

Neighbourhood Plan Representations

On behalf of Fitzwilliam Malton
Estate



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1. Introduction

- 1.1 These representations have been prepared by ELG Planning on behalf of the Fitzwilliam Malton Estate (FME) in response to the consultation on the 2nd Submission Neighbourhood Plan (July 2023). FME provided a detailed response to the consultation on the pre-submission draft in Spring 2021 and Submission Neighbourhood Plan in Summer 2022 and further 2nd pre-submission Neighbourhood Plan for Malton & Norton 2020-2027 in early 2023.

- 1.2 FME are one of the main landowners in Malton and are therefore uniquely placed to assist and support the development of the Neighbourhood Plan. Firstly, FME wish to place on record that they are supportive of the general vision and objectives of the plan, taken as a whole, notwithstanding the significant objections that follow in these representations mainly in relation to the 'High Malton' site. It is however considered that the plan could go further in acknowledging and developing policies to support the vibrancy of the town, which has a high proportion of independent owner managed businesses, and its many facilities.

2. Planning Context

Town & Country Planning Act 1990

2.1 Neighbourhood Plans must be prepared against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended).

The Basic Conditions that a neighbourhood plan must meet are as follows:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan);
- b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders;
- c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders
- d) the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development;
- e) the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- f) the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations; and

- g) prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

3. Draft Policies

- 3.1 In terms of the draft policies within the Neighbourhood Plan, FME would make the following comments.

TM3 – Highway Improvement Schemes

- 3.2 FME own a significant amount of land on the western edge of Malton including land where the part of the previously proposed southern by-pass – Castle Howard Road – Beverley Road) would need to pass through. The Estate have promoted these sites (site ref: 317, 181 & 181a) for residential development and employment development of an appropriate scale as part of the Ryedale Local Plan review through the call for sites consultation.
- 3.3 The allocation of land for residential development on the western side of Malton would not prejudice the delivery of such routes coming forward and, in fact, would enable the delivery of a link between Middlecave Road, Castle Howard Road and York Road as part of the development(s). The ability to deliver significant parts of such links which were aspirations of the neighbourhood plan therefore make the land to the west of Malton the most appropriate location for future housing development in the forthcoming North Yorkshire Local Plan and FME would welcome the opportunity to work with all parties to develop a masterplan that would benefit Malton.
- 3.4 It is unclear why draft Policy TM3 suggests a southern by-pass should only connect York Road and Beverley Road rather than Castle Howard Road in the previous submission version of the neighbourhood plan (December 2021). There is no justification for this change in any of the supporting documents. It is also unclear as to why the previous pre-

submission version of the neighbourhood plan removed the suggested link between Castle Howard Road and Middlecave Road. Continuing a link north to Middlecave Road would further enhance journey choice in this part of Malton which in turn should help reduce congestion in the centre of Malton by providing an alternative route around the western side of the town.

TM5 - New Vehicular River/Railway Crossing

- 3.5 FME own land to the south of York Road and where the suggested route of the new road crossing is shown (TM5-1). This land is being promoted (site ref: 137) as an extension to the adjacent industrial estate for employment uses as part of the Ryedale Local Plan Review. FME have no issue in principle with the proposed crossing and would be happy to ensure that the delivery of any future link is not prejudiced by the development of their land to the south of York Road. Indeed, the development of the land for employment related uses would enable the delivery of appropriate road infrastructure to the edge of the site as part of any development.
- 3.6 In terms of the TM5-2, FME also own land which would be affected by the proposed designation at Barks Knott Terrace. This land is being promoted for residential development as part of the Ryedale Local Plan Review (site 139). FME have no issue in principle with the proposed crossing and would be happy to ensure that the delivery of any future link is not prejudiced by the development of their land. As with the land off York Road, the development of the land for residential development would enable the delivery of appropriate road infrastructure to the edge of the site as part of any development.

TM6 – Development on Non-allocated Sites

- 3.7 FME welcome the changes to the policy TM6 and bringing the transport element in line with the test set out in NPPF.
- 3.8 However, whilst FME fully acknowledge the issues around air quality in Malton and the need to ensure that developments mitigate their impacts, the wording of the proposed test in draft policy TM6 is not in line with national policy which at paragraph 174e) suggests that policies should prevent unacceptable levels of air pollution. It does not say that development should be prevented which may worsen air quality. This part of the policy therefore does not meet the basic conditions and is not acceptable.

RC1 - Malton and Norton River Corridor Development

- 3.9 FME raised concerns as part of the consultation on the previous submission draft of the plan on the legibility of the proposals map. Following further discussions with Norton Town Council, it was confirmed that the area to which this policy relates is highlighted in brown and also by brown hatching on the proposals map.
- 3.10 It however still remains difficult to establish from the draft proposals map the boundaries of this designation against physical features on the ground. It is unclear whether the area includes land which is in FME's ownership (outside the existing picnic area) as shown on the plan at **Appendix A**. If there is any encroachment into this area, the proposal map should be amended to ensure that it excludes any land in FME's ownership shown on the plan as this area is previously developed former industrial land which is inappropriate for inclusion in the designation.

RC2 - Regeneration of Land North and South of County Bridge

- 3.11 FME support the regeneration of land north and south of county bridge and welcome the extension of the proposed designation to include land to the east (south of Sheepfoot Hill) which is also predominantly in the ownership of the Estate.
- 3.12 However, FME remain concerned that draft policy RC2 seems to restrict potential residential uses in this location. The draft policy states:

"No residential or other vulnerable use (in terms of flood risk) coming forward on this land and subject to development meeting the sequential test and where applicable the exceptions test in line with national policy".

- 3.13 It is noted that the majority of the area is located within Flood Zone 3 but with the benefit of flood defences as are large parts of the centre of Malton, it is considered that the policy should not rule out residential development entirely given the sustainable brownfield nature of the site where the sequential and exceptions tests could be readily passed. The way the policy is currently worded is therefore not consistent with NPPF and does not meet the basic conditions.

E1 - Protection of Local Green Space

- 3.14 FME strongly object to the inclusion of land at Norton Road Riverside and High Malton as Local Green Space for the reasons below.

E1 – 3 Norton Road Riverside

- 3.15 FME own the land identified as E1-3 Norton Road Riverside which is currently a picnic area and an adjacent area of previously developed land which is currently used as a skatepark. The two areas are identified on the plan at **Appendix A**.
- 3.16 The land which is the picnic area is also identified in the Ryedale Local Plan Strategy as open space under policy SP11. However, draft policy E1 introduces a very special circumstances test for the redevelopment of such sites, this is inconsistent with policy SP11 of the Ryedale Local Plan which provides a series of criteria which the redevelopment of such sites would need to meet.
- 3.17 The land which is currently used as a skatepark is not identified as open space in the Ryedale Local Plan Strategy as under policy SP11. FME therefore object to its proposed designation as Local Green Space under draft policy E1 of the Neighbourhood Plan. The land is a previously developed former industrial site and does not function or have the attributes of local green space. It is clearly different from the land around it and that designated as open space through policy SP11 of the Ryedale Local Plan Strategy. For these reasons, the land which is currently occupied by the skatepark (see plan at **Appendix A**) should be excluded from the proposed local green space allocation under draft policy E1.

E1-9 High Malton

- 3.18 FME strongly object to the inclusion of land at High Malton as Local Green Space as it is entirely unjustified and unsupported by planning guidance and policy.
- 3.19 Paragraph 101 of NPPF states, "*the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent*

with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period” (Our Emphasis).

3.20 Notwithstanding the assessment below against the tests at paragraph 102 of NPPF, the proposed allocation of the land at High Malton as Local Green Space is clearly inconsistent with sustainable development and investment in sufficient homes, jobs and other essential services. The western side of Malton provides the only suitable location for further housing development in the town and potential growth in this location should not be constrained by an unjustified designation for the reasons set out below.

3.21 The designation of the area of land suggested as Local Green Space would clearly contrary to paragraph 102 of NPPF which states:

“The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land”.*

3.22 Paragraph 013 (reference ID: 37-013-20140306) of PPG provides guidance on what types of green area can be identified as Local Green Space. It states:

“The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local

discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis”

- 3.23 Whilst the guidance advises that whether to designate land is a matter for local discretion the examples it provides are clearly typologies of land (green spaces) which are accessible and usable by the public. When this is read alongside criteria C of paragraph 102 of NPPF which confirms that the green space should not be an extensive tract of land, it is clear that the policy is not intended to apply to privately owned agricultural land which offers no recreational value and is not in any event green space.
- 3.24 Appendix 1 of the 2nd Submission Neighbourhood Plan provides the Neighbourhood Plan Groups assessment of the High Malton site against the tests set out at paragraph 102 of NPPF. The assessment is provided in Table 1 below with FME’s response to each criteria in red.

Criteria	Responses
<i>Location</i>	Western edge of Malton, bounded by Castle Howard Road to the south; Castle Howard Drive residential area to the east; Middlecave Road to the north; and the A64 to the west.
<i>Size</i>	25ha
<i>Criteria A</i>	Space lies immediately to the west of the ‘Middlecave’ residential area.
<i>FME Response</i>	The site does lie immediately to the west of an existing residential area.
<i>Criteria B- Landscape</i>	Yes – although a flat area of agricultural land hay meadows and paddocks divided/bordered by hedgerows with some bordering

<p><i>significance, e.g. beauty, tranquillity</i></p>	<p>and scattered mature trees it links visually with the AONB to the west. It also provides some visual amenity to bordering properties on Castle Howard Drive as well as the foreground to the AONB beyond. It forms an attractive rural approach to Malton and makes a key contribution to the setting of the Howardian Hills Area of Outstanding Natural Beauty (AONB) to the west. The south-east corner of the site, at which Castle Howard Road meets the built-up area of Malton, is identified as a 'gateway' location in this Neighbourhood Plan (ref Policy E5) with the key views which it affords identified and detailed in Appendix 3.</p>
<p><i>FME Response</i></p>	<p>The site is an area of flat agricultural land on the edge of the urban area and bounded to the west by the A64 dual carriageway.</p> <p>The tests set out in paragraph 102 of NPPF make no reference to landscape significance and this is something totally separate from beauty and tranquillity. The site is however not subject to any statutory or non-statutory landscape designations. Whether or not the site forms part of the setting of the AONB has no relevance to the consideration of whether it is suitable Local Green Space.</p> <p>The site cannot be considered to hold any significance in terms of tranquillity as it is located next to the noisy A64 dual carriageway and the urban edge of Malton.</p> <p>In terms of visual amenity, there is no right to a view in planning terms and, as such, this is not a relevant consideration.</p>

<i>Criteria B – Historic Significance</i>	None known
<i>FME Response</i>	The site is not of any historic significance.
<i>Criteria B – Recreational Value</i>	Limited – no public rights of way through the space and no other recreational use, however public paths do run along its boundary edges. Public footpaths run along both the northern and southern edges of the site, with a bridleway running west from the mid-point of its northern boundary over the A64 via a footbridge and on into countryside, the AONB and the network of Public Rights of Way therein. These paths are used extensively for walking, dog walking, running and cycling, individually and by family groups, particularly at weekends. They are used by locals and by the wider Malton community for their recreation. They form part of a popular circular route taking in Outgang Lane, Broughton and The Plantation. The huge appeal of the bordering paths rests with the attractive and far-reaching views across the open High Malton site, west to the AONB and north towards the North York Moors.
<i>FME Response</i>	The site has no recreational value and is privately owned enclosed agricultural land and it is not crossed by any public rights of way or walking routes.
<i>Criteria B – Wildlife Richness</i>	No. While neither the site nor its constituents' habitats are formally recognised as having significant wildlife value, local observation clearly shows that it has local value and richness with records of species such as hare, deer, bat, barn owl and buzzard as well as more common garden birds and mammals. The opportunity to view such wildlife on the doorstep contributes greatly to the visual appeal, attractiveness and value of the site to

	<p>local people. The A64 in cutting forms the site's western boundary – "Malton Bypass Cuttings" is a designated Site of Importance for Nature Conservation (SINC). Its close association with the High Malton site enhances its wildlife value through species migration.</p>
<i>FME Response</i>	<p>The site is of limited ecological value. It is predominately intensively farmed agricultural land with existing residential development on one side and the A64 on the other.</p>
<i>Criteria C - Local in character/extensive tract of land</i>	<p>The space is an extensive tract of land, but is very much viewed as a valuable local asset and resource by the Middlecave community. This was clearly evidenced in Neighbourhood Plan consultation and in 2014/15 planning application responses to plans affecting the site, which included a 500+ signatory petition and some 100 individual respondents.</p>
<i>FME Response</i>	<p>The site is clearly an extensive tract of land extending to 25 hectares and therefore its identification as Local Green Space does not comply with criteria C. b. The Planning Practice Guidance (PPG) provides clear guidance on this and states:</p> <p><i>"blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name".</i></p> <p>The designation of 25 hectares of land adjacent to Malton as Local Green Space is clearly contrary to this clear guidance and is therefore wholly unjustified.</p>

<p><i>Summary</i></p> <p><i>Assessment/Basis</i></p> <p><i>for</i></p> <p><i>Recommendation</i></p>	<p>The site is in close proximity to a residential community on the western edge of Malton and demonstrates particular and enormous significance to that community. It provides valued visual amenity for bordering properties to the east on Castle Howard Drive and walkers for a variety of recreational users – local and non-local – along its boundaries, who also enjoy its interesting wildlife populations. linked to the AONB to the west. In wider landscape terms, it provides an acknowledged important setting to the AONB to the west. While it is also must be conceded to be an extensive tract of land, it is considered that in this case, this is outweighed by its other clearly evidenced attributes and, most significantly, the particular significance and importance that it has for local people.</p>
<p><i>FME Response</i></p>	<p>At no point in the assessment provided by the Neighbourhood Plan Group does it clearly identify why the large area of land described in the Neighbourhood Plan as High Malton (FME reference it as Land west of Malton/Castle Howard Road) provides any value as Local Green Space.</p> <p>The tests set out at paragraph 102 of NPPF make no reference to landscape significance and this is something totally separate from beauty and tranquility.</p> <p>Fundamentally it is privately owned agricultural land and is not of any historical or ecological significance. It is not of any recreational value as is not crossed by any walking routes nor does it offer any</p>

	tranquility value is it is next to the A64 and one of the main routes into Malton.
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- 3.25 It is abundantly clear from the guidance in NPPF and PPG that the Local Green Space designation should not be used to allocate large tracts of land and blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, the designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name. This is precisely what the Neighbourhood Plan Group are trying to achieve with this designation, and it clearly fails to meet the requirements of NPPF and therefore the basic conditions.
- 3.26 It also should be noted that Ryedale District Council objected to the identification of ‘High Malton’ as local green space in their response to the pre-submission in early 2023. A summary of their response can be found at Appendix 15B of the Basic Conditions Statement Annexes submitted.
- 3.27 For the reasons outlined above, it is considered that draft E1 is not in general conformity with the strategic policies in the Ryedale Local Plan Strategy or the NPPF. Area **E1 – 3 Norton Road Riverside** and should be amended accordingly and **E1-9 High Malton** should be removed entirely for the clear reasons provided.

E4 – Green and Blue Infrastructure

- 3.28 Whilst FME support the principle of this policy, they have concerns over the extent of the proposed designation in a number of areas.
- 3.29 The extent of this designation includes large areas of the centre of Malton which are built up including FME’s land at Sheepfoot Hill (within the area designated under draft policy

RC1) and an area of land off Norton Road adjacent to the proposed E1-3 local green space designation which is occupied by a garden machinery shop. Clearly these areas are not part of a multifunctional wildlife, amenity and recreational network as suggested by the policy and therefore should be removed from the designation.

- 3.30 It is also unclear why some areas of the neighbourhood plan area have been excluded from this designation when the majority of the land outside of the built-up area of Malton and Norton are included. The majority of the land identified including land under FME's control does not contribute towards the objectives of the policy and, as such, the extent of the designation should be considered further and amended.

E5 – High Malton Visually Important Undeveloped Area (VIUA)

- 3.31 This draft policy has only been introduced following the consultation on the 2nd pre-submission draft in early 2023. As set out at paragraph 4.3.19 of the 2nd submission plan (July 2023), *"the area has previously been considered as a potential VIUA, by RDC, in response to public representations, but ultimately not taken forward to designation, on the grounds that it failed to sufficiently meet any of the qualifying criteria"*.
- 3.32 The Ryedale District Council assessment of the site and a wider area is set out in their Visually Important Undeveloped Areas Background Paper (October 2017) which was prepared in relation to the Local Plan Sites Document (**Appendix B**). It concludes:

"It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:

The land between Middlecave Road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.

California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.

The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.

The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.

However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.

The reasons are that:

- *The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields.*
- *The site provides only a limited setting for buildings- it is part of the wider Howardian Hills landscape*

- *The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing.*

These points are expanded below:

In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:

- *There are no features which identify the archaeological or historic interest of the space*
- *There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest*
- *Ecological matters are subject to other policy considerations.*
- *The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features.*

In respect of the following tests:

- *Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths*
- *Contribution the space makes to the overall form and character of the settlement*

- *Extent to which the space provides a vista/viewpoint into the surrounding countryside*

The two large areas of open, undeveloped land are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, they do not perform a specific influence on the settlement form of Malton. The town has extended up to the field boundary, and there is a regular edge with TPO'd trees. The ability to view Malton is limited, and such views are achieved to differing extents across the areas of land, a function of the site's size, changes in topography, elevation.

In these regards they perform a similar role to most land which surrounds settlements.

There are points within and between the areas of land in question where the level of intervisibility into the wider countryside is unparalleled in any other part of the edge of the towns, views of the North York Moors, Howardian Hills and The Wolds can be achieved via a wide panorama. This is a function of the land's elevation and position. However, this is not universally experienced across the site, only within discrete points, and particularly from the road, this is also not a factor which influences the form and character of Malton.

Both sites are capable of being viewed at distance. The land of site 1 is sloping foot of the Howardian Hills LCA which extends across much of Malton.

Site 1 (South) is viewable in part from York Road, but holistic views are achieved from the elevated parts of the A64 from the west, at distance.

Site 2 (North) is high on the plateau of the Howardian Hills foot slope, which is viewable from the Howardian Hills and land to the south and west of Norton.

Development of this site has the capability to affect the setting of the AONB- but this is a landscape character consideration, under Policy SP13, rather than a form and character issue.

The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Therefore, applying the designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives. There are other policies which are more appropriate to consider the impact of development on the site, and the impact on the AONB and Malton.

The fact that the sites were considered as option choices in 2015 has not been a factor in the consideration process of whether the sites are capable of being a VIUA. Whilst these sites have not been identified as allocations, the decision to identify land as a VIUA is based on evidence of how the site performs in relation to the specific assessment criteria. The VIUA policy approach recognises that sites may be developed, where social and economic considerations outweigh the contribution the site makes to the form and character of the settlement".

- 3.33 FME fully support the conclusions made by professional officers not to identify land at 'High Malton' as a Visually Important Undeveloped Areas for the reasons outlined in the background paper. Moreover, the assessment undertaken by RDC was conducted by

professional officers and there has been no material change of circumstances, either in on the ground or in policy, to support the towns councils reaching a different conclusion.

3.34 Moreover, the assessment provided at Appendix 3 of the 2nd Submission Neighbourhood Plan does not provide a detailed robust assessment rather making vague, generalised comments on the land without drawing conclusions. In contrast, the Council's assessments and conclusions have been thorough two local plan examinations and therefore have been more rigorously examined and tested.

3.35 FME strongly object to the designation of 'High Malton' as a Visually Important Undeveloped Area as it clearly does not meet the criteria for such, is not in general conformity with the strategic policies in the adopted Ryedale Local Plan nor is it consistent with national policy. It therefore does not meet the basic conditions.

E6 – Gateways

3.36 FME would object to policy E5 as the considerations it outlines would form the basis of any assessment of a site allocation in a strategic plan or planning application. It is not the place of a Neighbourhood Plan to consider strategic matters as clearly set out in national guidance. Further development on the edge of Malton in the locality of the proposed gateways could clearly be provided which would be in keeping and even enhance the approaches to the town.

TC2 – Orchard Fields

3.37 FME is wholly supportive of finding ways in which visitors can be attracted to the town but financial realities need to be considered. In the current financial climate securing funding

for such projects will be challenging unless they are commercially viable. FME welcome the changes made to this policy.

HD1 - Development and Design – Conservation Areas

- 3.38 FME are concerned that the draft policy is very prescriptive and does not allow for more alternative innovative design approaches or variety. Whilst it is acknowledged that planning policies setting out broad design principles are appropriate, the level of detail proposed in draft policy HD1 goes beyond what is considered necessary and would limit the decision makers ability to consider each site and proposal on its 'own merits'. It is therefore considered that the draft policy as currently worded is not in generally conformity with NPPF and, in particular, paragraph 127 which states:

"Planning policies and decisions should ensure that developments:

.....are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)"

- 3.39 Moreover, FME would welcome provision within the policy (or a separate policy) to support the reuse of upper floors in the town centre. Innovative design solutions may enable new uses and greater vibrancy within the town centre which is a policy that would be supported by NPPF.

H1 – Housing Mix

- 3.40 FME are concerned by the limited evidence base which seems to support draft policy H1 and the lack of any professional assessment of housing needs. Indeed, it is considered that such matters should be dealt with by the Ryedale Local Plan (strategic plan) which will be informed by an appropriate evidence base including an up-to-date Strategic Housing Market Assessment. The Strategic Housing Market Assessment reference is from 2010 and is therefore over 10 years old. It is unlikely to be reflective of current housing needs and moreover developments need to provide a mix if housing is to meet all needs.

M1– Wentworth Street Car Park

- 3.41 FME is fully supportive of policy M1 to retain Wentworth Street Car Park for this purpose as ensuring that a significant proportion of the car park continues to provide long stay public car parking is important to the functionality of the town.

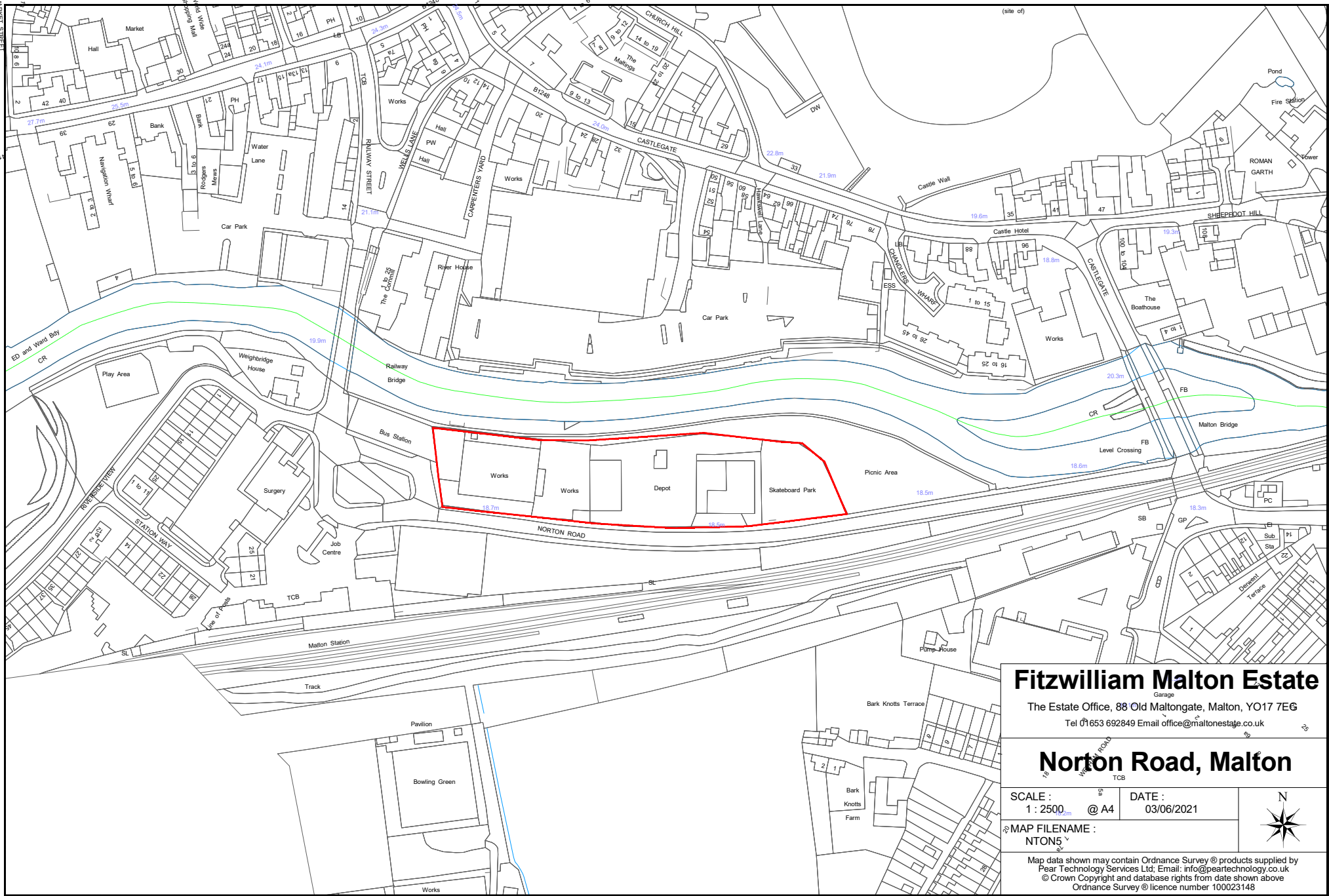
M2– Malton Market Place

- 3.42 FME is supportive of draft policy M2, albeit, that there should be some flexibility over the location of any compensatory parking as opportunities arise to deliver improvements in the town centre.

4. Summary

- 4.1 FME strongly object to the designation of land at High Malton as Local Green Space for the reasons clearly outlined in these representations. The proposed designation clearly does not meet the requirements in NPPF at paragraph 102 of NPPF and therefore does not meet the basic conditions for a neighbourhood plan.
- 4.2 FME also strongly object to the designation of 'High Malton' as a Visually Important Undeveloped Area as it clearly does not meet the criteria for such, is not in general conformity with the strategic policies in the adopted Ryedale Local Plan nor is it consistent with national policy. It therefore does not meet the basic conditions.
- 4.3 In terms of future participation, FME consider that the significance of the matters raised in these representations warrant a hearing when the plan is considered further by the examiner. FME would therefore wish to attend and provide representations at any such hearing.

Appendix A



Fitzwilliam Malton Estate

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Norton Road, Malton

SCALE : 1 : 2500 @ A4 DATE : 03/06/2021

MAP FILENAME : NTON5



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Appendix B

**RYEDALE
DISTRICT
COUNCIL**



**VISUALLY IMPORTANT
UNDEVELOPED AREAS
(VIUA's)**

BACKGROUND PAPER

**THE RYEDALE PLAN - LOCAL PLAN SITES DOCUMENT AND
POLICIES MAP**

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Appendix 2 New, Amended and Discounted VIUAs 2009 Consultation

Appendix 3 Statement of Consultation on 2016 VIUA Consultation

Introduction

Visually Important Undeveloped Areas (VIUAs) are a long-standing policy tool which have been used in Ryedale to identify undeveloped areas in or on the edge of settlements which contribute to their form, character or setting. VIUA's were originally identified in the 2002 Ryedale Local Plan and were designed to operate in conjunction with the Development Limit policy. All of the (2002) VIUAs were retained in principle and carried forward through the adoption of the Ryedale Plan - Local Plan Strategy. Policy SP16 of the Local Plan Strategy states that:

"To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings....."

"The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement."

Any changes to land defined as a VIUA needs to be taken forward through the Development Plan process. A major consultation undertaken in 2009 to develop the Ryedale Plan was used to gather site specific information, including views and opinions on site-specific protection policies. This work has informed the proposals in the Local Plan Sites Document in conjunction with wider work undertaken to inform the selection of development sites. In 2016, a specific consultation on VIUAs also identified a limited number of additional proposed VIUA sites and suggested the deletion of three VIUA sites. It also led to the consideration of further VIUAs.

The consultation in 2016 also identified that some limited changes to existing VIUAs needed to be made to ensure that the Sites Document is based on up to date evidence and to address a limited number of mapping anomalies.

