense of remoteness, imparted by virtue of its elevation, lack of settlement, and presence of densely wooded, incised linear valleys. Landscape strategies should aim to conserve and enhance the existing qualities and seek to resist development or inappropriate land management.

It is important to conserve the remote rural qualities of this landscape, maintain the traditional mosaic of arable fields cut through by densely wooded incised, linear valleys and retain the overall balance of woodland to farmland. Further field enlargement should be avoided.

To conserve the remote rural character of this landscape, development should be strongly resisted. Any changes to existing buildings should take into account the use of the building by birds for nesting and bat roosts.

Priorities for Action:

- *Restrict Development*

- *Conserve the existing landscape pattern of medium size fields and linear woodlands.*

Sloping Open Farmland

Sensitivity to Change:

The sloping open farmland is large-scale and has a sweeping character. Even relatively small elements in the landscape, such as hedgerows, trees or farm buildings are visible over large distances. The characteristic open qualities of this landscape make it sensitive to development. Most forms of development will be highly visible, particularly if located on ridges and headlands. However, small-scale well-designed development could be accommodated if carefully sited and concentrated close to existing villages. Therefore, prior to any development detailed visual analysis should be undertaken to ensure that all opportunities to reduce potential visual impact could be ensured.

Landscape Strategy:

This is a landscape of arable fields and pastures, woodlands and clustered villages set in a gently rolling elevated landscape. It is a scenic and highly visible landscape, which should be conserved and locally enhanced where opportunity arises.

Land Management:

The visual structure of this landscape should be assessed from the Vale of Pickering to ensure that the relationship between the higher land and its adjacent landscape is well balanced.

The existing pattern of the landscape and particularly the range of field shapes and sizes should be retained. Further field enlargement should be avoided.

There is a transition from the relatively large-scale patchwork of fields on the higher slopes to a smaller scale, more linear, pattern of farmland,

hedgerows and woodlands on the lower slopes, to the south. This important visual characteristic contributes to the simple scenic harmony of the landscape, particularly when viewed from the Vale of Pickering. It is important to conserve and enhance this contrast, as the linear fields on the lower slopes are most likely to be threatened by development or changing patterns of agriculture.

Settlements and Buildings:

Demands for new housing should be accommodated only through carefully controlled and selective village infill, with due respect to the clustered form of existing villages.

Wooded Dales

Landscape Strategy:

These well-wooded landscapes follow deeply incised valley systems through the surrounding, more open and elevated rural landscape. They are intimate and highly attractive, often containing a range of important habitats. Any strategy should seek to enhance the important visual and ecological qualities of the dale and seek to protect them from incremental change.

Settlements and Buildings:

To conserve the intimate, remote rural character of this landscape, development should be strongly resisted.

Linear Scarp Farmland

Sensitivity to Change:

The south-facing slopes of the open farmed escarpment are prominent in views across the Vale of Pickering. This landscape is therefore, extremely sensitive to change. Any built development is likely to be visually intrusive and to have a particularly widespread influence.

The elements of the escarpment landscape that are most vulnerable to change are the skyline of the escarpment ridge and the headlands created by the dry valleys that cut through the escarpment. It is important that skylines are uninterrupted by elements such as buildings, telecommunications masts and power lines and that their predominantly open character is retained. Elsewhere, modern farm buildings, pylons and badly sited fence lines can all detract from the natural qualities of this landscape. Changing patterns of land use on the escarpment should aim to minimise adverse effects of intensive arable farming.

Landscape Strategy:

This harmonious, steeply sloping rural landscape is dominated by views out across the Vale of Pickering. The character of the farmland derives from the historic field and hedgerow pattern and local variations in topography. Trees, woodlands and farmsteads are largely absent. Due to its visual prominence, the landscape strategy should seek to conserve and enhance landscape character and ensure that inappropriate development is strongly resisted. The visual structure of this landscape should be assessed from the Vale of Pickering to ensure that the relationship between the higher land and its adjacent landscapes is well balanced.

Land Management:

An important visual characteristic of this landscape is the transition from a relatively large-scale pattern of arable fields and shallow dry valleys typical of much of the slope, to a smaller scale, pre-Parliamentary Enclosure pattern of long linear, often pastoral fields near settlement fringes. The latter generally run in a north-south orientation following the lie of the land. Management strategies should aim to strengthen this important

characteristic and discourage further enlargement of arable fields particularly near the edges of settlement.

Settlements and Buildings:

The principal settlement in the open farmed escarpment is the town of Pickering. Like other market towns in the Ryedale District it is under particular pressure to expand. In order to accommodate housing demand in the district, current planning policy is designed to permit controlled expansion of market towns, including Pickering. Set against the backdrop of the Tabular Hills the attractiveness of the town relies, in part, on the openness of these elevated areas and consequently, open areas around the town, including Smiddy Hill, Beacon Hill and even the environs of the castle make a significant contribution to the setting of the town. As a result there should be a general presumption against further growth on more elevated parts of the town and any future development allocations should be directed to controlled infill, in appropriate areas, and expansion in areas south of the A170.

Some of the villages would benefit from specific planting schemes to strengthen their identity, particularly at points of entry along the A170. However, it is important that any such planting be designed strategically in response to a careful, detailed visual analysis that takes full account of variations in character between the settlements.

Although some small-scale village infill development may be appropriate, this should be handled sensitively. All efforts should be made to resist suburbanisation by inappropriate construction and detailing.

Priorities for Action:

- *Conserve and restore the historic hedgerow network to enhance the structured, rhythmic quality of this landscape, particularly around Pickering and east of Thornton-le-Dale.*

- *Resist further field enlargement particularly near settlements and within the dry valleys.*
- *Restrict expansion of Pickering north of the A170.*

High Eastern Farmland

Landscape Strategy:

This is a predominantly farming landscape that, despite pressures from agricultural intensification, retains a strongly rural character, comprising arable and pastoral fields cut across by broad dry valleys, which become strongly incised and densely wooded in their lower reaches. Drystone walls are an important features of this landscape, setting it apart from areas of otherwise similar elevated farmland to the west. A further defining quality of this landscape is its sense of remoteness, imparted by virtue of its elevation, lack of settlement, and presence of densely wooded incised linear valleys. Landscape strategies should aim to conserve and enhance the existing qualities and seek to resist development of inappropriate land management.

Land Management:

Specific features such as farm buildings, copses, hedgerows are valuable within the more open fields of the large-scale landscape and the visual quality of such landscape elements is significant. Attractive features should be conserved and those that have a negative visual influence should be identified as a priority for removal, upgrading or screening.

It is important that the tradition of quiet enjoyment of this countryside is maintained through the control of new recreational facilities. In appropriate large-scale facilities such as golf courses or large caravan parks could introduce a suburbanising influence and should be controlled.

Settlements and Buildings:

To conserve the remote rural character of this landscape, development should be strongly resisted.

Priorities for Action:

- *Resist development*

- *Conserve the existing landscape pattern of medium to large-scale fields, broad dry valleys and deeply incised wooded dales.*

- *Conserve and, in many places, construct new drystone walls and re-plant hedgerows.*

- *Conserve and restore calcareous grassland habitats"*

4.3 The Fringe of the Moors Area of High Landscape Value

- 4.3.1 The District Council strongly considers that the above extracts from the formal landscape assessment of the Fringe of the Moors area demonstrate a clear need for a local countryside designation to safeguard the landscape character of the Fringe of the Moors. The Fringe of the Moors RLCA is demonstrated to be 'a scenic and highly visible landscape', which is 'particularly important for its largely unspoilt rural character' and for its 'peacefulness' and 'remoteness'. The 'scenery has an overall coherence of character' and the area has retained significant key features including 'ancient landscape features, special habitats and archaeological and historical remains', largely 'due to being relatively undisturbed by development'. The landscape is often 'expansive' and the above character could easily be damaged through insensitive development. The combination of the qualities of the Fringe of the Moors made it 'a special place' which landscape strategies should 'seek to conserve and enhance'. In addition, the area is also noted, both within the Gillespies Study and the Countryside Commission's description of the North York

Moors Character Area, for its rich archaeological heritage and the significant ecological importance of its semi-improved grasslands and ancient semi-natural woodlands.