This Background Paper outlines the new VIUAs; amended VIUAs and deleted VIUAs. The new VIUAs and amended VIUAs are set out in the Policies Map and are listed in Policy SD16 of the Local Plan Sites Document.

Policy Position

The Council's Local Development Scheme makes it clear that the Local Plans Sites Document will contain site specific protection policies as well as identifying specific sites to meet development requirements. This is consistent with legislation concerning the role and content of the development plan and the National Planning Policy Framework, which encourages Local Planning Authorities to identify land where development would be inappropriate as part of the plan-making process.

The principle of using the VIUA designation has been established in the adopted Development Plan: The Ryedale Plan - Local Plan Strategy. The rationale for the consideration of VIUAs formed part of the evidence base for the consideration of the Local Plan Strategy, which was submitted, examined and adopted in a post NPPF policy context. It should be noted that as part of the VIUA consultation in 2016, both Historic England and Natural England have actively supported the identification of VIUA's and have identified no conflict with national policy.

The purpose of the designation

Visually Important Undeveloped Areas are areas of undeveloped or open land which contribute to the form, character or setting of a settlement. They can be areas of land that are within a settlement or on the edge of a settlement.

Longstanding aims of the designation are to:

- protect the character and amenity of settlements
- protect the setting of Listed Buildings and other historic and architecturally important buildings and the character of Conservation Areas
- To prevent town and village ‘cramming’
- To retain green areas, open space and trees

It is important to be aware that it is not the purpose of the VIUA designation to protect all undeveloped areas surrounding settlements ‘en bloc’ as has been suggested for some settlements in response to earlier consultations. Similarly, the designation is not a landscape protection policy per se. National policy aimed at recognising the intrinsic character and beauty of the countryside, together with Policy SP1 (General Location of Development and Settlement Hierarchy) and SP 13 (Landscapes) of the Local Plan Strategy provide the policy framework to assess development proposals in the majority of open countryside locations around the towns. The VIUA sites tend to be more discrete areas of undeveloped land, although some VIUA sites may be covered by other policy designations including national level landscape designations (Area of Outstanding Natural Beauty); local landscape designations (Areas of High Landscape Value) or within Conservation Areas.

The VIUA policy designation has always operated on the basis that under some circumstances, development of a VIUA in whole or in part could be justifiable. This is in situations where it can be demonstrated that the economic or social benefits of the development would significantly outweigh the loss of land designated as a VIUA or, where a development would not have a material adverse effect upon the character or appearance of the area. In this respect, planning permission has been granted for the development of a small number of VIUA sites since these sites were first designated and as such, those sites no longer contribute to the purpose of the VIUA designation.

Consequently, as part of the production of the Local Plan Sites Document, the Local Planning Authority reviewed the existing VIUA designations.

The preparation of the document also provided the opportunity to consider the identification of further VIUA sites. Although the VIUA’s identified in 2002 were based on a comprehensive assessment of spaces in and immediately adjacent to the towns, that work reflected the scope of the anticipated expansion of settlements at the time and national policy in place at the time. Since the adoption of the 2002 Local Plan, when VIUAs were first defined, national planning policy regarding housing delivery has increased the emphasis on the sustained delivery of housing, particularly in those settlements where facilities and services, shops employment and education can be accessed in a more sustainable manner. This has placed pressure for the release of land at the District’s Market Towns and Service Villages and has prompted a need to consider areas of land which were outside/beyond of the scope of the areas considered in 2002. The assessment process established to consider the suitability of sites put forward for development has helped to identify sites with particular sensitivities in terms of their contribution to the form and character of settlements and this informed the identification of further proposed VIUA’s.

In addition, sites that have been identified as being important to remain open and undeveloped as part of the consultation exercises in 2009 and 2016 have been considered as part of this process.

Defining Visually Important Undeveloped Areas

Areas of land are designated as VIUA's for one or more of the following reasons:

- The site makes a significant contribution to the character or setting of the settlement;
- The site provides an attractive setting for buildings within it;
- The site is of importance in terms of the historical form and layout of the settlement

Against this context, six criteria/prompts have been used to identify VIUA's. These are as follows:

- Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
- Contribution the space makes to the overall form and character of the settlement
- Extent to which the space provides a vista/viewpoint into the surrounding countryside
- Extent to which trees, boundary hedges or walls contribute to the character of the space
- The archaeological or historic interest of the space

The above reasons for the designation of VIUA's and the assessment criteria are those used in the original identification of sites in 2002. It is considered that these remain relevant reasons to identify/protect specific sites as VIUAs and for consistency, they have been used to identify proposed new VIUA's in the Sites Document. It is clear from the above that the protection of landscape quality in itself is not a reason for the designation, although clearly sites that do meet the reasons of the designation may also have intrinsic landscape character and quality.

Consultation

Consultation undertaken to progress the new Ryedale Plan (undertaken in 2009) did seek comments on existing VIUAs. Responses to that consultation are summarised in Appendix 2. The general consensus was that existing VIUA's should be retained, with a small number of representations (largely from those with an interest in the development of specific sites) which sought to remove the designation on specific sites. A limited number of further VIUA's were proposed as part of that consultation.

A specific VIUA consultation undertaken in 2016 proposed a number of additional VIUA's. It prompted responses primarily focused either in support of the proposed sites and support for the inclusion of further VIUAs around Pickering, Malton and Norton. Understandably, those with an interest in developing sites were not supportive of the VIUA designations. The representations received, and the Local Planning Authority's response to them, is set out in Appendix 3. The Local Planning Authority has not discontinued any proposed VIUA identified in the 2016 Consultation from the Local Plan Sites Document. It has clarified the extent of the Welham Road/Langton Road VIUA extent. In response to the site assessment work undertaken, and the representations received, two further, new VIUAs are proposed in the Sites Document which were not proposed in the 2016 consultation (land at Peasey Hills and Folliot Ward Close).

Existing Visually Important Undeveloped Areas

The VIUA's designated in 2002 covered approximately 150 separate parcels of land and these consisted of a range of land uses, including for example, village greens, wide verges, agricultural land, churchyards and playing fields. All existing VIUAs were identified following a comprehensive survey and assessment of settlements as part of the previous Ryedale Local Plan process. The 2016 VIUA consultation sought to:

- Update the Development Plan in order to reflect the fact that a limited number of existing VIUAs have permission for development, or no longer meet the designation criteria;
- Confirm the boundaries of some existing VIUAs to address mapping anomalies associated with the existing Proposals Map/ Inset Map boundaries;

Review of Existing VIUAs

In view of the fact that VIUAs were established following a comprehensive District- Wide assessment, a 'light touch' review of the existing designated sites has been undertaken. This has focussed on the extent to which a site/VIUA area continues to contribute to the purpose of and reasons for the designation and the designation criteria. This is outlined in Appendix 1 to this document. (It should be noted that VIUAs at Helmsley are not included in this review. The two VIUAs at the town were reviewed, and included, in the recently adopted Helmsley Plan.)

VIUA's removed from the Policies Map

In the intervening period between 2002 and 2017 the sites below have been the subject of planning permission and are either under construction or completed.

Also removed is The Lodge, 103 Middleton Road, Pickering. It was considered that one objection to a VIUA site at Pickering received in 2009 had some merit. The site is now full of very mature trees, which are subject to protection through a Tree Preservation Order, and surrounded by development. The site also has a substantial property close to the frontage of the site. It is considered that it is no longer apparent that it is an undeveloped area and therefore its contribution as an undeveloped site to the character of the area is now questionable. The proposed removal of the site of the designation was supported by Pickering Town Council in the 2016.

As a result of the identification of the sites to be allocated for development, the VIUA to the east of Kirkbymoorside has been amended in its extent to exclude two relatively limited areas from the VIUA designation. This was identified in the VIUA consultation as a potential scenario. These sites are not identified as VIUAs on the Local Plan Policies Map for the reasons outlined:

The Showfield, Malton	Planning Permission has been granted for residential use of the site and the site is under construction.
Land south of Coronation Farm, Old Malton	Planning Permission has been granted for residential use of the site.
Nawton (land to east of Beckett Close and west of Station Road)	The site has been developed for housing.
The Lodge 103 Middleton Road, Pickering (see Consultation Document for extent)	This relatively small curtilage site is situated within modern residential development. The site frontage is narrow, and the site is covered with now very mature trees which mask any sense that the site is undeveloped in nature. Whilst the trees themselves undoubtedly contribute to the character and amenity of the locality and make a positive contribution to the street scene, they are subject to a Tree Preservation Order, which, it is considered is the

	appropriate mechanism to ensure their protection.
Land to the North of Swineherd Lane, and the southern part of the former Brickworks site, Kirkbymoorside	Residential Site Allocation
Lane to the south of Swineherd Lane, to the west of Duna Way, Kirkbymoorside	Residential Site Allocation

Amendments to Existing VIUAs

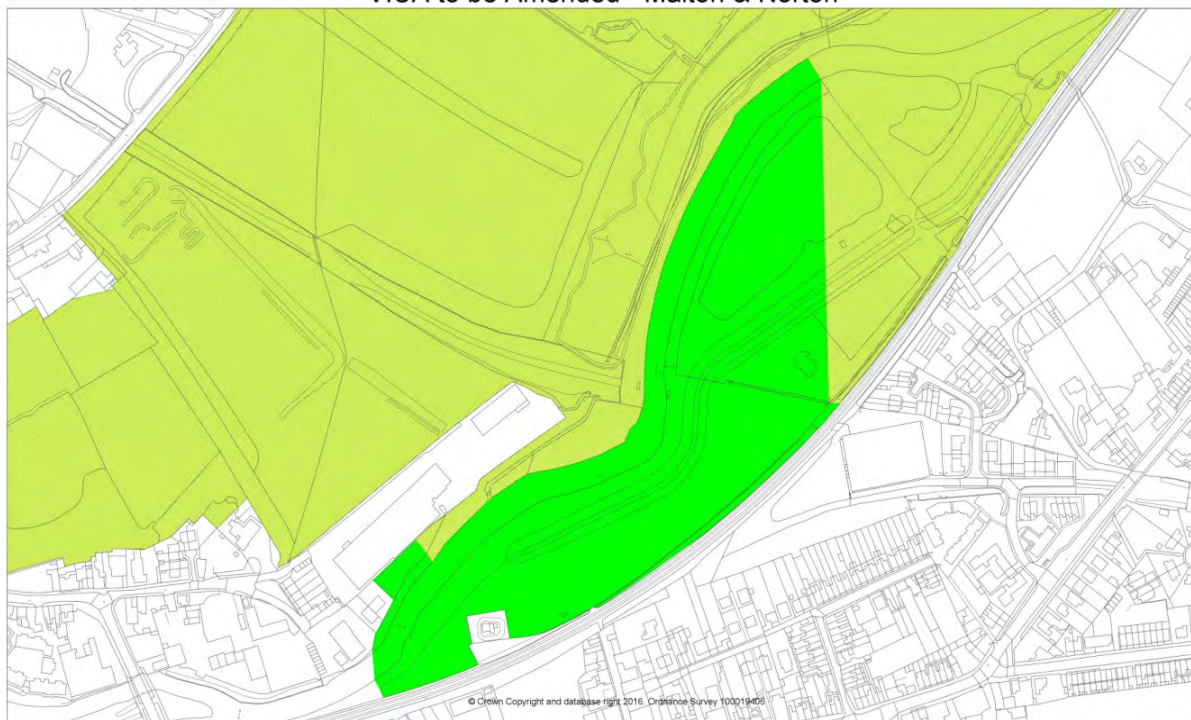
In a small number of cases, the review of existing VIUA designations has highlighted that the extent of some VIUAs has been limited by the boundaries of the existing Local Plan Inset Maps - a by-product of the way in which the mapping was undertaken for the 2002 Local Plan. The Policies Map has been prepared in tandem with the Sites Document and in the interests of clarity, the boundaries of the following sites have been clarified using boundary features which provide a distinctive physical/visual boundary.

Land at Old Malton/Malton

To provide clarity between the 2002 Local Plan Proposals Map and Inset Maps. Boundary extent defined by features which provide a distinctive physical/visual boundary, which are part of the site's ability to influence the form and character of the settlements of Old Malton, Malton and Norton.



VIUA to be Amended - Malton & Norton



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- VIUA to be Retained
- Proposed New VIUA

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VIUAs to be Amended - Old Malton



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- VIUA to be Removed from Designation
- VIUA to be Retained
- Proposed New VIUA

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Grass verge to west of Thornton le Clay

Clarity to 2002 Local Plan Map. Extent currently ends with edge of inset map, and would continue well beyond the settlement. Propose to truncate to relate better to the settlement, by using the boundary of the last property on the western extent.



VIUA to be Amended - Thornton le Clay



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VIUA to be Removed from Designation
 VIUA to be Retained

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Ebberston, land to north of A170

Clarity to 2002 Local Plan Map. Extent currently ends with edge of inset map. Continue site until trees, to better reflect the form and influence of the site in terms of the impact on form and character and its contribution to the character of Ebberston.



VIUA to be Amended - Ebberston



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- VIUA to be Retained
- Proposed New VIUA

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Flaxton, land to east of Cricket Pitch

Clarity to 2002 Local Plan Map. Extent currently ends with edge of inset map. Continue site until field boundary, including ponds.



VIUA to be Amended - Flaxton



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VIUA to be Retained
 Proposed New VIUA

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Staxton, Land to south of Old Malton Road

Clarity to the 2002 Local Plan Map which only identified a small part of the site. VIUA Designation to extend across the full field. Meets following criteria:

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths;
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest;
- the extent to which the space provides a vista or viewpoint into the surrounding countryside;
- the extent to which trees, boundary hedges or walls contribute to the character of the space;

It is concluded that the field, by virtue of the topography views out to the Wolds and the National Park/Vale of Pickering, trees and hedgerows, and its relationship with the Listed Methodist Chapel means that:

- The site makes a significant contribution to the character or setting of the settlement;
- The site provides an attractive setting for buildings within it;
- The site is of importance in terms of the historical form and layout of the settlement



VIUA to be Amended - Staxton



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VIUA to be Retained
Proposed New VIUA

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Site viewed from Old Malton Road, looking north eastwards



Site viewed from Main Street, looking south-westwards

Proposed new VIUAs

The preparation of the Sites Document has also provided the opportunity to consider whether further VIUAs should be designated. In this respect, and for consistency, the established reasons for the designation and the criteria used to identify the existing VIUA's have been used to identify additional sites.

The sources of information that have been used for the purposes of considering new VIUAs include:

- The Ryedale Special Qualities Study, which has identified areas which contribute to the character and setting of some settlements.
- The Settlement Background Papers, which have looked at the settlements where the Local Plan Strategy identifies as being capable in principle for allocations (subject to commitments/completions and site assessment)
- RDC's Site Selection Methodology (SSM) - where sites that have been put forward by landowners for development but which have been identified in the SSM as being significant to the character of a settlement.
- Up-to-date Conservation Area Appraisals (e.g. Ampleforth)
- Up-to-date Village Design Statements and Parish Plans (e.g. Slingsby)
- Sites suggested following Local Plan consultation since 2009 (these are outlined in Appendix 2.)
- The consultation responses to the 2016 VIUA consultation (these are set out in Appendix 3).

In considering whether it is appropriate to identify further VIUA sites, it is important to emphasise that the designation is not in itself, a landscape protection policy nor is it a policy designed to provide 'blanket' protection to all/the majority of undeveloped land around settlements. All land which surrounds a settlement has the capacity to contribute to settlement form and character. Nevertheless, those VIUAs which are on the edge of settlements are areas of land which due to their undeveloped nature and situational attributes, specifically contribute significantly to settlement form and character, or settlement identity, to a level which differentiates them from the wider open countryside around settlements.

VIUAs are also spaces which are either within the built form, or represent important gaps within a build up area, which have informed settlement development/evolution and provide an important experience of the settlement and the wider countryside beyond. It is important to note that aspects of ecology and tranquillity of sites are not in themselves features which would be taken into account in the criteria used to assess whether a site should be designated a VIUA.

Whilst land subject to VIUA can be privately owned (and may be formed from multiple owners), or forms part of the highway (in the case of verges), the designation of a VIUA must include an element of publically-derived benefit, so whilst the land may be not accessible to the public, it is viewable by the public. Some areas of land are important to the setting of Listed Buildings, and contribute to the building's significance. The public benefit argument in this case may be concerned with the public benefit to the preservation of the significance of the Listed Building, as well as any publicly achievable views. The Local Planning Authority also has statutory responsibility in respect of Listed Buildings.

Proposed new VIUAs are listed below. These sites were proposed as VIUAs in the 2016 consultation. The responses to the 2016 Consultation have been evaluated in Appendix 3 which also outlines why additional sites have not been proposed as VIUAs in the Sites Document. A limited number of additional sites (land at Peasey Hills and land at Folliot Ward Close) have also been proposed as VIUAs included in response to representations made as part of the 2016 consultation.

Welburn: Wedge of Land to west of Church of St. John

- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space

The wedge of land which is open, and lies between the Church and open fields. The land is also identified within the Conservation Area, has mature trees on its boundary. The open land contributes to the setting of the Church, which is Grade II Listed, and affords views out into the wider countryside from a publically accessible site. The site also has a seat within it, which anecdotally is used by walkers, as a public footpath runs through the site, and eventually joins the Centenary Way to the north of Welburn. Welburn Local History Group have provided information about the relationship of the land to the church. *"The site of the church, donated by the Earl, was said at the time to be: "an admirable one and commands an extensive view of the landscape". The church and the proposed area which adjoins it, are still surrounded by open farmland and views of the Castle Howard Estate".*

It is considered that in terms of reasons for the designation- the following reasons are relevant:

- The site provides an attractive setting for buildings within it;
- The site is of importance in terms of the historical form and layout of the settlement.



New VIUA - Welburn



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-  VIUA to be Retained
-  Proposed New VIUA





Site from north (Church Lane), looking in a southwards direction

Slingsby: Land to north of Slingsby Castle and west of the Lawns

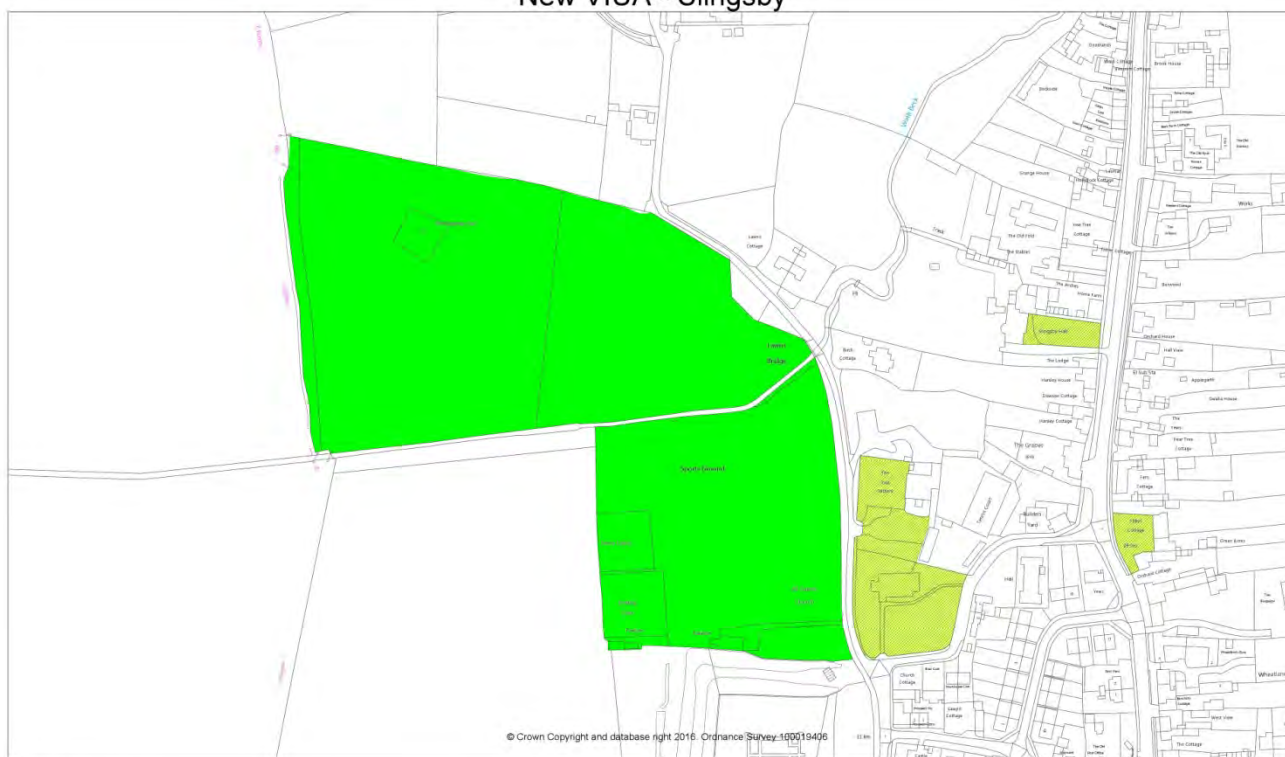
- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the overall form and character of the village
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest

These two fields in combination provide open, undeveloped views to Slingsby Castle Scheduled Monument and the Listed Church. They provide a frame to the settlement from the west. The northernmost field also contains the Mowbray Oak, which is an Ancient Tree, and is part of a collection of trees which provide an important vista from the public footpath which extends along the eastern extent.

As such it is considered that the VIUA designation would be for the following reasons:

- The site makes a significant contribution to the character or setting of the settlement;
- The site provides an attractive setting for buildings within it;
- The site is of importance in terms of the historical form and layout of the settlement.

New VIUA - Slingsby



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- VIUA to be Retained
- Proposed New VIUA

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From north of proposed VIUA, looking directly south

Amotherby: Single field between Amotherby and Swinton south of the B1257

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the overall form and character of the village
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest

This field is the only undeveloped land between the villages of Amotherby and Swinton, on the southern side of the B1257. It is also within the Area of Outstanding Natural Beauty.

It ensures that both Swinton and Amotherby maintain their separate identities. There is also a Grade II Listed Farmhouse to the immediate north of the site, on the opposite side of the road. The setting of this farmhouse would as a lone feature would be preserved. Wider views of the countryside (AONB) is achieved.

As such it is considered that the site should be designated as a VIUA for the following reasons:

- The site is of importance in terms of the historical form and layout of the settlement.

New VIUA - Amotherby

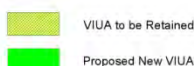


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VIUA to right of road, within paddock, looking east along the B1257 from Amotherby

Hovingham: Land to the north of the Worsley Arms and south east of the Village Hall and Tennis Courts

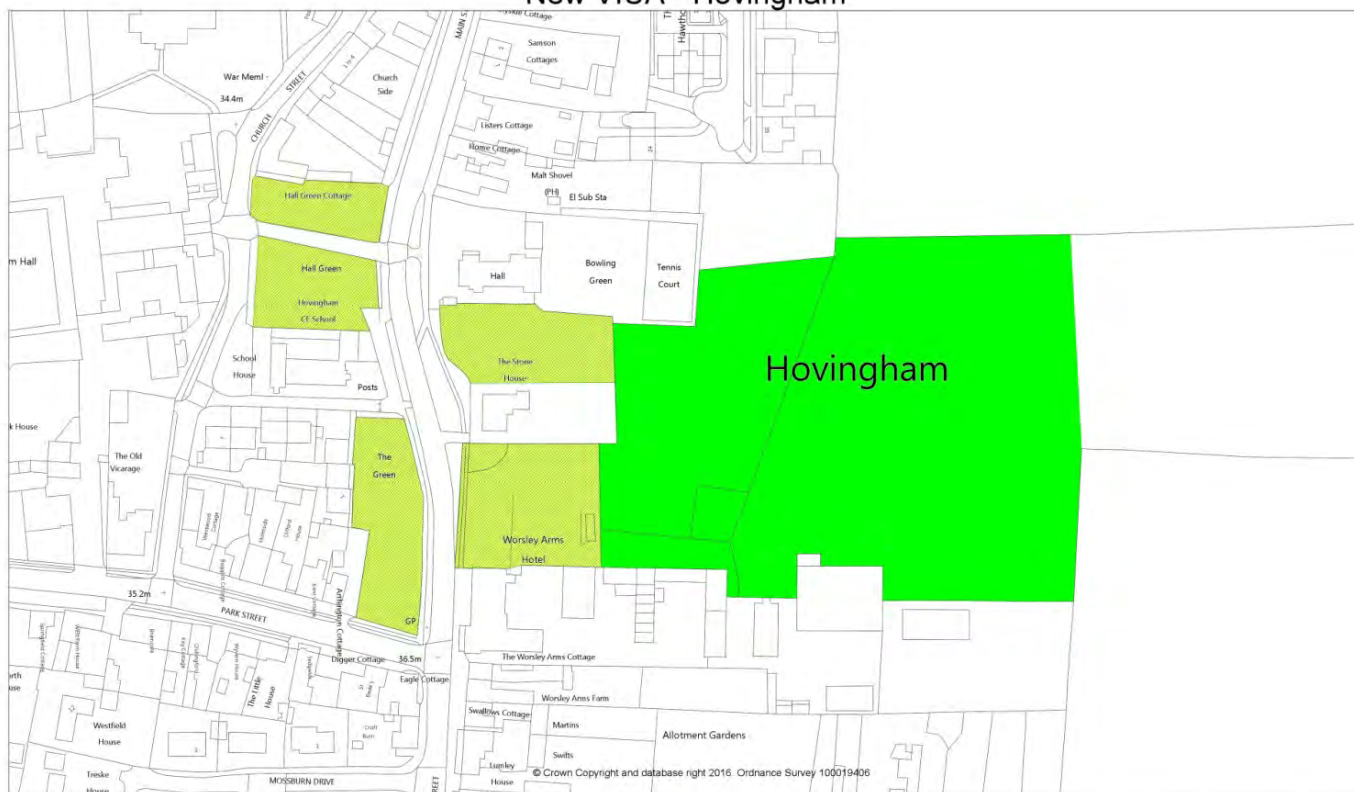
- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside

In order for the contribution of the area to the setting of the Worsley Arms complex, the landform extends out from the settlement. Consequently views are achieved of the cart entrance, with archway, and the imposing walls which enclose the area. The land would also adjoin two pre-existing VIUA areas: land to the north of Worsley Arms and garden to the north of Stone House.



On that basis, the site is identified as a proposed VIUA for the following reason:

- The site provides an attractive setting for buildings within it;

New VIUA - Hovingham



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-  VIUA to be Retained
-  Proposed New VIUA

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From public footpath to north-eastern corner of the site, looking south-westwards to the Worsley Arms

Ampleforth VIUAs



New VIUA - Ampleforth



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 Proposed New VIUA

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Map Created October 2016



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Ampleforth: Land known as Knoll Hill, and land to the west of The Bungalow. Land to the south east and west of Brookfield

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the overall form and character of the village
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest

Knoll hill is viewable both from within Ampleforth, and from wider views to the south and west. The site's open undeveloped qualities and the elevated topography provides a strong end-stop to the village, and contributes to the character of the Conservation Area. Development would be particularly prominent due to topography and open views. This is recognised in the Conservation Area Appraisal. Land to the east of Knoll Hill makes a significant contribution to the setting of Ampleforth Conservation Area, and the Listed Building 'Fern Villa'. They include the collection of fields to the east of knoll Hill, four linear fields to the west of the Conservation Area boundary (south western) and the field to the south of these fields which is to the north of modern estate development. The northern fields provide a strong end-stop to the village, and contributes to the character of the Conservation Area. Development would be particularly prominent due to topography and aspect, from within Ampleforth. The fields to the south when viewed from the lower elevations to the south of the village, provide context to the evolution of the morphology of Ampleforth.

Accordingly, the identification of this land as a proposed VIUA is for the following reasons:

- The site provides an attractive setting for buildings within it;
- The site is of importance in terms of the historical form and layout of the settlement.



From Ampleforth, looking westwards up to Knoll Hill

Ampleforth: Land to the south and west of St. Hilda's Church and North of Millway

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the overall form and character of the village
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest

This is an area of land which provides an important area of open space that contributes significantly to character and historic form of Ampleforth, helping to ensure that the strong linearity of form is maintained, and this was identified within the Conservation Area Appraisal. The land ensures separation from the Twentieth Century estate development. As such the identification of this land as a proposed VIUA is for the following reasons:

- The site provides an attractive setting for buildings within it;
- The site is of importance in terms of the historical form and layout of the settlement.



View from Station Road, looking up and across to the Church Yard



Land to the north of Millway



Land to the north east of Millway

Ampleforth: Land to the rear of Ludley house

- the contribution the space makes to the overall form and character of the village

Identified as important open space within the Conservation Area. The open space allows intervisibility to be achieved, and the stone wall is an important feature along this part of Station Road.

As such it is considered that the land is identified as a proposed VIUA on the basis of the following reason:

- The site is of importance in terms of the historical form and layout of the settlement.



Site from Station Road looking north- north east across the area.



Station Road, looking southeast wards, the site is bounded a mixture of wall and hedge

Ampleforth: Green verges along Main Street, between the White Swan Public House and Ford End House

- the contribution the space makes to the overall form and character of the village

Verges within the main street of Ampleforth contribute to a sense of space in what is otherwise a tight-knit form of development. Such spaces are important to the character and historic form of the settlement.

For the reason below it is considered that these verges should be identified as a proposed VIUA:

- The site is of importance in terms of the historical form and layout of the settlement.



Main Street, looking west

Ampleforth: Land east of St. Benedict's School and properties of St. Hilda's Walk

- the extent to which the space provides a vista or viewpoint into the surrounding countryside

Land consisting of a field, to the south of Back Lane, Ampleforth, situated between St. Benedict's RC School and a collection of dilapidated outbuildings at the start of Back Lane (east of St. Hilda's walk). The land affords open views of the valley, and gently falls away from the road. As such it contributes to the setting of this part of the Conservation Area.

For this reason below it is considered that the land should be identified as a proposed VIUA:

- The site provides an attractive setting for buildings within it.



From field boundary fence at north of field, looking southwards

Pickering: Undeveloped area of a collection of Strip Fields known as Mickle Hill, and land to the south of Mickle Hill extending south to land to the north of Rogers Nursery

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths;
- the contribution the space makes to the overall form and character of the town;
- the extent to which the space provides a vista or viewpoint into the surrounding countryside;
- the extent to which trees, boundary hedges or walls contribute to the character of the space; and
- the archaeological or historic interest of the space.

This collection of strip fields is particularly prominent, being on the southern entrance to Pickering. The open, lateral strip fields afford views of the gently rising land of Mickle Hill, and the hill allows their intervisibility to be appreciated. The rising land of Mickle Hill is both a prominent landform, and it is this topography which contributes in the ability to read the strip field systems, which extend over the hill. The Land to the south, with the lateral strip fields further contributes to this intervisibility. The presence of this hill, and the fields patterns within, has significantly influenced the form and character of Pickering, and the Conservation Area.

It is considered for these reasons, the area of land is identified as a proposed VIUA for the following reason:

- The site makes a significant contribution to the character or setting of the settlement;

New VIUA - Mickle Hill, Pickering





From the air, taken in 1950s, courtesy of Britain From Above, Historic England



Mickle Hill from Outgang Lane, looking south, from the Pickering Conservation Area



Mickle Hill from A169, looking eastwards (southern extent)



Mickle Hill from A169, looking north eastwards at the southern extent



Mickle Hill, southern extent from the A169



Land to the south of Mickle Hill from the A169 looking east



Land to the south of Mickle Hill

Norton: Land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane

In considering this area of land, it is considered that the land meets the following criteria of the VIUA designation.

- Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
- Extent to which the space provides a vista/viewpoint into the surrounding countryside
- Extent to which trees, boundary hedges or walls contribute to the character of the space

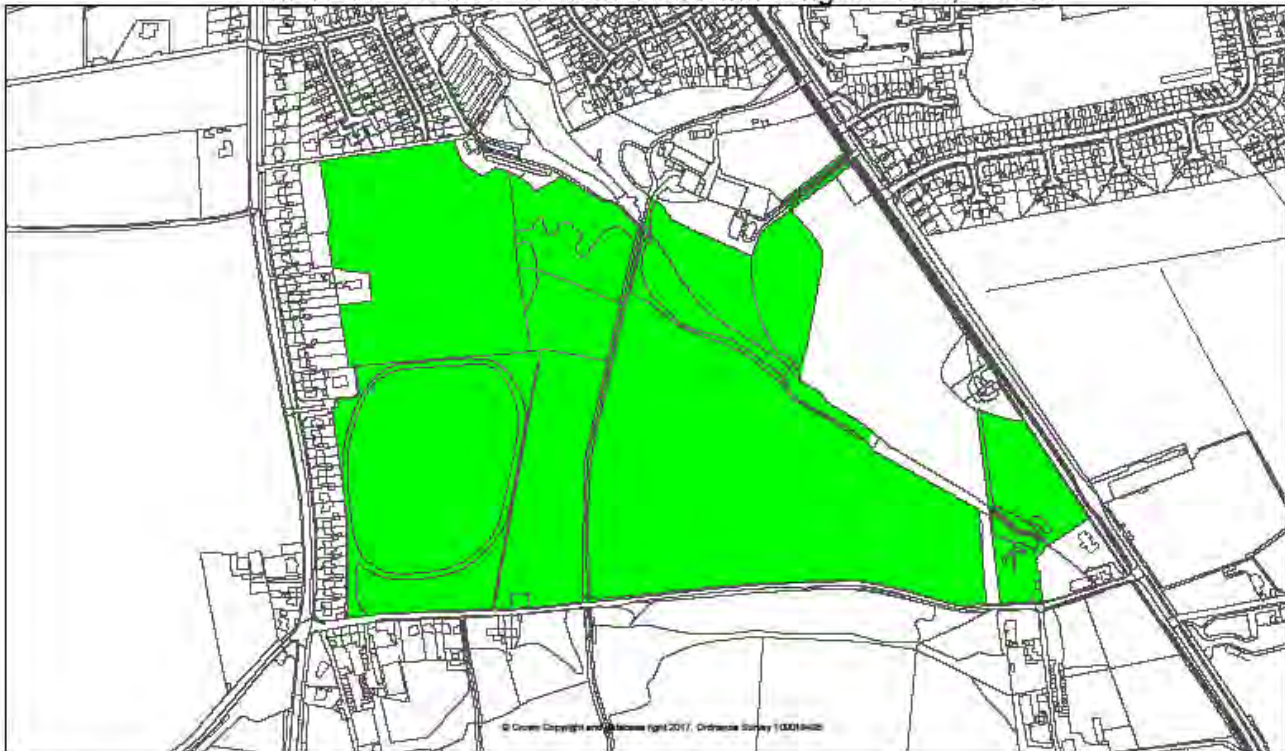
This collection of fields allow the ability of both Malton and Norton to be viewed. They provide a buffer between the built edge of Norton, with an aligned use of horse grazing with the Listed 'Whitewall' and Whitewall Cottages. The field patterns are more diverse than those which surround the rest of Norton, and the fields afford views of Norton and Malton, and the important area of Mill Beck which is an important landscape feature, which is part of the proposed VIUA and for the most part is so included in the proposed VIUA. These fields provide an important, significant contribution to the setting of Norton, and allow intervisibility to Malton.

The VIUA designation does not cover the area of land granted planning permission on appeal, on the eastern extent, to the north of the mill beck. This was consulted on as a potential addition to the proposed VIUA should that permission expire. It has since been identified as a commitment due to the evidence that the site will be built out. Nevertheless, the land to the south of Mill Beck, and the beck, with the trees would contribute to providing significant end-stop to the settlement.

It is considered that the identification of this land as a proposed VIUA is for the following reason:

- The site makes a significant contribution to the character or setting of the settlement.

New VIUA - Between Welham Road and Langton Road, Norton



Not to Scale

Map Created October 2017

Ryedale District Council
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 Proposed New VIUA



Norton

Write a description for your map.

Legend



Google Earth
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Land to north of Bazeley's Lane, looking northwestwards



Looking northwestwards at a more central point along Bazeley's Lane



Whitewall, and associated cottages



Paddocks to the immediate north of Whitewall



Fields to north of Whitewall



Langton Road, eastern boundary looking south across to Bazeley's Lane



From Bazeley's Lane, looking northwards to Sutton Grange (property in left of centre of the picture)

Old Malton: Triangular shaped area of land to the west of Old Malton, north of Westgate Lane, and south of the A64

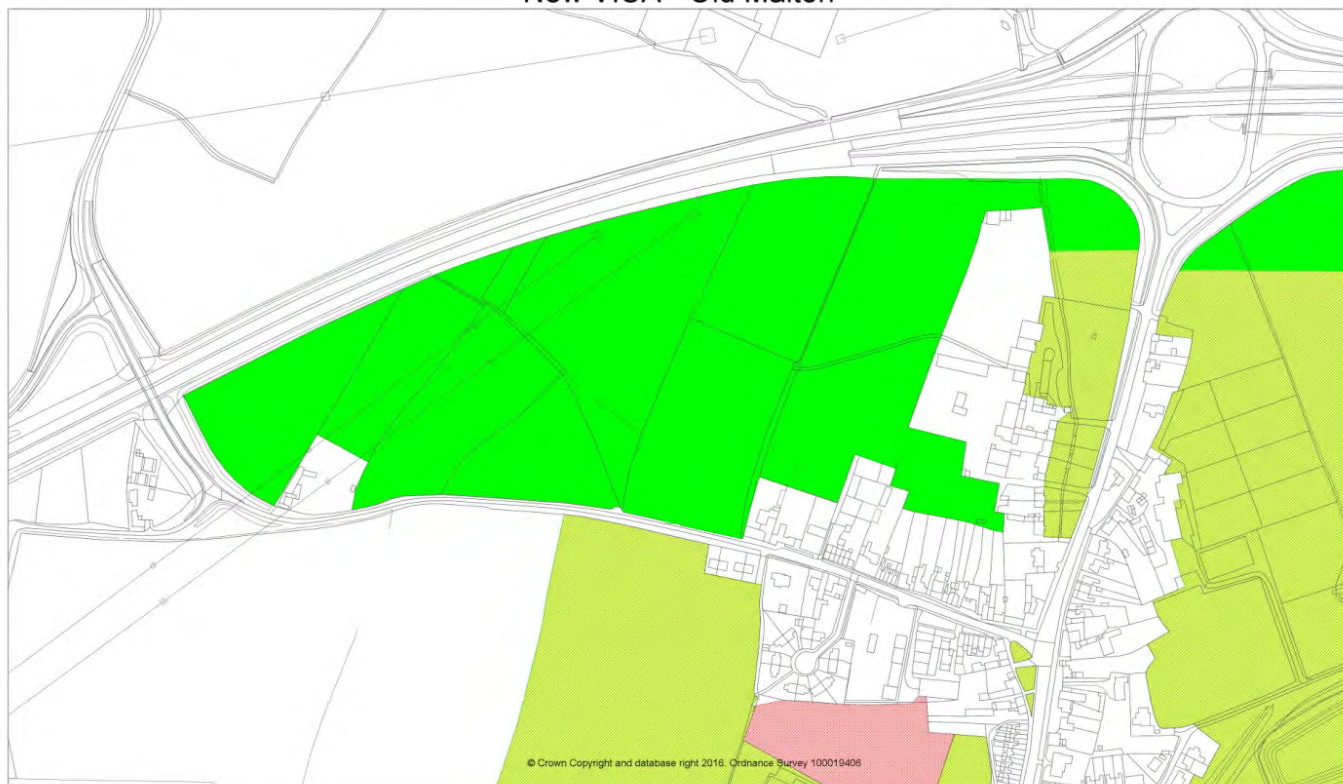
Based on the criteria the following are considered to be relevant to this parcel of land.

- Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
- Contribution the space makes to the overall form and character of the settlement
- Extent to which the space provides a vista/viewpoint into the surrounding countryside
- Extent to which trees, boundary hedges or walls contribute to the character of the space

The mosaic patchwork of hedgerows and trees, and the open nature of the space provides an attractive setting for Old Malton and views to Old Malton, including views of Grade I Listed St. Mary's Church. Particularly when viewed from the A64. On the basis of the above it is considered that this site meets the following reasons for the proposed VIUA designation:

- The site makes a significant contribution to the character or setting of the settlement; and
- The site provides an attractive setting for buildings within it.

New VIUA - Old Malton



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- VIUA to be Removed from Designation
- VIUA to be Retained
- Proposed New VIUA

Not to Scale
 Map Created October 2016





A64 east bound, looking east wards, across the fields to Old Malton

As part of the VIUA consultation a series of sites were also suggested as part of the consultation as being suitable as VIUAs. Whilst a number of those sites were not considered to be suitable for the VIUA designation, two sites were identified as having the necessary attributes, and this has led their inclusion as Visually Important Undeveloped Areas.

One of the areas (Land at Peasey Hills) was consulted upon as a potential site for residential development as part of development site options consultation in 2015. At the time of VIUA consultation the Council was still considering the site allocations to meet the residual development requirements. The completion of the site allocations work to meet development requirements, together with consultation responses which considered that the Council has underestimated the significance of the open nature of this site, led to the this site being subsequently proposed as a VIUA .

. Land at Folliot Ward Close, Middlecave Road, Malton

In considering this area of land, it is considered that the land meets the following criteria of the VIUA

- Contribution the space makes to the overall form and character of the settlement
- Extent to which trees, boundary hedges or walls contribute to the character of the space

This site was submitted for consideration as a VIUA in the 2016 VIUA consultation, and it was concluded that there was merit in the two parcels of land which intersect at the staggered junction with Folliot Ward Close and Hospital Road onto Middlecave Road. The two sites do contribute significantly to the character and appearance of this part of Malton. The areas represent prominent, corner sites, which display a strong degree of openness. The Folliot Ward Close site is bounded by a post and rail fence. The Hospital Road site is unenclosed. The trees situated on the sites contribute to the well-treed character of Middlecave Road. There is a mix of species, which are primarily deciduous, offering seasonal interest. The trees on both sides of the road are already subject to a Tree Preservation Order which recognises the individual trees, but does not identify them as a group or area.

- The site provides an attractive setting for buildings within it;

New VIUAs - Land at Foliott Ward Close and Hospital Road off Middlecave Road Malton



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Scale 1 : 1250
 Map Created December 2016

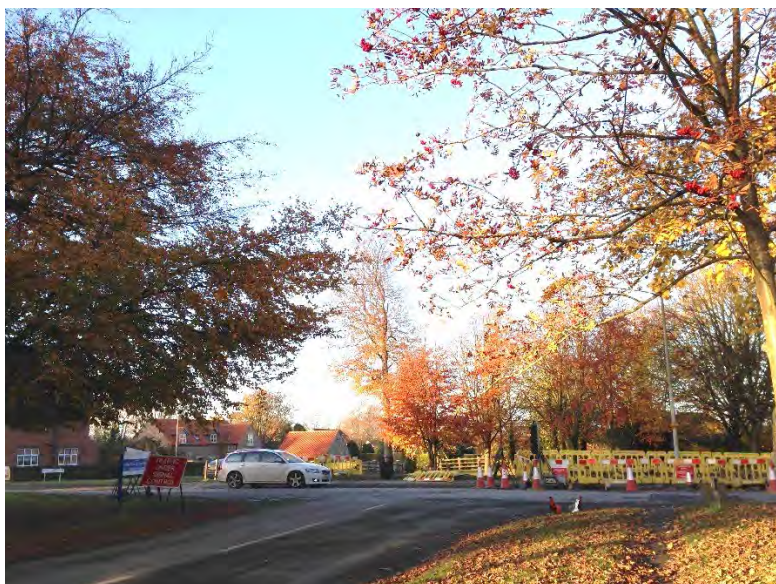




The Folliot Ward Site



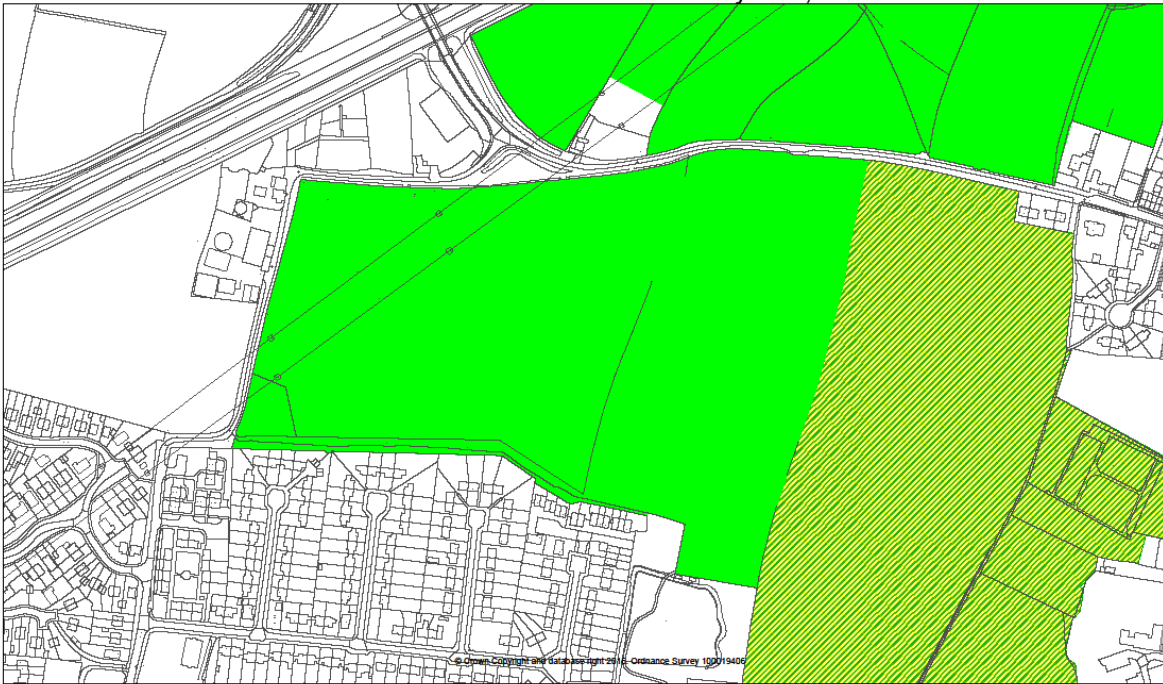
Hospital Road site



Both parcels of land

Land to the south of Westgate Lane, Old Malton and north of Peasey Hills, Malton

New VIUA - Land to the North of Peasey Hills, Malton



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Scale 1 : 2500
Map Created December 2016



The land identified as a VIUA meets the following criteria:

- Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest.

Settlement identity is an important characteristic to preserve, and this is identified in the Local Plan Strategy as a spatial principle, and it is articulated in Policy SP2 with respect to avoiding coalescence between Malton and Old Malton. Historic England did identify the importance of Maintaining a gap between the two settlements, and raised concerns that even with the pre-existing VIUA designation which covers the first field, known as 'the Flatts', this may not be sufficient to provide an acceptable break in the built extent. The land whilst not having a demonstrable impact on the form of Malton, does impact on the form and character of Old Malton.

The Council's Conservation Officer concludes that the fields do provide a very important aspect of providing a rural setting to the Old Malton Conservation Area and the Grade I Listed St Mary's Priory Church. The Conservation Area of Old Malton can be summed up as a predominantly traditional vernacular village in a rural setting. The rural setting of Old Malton is an important aspect of the character which it is desirable to preserve or enhance. At present there is a defined rural edge which separates Old Malton from the more urban centres of Malton and Norton. This is an important separation and creates a visual buffer to the Conservation Area. The fields in question provide expansive views of the western edge of the village, and set it within its rural context.

A large part of the land proposed as a VIUA forms a very important part of the setting to the Grade I listed St Mary's Priory Church. The Church was a Priory Church, and now is a Parish Church, and is the only surviving building of the Gilbertine Priory of St Mary, and dates from 1147-1154 with alterations in the 15th and 16th Centuries with extensive alterations in the 1730s and later. The Church was, in the past, much larger, and would have dominated the settlement and its surroundings. This setting contributes to its significance as a building of status, within a tranquil rural village setting. Due to the available expansive views over the fields, large scale of the church and the height of the tower, the church can be clearly seen rising above this village setting. This juxtaposition of a massive church and small rural settlement greatly contributes to the historical and aesthetic value of the church. This emphasises not only the importance of the church to its immediate rural community, but in addition, due to its large size which can clearly be discerned from the fields in question, it is clear that the significance of the church extends beyond that of the localised village community.

It is considered that in terms of the reasons for the VIUA designation the following are relevant:

- The site makes a significant contribution to the character or setting of the settlement;
- The site provides an attractive setting for buildings within it;
- The site is of importance in terms of the historical form and layout of the settlement



Rainbow Lane, close to the junction with Westgate Lane, looking south east



Rainbow Lane, east to Old Malton, and Peasey Hills estate development on the sky line.



Edge of Old Malton, looking southwards, field is within original VIUA designation. To the right of the picture is site 324



Old Malton to left (east) and Malton (Sky line mid right)

Visually Important Undeveloped Areas and Local Green Space

The National Planning Policy Framework (NPPF) paragraphs 76, 77 and 78 provide for the designation of land as 'Local Green Space' in either Local or Neighbourhood Plans. It is important to note that whilst there are some similarities between the designations, they both serve different purposes. VIUAs are a locally-derived policy approach to identifying and protecting the undeveloped spaces that make a significant contribution to the character and form of a settlement. Local Green Space is a national policy approach to protect areas of open space which are demonstrably special to local communities for a range of reasons. The approach to considering development within Local Green Space is also significantly more stringent than that of Visually Important Undeveloped Areas. National Policy makes it clear that managing development within a Local Green Space should be consistent with the policy for Green Belts. Although areas of Local Greenspace can be defined in Local Plans, it is considered that because of the emphasis on such sites being demonstrably significant to local communities, that Neighbourhood Plans will be the most appropriate place to designate land as Local Green Space in Ryedale.

Appendix 1 Existing VIUAs

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
Acklam CP	Acklam	1	<ul style="list-style-type: none"> • South of High Street from east of Ainsty View to west of village hall Review: The space continues to contribute to designation criteria 3,4 in particular.
Allerston CP	Allerston	3	<ul style="list-style-type: none"> • Grass verge to east of The Shires to Beckside Review: The space continues to contribute to designation criteria 3 in particular. • Land to west of Mulberry Lodge and north of Lockey Close Review: The space continues to contribute to designation criteria 3 and 2 in particular, its open aspect affords wider views, including those of the Church (II* Listed) • green area to west of St John's Church Review: The space contributes to designation criteria 3 and 2 in particular (II* Listed Church)
Amotherby CP	Amotherby	1	<ul style="list-style-type: none"> • western parts of gardens of The Old Vicarage, Manor House and Manor Bungalow Review: The space continues to contribute to designation criteria 3 and 5 in particular
Appleton-le-Street with Easthorpe CP	Appleton-le-Street	2	<ul style="list-style-type: none"> • Southern part of garden of Appleton House between West Grange and Manor House Review: The space continues to contribute to designation criteria 3 and 5 (Trees?) in particular. • Grass verges to south of High Street north of All Saints Church to Willow Bank Review: The space continues to contribute to designation criteria 3 in particular.
Barton-le-Street CP	Barton-le-Street	1	<ul style="list-style-type: none"> • all of The Green and grass verges on the Green from the village hall to Mouse House and Barton House Cottage to Laurel Barn Cottage Review: The open, central space continues to contribute to designation criteria 3 and 5 (Trees to the north of the VIUA) in particular, which are not subject to TPO, but are within the Conservation Area.
Barton-le-Willows CP	Barton-le-Willows	2	<ul style="list-style-type: none"> • The Green including land north of Lodge Cottage and the Chapel Review: The space continues to contribute to designation criteria 3 in particular. • Grass verges along the Main Street from Lucerne and Willow End to Anglesee and Prospect House Review: The space continues to contribute to designation criteria 3 in particular.
Barugh (Great and Little) CP	Little Barugh	2	<ul style="list-style-type: none"> • The Green and grass verges from Westfield Farm to Prospect Farm and Stone Gables Review: The spaces continue to contribute to designation criteria 2 and 3 in particular.

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			<ul style="list-style-type: none"> • grass verge south of South View Review: The space continues to contribute to designation criteria 3 in particular.
Birdsall CP	North Grimston	3	<ul style="list-style-type: none"> • land east of The Bungalow and east of Stud Farm including the grass verges south of Stud Farm to the ford Review: The space continues to contribute to designation criteria 3 in particular. • field east of the Old Post Office Review: The space continues to contribute to designation criteria 3 and 5 in particular. • small field west of the Middleton Arms PH Review: The space continues to contribute to designation criteria 3 in particular.
Broughton CP	Broughton	1	<ul style="list-style-type: none"> • east of Broughton House and Oak Farmhouse Review: The spaces continue to contribute to designation criteria 3 in particular.
Bulmer CP	Bulmer	3	<ul style="list-style-type: none"> • Garden south of the Old Rectory and east of the Old Blacksmiths Shop Review: Space contributes to the setting of the Grade I St. Martin's Church and Grade II The Rectory (Criteria 2). The space also continues to contribute to designation criteria 3, and 5 with the presence of trees. • verges south of High Street from St Martin's Churchyard to Slothwood Farm Review: The spaces continue to contribute to designation criteria 3 in particular. • triangle of traffic island west of Oak Cottage Review: The space continues to contribute to designation criteria 3 in particular.
Burythorpe CP	Burythorpe	3	<ul style="list-style-type: none"> • playground at Church View Review: The space continues to contribute to designation criteria 3 in particular. • Garden north of Hillside Cottage Review: The space continues to contribute to designation criteria 3 in particular. • field south of Public House Review: The space continues to contribute to designation criteria 3 in particular.
Buttercrambe with Bossall CP	Buttercrambe?	1	<ul style="list-style-type: none"> • NW part of field west of St John's Church between Home Farm and Church Walk Review: The space continues to contribute to designation criteria 2 and 3 in particular.
Cawton CP	Cawton	1	<ul style="list-style-type: none"> • Area around pond east of Carr Lane Review: The space continues to contribute to designation criteria 1,5 in particular

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
Claxton CP	Claxton	1	<ul style="list-style-type: none"> • grass verge east of Springwood House and 1 Whinny Lane Review: The space continues to contribute to designation criteria 3 in particular
Coneysthorpe CP	Coneysthorpe	1	<ul style="list-style-type: none"> • village green, war memorial and grass verges Review: The space continues to contribute to designation criteria 3 in particular
Crambe CP	Crambe	1	<ul style="list-style-type: none"> • The Town Green including grass traffic island north of Beck Farm and Pond Farm Review: The space continues to contribute to designation criteria 1,3,4 in particular
Cropton CP	Cropton	1	<ul style="list-style-type: none"> • verge to east of Laurel Lodge including traffic triangle Review: The spaces continue to contribute to designation criteria 3 in particular
Ebberston and Yedingham CP	Ebberston	1	<ul style="list-style-type: none"> • Field known as Netherby Dale Gate, to north of High Street Review: The space continues to contribute to designation criteria 4 in particular. The field boundary will be contiguous to the forest.
Edstone CP	Great Edstone	3	<ul style="list-style-type: none"> • Land to west of Mount Pleasant Farm • Open Land at Marr Side to west of Grey Horse Cottage • garden to south of 4 Pond Cottages Review: The space continues to contribute to designation criteria 2 and 3 in particular.
Fadmoor CP	Fadmoor	1	<ul style="list-style-type: none"> • Fadmoor Green and all grass verges from Laburnum Cottage to Old Post Office Review: The spaces continue to contribute to designation criteria 2,3 in particular
Flaxton CP	Flaxton	4	<ul style="list-style-type: none"> • all grass verges between Draft Farm and Willowdene, and land from Sweetbriar to The Bungalow and The Green • St Lawrence's Churchyard • eastern part of Cricket Ground Review: The spaces continue to contribute to designation criteria 1,2,3 in particular Review: The space continues to contribute to designation criteria 2,3 in particular. Review: The space continues to contribute to designation criteria 1 and 3 in particular

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			Proposed review to provide clarification regarding the extent, as the inset map 'cut' the western.
Foston CP	Foston	1	<ul style="list-style-type: none"> • churchyard west of All Saints Church to garden east of Foston House Review: The space continues to contribute to designation criteria 2,3 and 4 in particular.
Foxholes CP	Foxholes	3	<ul style="list-style-type: none"> • east of St Mary's Church and west of Kirkroyd Review: The space continues to contribute to designation criteria 2, in particular. <ul style="list-style-type: none"> • south and east of Foxholes Manor and north of Manor Cottages Review: The space continues to contribute to designation criteria 3 and 5 in particular. <ul style="list-style-type: none"> • north of Manor Rise ad Manor Farm Court Review: The space continues to contribute to designation criteria 3, 4 and 5 in particular.
Gilling East CP	Gilling East	2	<ul style="list-style-type: none"> • Roman Catholic Churchyard and grass verge to the Club House west of Willow House and north of Spring House Review: The space continues to contribute to designation criteria 3 in particular. <ul style="list-style-type: none"> • Land to east of Village Hall Review: some play equipment has been installed, with a model railway. Does not affect the ability of the site to contribute to designation criteria 3 and 4.
Habton CP	Great Habton	1	<ul style="list-style-type: none"> • garden to west of Manor House and west and south of The Beeches Review: The space continues to contribute to designation criteria 2 and 3 in particular.
Harome CP	Harome	3	<ul style="list-style-type: none"> • grass verges south of Main Street from Rutland House to Chapel Garth Review: The spaces continue to contribute to designation criteria 2 and 3 in particular. <ul style="list-style-type: none"> • land between Greystones and Orchard House Review: The spaces continue to contribute to designation criteria 2 and 3 in particular. <ul style="list-style-type: none"> • land to north of laurels Farm Review: The spaces continue to contribute to designation criteria and 3 in particular.
Harton CP	Harton	2	<ul style="list-style-type: none"> • all grass verges from Harton Hills Farm to west of village including The Green and land between Orange Barn and The Elms Review: The space continues to contribute to designation criteria 3, and 4 in particular.