- 4.3.2 In addition to the tangible factors set out in the formal landscape assessments of the area, the District Council considers that there is strong consensus amongst local authorities and countryside and recreational groups regarding the need to safeguard the landscape character of the Fringe of the Moors. Furthermore, the District Council also considers that the Fringe of the Moors area serves an additional role in terms of providing a scenic highly visible and unspoilt rural buffer between certain settlements along the A170 corridor (particularly Pickering and Kirkbymoorside) and the nearby North York Moors National Park. The particular qualities of the Fringe of the Moors area that have been identified in the formal landscape assessment also mean that the area generally serves to provide an attractive and unspoilt setting for the southern edge of the adjacent National Park.
- 4.3.3 Clearly the application of an AHLV policy to the Fringe of the Moors RLCA also implements the identification of the area as a Special Landscape Area in the North Yorkshire Conservation Strategy.
- 4.3.4 Consequently, on the basis of the formal landscape assessments and the above factors, the District Council has designated a Fringe of the Moors Area of High Landscape Value. The AHLV is based upon the Fringe of the Moors RLCA within Ryedale, and follows closely the boundaries of this RLCA as identified by Gillespies. The Policy which accompanies the AHLV designation places extra emphasis on the likely impact of development proposals on the fragile landscape character of these areas. The Policy allows a measure to be taken of the likely economic or social benefits of development proposals whilst ensuring that reasonable weight is attached to safeguarding this landscape character and scenic quality. (N.B. The District Council will refer to the 1999 Gillespies Study in considering the likely impact of development proposals and local landscape character.)

5 The Application of the AHLV Policy to Settlements

- 5.1 The Area of High Landscape Value Designation does not apply to those areas within defined development limits. Despite many of these settlements making a considerable contribution to the character of those areas, this designation is intended to apply to, and protect, the open countryside outside of, and adjacent to, settlements. Other policies within this Plan apply directly to the settlements themselves. The designation is, though, intended to be a consideration when assessing the expansion of settlements into the adjacent countryside where it is included in the AHLV or in considering development proposals in small villages and hamlets in the AHLVs where it has not been considered appropriate to identify development limits.

ANNEX K

**Examples of planning applications
approved by Ryedale District
Council within the Areas of High
Landscape Value since the adoption
of the Policy for development
control purposes**

ANNEX K

Examples of planning applications approved by Ryedale District Council within the Areas of High Landscape Value since the adoption of the Policy for development control purposes

- (i) 98/00268/FUL - Change of Use of Agricultural land to children's recreational area, erection of shelter and formation of car park at Church Lane, Westow - Approved May 1998. The site was agricultural land outside Development Limits within the Wolds AHLV, the play equipment was of timber construction and an extensive landscaping scheme was required.

- (ii) 98/00937/73 - Renewal of planning application 3/102/1136/FA (approved 5/11/93) for change of use of agricultural land to a nine hole 'Pay and Play' golf course including formation of a car park on land at OS Field 0005 and 3635 Ruffa Lane, Pickering - Approved December 1998 with 16 conditions including landscaping and habitat creation measures, retention of all trees and hedgerows and a requirement to agree all surface works and contour changes with the LPA. The officer's report regarding the application stated:-

"Additionally, the site lies within the Area of High Landscape Value where development will be permitted providing that it does not detract from the special scenic quality of the landscape. A landscaping scheme to reflect the local landscape character and the conservation and management of features important to that landscape would be required.

In landscape terms there would be little change in the contours of the land with few sand bunkers and only the tees and greens being slightly raised."

- (iii) 97/00042/FUL - Erection of Sow House with attached Midden and feedbins at New Cliff House, Sinnington, York - Approved June 1997. The scheme was originally deferred by Members who were conscious of the need to conform with new animal welfare regulations but were concerned about the likely landscape impact. A substantially revised scheme involving the buildings being redesigned, lowered and cut into the hillside was eventually negotiated, along with a 25m-wide mixed woodland belt.

- (iv) 99/00148/FUL - Erection of Factory and Office Extensions at Westfield Works, Helperthorpe, Malton - Approved 4 May 1999. The application involved the extension of a steel fabrication factory onto land that was outside the village Development Limits and within the Wolds AHLV. The officer's report regarding the application stated:-

"The main issues associated with the proposed development are:-

- the impact it would have on the surrounding area notably residential property and the Area of High Landscape Value;*
- any economic benefit resulting from it; and*
- highway considerations"*

and

"In positioning the proposed extension to the rear of the existing factory the impact on the village in general is much reduced. Visually only oblique views of the end elevation will be visible from the main street and the impact on the Area of High Landscape Value will be lessened by cutting into the rising ground to the north."

and

"The site is outside the development limits for the village of Helperthorpe. However, this does not necessarily preclude development of the nature proposed. Policy EMP6 supports the expansion of existing businesses outside the built up area of a settlement provided stated policy criteria are met.