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			<ul style="list-style-type: none"> • pond east of Cherry Tree Cottage Review: provides views through, to treed area, continues to contribute to designation criteria 3.
Helmsley CP	Helmsley	2	<ul style="list-style-type: none"> • Ryedale - the field south of the town Review: The space continues to contribute to designation criteria 1, 3 in particular. The space continues to be defined as a VIUA in the Helmsley Plan. • field east of Riccall Drive and south of A170 Review: The space continues to contribute to designation criteria 1,3,4 in particular. The space continues to be defined as a VIUA in the Helmsley Plan.
Hovingham CP	Hovingham	7	<ul style="list-style-type: none"> • land east of Mount Pleasant Review: The space continues to contribute to designation criteria 3 in particular. • garden north of Worsley Arms Hotel Review: Extend the area extent eastwards and northwards, to link to the garden with Stone House. • The Green Review: The space continues to contribute to designation criteria 2 and 3 in particular. • Hall Green north of Primary School Review: The spaces continue to contribute to designation criteria 2 and 3 in particular. • garden to north of The Stone House Review: Extend the area extent eastwards and southwards, to link to the garden of the Worsley Arms. • the green north of Coronation Cottage Review: The space continues to contribute to designation criteria 2 and 3 in particular • Market Square Review: The space continues to contribute to designation criteria 2 and 3 in particular
Howsham CP	Howsham	1	<ul style="list-style-type: none"> • Churchyard to west of Church - between house numbers 12 and 13 Review: The space continues to contribute to designation criteria 2 and 3 in particular.
Huttons Ambo CP	Low Hutton	2	<ul style="list-style-type: none"> • The Village Green west of The Hollies Review: The space continues to contribute to designation criteria 3 in particular • grass verges and war memorial from Rose Cottage to 8 Derwent Avenue

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			Review: The spaces continue to contribute to designation criteria 3 in particular.
Kirkbymoorside CP	Kirkbymoorside Keldholme Kirby Mills	1	<ul style="list-style-type: none"> • Large VIUA between Kirkbymoorside, Keldholme and Kirby Mills - from the field north of the sewage works at Kirby Mills, across the A170 to the Sports Ground including land west of Alderson House and St Ceadda, but around White Lodge to the Ambulance Station, then north of road to Manor Cottage and Manor House, west of Priory Cottage and then south of the road to field west of 1 Keldholme Cottages, Keldholme. Following the western side of the drain northwards to include 1&2 Swineherd Lane and following western side of the drain to Howl Knoll before following sw field boundaries to Vivers Hill and northwards to spring nw along Park Lane. Following southern side of Park Lane to The Manor and around Sunnyside following eastern boundaries of properties along Castlegate, High Market Place, Crown Square and Ravis Square to then include All Saints Church, Churchyard, The Green and The Grange, but excluding the Vicarage. Following a southerly line to the east of 21 Howe End the VIUA includes the Kildare Plantation, Hill Plantation, skate park and playground as well as Southcot, Woodlands and White Lodge, The Bungalow and Keldholme poultry farm. The boundary excludes those properties on the southern side of Swineherd Lane from Anchor House to Woodleigh and runs along the eastern boundaries of the properties of Stuteville Close, Kildare Garth and Duna Way to include the Sports Ground and pumping station. <p>Review: Kirkbymoorside is subject to one of the most extensive VIUA designations in the District. Its role was multi-fold. To protect the eastern edge of Kirkbymoorside to the north to preserve the setting of Vivers Hill Scheduled Monument, the Church and Conservation Area. The mid section includes the strip field systems and mosaic of field patterns contribute to the setting of the town and provide separation between Kirkbymoorside and Keldholme, it also included land which could be subject to development pressure along Swineherd Lane. To the south, the VIUA extends to open land between Kirby Mills and Kirkbymoorside on the A170 to protect from coalescence. As such the broad extent of the VIUA continues to contribute to designation criteria 1,2,3,4,5 and 6.</p>
Langton CP	Langton	2	<ul style="list-style-type: none"> • grass verges including The Green and St Andrew's Church and churchyard from the school and Ivy Cottage to Post Office at Langton Hall entrance <p>Review: The spaces continue to contribute to designation criteria 2 and 3 in particular.</p>

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			<ul style="list-style-type: none"> • field between Milestone Cottage and Whittam Cottage Review: The space continues to contribute to designation criteria 3 and 4 in particular.
Luttons CP	Helperthorpe	1	<ul style="list-style-type: none"> • grass verges to south of main street Review: The space continues to contribute to designation criteria 3 and 5 in particular
	East Lutton	1	<ul style="list-style-type: none"> • Manor House Farm to west of Paddock House Review: The space continues to contribute to designation criteria 2 and 3 in particular.
	West Lutton	2	<ul style="list-style-type: none"> • fields north of The Shires, south of sewage works and west of Peterlea • Land around Church Farm, Manor House Farm and St Mary's Church, churchyard. Review: The spaces continue to contribute to designation criteria 2 and 3 in particular.
Malton CP and Norton CP	Malton / Norton	1	<ul style="list-style-type: none"> • north of railway line and Riverdale View, Norton, along river corridor from sewage works south of York Road Industrial Estate, Malton along southern boundaries of properties along York Road to 41 York Road, including the field between York Road Ind Estate and the youth hostel Review: The space continues to contribute to designation criteria 1, 3 and 4 in particular.
	Malton	1	<ul style="list-style-type: none"> • Southern part of showground west of Showfield Lane Ind Estate Review: Housing development is currently under construction. The space can no longer be designated as a VIUA.
	Malton / Old Malton / Norton	1	<ul style="list-style-type: none"> • north of Railway Line in Norton including River Derwent from the Bowling Centre to west of A64, including Castle Garden, Derventio Roman Fort, Lady spring Wood, Cricket Ground, Rugby Ground, southern part of Old Malton including the Doodales. Review: The broad extent of the VIUA continues to contribute to all of the designation criteria. Some clarification provided to provide a link between the inset map and proposals map
	Old Malton	4	<ul style="list-style-type: none"> • fields north of Old Malton including The Flats, 2x allotment gardens and Cemetery • grass verges south of / in front of The Royal Oak Public House to 63/65 Town Street • grass verges south of / in front of 97-109 Town Street • grass verges south of / in front of Brook House Farm to Willow Farm Review: The broad extent of the VIUA continues to contribute to designation criteria 1,2,3 and 4 in particular. Review: The space continues to contribute to designation criteria 3 in particular. Review: The space continues to contribute to designation criteria 3 in particular

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			Review: The space continues to contribute to designation criteria 1, 2, 3 in particular.
Marton CP	Marton	2	<ul style="list-style-type: none"> • grass verges south of Marton Bridge to the north of Ashview Review: The spaces continue to contribute to designation criteria 3 in particular. • grass verges from east of Marton Bridge to Rivergarth and The Pines Review: The spaces continue to contribute to designation criteria 3 in particular.
Middleton CP	Middleton	1	<ul style="list-style-type: none"> • Land to south of the Old Rectory and St Andrews Church Review: The space continues to contribute to designation criteria 2, 3 and 6 in particular.
Nawton CP	Nawton	2	<ul style="list-style-type: none"> • west of Station Road Review: The site has been developed for housing. The site can no longer be designated as a VIUA. • east of Station Road to Snape Hill Review: The space continues to contribute to designation criteria 3 in particular
Newton CP	Newton on Rawcliffe	1	<ul style="list-style-type: none"> • The Green, pond and grass verges from Oak Dene to church hall Review: The spaces continue to contribute to designation criteria 3 and 6 in particular.
Normanby CP	Normanby	3	<ul style="list-style-type: none"> • grass verge to west of Willow House and St Andrew's Church Review: The space continues to contribute to designation criteria 3 in particular • Land to north of Yew Tree Cottage to Roseville Review: The space continues to contribute to designation criteria 3 in particular • garden to east of Normanby House Review: The space continues to contribute to designation criteria 2 (Normanby House is Listed) designation criteria 3 and 5 (trees)
Nunnington CP	Nunnington	2	<ul style="list-style-type: none"> • land east and west of the Avenue, south east of Nunnington Bridge and south west of Nunnington Hall Review: The spaces continue to contribute to designation criteria 1,2 and 3 in particular • land west of 2 Low Street to 1 Rectory Lane Review: The spaces continue to contribute to designation criteria 1 and 3 in particular.
Oswaldkirk CP	Oswaldkirk	4	<ul style="list-style-type: none"> • grass verge north of The Steps to Manor Field Review: The space continues to contribute to designation criteria 3 in particular • north west corner of Ledbrooke House garden Review: The space continues to contribute to designation criteria 3 in particular

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			<ul style="list-style-type: none"> • Sunnyholme and land to west of The Terrace Review: The space continues to contribute to designation criteria 3 in particular • land between The Terrace and West Barn Review: The space continues to contribute to designation criteria 3 in particular
Pickering CP	Keld Head	2	<ul style="list-style-type: none"> • land north of Keld Head Farm, and Keld Head House, and south of Middleton Road and south of Keld Head Hall Review: The space continues to contribute to designation criteria 1, 2 and 3 in particular • land west of main road north west of Keld Head Cottages Review: The space continues to contribute to designation criteria 1, 3 and 5 in particular
	Pickering	13	<ul style="list-style-type: none"> • 103 Middleton Road Review: the land is surrounded by modern development, with a narrow frontage. The site is dense with mature trees which are subject of a tree preservation order. The site does not strictly meet any of the designation criteria. • large open space to north of Pickering, to East of Swainsea Lane, to the former trout fishery to west of Pickering Beck, including to Rookers Lodge and east of Mount Terrace to Beck Isle in the south Review: The broad extent of the VIUA continues to contribute to designation criteria 1,2, 3, 4, 5 in particular • Fields between Pickering County Infants and Lady Lumleys School playingfields, including Beacon Hill Scheduled Monument, to east of Swainsea Lane. Review: The broad extent of the VIUA continues to contribute to designation criteria 1,2, 3, 4, 5 and 6 in particular • Open space to south of Beck Isle Museum Review: The space continues to contribute to designation criteria 2, 3 and 5 in particular • grass verges to south of 37-47 Potter Hill Review: The space continues to contribute to designation criteria 2, 3 and 5 in particular • Open space to west of Stonethwaite to Fagus House Review: The space continues to contribute to designation criteria 3, and 5 (trees) in particular • Open space west of Herisson Close to Diate Hill Tower Review: The space continues to contribute to designation criteria 2, 3, 5 and 6 in particular • Open space on corner of Rosamund Avenue north of No.7 Review: The space continues to contribute to designation criteria 3 in particular, the site also

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			<p>contains trees subject to a Tree Preservation Order</p> <ul style="list-style-type: none"> • Open space on the junction of Whitby Road and High Backside and Whitby Road and Hatcase Lane. Review: The space continues to contribute to designation criteria 3 in particular • The Old Rectory and The Coach House (curtilage) Review: The space continues to contribute to designation criteria 2, 3, 5 and 6 in particular • Grassed area, intersected by paths, with trees, Smiddy Hill, Old Cattle Market Review: The space continues to contribute to designation criteria 2, 3, 5 and 6 in particular • either side of Pickering Beck from Vivis Bridge to Mill Fields Review: The space continues to contribute to designation criteria 1, 3 and 5 in particular • large area of strip fields to east of Pickering between Ruffa Lane and A170 from Bumble Bee Hall and 31 Thornton Road to Sunnyside, Ruffa Lane Review: The broad extent of the VIUA continues to contribute to designation criteria 1, 3, 4, 5 and 6 in particular
Pockley CP	Pockley	1	<ul style="list-style-type: none"> • Land between village Hall, Auburn House and Cemetery Review: The space continues to contribute to designation criteria 4 in particular.
Salton CP	Salton	2	<ul style="list-style-type: none"> • Land to the north west of St. John of Beverley's Church Review: The space continues to contribute to designation criteria 2 (Church is Grade I Listed, and there are other grade II Listed Buildings) and 3 in particular. • Triangular open are south of Lockwood Cottage to The Green, north of Main Street Review: The space continues to contribute to designation criteria 3 in particular.
Sand Hutton CP	Sand Hutton	2	<ul style="list-style-type: none"> • primary school playing fields between primary school and 18 Main Street Review: Review: The spaces continue to contribute to designation criteria 3 and 4 in particular. • Village Green and adjacent open area around St Mary's church and Chestnut Farm Review: The spaces continue to contribute to designation criteria 2 and 3 (and 5) in particular.
Scagglethorpe CP	Scagglethorpe	1	<ul style="list-style-type: none"> • grass verges/banks between Dovecote Cottage, Prospect House and Brow Farm Review: The spaces continue to contribute to designation criteria 3 in particular.
Scampston CP	Scampston	1	<ul style="list-style-type: none"> • Land to east of Plains Farm and west of Church Cottages Review: The spaces continue to contribute to designation criteria 3 in particular.
Scrayingham CP	Scrayingham	2	<ul style="list-style-type: none"> • field south of Village Farm and north of Mullins Cottage

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			Review: The space continues to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • the garden to east of Old Rectory Review: The space continues to contribute to designation criteria 3 in particular
Settrington CP	Settrington	3	<ul style="list-style-type: none"> • Chapel Garth and grass verges from 16 Chapel Garth to Elm Tree Barn Review: The spaces continue to contribute to designation criteria 3 in particular. <ul style="list-style-type: none"> • land to north of Chapel Road from west of the school to east of 17 Chapel Road Review: The spaces continue to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • Settrington Beck through the village from south of Chapel Road to Mill House including the garden south west of Greystones Review: The spaces continue to contribute to designation criteria 2 , 3 in particular
Sherburn CP	Sherburn	2	<ul style="list-style-type: none"> • grass verge east of 33 St Hildas Street to the school Review: The space continues to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • Field south of High Street and west of The Pastures Review: The space continues to contribute to designation criteria 3 in particular
Sheriff Hutton CP	Sheriff Hutton	2	<ul style="list-style-type: none"> • Little Green, between East End and Church End Review: The space continues to contribute to designation criteria 2,3 <ul style="list-style-type: none"> • The Green including Castle Hill and grass verges from East View to Castlegate, Rose Dene to Holly Tree Cottage, and Sunny View to Dene le Ville Review: The space continues to contribute to designation criteria 3
Sinnington CP	Sinnington	1	<ul style="list-style-type: none"> • the Village Green northwards from the Shelter to the west of Wentworth House Review: The spaces continue to contribute to designation criteria 3,6 in particular
Slingsby CP	Slingsby	5	<ul style="list-style-type: none"> • The verge and trees on the western side of The Balk Review: The space continues to contribute to designation criteria 3,5,6 in particular <ul style="list-style-type: none"> • The Green Review: The space continues to contribute to designation criteria 3,6 in particular <ul style="list-style-type: none"> • All Saints church and churchyard to the garden of The Old Rectory Review; The space continues to contribute to designation criteria 1,2,3,5,6 in particular <ul style="list-style-type: none"> • garden to the west of Toby's Cottage Review: The space continues to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • garden east of Slingsby Hall Review: The space continues to contribute to designation criteria 3 in particular

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Stonegrave CP	Stonegrave	1	<ul style="list-style-type: none"> • verge south east of Stonegrave Minster and verge east of Griffin House and north of Stonegrave House Review: The spaces continue to contribute to designation criteria 2,3 in particular
Terrington CP	Terrington	2	<ul style="list-style-type: none"> • grass verges from Goodlands to School House, and The Yews to Coney Cottage Review: The spaces continue to contribute to designation criteria 3 and 6 in particular. <ul style="list-style-type: none"> • triangle traffic island with pump at west of main street Review: The spaces continue to contribute to designation criteria 3 and 6 in particular.
Thornton-le-Clay CP	Thornton le Clay	4	<ul style="list-style-type: none"> • grass verges along both sides of the High Street Review: The spaces continue to contribute to designation criteria 3 in particular Clarify the western end, provide a cut off at end of Thornton le Clay- see map, to keep relationship to the settlement strong. <ul style="list-style-type: none"> • paddocks to the rear of properties fronting High Street and Low Street. Review: The spaces continue to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • field south of Wood Cottage Review: The space continue to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • Open space north of Smithy Review: The space continues to contribute to designation criteria 3 in particular
Warthill CP	Warthill	5	<ul style="list-style-type: none"> • triangular traffic island and grass verges on eastern side of Common Lane Review: The spaces continue to contribute to designation criteria 3 in particular. <ul style="list-style-type: none"> • playing field between The Meadows and Ash Tree Lodge Review: The space continues to contribute to designation criteria 3 in particular. <ul style="list-style-type: none"> • Pond and adjacent land west of West View Review: The space continues to contribute to designation criteria 3 and 5 in particular. <ul style="list-style-type: none"> • pond and land south of Hill Farm House Review: The space continues to contribute to designation criteria 3 and 5 in particular. <ul style="list-style-type: none"> • land between Sycamore Cottage and Wisteria Lodge Review: The space continues to contribute to designation criteria 3 in particular.
Weaverthorpe CP	Weaverthorpe	2	<ul style="list-style-type: none"> • grass verges south of Main Road Review: The spaces continue to contribute to designation criteria 3,5 in particular <ul style="list-style-type: none"> • field to north of Manor Farm and south of the school

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			Review: The space continues to contribute to designation criteria 1 in particular
Welburn CP	Welburn	1	<ul style="list-style-type: none"> • grass verges from Jasmine Cottage and Water Lane to The Crown and Cushion PH and Point Grey Review: The spaces continue to contribute to designation criteria 3 and 6 in particular.
	Crambeck	1	<ul style="list-style-type: none"> • Traffic triangle in front of 1-26 Review: The space continues to contribute to designation criteria 3,5 in particular
Wharram CP	Wharram le Street	1	<ul style="list-style-type: none"> • field south of Manor Farm between Rose Cottage and Corner House, and Manor Farm Cottage and Darway Review: The space continues to contribute to designation criteria 3 in particular.
Whitwell-on-the-Hill CP	Whitwell on the Hill	1	<ul style="list-style-type: none"> • St John's Church, churchyard and the paddock to the south including the grass verge Review: The spaces continue to contribute to designation criteria 2 and 3 in particular.
Willerby CP	Willerby	1	<ul style="list-style-type: none"> • field east of Church Hall and west of Vicarage Review: The space continues to contribute to designation criteria 3 and 4 in particular
	Staxton	1	<ul style="list-style-type: none"> • field to the west of Staxton Methodist Chapel Review: This site was incorrectly mapped on the Inset Map. As such the site has been reviewed, and it meets the following designation criteria: 2,3 and 4 in particular
Wrelton CP	Wrelton	2	<ul style="list-style-type: none"> • green to west of Foundry Cottages Review: The space continues to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • traffic triangle at junction of High Street south west of Appletrees Review: The space continues to contribute to designation criteria 3 in particular

Appendix 2 New, Amended and Discounted VIUAs

There are four primary sources of sites for evaluation as being an area of land which meet the purposes of being Visually Important Undeveloped Area. These are: sites being considered through:

- The Site Selection Methodology;
- Conservation Area Appraisals;
- Sites Issues and Options Consultation in 2009 and subsequent consultation; and
- The Special Qualities Study- which considered the land surrounding the towns

It should be noted that there is a degree of overlap between these sources, depending on the settlement, and the point at which sites were submitted for consideration as potential development sites.

Site Selection Methodology

The Site Selection Methodology is a comprehensive assessment of sites in those locations where the Development Plan is seeking to allocate land for new development in principle. All of the sites included in the assessment have been put forward by landowners and/or developers, and therefore represent sites/areas of land which are subject to development pressure/interest. The application of the Site Selection Methodology has identified a number of sites which contribute to the character or setting of individual settlements or buildings within them. These sensitivities may be capable of being given further policy recognition through being identified as Visually Important Undeveloped Areas (VIUAs).

Sites that have been identified as contributing to one or more of the reasons for the identification of VIUA's are outlined below. It is important to note that this does not include sites that the Site Selection Methodology has identified as having natural landscape qualities/ sensitivities. This is because the protection of landscape character *per se* is not the purpose of the VIUA designation.

In evaluating the ability of the site to correspond with one or more of the above assessment criteria:

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest

- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space
- the archaeological or historical interest of the space

A table is provided below which sets out whether or not the site should be identified in the Local Plan Sites Document as a VIUA.

Site / Settlement	Identified Sensitivity	How it contributes to the settlement (s)	Relationship to VIUA criteria
<p>Ampleforth site 616 and wider Knoll Hill</p>	<p>This field is on a hill to the west of Ampleforth. The hill is viewable both from within Ampleforth, and from wider views to the south and west. The site's open undeveloped qualities contribute to the setting of the settlement, and the Conservation Area.</p>	<p>Provides a strong end-stop to the village, and contributes to the character of the Conservation Area. Development would be particularly prominent due to topography and open views. This is recognised in the Conservation Area Appraisal.</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
<p>Ampleforth site 111, fields to west of Ampleforth, and</p>	<p>This collection of fields makes a significant contribution to the setting of Ampleforth Conservation Area, and the Listed Building 'Fern Villa'. They include the collection of</p>	<p>The northern fields provide a strong end-stop to the village, and contributes to the character of the Conservation Area. Development would be particularly</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible

Site / Settlement	Identified Sensitivity	How it contributes to the settlement (s)	Relationship to VIUA criteria
western field of site submission 224	fields to the east of knoll Hill, four linear fields to the west of the Conservation Area boundary (south western) and the field to the south of these fields which is to the north of modern estate development.	prominent due to topography and aspect, from within Ampleforth. The fields to the south when viewed from the lower elevations to the south of the village, provide context to the evolution of the morphology of Ampleforth.	<p>view points within the settlement or from approach roads or paths</p> <ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
Amotherby and Swinton Site 636	This field is the only undeveloped land between the villages of Amotherby and Swinton, on the southern side of the B1257. It is also within the Area of Outstanding Natural Beauty.	It ensure that both Swinton and Amotherby Maintain their separate identities. There is also a Grade II Listed Farmhouse to the immediate south of the site, on the opposite side of the road. The setting of this farmhouse would as a lone feature would be preserved. Wider views of the countryside (AONB) is achieved.	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
Slingsby	These two fields in combination provide	They provide a frame to the settlement	<ul style="list-style-type: none"> • the contribution the space

Site / Settlement	Identified Sensitivity	How it contributes to the settlement (s)	Relationship to VIUA criteria
Site 444 and Site 427	open, undeveloped views to Slingsby Castle Scheduled Monument and the Listed Church.	from the west. Site 444 also contains the Mowbray Oak, which is an Ancient Tree, and is part of a collection of trees which provide an important vista from the public footpath which extends along the eastern extent.	<p>makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths</p> <ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
Staxton and Willerby Site 177	Historic England -concerns about the site's situation in relation to the setting of the Church		Do not consider that the site specifically contributes to the setting of the Church due to the intervening fields
Norton Various sites between Welham and Langton Roads	Listed buildings of Whitewall and cottages. Distinctive, more historic, atypical field patterns	The collection of fields allow the ability of both Malton and Norton to be viewed. They provide a buffer between the built edge of Norton, with an aligned use of horse grazing with the Listed 'Whitewall' and Whitewall Cottages. The field patterns are more diverse that those which surround the rest of Norton. The fields afford views of Norton and Malton, and the important area of Mill Beck.	<ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural

Site / Settlement	Identified Sensitivity	How it contributes to the settlement (s)	Relationship to VIUA criteria
			<p>interest</p> <ul style="list-style-type: none"> • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space
<p>Pickering Land of Mickle Hill, covering site submission 117,360, 659, 512, 590 and 589 with the fields to the south site IDs 640,641 and 642</p>	<p>Undeveloped area of a collection of Strip Fields known as Mickle Hill, and land to the south of Mickle Hill extending south to land to the north of Rogers Nursery, on the entrance to Pickering</p>	<p>This collection of strip fields is particularly prominent, being on the southern entrance to Pickering. The open, lateral strip fields afford views of the gently rising land of Mickle Hill. The rising land of Mickle Hill is both a prominent landform, and it is this topography which contributes in the ability to read the strip field systems, which extend over the hill.</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths; • the contribution the space makes to the overall form and character of the town; • the extent to which the space provides a vista or viewpoint into the surrounding countryside; • the extent to which trees, boundary hedges or walls contribute to the character of the space; • the archaeological or historic interest of the space.
<p>Old Malton</p>	<p>Field patterns, topography and open views</p>	<p>The mosaic patchwork of hedgerows and</p>	<ul style="list-style-type: none"> • Contribution the space

Site / Settlement	Identified Sensitivity	How it contributes to the settlement (s)	Relationship to VIUA criteria
<p>Triangular shaped area of land to the west of Old Malton, north of Westgate Lane, and south of the A64.</p>		<p>trees, and the open nature of the space provides an attractive setting for Old Malton and views to Old Malton, including views of Grade I Listed St. Mary's Church. Particularly when viewed from the A64.</p>	<p>makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space

Conservation Area Appraisals

Ampleforth

A Conservation Area appraisal for Ampleforth has been completed since VIUA's were first defined. This identifies areas of open space which contribute to the character of the Conservation Area and which frame significant views into and out of the Conservation Area. Given that these spaces have been identified as being of significance to the character and appearance of the Conservation Area, it follows that they are considered for inclusion in as new VIUAs.

Location and description of land	Reason for inclusion as a VIUA
Land consisting of a field, to the south of Back Lane, Ampleforth, situated between St. Benedict's RC School and a collection of dilapidated outbuildings at the start of Back Lane (east of St. Hilda's walk). The land affords open views of the valley, and gently falls away from the road. As such it contributes to the setting of this part of the Conservation Area.	<ul style="list-style-type: none"> the extent to which the space provides a vista or viewpoint into the surrounding countryside;
View of the Footpath running along the western edge of the village, which points to the land of Knoll Hill and the land to the south of The Bungalow (site 111 and 616) (including land to north, south and east of Brookfield)	See above table for site 616 and 111. The VIUA would cover the whole of Knoll Hill, as opposed to the site submission of 616.
The view out of north of the Knoll Hill, looking to the an elevated area of land to the west of the village (site 616)	See above table for site 616 and 111
The rear garden of Ludley House, running down the eastern side of Station Road	Identified as important open space within the Conservation Area <ul style="list-style-type: none"> the contribution the space makes to the overall form and character of the village

<p>Land with the Church yard of St. Hilda's Church, fields to the south of it, the Vicarage, and land west, extending to the edge of the Conservation Area</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
<p>Green verges along main street, between the White Swan Public House and Ford End House</p>	<ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village

The Ampleforth Conservation Area includes land which falls with the planning area of the North York Moors National Park. The National Park Authority is responsible for planning policies for land within its area. On that basis, the significant open spaces that are located within the National Park are not included within this assessment. Although indicated in the Conservation Area Appraisal, Ryedale District Council cannot introduce planning policies covering land within the National Park area of Ampleforth. This specifically covers:

- the land to the north of the Road, particularly between Swallow House, and High Bank (Road) and the properties of Hill Top, and Stone Garth;
- land to the south of Hill Top
- Land to the south of South View Farm
- Land to the west of Inch Cottage
- Road side grassed verges to the north of Main Street (the ones to the south are much more intermittent)
- the banked and wooded land on the north side of the Main street between Manor House and Peartree Cottage
- the banked and wooded land on the north side of the Main Road on the north east boundary of the Conservation Area
- Land to the west of Nettle Meadow

Sites Issues and Options Consultation in 2009

Since the principle of retention of VIUAs a policy has been established through the production of the Local Plan Strategy, this section looks at the consultation responses received on a settlement and site specific nature.