In this case the situation is further complicated by the High Landscape Value designation of part of the site. This designation places additional constraint on development but does not necessarily prohibit it. Development which would not materially detract from the scenic quality of the landscape and benefit the social or economic situation of rural communities may be acceptable.

In this case the status of Sleightholme Engineering has been recognised in the Local Plan by its inclusion on a list of safeguarded industrial areas which are considered to provide important local employment opportunities. The Plan also states that in general the areas on the list have proved to be acceptable locations and contribute to the local economy.

Members will note the works currently employs 19 people who live within a six mile radius of the site ranging from school leavers to those reaching retirement. In addition sub-contractors amount to a further 10 people involved with the works.

To remain economically viable the applicants have stated that they need to produce products to a higher standard, to have light fabrication on site and to provide a complete package to customers. The importance of local businesses such as the applicants, to the local economy is acknowledged, and it is considered that efforts should be made to allow it to remain viable and thrive."

- (v) 97/01067/FUL - Erection of agricultural general purpose building for use as dry-sow housing at Hillcrest, Acklam, Malton - Approved 17 April 1998. This proposal within the Wolds AHLV was required to meet EC welfare legislation. The landscape impact of this large building was minimised through negotiation on the siting of the building and a requirement for an extensive landscaping scheme.
- (vi) 3/102/1204B/RM - Erection of a Dwelling with Detached Double Garage/Garden Store with Workshop/Study Over - Approved 9/12/96. Extra emphasis was placed on the design and materials of this isolated farm workers dwelling at Reserve Matters stage in reflection of both the Draft AHLV designation and the need to respect local landscape character that is set out in Policy AG7 (Agricultural Dwellings).
- (vii) 98/01120/FUL - Erection of a general purpose agricultural building at Manor House Farm, East Luton, Malton - Approved February 1999. The original application involved a building with a 10m ridge height set adjacent to buildings with a 7m ridge height on an elevated site. The officer's report recommended refusal on the basis that:-

“The proposed building would, by virtue of its height, bulk and prominent siting, detract from the character of the Area of High Landscape Value and the setting of East Lutton. As such the application is considered to be contrary to the provisions of Policies AG2 and ENV3 of the Ryedale Local Plan (Deposit Draft) 1997.”

However, before the application was discussed at Ryedale’s Central Area Planning Committee the applicant submitted a revised design with the ridge height of the building reduced. The application was subsequently approved.

ANNEX L

**Examples of planning applications
within the AHLVs which have been
refused on landscape grounds by
Ryedale District Council since the
adoption of the Policy for
development control purposes**

ANNEX L

Examples of planning applications within the AHLVs which have been refused on landscape grounds by Ryedale District Council since the adoption of the Policy for development control purposes

- (i) 3/43/40/FA - Erection of a Solid Floor Straw Based Sow Breeding Unit with two Stockmen's Dwellings as part of OS Field No. 9356, Foxholes, Driffield - Refused April 1995 due to detrimental effect on the appearance of the landscape, effect on the amenity of residents due to noise and smells, and the effect of traffic generated on highway safety - Appeal dismissed April 1996. The Inspector referred to existing and emerging planning policies, including Policy ENV4 (of the Consultation Draft) regarding AHLVs. The conclusions reached by the Inspector regarding the likely landscape impact of this proposal are pertinent:-

"In considering the first issue, I took particular note of the appearance of the attractive rolling landscape in the vicinity of the site. This has evolved largely as a result of the present predominance of arable farming particularly on the higher ground. As a result, hedges are often of meagre stature, yet they do define the field patterns and contribute significantly to the overall appearance. Woodland comprises copses, narrow shelter belts and larger blocks of trees, mostly deciduous. I detected no predominant pattern in respect of extent or form of the woodland areas.

The built element of the landscape is centred largely on the hamlets in the valley bottoms, located sporadically along the roads and lanes serving the rural area. It generally comprises farm buildings and dwellings with the occasional industrial development. Intermittent farmsteads and agricultural buildings are present on the higher ground, including one near to the site, although these are limited in size and extent. Several are partially screened with extensive woodland plantations. The overall visual impression is of a bucolic landscape in which buildings make an unobtrusive impact.

The development proposed would, by contrast, occupy an extensive area near to the top of a ridge and the site would be densely covered by new buildings. It

would be widely visible as a dominant skyline development. In my opinion, even from areas where it would not be seen as a skyline feature, it would intrude significantly into the landscape. The long access road, nearly 2 km long, proposed to be constructed using the underlying chalk, would also be a commanding feature. Its appearance and that of vehicles using it, at times frequently, would add to the overall visual impact of the development, which I consider would be unacceptable.

I have considered whether the proposed landscaping would ameliorate the appearance of the development to a degree which might overcome the unacceptable visual impact. The proposed screening would comprise indigenous tree planting with lower shrub cover located on low profile earth banks. However, the narrow belts of land set aside for that treatment on many sections of the site boundary would, in my opinion, severely limit its effectiveness.

Moreover, the existing hedges would do little to supplement the overall effect. Only on the south-west sector would a substantial belt of screening cover be provided by the existing Hall Plantation. But there would be no certainty of that block of woodland being retained. Nor would it be possible to ensure that the new mound planting would be retained in its entirety. I heard arguments that an upland location is necessary to ensure satisfactory natural ventilation for the intensive livestock unit. In the future, the planting could hinder that and lead to pressure to thin or remove some.

Furthermore, the planting would take many years to develop to maturity, although I accept that, with good plant stock and husbandry, a reasonable take of the planting could be expected. Even when mature, however, the screening would not, to my mind, provide amelioration to a degree which would have a material effect on the unacceptable visual impact. As the proposed planting would be predominantly deciduous, this would be particularly evident for much of the year after leaf fall. I noted on the site visit that, even where wide planting belts surround buildings, as at Gara Farm, the buildings are clearly seen. The thin strips of planting around parts of the appeal site would be considerably less effective.

In my view, the location, nature and extent of the development would be out of character with this rural area and have a detrimental effect on the appearance of the landscape and would be contrary to Local Plan policy."

- (ii) 26096/1 - Proposed telecommunications installation on land at Keld Head Farm, Keld Head Road, Kirkbymoorside - Approval of the Local Planning Authority refused for the siting and appearance of the development May 1996 due to the proposal being detrimental to the character of the area by virtue of its prominent location - Appeal dismissed February 1997. In justifying his decision the Inspector stated:-

"I regard the appeal site as being within a particularly sensitive part of the open landscape close to Kirkbymoorside. Along the A170 road, which runs east-west along the southern edge of Kirkbymoorside, the scarp slope is a dominant element in views northwards. The trees and buildings at Keld Head Farm are conspicuous features on the skyline in these views, and an absence of intervening vegetation adds to their prominence. They are even seen on the skyline as Kirkbymoorside is approached from the east along the A170 because of the extent to which the land rises up behind the town. The area to the north of the appeal site is flatter, but again the open nature of this part of the moorland fringe allows extensive views across the landscape."

and

"It is therefore evident that the proposed 15m mast and the antennae installed upon it would be readily seen from much of the surrounding area, not only close to the site but also from long distances to the south, and, to a lesser degree, from other directions. Notwithstanding the slim design chosen for this particular installation, because of its height and the number of antennae that it is designed to support I believe that the mast would intrude into views across what is currently a predominantly unspoilt stretch of attractive countryside. Given the inherent prominence of the appeal site in the landscape, I am of the opinion that siting this conspicuous new feature in this particular location would be harmful to the appearance and character of the surrounding rural area."

and

"I have weighted the benefits of allowing the proposal against its impact on the character and appearance of the area, deciding that the sensitive nature of the landscape in the vicinity of Kirkbymoorside justifies my conclusion that the environmental arguments should prevail."

- (iii) 98/00958/FUL - Construction of bridge and use of grazing land as an overflow car park during peak periods at Land adjacent to North Yorkshire Railway Trust, Park Street, Pickering - Refused December 1998 for the following reason:-

"The proposed development would result in the loss of, and be detrimental to the character and the appearance of, an important attractive area of open space on the edge of Pickering and thereby be contrary to Policies E2 and E4 of the North Yorkshire Country Structure Plan (Alteration No. 3) 1995 and Policies C1, L7, ENV1 and ENV3 [AHLVs] of the Ryedale Local Plan (Deposit Draft) 1997."