Summer 2009 consultation

The consultation document set out that VIUAs are identified in the Ryedale Local Plan (2002). A list of sites (to the 2009 consultation date) that had been submitted for development which affected VIUAs was presented for comment. This included sites in:

- Malton
- Norton
- Pickering
- Kirkbymoorside
- Nawton
- Sherburn
- Burythorpe
- Barton-Le-Street
- Flaxton
- Harton
- Settrington
- Thornton-Le-Clay
- West Lutton

Views were sought regarding the VIUA designations especially:

- *Do you think that there are other areas which should be identified as a VIUA?*
- *Are there any existing VIUAs that should be no longer identified?*

Areas of Land to be Considered for Inclusion under the VIUA Designation (2009)

- "Allotments"
- "River corridors"

- “Toft land is an important distinguishing feature of many Ryedale villages. The pattern of narrow plots contributes to the village’s visual amenity and should be a protected VIUA where it is still undeveloped”

Response

Regarding such an approach, allotments are considered under their own policy, and would not necessarily fit within the assessment criteria. River Corridors are also unlikely to be area where there is significant pressure for development.

Toft land is land which is associated with historic farming practices, where there is land associated with specific farms, could be considered, but not on the sole basis of it being toft land.

Malton / Norton

- Keep a greenbelt between Malton and Old Malton (J Ingham)
- Whitewall and Scots Hill. Sites 103, 187, 302, 319, 320, 321, 322 to be VIUA (M Bates and C Knott)
- Sites around Whitewall, Welham Rd. Norton to be VIUA (D Cartman)
- Norton – Propose that Whitewall Corner/Whitewall/Bazleys Lane should be a VIUA. Scotts Hill (which is a designated dog-walking area and very popular) overlooks it and there are always people walking along the lane admiring the view. Many of the buildings are Listed and have historic interest, at both ends, and it should be preserved. Whitewall Stables was one of the first public racing stables in the country and is part of racing history. (F Champion)
- Releasing the land within site 184 is a VIUA, which is not as visible, for development will ensure a sustainable location is released while retaining more VIUA to the southwest and northeast. (The Land and Development Practice)
- VIUAs should be extended to include areas such as Site 372 for the reasons given above. Site 372 may not have a grand vista, but it affords light and amenity space to many homes, very efficiently. (P Shipley)
- Sites 103, 187, 302, 319, 320 to be considered as a VIUA. It could be argued that these fields are as much a part of the character of the area as the listed buildings associated with Whitewall Stables and as such should be protected in the similar manner. (D Cartman)
- 136 should be added to VIUA (E Blyth)
- We would like to support the allocation of Site 184. The northern part of the site 184, located in close proximity to the river and the north of the railway line, is designated as a VIUA. This land is designated as a VIUA as it forms a finger of open space which is close to the town centre of Malton and is visible when driving into the town on the B1257. However the area of land which forms part of the allocation 184 is not visible due to the banks of the river as it meanders directly adjacent the B1257. Views from the south are also blocked by the railway line and its embankment. Releasing this land for development will ensure a sustainable location is released while retaining more VIUA to the southwest and northeast. (The Land and Development Practice)
- VIUAs should be extended to include areas such as Site 372 (P Shipley)

Response

The field between site 324 and Old Malton is already a VIUA.

The Land which is to the north of Whitewall, and the land to the west (sites above with new references 645, 646, 647, 648, and 478) is being examined as a potential VIUA.

The land within 148 which is within a VIUA is land which strongly contributes to the setting of Old Malton Conservation Area and the Grade I Listed St. Mary's. Whilst not being reasons for VIUA designation in themselves, there is also a high level of flood risk and the SAC designation of the River Derwent. There was a need for clarification between the inset maps, and proposals maps, this has been undertaken.

Site 372 is now subject of planning permission and is being built out.

Site 136 (Became 573 and 572) are also subject to planning permission and is under construction

Pickering

- A number of the sites in Pickering submitted for consideration for housing development were designated as visually important undeveloped areas (VIUAs) in the Local Plan. We would not want to see these sites, save submitted site no 130 (subject to a restriction), developed because they were intrinsically attractive and provided necessary breaks in the built environment. (Pickering Town Council)
- The buffer zone between the industrial estate at Pickering and Outgang Lane/Hugden Close/Thornton Road should be included as VIUA. It is undeveloped, it provides visual amenity to the local residents and it forms a valuable point of definition between industry and housing as you enter Pickering from the East. (A&V Collinson)
- 138 should be added to VIUA (E Blyth)
- Sites 497, 500 and 504 found no support whatsoever. The Town Council thinks its essential to preserve the countryside between the eastern boundary of the built environment of Middleton and the western boundary of the built environment of Pickering and has already objected to sites adjoining Alba Rose, Keld Head which are close to site 500. (Pickering Town Council)
- Site 504 falls within an area of high landscape value and is an essential part of the rising ground to the north east. It is already identified as being VIUA and in an area of high landscape value and should be preserved as such. (Pickering Town Council)
- The (Town) Council decided that submitted site no 130 (The Lodge, Middleton Road) could be developed as long as development was on the footprints of the buildings already there. The Council was against the development of the site as a whole. This was because 130 was a VIUA and adjoined a line of gardens which, with two narrow interruptions, formed a substantial area of biodiverse green space between Middleton Road and Westgate. (Pickering Town Council)

Response

Site 130 is currently identified as a VIUA, and it has been re-evaluated on the lack of open qualities. The site's key feature is the presence of mature trees which contribute significantly to the area, and which are subject to a Tree Preservation Order.

138 is already subject to a VIUA designation, which through the site assessment process has been determined to be appropriate for the sensitivity of the land and its contribution to the setting of Keld Head Conservation Area.

The land between the existing built edge of Pickering, and the Industrial Estate is land which provides an important buffer space, as identified in an appeal decision in 2014, it also contains identified strip fields. However, the site is not viewable from wider areas. As such its ability to meet the tests of VIUAs is limited.

Site 497 and 504 are already subject to VIUA designation, which through the site assessment process has been determined to be appropriate for the sensitivity of the land and its contribution to the setting of Pickering Conservation Area (497) and the entrance to the town (504).

Site 500 (and 604) are sites which provide an important open space between Keld Head (and Pickering) and Middleton, and their Conservation Areas. In Particular 604 is close to the Scheduled Monument of St. Nicholas's Hospital. In undertaking a site visit, it was not considered to specifically meet the criteria for designation of VIUA. Never the less, the open fields do ensure that settlements remain distinct, and that is identified in the SSM.

Kirkbymoorside

- The view of the Sports field should remain open from the road - it should never be fenced or walled off. (J Coughlan)
- sites 10 (plus 156), 58, 411, 436, 437 40 and 56 would 'join' Kirby Mills/Keldholme to Kirkbymoorside, eliminating the green spaces that separate the communities and the VIUA's. (C Tinkler)
- Keldholme: The character setting and appearance of Keldholme were significant criteria in the refusal by the Planning Inspectorate of a local planning appeal circa 1994/95. These qualities remain, and considered for designation as a Conservation Area. To avoid merging Keldholme with Kirkbymoorside (B Hughes)
- Site 102 be designated as a Visually Important Undeveloped Area. It is equally deserving of this status as any of the other VIUAs listed in Kirkbymoorside that have been submitted for possible development, and should be protected. (B Hewitt)
- Site 102 - Should be identified as a VIUA:
 - It is already a link via footpaths to the wider countryside and should be preserved.
 - I prefer (G) policy approach 'protecting character and value of all landscapes'

- I do not consider development appropriate for site 102, either residential or mixed use.
- Landscape towards Robin Hood's Howl from West Pasture is a sensitive area, valued by myself and others.
- Any proposal to build on the land will strongly be opposed.
- Quotes from you documentation - 'support and based economic activity, manage the landscape', 'part of the special qualities of the place' (B12 & B13)
- 'Balance importance of these spaces with the need to provide development', 'avoid merging Kirkbymoorside with Keldholme' (B26). (B Hewitt)

Response

Site IDs 87, 162 and 265, relate to the Brick works. Whilst the lower level part of the site (site submission 265) could represent a positive redevelopment of the site, the larger site submissions refer to land which is elevated, and more prominent.

Kirkbymoorside is subject to one of the most extensive VIUA designations in the District. Its role was multi-fold. To protect the eastern edge of Kirkbymoorside to the north to preserve the setting of Vivers Hill Scheduled Monument, the Church and Conservation Area. The mid section includes the strip field systems and mosaic of field patterns contribute to the setting of the town and provide separation between Kirkbymoorside and Keldholme, it also included land which could be subject to development pressure along Swineherd Lane. To the south, the VIUA extends to open land between Kirkby Mills and Kirkbymoorside on the A170 to protect from coalescence.

- 145-retain as part of VIUA- contributes to setting of Conservation Area
- 162-retain as part of VIUA- disparate elevated site
- 87 - retain as part of VIUA- disparate elevated site
- 212- could be viewed as an infill site, but offers a break in what would be near continuous ribbon development.
- 411 - Rural, distanced from the settlement remains relevant as a VIUA
- 10 - Contributes to settlement separation, and could be used for recreational purposes. VIUA remains relevant.
- 56 - Important space between Keldholme and Kirkby Mills. VIUA remains relevant.
- 40 - retain as a VIUA, wedge of land between A170 and old road which leads to Keldholme, would be a prominent, visible site.
- 436 - Rural, distanced from the settlement remains relevant as a VIUA 437 is not within the VIUA but is within open countryside, would not wish to perpetuate ribbon development this far along the road.
- 102 - is now subject to Planning Permission.

Helmsley

- All land in Helmsley to be VIUA except the South East corner earmarked for industry (Helmsley Town Council)

Response

The Development Principles and allocations have now been considered through the Helmsley Plan Development Plan Document. Over 3/4 of the town is surrounded by National Park designation, with National Nature Reserve, and Helmsley Castle, there is also to the south the boundary with the Howardian Hills Area of Outstanding Natural Beauty. These give areas outside the allocations around Helmsley a level of protection regarding their special qualities which are more stringent than that of a local-level designation of the VIUA. There are two Visually Important Undeveloped Areas, one to the south of the town, on the land between the River Rye (north) and road (A170) which is also within the Howardian Hills AONB. The Other is to the east, and forms an important entrance to the town, and is within the Area of High Landscape Value.

Ampleforth

- “Ampleforth Main Street should be a VIUA”
- “Sites 111, 224, 288 and 160 should be VIUAs”
- “the fields of Ampleforth should be protected already as within the AONB, but this is a “phoney” protection. Exception Sites should be scrapped and all rural villages protected”

Response

The AONB designation is a national-level landscape designation, afforded great weight in decision-making. The site 288 was considered acceptable and did not harm the AONB, and provided a plan compliant level of housing and met affordable housing need.

Exception sites is a national policy approach.

Site 288 has now been subject to a development proposal which has now been completed, site 160 is to the south and is not considered to meet any of the tests required.

See above site assessment table for site 111, which is considered to merit designation as a VIUA.

The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Sheriff Hutton

- “Around” Sheriff Hutton to be VIUA.

Response

The purpose of VIUAs is to define particular areas of land (of wildly varying scales) which meet one or more the particular tests (as identified at the start of this appendix). Sheriff Hutton already contains a collection of VIUAs which are focussed around the Green, which is an area of land which was used for markets in the Mediaeval period. Further areas of land include verges which contribute to the character of the settlement. Sheriff Hutton has a number of Scheduled Monuments, and those areas are subject to particular protection. The eastern, and older build area of Sheriff Hutton is also subject to a Conservation Area. In considering both where there is development pressure exists, which is discrete sites adjacent to the settlement, these sites would not change the overall character of Sheriff Hutton. Furthermore the village is not subject to coalescence issues. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Slingsby

- “Site 444, a sports field next to the Castle should be a VIUA” (That would suggest site 427)

Response

Please refer to the above section concerning Site Selection Methodology, as sites submitted in Slingsby have been considered through the SSM.

Hovingham

There were no comments made regarding VIUAs in Hovingham.

Response

Please refer to the above section concerning Site Selection Methodology, as sites submitted in Hovingham have been considered through the SSM. The land to the north east of the Worsley Arms is considered to meet the following tests:

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside

In order for the contribution of the area to the setting of the Worsley Arms complex, the landform extends out from the settlement. Consequently views are achieved of the cart entrance, with archway, and the imposing walls which enclose the area. The land would also adjoin two pre-existing VIUA areas: land to the north of Worsley Arms and garden to the north of Stone House.

Amotherby / Swinton

- Between Swinton and Amotherby to be VIUA
- Between Malton to Broughton to Swinton to Amotherby to be VIUA

Response

Site 636 is a site which has been put forward as a potential allocation to the south of the B1257. It has been assessed through the Site Selection Methodology, and is discussed above in the SSM table.

Nawton / Beadlam

There were no comments made regarding VIUAs in Nawton / Beadlam

Response

Land to the east of Beckett Close, site ID 55 was a VIUA, is became developed on the basis of housing need, and the fact that the site's ability to be viewed as an area of open space had become degraded with the development of Beckett Close.

Site 105 was assessed as a potential site for development, it was considered that the site still represented its attributes in terms of:

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space

Thornton-le-Dale

There were no comments made regarding VIUAs in Thornton-le-Dale.

Response

There are no VIUAs within the relatively small area of Thornton le Dale that is within Ryedale District Local Planning Authority. A number of sites submitted within the Parish are not capable of meeting the tests required to be a VIUA. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Staxton / Willerby

There were no comments made regarding VIUAs in Staxton / Willerby.

Response

The Council has evaluated the existing VIUA, and consider it continues to remain relevant as a VIUA. Sites 217 and 177 have been assessed as being important open spaces, but which do not meet the criteria . A further VIUA in Staxton was identified in the 2002 Local Plan Inset map which was not correctly identified. This land is to be indentified as a VIUA in its full extent because it meets the following criteria:

- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space

Rillington

There were no comments made regarding VIUAs in Rillington.

Response

No VIUAs are within this settlement. No new VIUAs have been identified through the Site Selection Methodology.

Sherburn

There were no comments made regarding VIUAs in Sherburn.

Response

Existing VIUAs are within this settlement were reviewed and considered to be relevant. No new VIUAs have been identified through the Site Selection Methodology.

General Response to requests for VIUAs within Other Villages

Based on the adopted spatial approach of the Local Plan Strategy, there is no allocations proposed to the other villages. As such, there is no compelling pressure on land in and around such villages, and an assessment as been undertaken of the comprehensive existing VIUA coverage from the 2002 Local Plan. However, there are some instances where the Council has reappraised VIUA designations, and these are discussed below or in the SSM section:

Burythorpe

- There is no overriding need to provide additional land for housing in Burythorpe and the sustainability of the settlement in terms of providing for anything more than very limited local needs housing is considered questionable. It seems that the LDF intends concentrating residential development in the market towns and there would appear to be no justification to consider formal housing allocations for general housing purposes in Burythorpe. The merits of this site have been carefully evaluated in the extant Local Plan and have been assessed in more detail through the Village Design Statement. Nothing that has happened since the Local Plan was first produced to detract from the importance of the site so that it still merits retaining its status as a Visually Important Undeveloped Area. It is respectfully requested that the site 377 be retained as a Visually Important Undeveloped Area or some similar protection be maintained as an integral part of the emerging LDF (Edwardson Associates)
- Plot 377 has been put forward for the LDF. This site has ENV5 status and has already been refused planning permission by the Planning Committee. The reason given for refusal is below: Any proposed development on such a site should be tenuously discouraged and ENV5 status retained. (J A Brown)
- We have an automatic objection to this land (site 377) because it has been designated as V.I.U.A as stated in the Village Design Statement and ratified by Ryedale Council. Any development of this land should be in accordance with this statement. (RS Wilson)

Response

No policy principle to release site. VIUA remains relevant.

Ebberston and Yedingham

- Site 17 should be a VIUA (Ebberston with Yedingham Parish Council)

Response

Much of Ebberston is within the Fringe of the Moors Area of High Landscape Value. There is a VIUA to the north of the A170, to the east of Chestnut Cottage, this remains a very prominent and distinct open space, which reflects the rising land of the Moors.

Site 17 is a large field out with the AHLV, to the south of the village. Ebberston is a very linear village, the site is viewed as an entrance to the settlement from the south. The field is no longer capable of being viewed from within the settlement. It is considered that the field makes no specific contribution to the entrance of the village. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Harome

- We consider that toft land is an important distinguishing feature of many Ryedale villages' heritage. The pattern of narrow plots contributes to the villages' visual amenity and should be protected as a VIUA where it is still undeveloped. In particular we would propose that the area between the rear of buildings fronting on Main Street Harome and Chapel Back Lane should be designated as a VIUA because this is an ancient feature dating back at least to the 13th century. (K and S Hall)

Response

The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives. This area of land identified in this response is already recognised as being of particular sensitivity, it is part of the Conservation Area of Harome, recognising the historic character of the site, and the contribution it makes to the character and appearance of the Conservation Area. Both Back Lane and Chapel Lane have the Development Limits drawn close to the settlement, with the Conservation Area extending back. On examining these areas it is clear that historic and more modern development has taken place within those areas, and so that they are not undeveloped. It is appreciated that such sites have a historic contribution to the settlement, and the Conservation Area extent recognises that.

Newton-on-Rawcliffe

- Newton on Rawcliffe and Stape should be a VIUA (B. Garrett)
- Newton upon Rawcliffe should be a VIUA (Anon.)
- Entrance on Newton on Rawcliffe, Newton Dale (Newton, Rawcliffe and Stape Parish Council)

Response

The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives. Much of Newton-on-Rawcliffe is within the National Park, which is subject to a separate authority for planning designations and decisions. The part of the settlement which is out with the Park is within a Area of High Landscape Value, and is subject to very tight Development Limits. Furthermore, there is an open area within the centre of the village, which is transected by paths and roads. This area is identified as a Visually Important Undeveloped Area, and it has been considered in appendix 1 to still be relevant in its designation.

Settrington

- Settrington should be a VIUA (Mr and Mrs Kunkel)

Response

Existing VIUA s have been reviewed, and remain relevant in their continued designation. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Thorpe Bassett

- We are not aware of other areas which should be identified as VIUAs, but any that are identified should not be developed if they alter the character of towns and villages in any significant way. (Mrs G Revis, Dr G Malan and Thorpe Bassett Parish Meeting)
- The view from Bassett Wold looking down over Thorpe Bassett towards the Vale of Pickering. (P A Richardson, N Simpson,)

Response

Thorpe Bassett is a settlement which is not subject to an VIUA designations. The role of the Visually Important Undeveloped Area designation is not to protect wider landscapes, which are subject to other evaluation measures and policies which evaluate their contribution. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Welburn

- If the landscape around Castle Howard is not classified as a AHLV then it should be a VIUA, (Welburn Parish Council)
- If the area around Castle Howard is not designated as an area of High Landscape Value, then it should be classified as a Visually Important Undeveloped Area instead. (A Robinson, K and J Warner, P and E Brown, Mr and Mrs T J Scott, Mr and Mrs A Hewitt, M Bell, A Bell, J Hopkins, A Cox, Mr E and Mrs E Gathercole.)
- Land around Castle Howard from the ridge of hills to the north of Coneysthorpe to the wooded ridge south of Welburn, and from the A64 to the cross-roads east of Welburn should be afforded VIUA status, because of its importance to the special character of the environment approaching and surrounding the Castle Howard Estate. (P Benham)

- Area of land the west of St John's Church and Church Lane Welburn to be designated as a VIUA (Mrs EM Gathercole)

Response

Wider landscape issues are not the remit of VIUA designations, whose purpose is to look at discrete areas of land which contribute to settlement character, and have other site-specific sensitivities. The land surrounding Castle Howard is subject to nationally significant landscape designation AONB, and the Grade I Listed Castle Howard, and the various Listed structures within the Registered Park and Garden mean that the land around this area is particularly stringent. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

However, whilst the area of land which is to the west of Church of St. John and Welburn Lane has not been identified on a map. Officers have viewed the site and there is a wedge of land which is open which lies between the Church and open fields. The land is also identified within the

Conservation Area, has mature trees on its boundary. The open land contributes to the setting of the Church, which is Grade II Listed, and affords views out into the wider countryside from a publically accessible site. The site also has a seat within it. As such, it is considered that this parcel of land meets the following designation criteria for a VIUA:

- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space

VIUAs to be Removed from the VIUA Designation on the Policies/Proposals Map

Malton / Norton

- Site 282 should no longer be identified as VIUA. Such as designation is now obsolete; sensitive development incorporating open space can achieve the same aims. It is also considered that now one of the reasons for designating the Showfield as a VIUA in the first place, to protect its historic use as Malton Showfield, has ceased, the designation of this land, which is little more than a featureless open field, should cease. (Smiths Gore obo Fitzwilliam Trust Corporation)
- Release sites 388, 282, 186 (D Townsend)

Response

Sites 282, 388 have now been granted planning permission. 186 (which became 581) was removed from the sites consultation. The site has however, with site 282 being granted planning permission. Site 325 (land to the south of Coronation Farm, Old Malton) also has planning permission now.

Pickering

2009

- Requires studying. In principal, private gardens should not become VIUAs. Yes site 130 Pickering, should be no longer identified this way.

2012

- Specific concern regarding the request for the removal of the VIUA designation from property in Pickering (site 130)

Response

This relatively small curtilage site is situated within modern residential development. The site frontage is narrow, and the site is covered with now very mature trees which mask any sense that the site is undeveloped in nature. Whilst the trees themselves undoubtedly contribute to the character and amenity of the locality and make a positive contribution to the street scene, they are subject to a Tree Preservation Order, which, it is considered is the appropriate mechanism to ensure their protection.

Kirkbymoorside

- Site 87 (Kirkbymoorside) the old Brickworks is a brownfield site currently being used as a builder's yard so may not be appropriate as a VIUA? (P Varley)
- 265 removed from VIUA (E Blyth)
- For removal of KMS-based VIUA status sites:
 - 145-develop
 - 162-develop
 - 87 - develop
 - 212-develop
 - 411 - develop alongside road but not further down
 - 156 - develop alongside arteries, not into bulk of green space which should be protected.
 - 10 - if this is alongside the Sports field, only for Sports field extension!
 - 40 - I see no problem with low-intensity development sensitive to site and proximity of Sports field.
 - 436 & 437 - alongside road, OK. Protect extended green space
 - 265-retain VIUA (J Coughlan)

Response

Site IDs 87, 162 and 265, relate to the Brick works. Whilst the lower level part of the site (site submission 265) could represent a positive redevelopment of the site, the larger site submissions refer to land which is elevated, and more prominent.

Kirkbymoorside is subject to one of the most extensive VIUA designations in the District. Its role was multi-fold. To protect the eastern edge of Kirkbymoorside to the north to preserve the setting of Vivers Hill Scheduled Monument, the Church and Conservation Area. The mid section includes the strip field systems and mosaic of field patterns contribute to the setting of the town and provide separation between Kirkbymoorside and Keldholme, it also included land which could be subject to development pressure along Swineherd Lane. To the south, the VIUA extends to open land between Kirkby Mills and Kirkbymoorside.

As such each of sites has been considered through the SSM, the following sites (265 and 156) have been consulted upon as potential options for allocation. If the decision is made to allocate this land for development then these sites would not be included as a VIUA on the Proposals Map.

- 265- Brownfield site, lower level could be subject to small scale development, with gaps to ensure that it did not create a concentrated form of development.
- 156 - This field is part of the wider strip field system, its loss cannot be mitigated. The site is, however, of the submissions made in the Kirkbymoorside area, on balance this site has the strongest relationship with the settlement, and it is adjacent to modern, estate development.

Nawton

The VIUA to the west of Station Road (and also identified as Site 55) has been lost to the development of 21 dwellings. (08/00530/MOUT, 11/01233/MOUT, 12/00699/MREM). It was accepted in 2008 with the granting of outline planning permission for development that since the designation of the site as part of a wider VIUA, that the character of this site had changed significantly with further estate housing immediately adjacent to two of the site boundaries. When approaching the site from the A170, it was the housing on Beckett Close and the planting fronting the A170 that was dominant. Conversely, the main parcel of the VIUA on the eastern side of Station Road still serves its original purpose and is an important open area on the edge of the settlement. As such, the development of the site was considered appropriate in visual terms.

Identification and Review of Visually Important Undeveloped Areas

Appendix 3 Consultation Statement - Representation and Response

Respondent	Representation	Council's Response
<p>Ian Conlan obo West Malton Resident's Association</p>	<p>Please would you consider the 2 greenfield sites North and South of Castle Howard Rd between Malton and the Howardian Hills as visually attractive areas for inclusion in the Ryedale Plan Local Sites Document on the grounds of:</p> <p>(1) providing a setting for the Howardian Hills AONB, adjacent to the AONB, a visually attractive site, where any development would have a very significant visual impact on the AONB</p> <p>(2) it would have a significant visual impact on the approach to the AONB from Malton.</p> <p>(3) it would have a significant and detrimental visual impact on the attractive approach to Malton along the Castle Howard Road, and recognise that development along this route would be a significant intrusion onto this attractive approach.</p> <p>We would be grateful for any guidance onto a suitable set of words to insert into the plan which would protect this site from inappropriate development.</p>	<p>The Group were advised that to support a case for a VIUA designation, a site would need to make a significant contribution to the form and character of the settlement, and were made aware of the following criteria:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space • The archaeological or historic interest of the space
<p>Rosemary Dummott</p>	<p>Please would you consider the 2 greenfield sites North and South of Castle Howard Rd between Malton and the Howardian Hills as visually attractive areas for inclusion in the Ryedale Plan Local Sites Document on the grounds of:</p> <p>(1) providing a setting for the Howardian Hills AONB, adjacent to the AONB, a visually attractive site, where any development would have a very significant visual impact on the AONB</p>	<p>See above</p>

	<p>(2) it would have a significant visual impact on the approach to the AONB from Malton.</p> <p>(3) it would have a significant and detrimental visual impact on the attractive approach to Malton along the Castle Howard Road, and recognise that development along this route would be a significant intrusion onto this attractive approach.</p> <p>We would be grateful for any guidance onto a suitable set of words to insert into the plan which would protect this site from inappropriate development.</p>	
Cllr. Paul Andrews	<p>Please accept this letter as my support for a Visually Attractive designation of the above land ("High Malton" area), made by Malton residents for the reasons they have specified.</p> <p>My recollection is that this was agreed at the Forward Planning Group of the Neighbourhood Plan which you attended, but seems to have dropped out when it went to the "Steering Group". I cannot recall the reason for this having been given to the Forward Planning Group.</p>	<p>It is recognised however that whilst these sites are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, it is considered that they do not make a significant contribution to the form and character of the town- which is the purpose of the VIUA designation.</p> <p>Protection of the sites has been suggested to the Neighbourhood Plan Group and can continue to be progressed through that process.</p>
Cllr. Lindsay Burr MBE	<p>Please accept my support for a visually attractive identification area for the "High Malton" area. I understand this has also been made from Malton residents.</p>	See above response.
Emma Paragreen	<p>The area's outlined and identified for Ampleforth: Knoll Hill, Main Street, Station Rd, Millway, Birdforth I agree that these are important features that give the village it's character and should be protected where possible. The views across the valley are spectacular as are the views from Millway back up to Knoll Hill and the village. However, I appreciate that on Main Street, cars parked</p>	Noted. However, the verges are an important part of the character of the village. In this respect, it would be preferable if other measures to improve car parking are employed.

	<p>on the main road does cause issues, perhaps some consideration should be made in future if required that some of the green verges could be cut into to reduce the congestion, the creation of some parking? Or the provision of off-road parking where possible.</p>	
<p>Andy Stephenson Assistant Environment & Land Use Adviser NFU North East</p>	<p>I write in the capacity of local representative of the National Farmers' Union in the North East with particular interest in planning and economic development in rural areas. We welcome the aim to preserve the character of villages with rural settings, preventing over-development and ensuring the countryside can be enjoyed by all.</p> <p>Having looked through the report I note the criteria that a site is designated as a VIUA on grounds, amongst others, that the site 'Contribution the space makes to the overall form and character of the settlement'. In terms of the rural landscape, I would reinforce the contribution that agricultural land makes to the character, and how ensuring the viability of agricultural businesses is essential in preserving the landscape.</p> <p>Whilst it is noted that VIUAs can be developed in circumstances where 'the economic or social benefits of the development would significantly outweigh the loss' or where 'a development would not have a material adverse effect upon the character or appearance of the area', I would hope that a realistic approach is taken to permitting development. The diversification of farm buildings in order to strengthen the business is vital in order to ensure viability with a degree of flexibility enabling the business to adapt to demand.</p> <p>In addition to the above point, I would also like to raise</p>	<p>The contents of this letter considers wider policy considerations than those of designating areas for their specific contribution to the character of a place, which is the role of the VIUA designation.</p> <p>If the contribution of agricultural land in itself were to be added into the VIUA criteria, then all land, excluding the built up areas of Ryedale, would be included under that designation. Agricultural activity plays an important role in influencing landscape character. This is, however, not part of the role/operation of the VIUA designation, which looks at areas for which is identified as being important for them to remain open and undeveloped. This is considered within the context of the Local Plan Strategy, and the Spatial Strategy; there are a range of other policy considerations, which take account of the importance of best and most versatile agricultural land.</p> <p>Furthermore, the VIUA designation is not concerned with broad Landscape Character, which is of a different, larger scale of consideration. VIUAs can be smaller, discrete areas, which make a significant contribution to the form, character and setting of a settlement.</p>

	<p>the importance of farm worker's dwellings and agricultural buildings typically located within the confines of the farms land. Whilst conversion of outbuildings can often be utilised, with appropriate planning consent, it is sometimes necessary to build new structures when need can be demonstrated. I would again hope that a flexible approach is taken when considering such applications when there may be an impact on VIUAs, where a clear economic benefit to the agricultural business, and therefore the community as a whole can be demonstrated.</p>	<p>Pre-existing buildings are subject to other planning legislation, in respect of barn conversions and prior approval. The VIUA designation is applicable to areas which are usually devoid of buildings, or do not cover buildings, nor the consideration of occupancy conditions.</p> <p>Proposals involving agricultural development requiring permission, would, firstly, be considered within the context of the Local Plan Strategy, in terms of their acceptability in principle. The operation of the VIUA designation is undertaken within policy SP16 of the Local Plan Strategy.</p>
Pickering Town Council	<p>The council agrees that The Lodge, 103 Middleton Road, should be deleted from the Proposals Map and that the undeveloped area of a collection of strip fields known as Mickle Hill, and land to the south of Mickle Hill extending south to land to the north of Roger's Nursery should be designated a VIUA, both for the reasons given in the consultation document.</p>	<p>Noted</p>
Mr. Clive Smith	<p>I am very pleased that some new VIUA's have been proposed for Ampleforth. As we live in Birdforth Way we have a wonderful view of the field to the north, the trees beyond and the hill of the National Park. This view cannot be seen from the Main Street due to the houses but as the land falls away to the south of the village. The old part of the village is hidden by the trees and a completely rural scene appears rising up to the top of the National Park hill. The field to the north of Birdforth Way has not been ploughed for many years and the ancient ridge and furrows can be seen. As Ampleforth is in the North York Moors National Park and the Howardian Hills AONB, it is important that rural areas are protected.</p>	<p>Noted. This area of land is identified as part of a VIUA.</p>
Philip Benham	<p>I have studied the proposed new VIUA adjacent to the</p>	<p>Noted.</p>

	<p>Church of St John in Welburn. Any development on this site would have a significant adverse effect on the environment around the church and I fully support the proposed designation.</p> <p>I have also noted Appendix 2 where there is reference to my earlier proposal for a VIUA around the Castle Howard. This was of course some years ago, and whilst disappointed that the Council did not support this I understand the reasoning for this set out in the response.</p>	<p>Wider landscape-scale issues are not the remit of VIUA designations, whose purpose is to look at discrete areas of land which significantly contribute to settlement character, and have other site-specific sensitivities.</p> <p>The land surrounding Castle Howard is subject to a nationally significant landscape designation (Area of Outstanding Natural Beauty), and the Grade I Listed Castle Howard, accompanied by the various Listed structures within the Grade I Registered Park and Garden mean that the land around this area is already subject to particularly stringent designations.</p> <p>The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities.</p>
<p>Nawton Parish Council</p>	<p>The Parish has lost one site already site ID 55 which was a VIUA and would like you to consider site 252 & 173 which are basically the same field, to replace the one that has been developed.</p> <p>This is an important field to the village offering vast views to the countryside. People enjoy seeing the countryside from their windows both nearby and across the A170 and the pear trees blossom in spring are a joy.</p>	<p>The operation of VIUA designation looks at the specific merits of sites in their own right. Land is not capable of being identified as a VIUA only if it is to replace land which was subject to the designation but was on balance allowed to be developed. To do so would undermine the designation's purpose. Historically they may have been part of the same field, but the land in question has been for some time separated from site 55 (former VIUA) by Beckett Close.</p> <p>It is not considered to make a significant contribution to the form and character of the village, based on the assessment of the six tests of the VIUA criteria. It is relatively enclosed, without any significant feature which identifies it as being significant different to other areas of land surrounding Nawton. Site 105 was already identified as a VIUA, and that designation remains justified for this area of open land which clearly contributes to the form and character of the village.</p>

<p>Sarah Oswald</p>	<p>I have viewed the proposals being promoted through the emerging Ryedale Local Plan with a significant degree of concern. This has most recently been reflected in the current consultation of changes to the Plan's Visually Important Undeveloped Areas, principally the area of land to the west of Old Malton.</p> <p>Whilst I strongly support the rationale for extending the VIUA to the west of Old Malton, this needs to be significantly expanded to ensure the setting of the Grade I listed St Mary's Priory Church is preserved. Given the dominance of the church over the Old Malton skyline, it is also essential to ensure the character and appearance of the Old Malton conservation area can be preserved.</p> <p>All of the fields to the south of Westfield Lane, extending to Rainbow Lane to the west, should also be included as an extended VIUA. These fields clearly serve the same purpose as the proposed new VIUA to the north of Westfield Lane. There are clear views across all of these fields of the church, which will only become more prominent in winter months (when the surrounding trees are no longer in leaf). The fields also provide a very clear separation between Malton and Old Malton, preventing the coalescence. On this point I would direct you to my comments on the previous sites consultation and the deficient site assessment that has been prepared and published for the sites covering these fields. I have been maintaining a photographic record of this area, which clearly shows the importance the fields play to protecting the setting of the (grade I) listed church, which I will continue as the landscape changes throughout the transition to winter.</p>	<p>The support for the designation of proposed extended VIUAs and new VIUAs is noted.</p> <p>The Local Planning Authority must consider the sites submitted for consideration to ensure that development requirements are met. The identification of policy choices for sites is an iterative process, and is informed by evidence.</p> <p>At the time of VIUA consultation the Council was preparing the draft of the Publication of the Local Plan Sites Document, and had consulted the previous year on the Option Choices for sites to deliver the residual requirement. Site 324 had performed well enough in the appraisal process to be considered as an Option Choice.</p> <p>Re-evaluation of the site 324 by Officers, including the Council's Conservation Officer, has been undertaken.</p> <p>This response is made on the basis of both the further evaluation of the site, and that a position has been reached which identifies which sites are identified as allocations to meet the residual requirements.</p> <p>It is not considered that the open land contributes to the setting of Malton. However it is considered that the land contributes significantly to the settlement identity of Old Malton. Whilst Officers had considered that some of site 324 may have been acceptable in principle for development, Historic England did identify the importance of maintaining a gap between the two settlements, and raised concerns that even with the pre-existing VIUA designation which covers the first field, know as 'the Flatts', this may not be sufficient to provide an acceptable break in the built extent.</p> <p>Aligned to this the Council's Conservation Officer concludes that</p>
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	<p>I have also noted Historic England's concerns regarding the proposed development of these sites, which were submitted in response to the last sites consultation. This would give very clear support to the further extension of the VIUA's to the west of Old Malton. This area clearly meets the criteria established by the council, and the assessment outputs would be very similar to those expressed for the proposed new VIUA to the north of Westfield Lane (as set out in Appendix 2 of the consultation document).</p> <p>I fear that failure to take sufficient account of these comments, as well those I have made previously, and those by Historic England would mean there is significant risk that the Plan would not be consistent with the NPPF (I would draw your particular attention to paragraphs 126 and 132). As such it would not be sound, or there is risk any proposed development, if approved, would be at risk of challenge through judicial review.</p> <p>I have copied this response to Historic England, as well as the Town Council, my Ward Councillors and the chair of the Planning Committee.</p>	<p>the fields do provide a very important aspect of providing a rural setting to the Old Malton Conservation Area:</p> <p><i>“The Conservation Area of Old Malton can be summed up as a predominantly traditional vernacular village in a rural setting. The rural setting of Old Malton is an important aspect of the character which it is desirable to preserve or enhance. At present there is a defined rural edge which separates Old Malton from the more urban centres of Malton and Norton. This is an important separation and creates a visual buffer to the conservation area. The fields in question provide expansive views of the western edge of the village, and set it within its rural context. “</i></p> <p>She also identified that the site forms a very important part of the setting to the Grade I Listed St Mary's Priory church. This setting contributes to its significance as a building within a tranquil rural village setting. <i>“Due to the available expansive views over the fields, the large scale of the church and the height of the tower, the church can be clearly seen rising above this village setting. This juxtaposition of massive church and small rural settlement greatly contributes to the historical and aesthetic value of the church. This emphasises not only the importance of the church to its immediate rural community, but in addition, due to its large size which can clearly be discerned from the fields in question, it is clear that the significance of the church extends beyond that of the localised village community. “</i></p> <p>As such it is considered that the fields submitted and identified as site 324 warrant their inclusion as a VIUA in respect of the following criteria:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural
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		<p>interest.</p> <p>On that basis the reasons for its designation would be</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; and • The site provides an attractive setting for buildings within it; <p>The Local Planning Authority is entitled to consult on options to meet development needs, and refine those options into defined site allocations based on the application of evidence, and the exercise of judgement. The development of planning policy is also an iterative process.</p>
<p>Norton Town Council</p>	<p>I write on behalf of Norton Town Council to comment on the proposals for additional Visually Important Undeveloped Areas as they relate to Norton.</p> <p>Members of the Council are in total agreement with the proposal to include the land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane.</p> <p>The view looking towards the town from the vantage point of Bazeley's Lane is outstanding and contributes greatly to the setting of the town, with the green space acting as a buffer in front of the main built edge of the town.</p> <p>Members understand that part of this area is now subject to a planning application passed earlier this year on appeal, but hope that the first part of the land to the south of Mill Beck extending along Welham Road can be included in the Visually Important Undeveloped Areas, thus giving a certain amount of protection from</p>	<p>Noted. It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p>

	development, and that if by any chance the development on the other part of the land does not take place and the planning permission expires then this land can also be protected.	
Scarborough Borough Council	Having looked through the document I do not consider that a formal response is required and have no comments to make on the document.	Noted.
G Lamb	<p>Should designation site to the west of Northway, Pickering (site 116) as a VIUA.</p> <ul style="list-style-type: none"> • Affords magnificent views of the surrounding area for casual walkers and surrounding residents • Established Mature Trees and hedges are visually attractive and support an important ecosystem • Highly productive agricultural land; • Import demarcation between Pickering and Middleton, and avoids linear developments along major tourist commuter links. 	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement; <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to

		<p>the character of the space</p> <ul style="list-style-type: none"> • The archaeological or historic interest of the space <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
F Hodgson	<p>Should be designation site to the west of Northway, Pickering (site 116) as a VIUA.</p> <ul style="list-style-type: none"> • Prime farm land • breathing space between Pickering and 	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p>

	<p>Middleton- retain individual character and corridor for wildlife</p> <ul style="list-style-type: none"> • The view of the fields when approaching from Middleton, with Northway in the distance, Pickering is really a large village set in lovely countryside, and it is view worth preserving 	<p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement; <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space • The archaeological or historic interest of the space <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises</p>
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		<p>the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
R and G Heal	<p>Is the Pickering Town Council's view that "it is essential to preserve the countryside between the eastern built edge of Middleton and the built west edge of Pickering" to be upheld?</p> <p>The areas between Middleton and Pickering do meet the criteria of VIUA in that they do provide:</p> <ul style="list-style-type: none"> • The fields and spaces provide a green buffer between the two dwelling areas; • The field patterns between Crook Lane and the west of built Pickering are ancient fields with the rolling furrows and bordered by old/ancient trees • Crook lane is walked by walkers and trekkers and ourselves to take in the views of both Middleton and Pickering, and the Vale of Pickering 	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement; <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the

	<p>There is no consideration of the environmental impacts of developing the site, in terms loss of biodiversity, including protected species and impacts on infrastructure.</p>	<p>settlement or from approach roads or paths</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space • The archaeological or historic interest of the space <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p>
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		Ecological considerations and those around the use of best and most versatile land are different policy considerations.
West Malton Residents Association (Ian Conlan) C M Howarth Mr. S.P. & Mrs.H.L. Bell, Mr P J Nicholson P G Lodge M Stephens C Turner S Ruddick A Ruddick T Stephenson T and H Jones E Parlett Rhodes K and C Howden M and S Hope J Rowe P Ibbotson J L Wright S Wright K and A Cuthbertson A Sykes A and B Hale A Young I and C Gibson B and A Kemp A Swainston	<p>Application for VIUA designation for the area north and south of Castle Howard Road, its boundary on the east (of) the built edge of Malton, on the west the edge of the Howardian Hills AONB, to the south by the York Road Industrial Estate and to the North by Broughton Road.</p> <p>The A64 cuts through the area but is hidden in a deep cutting from most viewpoints inside and outside the designated area. The area should also include the allotments called 'California Gardens' on the western edge of Malton south of Castle Howard Road adjacent to Fitzwilliam Drive.</p> <p>Application submitted with a number of photographs.</p> <p>The area fulfils the following categories for designation as a VIUA:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publically accessible view points within the settlement or from approach roads or paths: <p>The area forms an important contribution to the setting to the western edge of Malton from its principal approach on the York Road (B1248), and one leaves the A64 and approaches the town, and from the minor rural Castle Howard Road, into Malton, along which forms a popular footpath leading to the Howardian Hills AONB,</p>	<p>It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:</p> <p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant controbution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p>

<p>S Wormald J, B and U Chestnutt P and D Bowers Mr & Mrs Lawless J Boyes Mrs S Hayes J Cunningham S Fiore B Wood P Riley R Neal J Donaldson G Fiore R Watmore R and GA Pollard A Riley S and M Hetherton S Pearce B Wood J Gallagher S and A Hague A Elks</p>	<p>and also footpaths and bridleways within the AONB.</p> <ul style="list-style-type: none"> Contribution the space makes to the overall form and character of the settlement: <p>The space enables the settlement to blend in with the countryside and not intrude into an area that is contiguous within and of the same character as the Howardian Hills AONB and forms its setting;</p> <p>It enables the AONB and the area in-between the AONB and the settlement to be experienced with a gentle transition from rural to urban landscape by virtue of the shape of the landscape and the distance between the edge of Malton and the edge of the AONB</p> <p>The area sits on an area of land relatively high compared to the surrounding area, and is therefore contributes better to the area as a VIUA than one whose prominence would intrude into the countryside and the edge of the AONB.</p> <p>The area is very visually prominent from the busiest road into Malton, the B1248 as it leaves the A64 and approaches Malton, and provides and attractive and much locally valued approach to the town.</p> <ul style="list-style-type: none"> Extent to which the space provides a vista/viewpoint into the surrounding countryside 	<ul style="list-style-type: none"> The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields. The site provides only a limited setting for buildings- it is part of the wider Howardian Hills landscape The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing. <p>These points are expanded below:</p> <p>In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:</p> <ul style="list-style-type: none"> There are no features which identify The archaeological or historic interest of the space There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest Ecological matters are subject to other policy considerations. The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features. <p>In respect of the following tests:</p>
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	<p>The space forms open views toward the Howardian Hills AONB, the Wolds and the Moors from various angles along the footpaths and bridleways around its edge.</p> <ul style="list-style-type: none"> • Extent to which trees, boundary hedges or walls contribute to the character of the space. <p>The hedgerows and trees form an important contribution to the character of the space</p> <p>These characteristics are prominent as viewed from public footpaths and bridleways through it and around its edge, York Road (B1248), and along Castle Howard Road, as demonstrated in the enclosed photographs</p> <p>Further comments made:</p> <ul style="list-style-type: none"> • Golden Plover sited, which would not be seen in gardens. 	<ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside <p>The two large areas of open, undeveloped land are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, they do not perform a specific influence on the settlement form of Malton. The town has extended up to the field boundary, and there is a regular edge with TPO'd trees. The ability to view Malton is limited, and such views are achieved to differing extents across the areas of land, a function of the site's size, changes in topography, elevation.</p> <p>In these regards they perform a similar role to most land which surrounds settlements.</p> <p>There are points within and between the areas of land in question where the level of intervisibility into the wider countryside is unparalleled in any other part of the edge of the towns, views of the North York Moors, Howardian Hills and The Wolds can be achieved via a wide panorama. This is a function of the land's elevation and position. However, this is not universally experienced across the site, only within discrete points, and particularly from the road, this is also not a factor which influences the form and character of Malton.</p> <p>Both sites are capable of being viewed at distance. The land of site 1 is sloping foot of the Howardian Hills LCA which extends across much of Malton.</p>
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Local Access	Designation of VIUA's generally falls outside the remit	Noted.

Forum	of our Local Access Forum, but we would like to applaud Ryedale's use of VIUAs and it is particularly gratifying to see proposals for new land areas to be added to the VIUA designation.	
R Bigg	<p>I am in full support of the proposed VIUA's in Norton & Malton.</p> <p>I personally think, I and I am sure many others would like to see a VIUA on the field west of Welham road in front of the golf course, this is a lovely setting and is also on the entrance to Norton, especially the south of the town has a rural feel to it which it should maintain, not turn into a concrete jungle .</p>	<p>The fields to the north and east of the Golf Course do not influence the form and character of Norton significantly. It is not considered that these areas of open land to the south west of Norton are capable of demonstrating features which would warrant the VIUA designation.</p> <p>The open, undeveloped land between Langton and Welham Roads influences the form and character of the settlement, with the belt of Trees and Mill Beck, and allows the form of the settlement to be read, and influences the form of Norton.</p> <p>All rural land surrounding a settlements plays a role in contributing to the setting of that settlement, but it does so to varying degrees. In designating VIUAs, the Local Planning Authority needs to identify what sets these distinctive areas of land out from the land surrounding settlements, and how they contribute to influencing settlement form and character.</p> <p>The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities.</p>
L Tyler	I fully support the proposed VIUA's for Norton & Malton. There soon won't be any countryside left around here, Norton/Malton will be known as a city before long not a town, our roads already struggle as it is without any extra developments being done	<p>Noted. It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no</p>

		planning application has been submitted on this part of this proposed VIUA.
North Yorkshire County Council	<p>Officers from our service areas have reviewed the consultation document. While this does not appear to raise any strategic issues of significance to the County Council, we support the process and the objectives, including ensuring that the VIUAs are fully justified and the boundaries clarified.</p> <p>We welcome the opportunity to continue to liaise with Ryedale DC as part of our Duty to Co-operate on the Local Plan.</p>	Noted.
Historic England	<p>Many of the areas identified as VIUAs the 2002 Ryedale Local Plan made an important contribution to the character of the District's Conservation Areas, to the landscape setting of its towns and villages, and to the setting of its numerous Listed Buildings and other heritage assets.</p> <p>The VIUAs in have proved to be a very successful Policy tool and have helped to safeguard some of the District's most important open spaces. As such, they have ensured that many of the open spaces which are important to the distinct identity of Ryedale's settlements have been safeguarded.</p> <p>Given that the existing VIUAs are now some 14 years old it is wholly appropriate that the existing areas are reviewed and that consideration is given as to whether there are any other areas which would warrant protection through the provisions of this Policy.</p> <p>In terms of those that are proposed to be deleted or amended, we would concur with the amendments</p>	Noted.

	<p>suggested which appear to better-reflect definable boundaries or take account of planning permissions.</p> <p>We have the following comments to make regarding the proposed new VIUAs:-</p> <p>Welburn: Wedge of Land to west of Church of St. John, This open area lies within the boundary of the Welburn Conservation Area and contributes to the setting of the Grade II Listed St John's Church. Therefore we support its identification as a VIUA.</p> <p>Land to north of Slingsby Castle and west of the Lawns This area contributes to the setting of the Grade I All Saints Church, to the Scheduled Monument at Slingsby Castle, and to the Slingsby Conservation Area. Therefore we support its identification as a VIUA.</p> <p>Hovingham: Land to the north of the Worsley Arms and south east of the Village Hall and Tennis Courts This area contributes to the setting of the Hovingham Conservation Area and of views towards the village from the east. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Land known as Knoll Hill, and land to the west of The Bungalow. Land to the south east and west of Brookfield. This area contributes to the setting of the Ampleforth Conservation Area and to the setting of the Grade II Listed Building at Fern Villa. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Land to the south of St. Hilda's Church This area contributes to the character of this part of the Ampleforth Conservation Area and to the Grade II Listed Church of St Hilda. Therefore we</p>	
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	<p>support its identification as a VIUA.</p> <p>Ampleforth: Land to the rear of Ludley House This area contributes to the character of this part of the Ampleforth Conservation Area. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Green verges along Main Street, between the White Swan Public House and Ford End House. These green verges contribute to the character of the Ampleforth Conservation Area and the setting of its Listed Buildings. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Land east of St. Benedict's School and properties of St. Hilda's Walk. This area contributes to the setting of the Ampleforth Conservation Area. Therefore we support its identification as a VIUA.</p> <p>Pickering: Undeveloped area of a collection of Strip Fields known as Mickle Hill, and land to the south of Mickle Hill extending south to land to the north of Rogers Nursery. The historic field pattern is still legible on this site and forms part of an extensive network of medieval strip fields around Pickering. This network of historic field boundaries is a distinctive feature of the landscape setting of the town and make a significant contribution to its character. With increasing pressure for development around Pickering, this landscape is becoming increasingly threatened. Therefore we support its identification as a VIUA.</p> <p>Old Malton: Triangular shaped area of land to the west of Old Malton, north of Westgate Lane, and south of the A64. These fields contribute to the setting of the</p>	
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	<p>Old Malton Conservation Area. Therefore we support its identification as a VIUA.</p>	
<p>C Turner</p>	<p>I would like to endorse all the comments from West Malton Residents Group. Malton is a fast growing town with infrastructure being stretched to far. We must be in a position to preserve as much green space within the Malton boundaries. I hope you and your fellow planning officers consider green space and its preservation is as important as the majority of Malton residents.</p> <p>I would like to add an additional green space at the junction of Middlecave Road and Folliot Ward Close.</p>	<p>It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:</p> <p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p> <ul style="list-style-type: none"> • The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and

		<p>the settlement is not well-read from the fields.</p> <ul style="list-style-type: none"> • The site provides only a limited setting for buildings- it is part of the wider Howardian Hills landscape • The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing. <p>These points are expanded below:</p> <p>In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:</p> <ul style="list-style-type: none"> • There are no features which identify The archaeological or historic interest of the space • There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Ecological matters are subject to other policy considerations. • The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features. <p>In respect of the following tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the
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		<p>settlement or from approach roads or paths</p> <ul style="list-style-type: none"> • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside <p>The two large areas of open, undeveloped land are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, they do not perform a specific influence on the settlement form of Malton. The town has extended up to the field boundary, and there is a regular edge with TPO'd trees. The ability to view Malton is limited, and such views are achieved to differing extents across the areas of land, a function of the site's size, changes in topography, elevation.</p> <p>In these regards they perform a similar role to most land which surrounds settlements.</p> <p>There are points within and between the areas of land in question where the level of intervisibility into the wider countryside is unparalleled in any other part of the edge of the towns, views of the North York Moors, Howardian Hills and The Wolds can be achieved via a wide panorama. This is a function of the land's elevation and position. However, this is not universally experienced across the site, only within discrete points, and particularly from the road, this is also not a factor which influences the form and character of Malton.</p> <p>Both sites are capable of being viewed at distance. The land of site 1 is sloping foot of the Howardian Hills LCA which extends across much of Malton.</p> <p>Site 1 (South) is viewable in part from York Road, but holistic views are achieved from the elevated parts of the A64 from the</p>
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		<p>west, at distance.</p> <p>Site 2 (North) is high on the plateau of the Howardian Hills foot slope, which is viewable from the Howardian Hills and land to the south and west of Norton.</p> <p>Development of this site has the capability to affect the setting of the AONB- but this is a landscape character consideration, under Policy SP13, rather than a form and character issue.</p> <p>The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Therefore, applying the designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives. There are other policies which are more appropriate to consider the impact of development on the site, and the impact on the AONB and Malton.</p> <p>The fact that the sites were considered as option choices in 2015 has not been a factor in the consideration process of whether the sites are capable of being a VIUA. Whilst these sites have not been identified as allocations, the decision to identify land as a VIUA is based on evidence of how the site performs in relation to the specific assessment criteria. The VIUA policy approach recognises that sites may be developed, where social and economic considerations outweigh the contribution the site makes to the form and character of the settlement.</p> <p>Regarding the land identified at the staggered junction between Folliot Ward Close, Middlecave Road and Hospital Road. Officers have conducted a site visit. It is considered that there</p>
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		<p>are two areas of land, diagonally positioned on the junction, which do contribute significantly to the character and appearance of this part of Malton. The areas represent prominent, corner sites. The Folliot Ward Close site is bounded by a post and rail fence. The Hospital Road site is unenclosed. The trees situated on the sites contribute to the well-treed character of Middlecave Road. There is a mix of species, which are primarily deciduous.</p> <ul style="list-style-type: none"> • Contribution the space makes to the overall form and character of the settlement • Extent to which trees, boundary hedges or walls contribute to the character of the space <p>It is concluded that it provides an attractive setting for the buildings within the settlement.</p>
L Harland	<p>Writing to deter housing development between Northway and Crook Lane- Middleton and Pickering will have no distinction. Pickering is town which relies heavily on tourism, but will lose its rural town quaintness and beauty. Concerns about traffic</p>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement; <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths

		<ul style="list-style-type: none"> • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space • The archaeological or historic interest of the space <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p>
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<p>J T Smith</p>	<p>Site 116 Pickering - Almost join up Pickering with Middleton. Would despoil a view into the surrounding countryside. Concerns about traffic. Prime agricultural land.</p>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement; <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space • The archaeological or historic interest of the space <p>Applying these criteria and considering the reasons for the VIUA</p>

		<p>designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
G and J Lloyd	<p>Site 116 Pickering- the Town Council have already minuted that this site should be a VIUA, and that new properties would be more prominent than those of Northway. Fields are important for preserving the separation from Middleton. The remaining gap would be minimal and do little if anything to reduce the impression of continuous buildings from Aislaby, through Middleton into Pickering. Such a small gap would actually encourage future fill in development,</p>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it;