- (iv) 97/00110/FUL - Erection of 22.5m aerial tower with six sector antennae, three dish antennae and one radio equipment cabin at Land adjacent to High Covert, Welham, Malton, North Yorkshire - Refused May 1997 for the following reason:-

"The proposed development would by virtue of its height and prominent obtrusive location within the Wolds Area of High Landscape Value be contrary to Policy D2 of the Ryedale Rural Areas & Kirkbymoorside Local Plan and ENV4 [AHLVs] of the Draft Ryedale Local Plan whereby priority is given to the protection of the special quality of the landscape."

- (v) 98/00275/ADV - Erection of a directional pole sign at Field No. 1785 (Land Adjacent to A170) Eberston, Scarborough, North Yorkshire - Refused June 1998 for the following reason:-

"The proposed sign would, by virtue of its size and prominent siting, detract

from the landscape quality of this Area of High Landscape value and as such be contrary to the provisions of Policies ENV1 and ENV3 of the Ryedale Local Plan (Deposit Draft) 1997."

ANNEX M

**Details of all planning applications
for development outside of
Development Limits in two
example AHLV parishes
(Burythorpe and Foxholes)
during May 1997 - April 1999**

ANNEX M

Details of all planning applications for development outside of Development Limits in two example AHLV parishes (Burythorpe and Foxholes) during May 1997-April 1999

Example A - Parish 020 - Burythorpe

APPROVALS

97/00289/FUL - Erection of swimming pool, changing rooms and bed sitter / office at The Trainer's House, Eddlethorpe, Malton - Approved 13 June 1997

97/00378/FUL - Erection of agricultural workers dwelling on land at OS Field 0003, Burythorpe - Approved 16 May 1997

97/00476/FUL - Erection of detached garage at 1 Hillcrest, Kennythorpe - Approved 16 June 1997

97/00790/FUL - Erection of stable block at Part OS Field 2318 Burythorpe - Approved 30 September 1997

97/00865/FUL - Erection of electricity meter kiosk at All Saints Church, Burythorpe - Approved 27 October 1997

97/01054/FUL - Erection of extension and alterations to outbuildings to form triple garage / store at Hermitage Farm, Burythorpe - Approved 9 January 1998

97/01064/FUL - Erection of Field Shelter and feed store at land east of Brook Farm, Burythorpe - Approved 15 January 1998

98/00241/FUL - Change of use of agricultural land to form tennis court at Beck Cottage, Menethorpe - Approved 18 August 1998

98/00355/FUL - Erection of two field shelters in OS Field 1950, Burythorpe - Approved 18 August 1998

99/00074/FUL - Change of use of agricultural barn to form extension to existing dwelling at Grange Farm, Eddlethorpe - Approved 25 March 1999

99/00102/FUL - Change of use of agricultural land to equestrian purposes and the construction of a sand manege at Thornthorpe House, Thornthorpe, Malton - Approved 7 April 1999

REFUSALS

98/00226/FUL - Change of use of farm buildings to form trekking centre using existing stables at College Farm, Kennythorpe - Refused. The sole reason for refusal was the likely detrimental effect of groups of horses on highway safety, in contradiction of criterion (v) of Policy AG11. Refused 11 June 1998.

Example B - Parish 043 - Foxholes

APPROVALS

98/00019/FUL - Erection of car port at 1 Manor View, Butterwick - Approved 16 March 1998

98/00321/FUL - Erection of agricultural general storage building at Glebe Farm, Butterwick - Approved 1 June 1998

98/00329/FUL - Erection of general purpose agricultural building at Wilson Wold Farm, Butterwick - Approved 1 June 1998

98/00917/FUL - Erection of farm workers dwelling at Boythorpe Farm, Butterwick - Approved 7 January 1999

99/00011/FUL - Change of use of holiday cottage to animal feed / medicine store, farm office and worker's restrooms at Manor Farm, Butterwick - Approved 11 March 1999.

REFUSALS

No applications for development outside of Development Limits in Foxholes Parish were refused during May 1997 - April 1999.