	<p>particularly if site 500 is developed.</p> <p>The three fields are part of a historically important mediaeval strip field system, and there is evidence of Ridge and Furrow systems used, despite restoration to modern ploughing.</p> <p>The hidden ancient stone-lined well in the boundary hedge between the two eastern fields is an interesting historic feature. A Reduction in the overall area of strip field systems to which this sites contributes will considerably reduce the significance of this nationally known historic feature.</p> <p>Present possible sites exceed the housing requirement, it is a Ground Source Protection Zone, suffered drainage problems, and is good agricultural land.</p>	<ul style="list-style-type: none"> • The site is of importance in terms of the historical form and layout of the settlement; <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space • The archaeological or historic interest of the space <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or</p>
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		<p>setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
<p>A Cox Welburn Local History Group.</p>	<p>The area proposed in Welburn near Castle Howard has been a significant one since the building of the church here in the 1860s. George Frederick Howard, 7th Earl of Carlisle, largely financed the cost of the work in memory of his late mother, as recorded in an inscription in the porch. The church was sited on the hillside so that the Earl could see it from Castle Howard, as he stated in a contemporary speech.</p> <p>The green area beside the church, which is under consideration here, probably came into being at the same time, when Castle Howard gardeners levelled the site for building. The area has retained its character since then and now has mature trees, some of which were planted to commemorate 20th century coronations. It is the only quiet public area in the village, where people can and do sit to enjoy the view of the church and its surroundings, and in summer, walkers and other visitors picnic here under the trees. Other such open areas in Welburn, unlike this one, are small and situated on the busy village street.</p>	<p>Noted and welcomed. In the updating of the report on VIUAs, The Council include and retain this information.</p>

	<p>The site of the church, donated by the Earl, was said at the time to be: "an admirable one and commands an extensive view of the landscape". The church and the proposed area which adjoins it, are still surrounded by open farmland and views of the Castle Howard Estate. The Centenary Way passes across this piece of land and the seats here serve as a resting place for walkers.</p> <p>It seems very appropriate that this attractive piece of land in question should be designated as a Visually Important Undeveloped Area.</p>	
<p>Amotherby Parish Council</p>	<p>Welcome the proposal to create a new VIUA at the single field between Amotherby and Swinton south of the B1257 in order to ensure the villages remain separated.</p> <p>Request that the two fields to the east and the field to the west of Lime Kiln Farm on the north side of the B1257 are also designated VIUAs for the same reasons as given in the report for the field south of the road.</p> <p>Why the field east of Station Farm, Amotherby (site 8 in the LDF) has not been included as a proposed new VIUA? The report indicates that the SSM should have triggered this as the site has been identified in the SSM as being significant to the character of a settlement and that it fulfils at least four of the six criteria for designation. Please see extracts from Report and our arguments below.</p> <p>Very serious consideration should be given to the addition of this site to the new VIUAs for the following reasons.</p>	<p>Noted.</p> <p>At the time of VIUA consultation the Council was preparing the draft of the Publication of the Local Plan Sites Document. Since that time, this response is provided on the basis that a position has been reached which identifies which sites are considered to be surplus to the requirements, and not performing as well in the site assessment process when compared to other sites. Site 8 has not been taken forward as a site for residential development.</p> <p>The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities.</p> <p>In considering these particular fields which make up site 8 the Local Planning Authority must consider whether these fields in themselves have a quality which merits their inclusion as a VIUA; i.e. The fields provide contribution to the form and character of the settlement which is above and beyond that provided by other areas of land which surround the village. In undertaking that assessment the Local Planning Authority do not consider the features referred to are sufficient to warrant the designation of</p>

	<p>The SSM clearly identifies this site as being significant to the character of Amotherby stating: -</p> <p>Q8-“in terms of the character of this site, its rural, pastoral qualities would be lost through development, harming the character of the settlement.”</p> <p>Q10-“there is a need to consider the impact of landscaping on the setting of the listed Church.”</p> <p>Q12-“the site extends close to the Listed Church, there is a concern that the setting and experience of the church & churchyard has potential to be harmed by the presence of development in this location.”</p> <p>Q13- Parish Council comments in our response to SSM “Although the existing Station Farm House is not listed it perhaps should be? It dates back to around 1860 and is a typical traditional farmhouse of that period. Any threat to the building or its immediate surroundings is unacceptable. There is a strong likelihood of important archaeological remains in the field.”</p> <p>D Overall Rating for Culture and Heritage-rated as double minus/red, reflecting all the above concerns.</p> <p>This field fits criteria 1, 2 & 4 of the aims Visually Important Undeveloped Areas:</p> <ul style="list-style-type: none"> • Protect the setting of Listed Buildings and other historic and architecturally important buildings and the character of Conservation Areas • To prevent town and village cramming • To retain green areas, open space and trees <p>Accordingly, it meets Criteria 1,2, 3 & 6 of the VIUA Designation Criteria: -</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the 	<p>this site as a VIUA, and this reasons for this are set out below.</p> <p>Using such a designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives.</p> <p>All open land to varying degrees informs the character of the settlement. In examining whether the land should be subject to VIUA designation the Local Planning Authority must consider the extent meets any of the 6 criteria.</p> <p>The status of Station House is that it is not Listed, but nevertheless is an attractive property which contributes to the street scene. That is not, in itself, a reason for the Listing of the building. Specific historic/architectural merits need to be demonstrated by Historic England to the DCMS.</p> <p>The space is only publically viewable from the cemetery (which is public but limited in its access) and glimpsed from the church yard of the Listed Church. It does not provide expansive views into the wider countryside in a publically accessible manner. Nor is capable of being clearly read within the context of experiencing the settlement.</p> <p>The impact of development of the site on the Church is a key consideration, in assessing the impact of development of the site, as required by primary legislation, and this was identified in the SSM. The fields in themselves do not make a demonstrable contribution to the setting of the church which would be lost through development. In assessing that potential impact it is more around how the setting could be affected; how that would effect the special qualities and the significance of the Church. The SSM identified that development had the potential to</p>
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	<p>settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • The archaeological or historic interest of the space 	<p>adversely affect the setting of the Church, but not absolutely adversely affect the setting. The key elevation is the front of the church, and the church is already sited with properties to its frontage. The northern elevation of the church is separated from the site, by the cemetery and is a more utilitarian elevation, with a later extension. The development of the site has the potential to be undertaken without harm the setting of the church, but the siting, scale, and orientation of properties and site extent would influence this. However, this has not be sufficiently evaluated by the information supplied to assist in the compilation of the SSM in making a firm judgement, due the need to consider other matters such as noise impacts, and the consequential impacts on layout and density.</p> <p>Archaeological sensitivity has been identified within the wider area. Accordingly, the County Council advised geophysical survey to be followed by trial trenching to clarify the nature and significance of any archaeological anomalies identified by that survey. As such there is no clear findings of significant archaeology on the site which is not capable of being appropriately treated. Since much of the land in the Vale of Pickering is identified as being subject to archaeological sensitivity, it is not possible to designate a site as VIUA on that basis. As discussed above, such a generalised approach would dilute and consequently devalue the designation.</p> <p>In conclusion, it is considered that site 8 does not display demonstrable significant features which would warrant its inclusion as a VIUA, the site is an area of land which whilst having potential sensitivities is no different that of land which surrounds the settlement as whole. It makes a limited contribution to the setting of the church.</p> <p>Regarding the inclusion of further land, the land to the north of the B1257, to the east and west of the Listed property of Lime</p>
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<p>R Simpson W I Linton J Walker J Machin N J R F Brown R and G Mort A Gordon Mr and Mrs J Pashby G Perry Mr and Mrs C Halliwell M J Linsley C Linsley Mr and Mrs S J Mead A Kelly</p>	<p>Strongly support the classification of the areas as a VIUA land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane.</p> <p>Firstly, the green space and the trees in these areas provide both a desirable view of the surrounding countryside and contribute to the distinctive character of this area. Indeed, these elements have influenced the value of the properties in this area, and is often a reason why residents choose to live in this location.</p> <p>Combined with the space on the other side of Welham Road, the golf course and the fishing pond, this wide spanse of countryside is a crucial part of the overall form and character of the settlement.</p> <p>In addition, Whitewall racing stables were one of the first public racing stables in the country, and there are associated listed buildings surrounding the stables. Therefore, the green space that currently surrounds</p>	<p>It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Not withstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p> <p>The wider area of land which has been referred to does not demonstrably influence the form and character of Norton, and warrant the designation of VIUA. The application of the VIUA designation needs to be applied judiciously. Some of the land is already identified as being within the Wolds Area of High Landscape Value.</p>

	<p>this area greatly contributes to the idyllic setting of these historical buildings.</p> <p>Moreover, many residents or people visiting the area walk around Scots Hill and surrounding areas, and areas A and B, which are visible from the associated footpaths often used by walkers, provide an attractive view that people have enjoyed for a long time. Areas A and B also makes the rural setting that provides an attractive approach for those travelling on the approach road into Norton/Malton.</p> <p>Furthermore, the road that connects with Welham from York and surrounding areas is already busy enough with traffic. Areas A and B need to be protected as vigilantly as possible to prevent further development congesting these areas any further and spoiling this quiet rural area. Securing areas A and B as VIUAs would be a major step in preventing this from occurring.</p> <p>As such, I am deeply disappointed that planning permission has been granted for the development of area B in an already heavily populated area. Nevertheless, I strongly support the classification of this area as a VIUA in the event that this planning permission expires, and it is because of this that it is now more important than ever to protect area A from such development.</p> <p>It is the preservation of such vital areas of land that makes towns like Norton and Malton the rural havens that Ryedale is loved and renowned for.</p>	
C and M Hughes	<p>Propose that Site 116 be a VIUA:</p> <ol style="list-style-type: none"> 1. Extent to which the space provides a vista/viewpoint 	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public</p>

	<p>to the surrounding countryside: Middleton Road has a footpath joining Pickering and Middleton. This is well used and form the corner of Middleton Road/Northway one obtains spectacular views way up across to Middleton Lane. With Site 116 developed these views will be lost for a substantial part of this footpath. Also site 116 itself provides outstanding views to the north across open field. Coming from the other direction, the sight of Beacon Hill, visible by pedestrian and motorist, could well be compromised by site 116 development.</p> <p>2. Prevent town and village cramming: The current separation of Pickering and Middleton, from Middleton Garage to Northway is some 0.5km. Moving the west boundary to the edge of Crook Lane will reduce this to half that value which getting dangerously close to blurring the Pickering and Middleton Boundary and the individual identifies of town and village.</p> <p>3. The historic interest of the space: The structure of the three fields comprising site 116 is of the strip field variety historically popular when farms clustered around the village edge and fields emanated away from the farm and subsequently the village.</p> <p>It contains green areas, open spaces and trees, and is prime farmland.</p> <p>Would there be any impact on Crook Lane, a popular footpath leading northwards. Although not directly involved in the site 116, its proximity to the western boundary would at least affect the views back over Pickering.</p>	<p>interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement; <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space • The archaeological or historic interest of the space <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character</p>
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A Fuller	I would like to record my support for the addition of a VIUA for land to the south of Mickle Hill in Pickering.	Noted.
J Howard	<p>Support classify the fields and woods between Welham and Langton Road as a Visually Important Undeveloped Area.</p> <p>Whitewall House and attached outbuilding is a grade II listed building¹ built in the early 19th century with earlier origins. The Whitewall Stables have had connections with racing in Norton since the 18th century. The house was the residence of John Scott a notable 19th century trainer. Horse training continues there to this day and the fields in the VIUA provide grazing for horses and an uninterrupted view of the house, stables and adjoining cottages.</p>	<p>Noted. It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p>

	<p>Further along Bazeley’s Lane are the racing stables belonging to Brian Ellison. Mill Beck and the surrounding fields provide a natural buffer between Norton’s expanding residential boundary and the training of highly-strung racehorses. Bazeley’s Lane itself is an area of high amenity, in daily use by local people for walks. It is situated on rising ground and provides uninterrupted views of Norton and Malton over the fields in the proposed VIUA.</p> <p>Retaining the fields as a VIUA will prevent further development causing “town cramming”.</p>	
C and C Raettig	<p>We are writing in respect of the areas between The Built Eastern edge of Middleton and The Built Western edge Pickering. Pickering Town Council (PTC) wish to retain a countryside between Middleton and Pickering.</p> <p style="padding-left: 40px;">“The Town Council thinks it’s essential to preserve the countryside between the Eastern boundary of The Built Environment of Middleton and the western boundary of The Built Environment of Pickering”</p> <p>(refers to further emails)</p> <p>We believe that the areas between Middleton and Pickering do meet the criteria of VIUA in that they do provide:</p> <ul style="list-style-type: none"> • Countryside between Built Middleton east and Built Pickering west - in that the collection of fields and spaces provide a green buffer between the two dwelling areas • The field patterns between Crook Lane and the 	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement; <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and

	<p>west of built Pickering are ancient fields with the rolling furrows and bordered by some old/ancient trees.</p> <ul style="list-style-type: none"> • Crook Lane is walked by walkers and trekkers and ourselves regularly to take in the views of both Middleton and Pickering, and the Vale of Pickering. <p><u>Environmental Impact</u> – We note that Reference does not have any links(electronic) or statement with regard to the impact, that if the area were to be developed, it would have on the whole community infrastructure, flora and fauna, and the wildlife that these areas serve as a habitat. The area is home to much wildlife such as Bats, 3 species of Owl (Barn, Tawny and Little) and a plethora of other birdlife and animals of all sizes.</p>	<p>character of the settlement</p> <ul style="list-style-type: none"> • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space • The archaeological or historic interest of the space <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
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<p>A Elks</p>	<p>Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths</p> <p>Approach roads The approach to Malton from Braygate Street, and onto Castle Howard Road is a unique access road to Malton as it dips down from a ridge of hills with fantastic views across the town towards the coast, and then proceeds along a tree-lined country road into the town.</p> <p>Once you cross the by-pass bridge it remains a high road with extensive views across the valley towards the Yorkshire Wolds and the North York Moors, until it reaches the town. The view from this road, across to the Wolds, is particularly spectacular as you can see the town in the valley and obtain fantastic weather effects both rising from the valley and coming down from the high hills of Birdsall and Thixendale in the distance.</p> <p>The road itself is bordered by wide verges, mature hedges and trees that are unlike any other access road to Malton.</p> <p>WITHIN THE SETTLEMENT The paddock/hay meadow area around Mount Vets on Middlecave Road is extremely peaceful and beautiful, and is home to a wide variety of wildlife. It also allows for country views across the vale of Pickering to the North York Moors.</p> <p>Contribution the space makes to the overall form and character of the settlement</p>	<p>It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:</p> <p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p> <ul style="list-style-type: none"> • The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields. • The site provides only a limited setting for buildings- it is part
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	<p>The beauty of this approach to Malton seems appropriate, as it is the main access route for tourists, walkers and travellers coming down from Castle Howard and the Howardian Hills. It continues the traditional, beautiful country environment right into the town (down into the built up area of Castle Howard Road with its super verges and protected trees).</p> <p>The space, and the road access, maintains the sense of a small and welcoming country town that visitors value so highly.</p> <p>It reflects the farming and country nature of the town, and its history and heritage.</p> <p>The farmland on both sides looks fantastic in various seasons (ploughed in winter, new growth in spring, dazzlingly beautiful ripe crops in summer).</p> <p>The California Gardens allotments create a gentle transition from farming land, to country town. They also visually represent the self-sufficient hard work of country people. The allotments are beautiful in their own right, as they show a different side of 'managed' land on a smaller scale, a miniature version of the larger pattern of the surrounding countryside. Each allotment offers a different small-scale beauty depending on the season and time of day.</p> <p>The area as a whole provides a subtle transition from the higher land of the Howardian Hills to the lower areas of the town. This transition prepares the traveller for the transition from country to town.</p> <p>Extent to which the space provides a</p>	<p>of the wider Howardian Hills landscape</p> <ul style="list-style-type: none"> • The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing. <p>These points are expanded below:</p> <p>In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:</p> <ul style="list-style-type: none"> • There are no features which identify The archaeological or historic interest of the space • There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Ecological matters are subject to other policy considerations. • The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features. <p>In respect of the following tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the overall form and character of the settlement
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	<p>vista/viewpoint to the surrounding countryside Castle Howard Road (between the town and the bypass bridge) provides open, extensive views across the valley towards the Yorkshire Wolds on one side, and the North York Moors on the other. These views continue until you reach the town.</p> <p>The view from this road across to the Wolds is particularly spectacular, as you can see the town in the valley and obtain fantastic weather effects both rising from the valley and coming down from the high ridge of hills near Birdsall and Thixendale in the distance.</p> <p>The view across to the North York Moors from Castle Howard Road is one of extremely traditional countryside, with open farmland and a scattering of nearby trees and hedges framing the low moors in the distance. Even low development would obscure this understated but wonderful view.</p> <p>If you walk down California Gardens allotments on the public footpath you get a particularly wonderful view of the Wolds in the distance with the valley, and the edges of Norton Town and the river, nestled below.</p> <p>If you stand at the farm road looking down towards Thixendale the view is panoramic, and includes the area where the train line flows towards York. If the light catches it at a certain time of day it looks like a silver river running through the trees.</p> <p>Extent to which trees, boundary hedges or walls contribute to the character of the space</p> <p>Castle Howard Road is bordered by wide verges,</p>	<ul style="list-style-type: none"> • Extent to which the space provides a vista/viewpoint into the surrounding countryside <p>The two large areas of open, undeveloped land are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, they do not perform a specific influence on the settlement form of Malton. The town has extended up to the field boundary, and there is a regular edge with TPO'd trees. The ability to view Malton is limited, and such views are achieved to differing extents across the areas of land, a function of the site's size, changes in topography, elevation.</p> <p>In these regards they perform a similar role to most land which surrounds settlements.</p> <p>There are points within and between the areas of land in question where the level of intervisibility into the wider countryside is unparalleled in any other part of the edge of the towns, views of the North York Moors, Howardian Hills and The Wolds can be achieved via a wide panorama. This is a function of the land's elevation and position. However, this is not universally experienced across the site, only within discrete points, and particularly from the road, this is also not a factor which influences the form and character of Malton.</p> <p>Both sites are capable of being viewed at distance. The land of site 1 is sloping foot of the Howardian Hills LCA which extends across much of Malton.</p> <p>Site 1 (South) is viewable in part from York Road, but holistic views are achieved from the elevated parts of the A64 from the west, at distance.</p> <p>Site 2 (North) is high on the plateau of the Howardian Hills foot</p>
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	<p>mature hedges and trees that are unlike any other access road to Malton. The trees, hedges and verges provide a traditional and transitional movement from farmland to market town.</p> <p>The impact of tall, mature trees against low-lying farmland with long vistas in the background (both to the Wolds and to the North York Moors) is particularly striking and beautiful. I don't know of any other point in the Malton area where you can see both the Wolds and the Moors and obtain such fantastic effects of weather, countryside and view.</p> <p>This is a peaceful area that has public footpaths that are well used by Malton residents for walking and for access. Residents obtain health and wellbeing benefits from this direct access to the area.</p> <p>It is also an area containing a wealth of wildlife, including deer and barn owls, in addition to garden birds, rooks, migrating birds, rabbits and other small mammals.</p>	<p>slope, which is viewable from the Howardian Hills and land to the south and west of Norton.</p> <p>Development of this site has the capability to affect the setting of the AONB- but this is a landscape character consideration, under Policy SP13, rather than a form and character issue.</p> <p>The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Therefore, applying the designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives. There are other policies which are more appropriate to consider the impact of development on the site, and the impact on the AONB and Malton.</p> <p>The fact that the sites were considered as option choices in 2015 has not been a factor in the consideration process of whether the sites are capable of being a VIUA. Whilst these sites have not been identified as allocations, the decision to identify land as a VIUA is based on evidence of how the site performs in relation to the specific assessment criteria. The VIUA policy approach recognises that sites may be developed, where social and economic considerations outweigh the contribution the site makes to the form and character of the settlement.</p>
K Calver	<p>It has very, very recently been brought to my attention that there are plans afoot to develop the land behind Langton Road adjacent to the green open fields behind Welham Road. I understand that it is only currently 'outline permission', and Ryedale Council offered objection but were over-ruled by the Planning Inspector</p>	<p>The sites have been submitted (as part of a long-standing concern) for development as part of the Local Plan Sites Document. This consultation was to seek views and observations as to the retention of the land between Langton and Welham Roads as a Visually Important Undeveloped Area.</p>

	<p>from the Superior Government Department. But the concern is how long before such permission is given to the land behind Welham Road?</p> <p>I am wholly against development of the rural area behind Welham Road. And Langton Road come to that. Aside from the peace and quiet that will be lost, it will only add to the over-loaded state of the infrastructure.</p>	<p>It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Not withstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p>
<p>J Baty</p>	<p>Site 116 – Land to the north of Middleton Road and east of Crook Lane.</p> <p>I believe that this area should be designated as a visually important undeveloped area, as it plays an important part in maintaining the rural character of Pickering and keeping the settlements of Pickering and Middleton separate.</p> <p>Crook Lane is an ancient green lane with views across to the Yorkshire Wolds and Howardian Hills from the top of the hill, which would be adversely affected by any development of site 116.</p> <p>This area is also part of a medieval strip field system. These historic field systems are becoming rare and as such should be preserved for future generations.</p> <p>It is also important to prevent the merging of Pickering and Middleton (as town and village cramming adversely impacts the nature and separate appearance and charm of the individual settlements as well as protecting the historic nature of the places) While this development does not merge the two settlements it does make this much more likely in the near future.</p>	<p>It is important to be aware of the role of VIUA designations, and the basis on which they are designated, is focused on the public interest of the land retaining its open qualities for specific reasons unless there is an overriding social or economic need.</p> <p>The reasons for designating VIUAs one or more of:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement; <p>As part of that assessment the VIUAs must meet at least 1 of the 6 tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the

		<p>surrounding countryside</p> <ul style="list-style-type: none"> • Extent to which trees, boundary hedges or walls contribute to the character of the space • The archaeological or historic interest of the space <p>Applying these criteria and considering the reasons for the VIUA designation, it has been concluded that site 116 does not display the features required of an area of land to warrant the VIUA designation.</p> <p>Whilst attractive fields- typical of the linear scarp farmland landscape character area identified in the Landscape Character Assessment, and one field being a 'strip field'. The site is already identified in the Area of High Landscape Value which recognises the qualities of this Fringe of the Moors landscape, which surrounds most of the north of Pickering. There is no features which sets this land apart from the rest of the land to the north of Pickering on the west and east of the Dale. There is no significant contribution made by this site to the character or setting of Pickering.</p> <p>It is not considered that the site's situation is such that coalescence issues with Middleton are sufficient to warrant the VIUA designation. The two settlements would still remain distinct, despite the reduced gap and landscaping would be sought to improve that resulting edge, which would be an improvement on the current edge.</p> <p>Ecological considerations and those around the use of best and most versatile land are different policy considerations.</p>
C Knott	I am writing to support the proposal in the Ryedale District Council consultation (October 2016) to classify	Noted. It has not been possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the

	<p>the land, fields and woods directly between Welham Road and Langton Road as a Visually Important Undeveloped Area. This wide expanse of countryside is a crucial part of the overall form and historic character of the area.</p> <p>The land and fields in the “VIUA” provide grazing for horses and an uninterrupted view of the house, stables and adjoining cottages. In more detail there is the grade II listed building Whitewall House (Historic England List Entry Number 1149544) known as Whitewall Stables. The stables have had connections with racing in Norton since the 18th century (John Scott) and horse training has taken place since.</p> <p>Bazeley's Lane and Scott's Hill are areas of high amenity, both of which are in daily use by local people for various activities. These areas are situated on rising ground and provide uninterrupted views of Norton and Malton over the fields in the proposed VIUA. On this lane, Spring Cottage racing stables belongs to Brian Ellison who is a leading dual-purpose racehorse trainer in the UK. Spring Cottage dates back over 200 years and was the home to William I 'Anson, trainer of Epsom and Derby winners in the 19th century.</p> <p>Mill Beck, local springs and surrounding fields provide a natural barrier between Norton's expanding residential boundary and the training of racehorses. Retaining these fields as a VIUA will prevent further development into the rural area.</p>	<p>permission expiring, the indications are that the permission will be implemented.</p> <p>Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p>
M J Williams	I wish to support the application for VIUA status for High Marishes, Malton.	There is no application for VIUA status at High Marishes, but the West Malton residents have submitted that parcels of land to the

	<p>Whilst also supporting the further areas listed in the West Malton Residents Newsletter, I am unable to give full support because my knowledge of the areas is less sure.</p>	<p>north and south of Castle Howard Road - up to Broughton Road, and to the north of York Road.</p> <p>Noted</p>
<p>Cllr. Ed Jowitt</p>	<p>I am pleased to confirm my support for this application to designate the site formerly known as High Malton as a Visually Important Undeveloped Area (VIUA).</p> <p>This site, both to the north and south of Castle Howard Road, represents a vital access from the Howardian Hills AONB into Malton providing uninterrupted views from AONB to the town and thence across to the Wolds and North Yorkshire Moors and indeed in the opposite direction from the Town out into the countryside.</p> <p>I note also that this view was supported in submissions by the officer responsible for the AONB during the recent failed planning application for this site.</p> <p>This area is traversed regularly both along the roads and the pedestrian tracks enhancing the recreational and tourism utility of both local residents and visitors to the town.</p> <p>I hope and believe that adoption of the protections requested in this application will enable the town to maintain the benefits, outlined above and also in the attached document, for both current and future generations.</p>	<p>It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:</p> <p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p>

		<ul style="list-style-type: none"> • The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields. • The site provides only a limited setting for buildings- it is part of the wider Howardian Hills landscape • The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing. <p>These points are expanded below:</p> <p>In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:</p> <ul style="list-style-type: none"> • There are no features which identify The archaeological or historic interest of the space • There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Ecological matters are subject to other policy considerations. • The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features. <p>In respect of the following tests:</p>
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		<ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside <p>The two large areas of open, undeveloped land are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, they do not perform a specific influence on the settlement form of Malton. The town has extended up to the field boundary, and there is a regular edge with TPO'd trees. The ability to view Malton is limited, and such views are achieved to differing extents across the areas of land, a function of the site's size, changes in topography, elevation.</p> <p>In these regards they perform a similar role to most land which surrounds settlements.</p> <p>There are points within and between the areas of land in question where the level of intervisibility into the wider countryside is unparalleled in any other part of the edge of the towns, views of the North York Moors, Howardian Hills and The Wolds can be achieved via a wide panorama. This is a function of the land's elevation and position. However, this is not universally experienced across the site, only within discrete points, and particularly from the road, this is also not a factor which influences the form and character of Malton.</p> <p>Both sites are capable of being viewed at distance. The land of site 1 is sloping foot of the Howardian Hills LCA which extends across much of Malton.</p>
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<p>P Riley and A Riley</p>	<p>I support the West Malton Residents' Group submission for the status of Visually Important Undeveloped Area for Land North and South of Castle Howard Rd. This is vitally important to preserve the character of the area and to provide a transition from the town to the AONB.</p> <p>I also support the request for protection of the other named green areas within the town, particularly the verges on the south side of Middlecave Road and within Castle Howard Road - these lend a difference and green amenity/space to these residential roads, important in order to provide character and diversity within the town.</p>	<p>It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:</p> <p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p> <ul style="list-style-type: none"> • The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields. • The site provides only a limited setting for buildings- it is part
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		<p>of the wider Howardian Hills landscape</p> <ul style="list-style-type: none"> • The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing. <p>These points are expanded below:</p> <p>In considering whether land could be identified as a VIUA one of the following six tests would need to be met, and the Council have assessed the site against those tests. In evaluating the evidence the following conclusions were made:</p> <ul style="list-style-type: none"> • There are no features which identify The archaeological or historic interest of the space • There are no features which identify Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Ecological matters are subject to other policy considerations. • The trees do not in themselves are sufficient to warrant the VIUA designation. There are trees which are not an integral, dominating feature within the site; they are boundary features. <p>In respect of the following tests:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the overall form and character of the settlement
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		<ul style="list-style-type: none"> • Extent to which the space provides a vista/viewpoint into the surrounding countryside <p>The two large areas of open, undeveloped land are attractive and characteristic areas of landscape which form an attractive soft edge to the town. However, they do not perform a specific influence on the settlement form of Malton. The town has extended up to the field boundary, and there is a regular edge with TPO'd trees. The ability to view Malton is limited, and such views are achieved to differing extents across the areas of land, a function of the site's size, changes in topography, elevation.</p> <p>In these regards they perform a similar role to most land which surrounds settlements.</p> <p>There are points within and between the areas of land in question where the level of intervisibility into the wider countryside is unparalleled in any other part of the edge of the towns, views of the North York Moors, Howardian Hills and The Wolds can be achieved via a wide panorama. This is a function of the land's elevation and position. However, this is not universally experienced across the site, only within discrete points, and particularly from the road, this is also not a factor which influences the form and character of Malton.</p> <p>Both sites are capable of being viewed at distance. The land of site 1 is sloping foot of the Howardian Hills LCA which extends across much of Malton.</p> <p>Site 1 (South) is viewable in part from York Road, but holistic views are achieved from the elevated parts of the A64 from the west, at distance.</p> <p>Site 2 (North) is high on the plateau of the Howardian Hills foot</p>
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		<p>slope, which is viewable from the Howardian Hills and land to the south and west of Norton.</p> <p>Development of this site has the capability to affect the setting of the AONB- but this is a landscape character consideration, under Policy SP13, rather than a form and character issue.</p> <p>The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Therefore, applying the designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives. There are other policies which are more appropriate to consider the impact of development on the site, and the impact on the AONB and Malton.</p> <p>The fact that the sites were considered as option choices in 2015 has not been a factor in the consideration process of whether the sites are capable of being a VIUA. Whilst these sites have not been identified as allocations, the decision to identify land as a VIUA is based on evidence of how the site performs in relation to the specific assessment criteria. The VIUA policy approach recognises that sites may be developed, where social and economic considerations outweigh the contribution the site makes to the form and character of the settlement.</p>
R Watmore	We walk our dog regularly along the Castle Howard Road and love the views from there. We are also tenants of an allotment on the California Gardens allotment site and it would be such a shame to lose this after all the hard work we have put into it over the last	It is noted that the West Malton Residents have sought to extend a VIUA designation beyond the original site submissions including the full extent of land to the north of York Road, and up to Broughton Road, extending to the west as far as the A64:

	<p>few years.</p>	<p>The land between Middlecave road and Broughton Road is school playing fields and as such is subject to other policy designations which would seek to ensure playing pitch provision is maintained.</p> <p>California Fields- the allotments are subject to their own policy considerations, and as there is a number of structures on the site, which mean that the site is not open.</p> <p>The Council has very carefully considered the capability of the fields to the north and south of Castle Howard Road to be identified as being Visually Important Undeveloped Areas.</p> <p>The fields which form part of this suggested VIUA are attractive fields, with strong landscape intervisibility to other Landscape Character Areas. In terms of landscape character they are aligned with the Howardian Hills LCA, and contribute to the setting of the AONB.</p> <p>However, when the specific reasons and criteria are examined for the purposes of designating VIUAs. It is considered that the sites do not make a significant contribution to the purpose of the VIUA designation.</p> <p>The reasons are that:</p> <ul style="list-style-type: none"> • The site does not make a significant contribution to the character or setting of the settlement; it does not influence it, and the settlement is not well-read from the fields. • The site provides only a limited setting for buildings- it is part of the wider Howardian Hills landscape • The site is not of importance in terms of the historical form and layout of the settlement; the land has not influenced the form and character, the edge of the settlement is post war housing.
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		<p>and characteristic areas of landscape which form an attractive soft edge to the town. However, they do not perform a specific influence on the settlement form of Malton. The town has extended up to the field boundary, and there is a regular edge with TPO'd trees. The ability to view Malton is limited, and such views are achieved to differing extents across the areas of land, a function of the site's size, changes in topography, elevation.</p> <p>In these regards they perform a similar role to most land which surrounds settlements.</p> <p>There are points within and between the areas of land in question where the level of intervisibility into the wider countryside is unparalleled in any other part of the edge of the towns, views of the North York Moors, Howardian Hills and The Wolds can be achieved via a wide panorama. This is a function of the land's elevation and position. However, this is not universally experienced across the site, only within discrete points, and particularly from the road, this is also not a factor which influences the form and character of Malton.</p> <p>Both sites are capable of being viewed at distance. The land of site 1 is sloping foot of the Howardian Hills LCA which extends across much of Malton.</p> <p>Site 1 (South) is viewable in part from York Road, but holistic views are achieved from the elevated parts of the A64 from the west, at distance.</p> <p>Site 2 (North) is high on the plateau of the Howardian Hills foot slope, which is viewable from the Howardian Hills and land to the south and west of Norton.</p> <p>Development of this site has the capability to affect the setting of the AONB- but this is a landscape character consideration, under</p>
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		<p>Policy SP13, rather than a form and character issue.</p> <p>The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Therefore, applying the designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives. There are other policies which are more appropriate to consider the impact of development on the site, and the impact on the AONB and Malton.</p> <p>The fact that the sites were considered as option choices in 2015 has not been a factor in the consideration process of whether the sites are capable of being a VIUA. Whilst these sites have not been identified as allocations, the decision to identify land as a VIUA is based on evidence of how the site performs in relation to the specific assessment criteria. The VIUA policy approach recognises that sites may be developed, where social and economic considerations outweigh the contribution the site makes to the form and character of the settlement.</p>
R Meadley	<p>I have recently been made aware that the area between Welham Road and Langton Road in Norton is under consideration, and I would like to support the classification of the area as an VIUA.</p> <p>I am fortunate to live on Welham Road and I have the wildlife and spectacular views on my doorstep. The fact that the Howardian Hills are in view in the area is a positive aspect to all who enjoy walking along the road and around Scot's Hill. Development of this area would change the landscape for the worse and would damage</p>	<p>Noted. It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented.</p> <p>Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no planning application has been submitted on this part of this proposed VIUA.</p>

	<p>the wildlife habitat of many creatures and vegetation.</p> <p>Malton is also known for its race horses though the training stables by Bazeley's Lane may be interrupted by building works and housing. We should be proud of our traditions and respect the land which is used.</p> <p>I also work at the local high school (Norton College) which is an excellent school though currently over subscribed and would not have the capacity to take on extra students. Development of further housing estates in the area would put a strain on the local resources which would have an impact on the residents of our town.</p> <p>I hope that the council respect the views of the residents and look to protect our local beauty spots so that Malton and Norton can continue to be the rural haven that people know it for.</p>	
<p>White Young Green obo Fitzwilliam Malton Estate</p>	<p>FME supports the Council's position with regards to the VIUA's as set out in the Consultation Document dated October 2016.</p> <p>As you are aware, Fitzwilliam Malton Estate continues to promote sites 249, 218 (both located off Castle Howard Road) through the sites and allocations process.</p> <p>You will also be aware that the sites have been taken forward by RDC as preferred options in the Local Plan Sites Document.</p> <p>Identifying the sites as Visually Important Undeveloped Areas (VIUA) would restrict their development as per policy SP16. There is, therefore a clear conflict</p>	<p>Noted.</p> <p>The fact that the sites were considered as option choices in 2015 has not been a factor in the consideration process of whether the sites are capable of being a VIUA. Whilst these sites have not been identified as allocations, the decision to identify land as a VIUA is based on evidence of how the site performs in relation to the specific assessment criteria. The VIUA policy approach recognises that sites may be developed, where social and economic considerations outweigh the contribution the site makes to the form and character of the settlement.</p> <p>Under the operation of SP16, even land which is already subject to a VIUA can, if there is a socio-economic reason which</p>

	<p>between the promotion of the sites as preferred options for residential development and including the sites in the VIUA document.</p> <p>Notwithstanding this, and taking account of the 6 criteria used to identify the VIUAs, sites 249 and 218 do not score highly and should not therefore be taken forward as new VIUA's. That is:</p> <ul style="list-style-type: none"> • They are peripheral to the settlement and are not highly visible from within it (where views are shortened by existing development and the topography of the town); as such they do not contribute towards the settlements overall character. • Nor do they provide the setting for any buildings of historic or architectural interest. • The sites do not provide vistas or viewpoints to the surrounding countryside (there are no public footpaths or bridleways crossing the sites which would afford these views and views towards to surrounding countryside from those located near to the site would not be affected by future development). • Finally, whilst the sites can be viewed from publically accessible view points from approach roads or paths, they do not make a significant contribution towards the setting of the settlement of Malton as the sites are not themselves of high landscape value, viewpoints are limited and views dominated by the 132Kv power lines crossing the site and the existing built environment adjacent the sites, which is 	<p>overrides the importance of the land retaining its open undeveloped state, be developed. This has occurred in two situations at Malton, and the Service Village of Nawton.</p> <p>This VIUA consultation has prompted responses from the local community as sites which they consider meet the tests of the VIUA, and they are often sites which have a development 'interest'. It is important that the Local Planning Authority consider and respond to these responses, and any responses which seek to ensure land is not so designated, in an objective manner.</p> <p>The Site Selection Methodology identified that there were some particular sensitivities with these sites, in summary these a focussed on particularly around the setting of the AONB. The fields also do allow considerable intervisibility to other landscape character areas, but as discussed in the responses for the land to be designated as a VIUA these matters are in themselves not sufficient to warrant the VIUA designation. VIUAs are so designated because as areas of land which are on the edge of a settlement they provide a demonstrable, and significant contribution to the form and character of a settlement which sets it apart from other areas of land. These fields are attractive with particular landscape sensitivities.</p> <p>The Local Planning Authority disagree with statement that the sites do not "provide vistas or viewpoints to the surrounding countryside. The northern site is elevated, as part of the Howardian Hills LCA footslope and provided views of the North York Moors, and particularly of the Howardian Hills and the Wolds. Were these fields to be developed the ability to view these areas would be diminished to an extent, depending on the build form taken. The Pylons still allow intervisibility. The ability to take in these views is achieved from public vantage points out with the site. The sites do have significant landscape sensitivity,</p>
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	<p>not of any particular value being standard residential properties and an industrial estate.</p> <ul style="list-style-type: none"> • It is also worth noting that whilst the A64 is in a cutting it is not completely hidden from view and is audible, reducing any sense of tranquillity. 	<p>but that is not a reason for the VIUA designation.</p> <p>Land ownership is not a factor in VIUA designation.</p> <p>Noise, and its impact on tranquillity, is not a measure of suitability of area for a VIUA, a number of VIUAs are proximal to main roads, or within urban areas.</p>
<p>C Jennison obo HL Halder Ltd</p>	<p>Object to retention of VIUA which should be described in two parcels of land which refer to open space on the junction of Whitby Road and High Backside and Whitby Road and Hatcase Lane. The southern component has been subject to numerous successful applications. The map is incorrect and needs changing to match the description. Enclose a map of the southern area to be removed from the VIUA, and proposed for bungalows - for which there is a chronic need.</p>	<p>The map is correct, showing the VIUA as designated in the 2002 Local Plan. The description will be amended to refer to the two parcels of land. The VIUA designation is proposed through this consultation to be retained.</p> <p>Historic planning applications have been submitted on the land, one of which led to building of a single dwelling. An application to the north was refused for the reason: <i>"The proposal if carried out would result in the loss of an open grassed area which constitutes an important visual feature on the approach to Pickering from Whitby and which in the opinion of the Local Planning Authority should for the most part be retained"</i></p> <p>Demonstrating long-standing recognition of the quality of the open space and its contribution to the quality of this part of Pickering. The land to the south has been subject to planning approvals, one of which has expired, the other implemented.</p> <p>The two parcels of land mutually contribute to the experience of positive contribution these parcels of open land make to this part of Pickering. There are no extant permissions. The VIUA designation does not preclude development from taking place, but, the special qualities of the open area must then be weighed in the balance against whether there is an outweighing wider social or economic need for the site to come forward.</p>

		It is considered that the designation should be retained.
P Beanland	Object. Consider that sites (High Malton and land to south of Castle Howard Road) represent best sites for development. This designation would prejudice the development prospects for these land areas in the future.	The Council is not proposing to identify these sites as VIUAs. The decision to not identify the land to the north and south of Castle Howard Road has been taken on the basis that the land does not meet the specific policy objectives/reason of the VIUA designation.
S Helme	Re. site 40/158, west of Alderson House at Kirby Mills, "should be retained as a VIUA as it would be a prominent, visible site" Because this site is surrounded by a well established, high hawthorn hedge, a two storey building would not be too prominent. With no development on the site, there is a greater chance of the hedge and field lacking maintenance, which would make it more prominent and visible for the wrong reasons. Mr Coates, who made the original proposal, firmly believed that an attractive building on this site would become a unique feature to visitors approaching Kirkbymoorside from both directions on A170, besides providing many benefits for the town as stated in a previous letter.	Lack of maintenance of a site is not a significant consideration in determining whether a policy designation should be changed on a site. The presence of the hedge and its height and massing would not mitigate the impact of development on the site, as both a policy principle and in terms of its impact on the street scene: The submitted site has been assessed through the SSM in terms of its suitability as a site for residential development. One of the main concerns with the site was the prominent position of the site in relation to land between Kirkbymoorside and Kirby Mills. Development of the site would lead to a prominent further erosion of the space between these settlements, and the open land between them is already diminished. The VIUA designated in 2002 extends between the remaining open space between these settlements, and the view of the Local Planning Authority is that the designation remains relevant and appropriate.
R and S Fussell	Having considered the areas highlighted in the attached map (relating to the land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane, I strongly support the classification of the areas marked A and B on the Map as new VIUAs for the reasons set out below. Firstly, the green space and the trees in these areas	It has not be possible to identify the land at Langton Road as being capable of being included as a VIUA in the event of the permission expiring, the indications are that the permission will be implemented. Notwithstanding the above, the Council is committed to the identification of the remaining land between Welham and Langton Roads, south of Mill Beck as a VIUA. To date, no

	<p>provide both a desirable view of the surrounding countryside and contribute to the distinctive character of this area. Indeed, these elements have influenced the value of the properties in this area, and is often a reason why residents choose to live in this location.</p> <p>Combined with the space on the other side of Welham Road, the golf course and the fishing pond, this wide expanse of countryside is a crucial part of the overall form and character of the settlement.</p> <p>In addition, Whitewall racing stables is an impressive building dating back to the early 1800's. The most famous trainer to have lived there was John Scott, he bought it in 1825 and lived there until his death in 1871. Scott was an extremely successful as a trainer having a tally of 31 'Classic' winners. There are associated listed buildings around the stables and the green space that currently surrounds this area greatly contributes to the idyllic setting of these historical buildings. Any alterations to the tranquillity of this area would affect the running of the racing stables in the vicinity, which are a valuable source of income for the area.</p> <p>The hilly area between the stables and the Langton Wold gallops called Scot's Hill, and the fields above it, are used daily by dog walkers and alike, for exercise and relaxation, all the more important these days to relieve the stresses of everyday life. Areas A and B are visible from these footpaths and provide an attractive view that people old and young have enjoyed for a long time. The biodiversity of wildlife and wild flowers is maintained by this open space and would be affected by development of these areas.</p>	<p>planning application has been submitted on this part of this proposed VIUA.</p> <p>The wider area of land which has been referred to does not demonstrably influence the form and character of Norton, and warrant the designation of VIUA. The application of the VIUA designation needs to be applied judiciously. Some of the land is already identified as being within the Wolds Area of High Landscape Value.</p>
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	<p>Furthermore, the road that connects with Welham road from York and surrounding areas has become excessively more busy in recent times with the development of Whitewall Quarry. Areas A and B need to be protected as vigilantly as possible to prevent further development congesting these areas any further. Securing areas A and B as VIUAs would be a major step in preventing this from occurring.</p> <p>As such, I am deeply disappointed that planning permission has been granted for the development of area B in an already heavily populated area, and near to a school and sixth form college, with associated heavy traffic. Nevertheless, I strongly support the classification of this area as a VIUA in the event that this planning permission expires, and it is because of this it is now more important than ever to protect area A from such development.</p> <p>It is the preservation of such vital areas of land that makes towns like Norton and Malton the rural havens that Ryedale is loved and renowned for. We sincerely hope that the council opts to protect areas A and B and look forward to hearing the outcome of the council's decision.</p>	
Natural England	<p>Natural England welcomes the review of Visually Important Undeveloped Areas (VIUA). We consider that the Ryedale's VIUAs can be a useful tool for helping to protect both nationally designated landscapes and locally valued landscapes from inappropriately sited development. We note in particular the new and extended VIUA's associated with settlements within and in proximity to the Howardian Hills Area of Outstanding Natural Beauty (AONB) and North York Moors National park including</p>	<p>Noted. Although not designated with purpose of protecting the setting of the AONB.</p>

	those in Welburn, Slingsby, Amotherby, Hovingham, Ampleforth and Pickering. We welcome the protection these VIUA's offer to the setting and special qualities of the nationally designated landscapes. Natural England notes the removal of VIUA's from the Policies Map but has no significant concerns regarding these sites	
C Wilson	I believe the area of land to the North of Keldhead Farm should be revisited and looked at as either an area zoned for creation of high quality executive housing or to be a designated area suitable for self build. Controlled development in this area would ensure a development of individual residential units in keeping with the traditional properties in the area and securing the long term visual appeal rather than purely securing the area for the life time of this plan.	Submitted for consideration as a potential site or development; this area was assessed through the Site Selection Methodology. This identified that the open land contributes significantly to the setting of Keld Head Conservation Area by providing an attractive buffer between Pickering and Keld Head. The SSM also identified that the land is already subject to a VIUA designation as part of the 2002 Local Plan. In the re-appraisal of those designations the designation remained relevant and is proposed to be continued.
Paul Jackson AONB Manager	I have the following comments to make on the proposals for the VIUAs relevant to the AONB: <ol style="list-style-type: none"> 1. Welburn – proposed new VIUA – support. 2. Slingsby – proposed new VIUA – support. 3. Amotherby – proposed new VIUA – support. This small field is highly significant in maintaining a gap between the villages of Swinton and Amotherby. It also gives remarkably extensive but rather 'surprise' views from the B1257 out into the wider AONB landscape and therefore contributes significantly to the setting of the AONB. 4. Hovingham – proposed new VIUA – support. 5. Ampleforth – proposed new VIUAs – support. 6. I'm aware that the Malton Residents Group has proposed that an extensive area of land to the west and south west of Malton (bounded by the York Road Industrial Estate, A64/AONB boundary and the B1257) should be designated as a new VIUA. Whilst unable to provide 	Noted. The Council has decided that the VIUA designation of Castle Howard Road Sites does not meet the purpose of the VIUA designation. It is a site which has considerable landscape character, however it is considered that the sites do not make a significant contribution to the form and character of Malton. But not in its contribution to the form and character of Malton. The sensitivities of the site can be considered under the established policy framework of SP13 of the Local Plan Strategy, in respect of matters regarding the setting of the AONB and the protection of landscape character.

	<p>detailed comments in relation to the VIUA designation criteria which might apply to <i>all</i> parts of this proposed site, the examination of the planning application for the High Malton development showed the importance of the area in the vicinity of Castle Howard Road to the settings of both Malton and the AONB. It would appear that, similar to the proposed new VIUA for Old Malton, an assessment of this land for either full or partial inclusion as a new VIUA might be considered under Criteria 1, 3, 4 and 5.</p>	
Selby District Council	<p>At this time SDC have no comments to make on the consultation material, however the council wish to be kept informed of the progress and will work with Ryedale as appropriate.</p>	Noted.
Bell Snoxell Building Consultants Ltd obo Mr and Mrs Collier	<p>The former Brickworks Site at Swineherd Lane.</p> <p>The role of the VIUA is clearly stated in the latest assessment as follows:-</p> <p><i>Kirkbymoorside is subject to one of the most extensive VIUA designations in the District. Its role was multi-fold. To protect the eastern edge of Kirkbymoorside to the north to preserve the setting of Vivers Hill Scheduled Monument, the Church and Conservation Area. The mid section includes the strip field systems and mosaic of field patterns contribute to the setting of the town and provide separation between Kirkbymoorside and Keldholme, it also included land which could be subject to development pressure along Swineherd Lane.</i></p> <p>Assessing the site taking account of the above information has concluded the following:-</p>	<p>The VIUA designation referred to is a long-standing designation at Kirkbymoorside, and the designation performs multi-functions in respect of the VIUA designation criteria, as set out in the Consultation Document. Currently two option choices for development sites were identified as being in the VIUA.</p> <p>At the time of the VIUA consultation, Members had not made decisions on which sites would be taken forward allocation. But the Site Selection Methodology identified the sensitivity.</p> <p>The consultation on VIUAs identified that in respect of Kirkbymoorside, some of the site options consulted upon in 2015, would, if allocated, would then be taken out of the VIUA designation. It is noted that the Brickworks site is previously developed, however, some of the land would be visually prominent, at elevation, but that elevated land has been excluded from the site extent which was consulted upon as an option choice (submission 265).</p>

	<ul style="list-style-type: none"> - Development of the site has no direct impact on the Vivers Hill Scheduled Monument. The topography of the hillside/landscape means that from the south (A170) there is no way to see Vivers Hill Scheduled Monument. - There is no impact on the Church or the conservation area. - In terms of development pressure along Swineherd Lane, the proposals are for a Brownfield site, part of which is a builder's yard with permission for log cabins to both the lower and mid level sections. The site has houses to either side along Swineherd Lane, albeit not immediately adjacent. This is not a new greenfield site. - No impact on the strip or mosaic field patterns. <p>The site is visible from a limited number of points in the local area such as Great Edstone. This is however at a considerable distance. From the main road, the A170 the site is very difficult to see directly. As currently viewed it is clear that the site is not greenfield due to the builder's yard and associated materials set aside areas. The proposal to develop the site at low and mid level ties directly into the way in which the site was developed and used as a brickworks. To define the site as 'Undeveloped' is simply not accurate. The site is Brownfield and still used in part for a commercial purpose with planning permission in place for the development of log cabins to the lower and upper parts. Previously a picture of the site as a working brickworks was forwarded. Attached is an aerial view of the site from 2002 that demonstrates its impact on the landscape over the years. The site has changed little since this time apart from a scheme of tree planting.</p>	<p>The proposed allocation therefore only covers the land at the lowest elevation, and this will be identified as an allocation on the Policies Map, with the VIUA designation deleted from that area.</p>
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	<p>The site is sloping and surrounded on three sides by woodland. It is therefore well shielded in the landscape. The development of houses on the site would be set against the hillside and not interrupt in any way the horizon. The site is currently in use and developed to many parts with permission for more development on the middle/upper parts. The site is therefore sustainable in terms of development for housing and not just to the lower level. It is appreciated that the design and scale of any development to the middle/upper parts would have to be more very well thought out. With the design input of the architect and the Ryedale planning department this is feasible. We trust the above will be considered fully as part of this consultation process.</p>	
Ampleforth Parish Council	<p>Following discussion at a recent Parish Council meeting I can confirm that Ampleforth Parish Council are happy with all of the additional VIUA's in the village of Ampleforth, as listed in the consultation document.</p> <p>Ampleforth Parish Council would also like to submit a new VIUA for consideration by yourselves at the top of Millway. Please find attached details of this location and why the Parish Council believe it should be considered as an additional VIUA. The Parish Council look forward to hearing your thoughts on this submission.</p>	<p>The land which the accompanied the representation is actually included in the VIUA which is described as: Land to the south of St. Hilda's Church. It is acknowledged that a broadening of the description of this land would provide clarity to the extent, and so it is proposed that it be changed to:</p> <p>"Land to the South and West of St. Hilda's Church and North of Millway."</p> <p>Furthermore the photograph which accompanied this representation will be added to the supporting evidence of this proposed VIUA.</p>
Flaxton Parish Council	<p>Flaxton Parish Council has considered the proposed amendment to the existing VIUAs with respect to the land to the east of the cricket pitch in Flaxton and fully concurs with the proposed extension of the site to the</p>	<p>Noted.</p>

	field boundary.	
Huttons Ambo Parish Council	Thank you for the opportunity to comment on the proposed revision of sites covered by this designation. The Parish Council is satisfied that the amendments are appropriate and has no further sites to put forward for designation.	Noted.
M Middlebrook	<p>I think it is vitally important to keep the flats, allotments, cemetery and grass verges in Old Malton and a green belt between Old Malton and Malton as these all add to the character of this Conservation Area.</p> <p>I suggest that 323 and 324 should also be identified as VIUAs because they meet the following criteria:</p> <ul style="list-style-type: none"> • Contribution to the overall form and character of Old Malton, which is a Conservation Area; • Contribution to the setting of Old Malton as viewed from a number of publically accessible view points and from approaching roads and paths; • They prevent town and village cramming (Malton and Old Malton) 	<p>The support for the designation of proposed extended VIUAs and new VIUAs is noted.</p> <p>Site 323 has now received planning permission.</p> <p>The Local Planning Authority must consider the sites submitted for consideration to ensure that development requirements are met. The identification of policy choices for sites is an iterative process, and is informed by evidence.</p> <p>At the time of VIUA consultation the Council was preparing the draft of the Publication of the Local Plan Sites Document, and had consulted the previous year on the Option Choices for sites to deliver the residual requirement. Site 324 had performed well enough in the appraisal process to be considered as an Option Choice.</p> <p>Re-evaluation of the site 324 by Officers, including the Council's Conservation Officer, has been undertaken.</p> <p>This response is made on the basis of both the further evaluation of the site, and that a position has been reached which identifies which sites are identified as allocations to meet the residual requirements.</p> <p>It is not considered that the open land contributes to the setting</p>

		<p>of Malton. However it is considered that the land contributes significantly to the settlement identity of Old Malton. Whilst Officers had considered that some of site 324 may have been acceptable in principle for development, Historic England did identify the importance of maintaining a gap between the two settlements, and raised concerns that even with the pre-existing VIUA designation which covers the first field, known as 'the Flatts', this may not be sufficient to provide an acceptable break in the built extent.</p> <p>Aligned to this the Council's Conservation Officer concludes that the fields do provide a very important aspect of providing a rural setting to the Old Malton Conservation Area:</p> <p><i>“The Conservation Area of Old Malton can be summed up as a predominantly traditional vernacular village in a rural setting. The rural setting of Old Malton is an important aspect of the character which it is desirable to preserve or enhance. At present there is a defined rural edge which separates Old Malton from the more urban centres of Malton and Norton. This is an important separation and creates a visual buffer to the conservation area. The fields in question provide expansive views of the western edge of the village, and set it within its rural context. “</i></p> <p>She also identified that the site forms a very important part of the setting to the Grade I Listed St Mary's Priory church. This setting contributes to its significance as a building within a tranquil rural village setting. <i>“Due to the available expansive views over the fields, the large scale of the church and the height of the tower, the church can be clearly seen rising above this village setting. This juxtaposition of massive church and small rural settlement greatly contributes to the historical and aesthetic value of the church. This emphasises not only the importance of the church to its immediate rural community, but in addition, due to its large size which can clearly be discerned from the fields in question, it</i></p>
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		<p><i>is clear that the significance of the church extends beyond that of the localised village community. “</i></p> <p>As such it is considered that the fields submitted and identified as site 324 warrant their inclusion as a VIUA in respect of the following criteria:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest. <p>On that basis the reasons for its designation would be</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; and • The site provides an attractive setting for buildings within it;
K Hailstone	<p>With regard to Amotherby Parish Councils proposal for the field at Station Farm to be considered as a new VIUA.</p> <p>The site does not have any significance within the village, other than as a potential development site.</p> <p>I have responded to the six criteria used to identify VIUAs in the order that they are listed on the Identification and review of Visually Important Undeveloped Sites consultation document.</p> <p>1/ The distant view of the church is only visible to the owners of Station Farm as the field is not visible or accessible to the public/village other than very limited</p>	<p>Noted. The Local Planning Authority has responded to the Parish Council's proposal for the land to the rear of Station Farm (site 8) to be included as a VIUA.</p> <p>Officers have examined the site, and consider that the site does not have demonstrable sensitivities which would set the land apart from most other areas of the land which surround Amotherby, and therefore is not proposed to be subject to a VIUA designation.</p> <p>This does not, however, preclude the Local Planning Authority's responsibility/and duty regarding the setting of the Grade II Listed Church, and the due consideration of those matters.</p>

	<p>views through the copse of trees that we have planted along the boundary with the churchyard. This view from the northern boundary of the churchyard is basically a grass field with the BATA factory/Mill in the distance.</p> <p>2/ The field makes no contribution to the setting of St Helens Church. The church stands well away from the field boundary and the field cannot be seen from the actual church only from the northern edge of the graveyard which is well away from the church.</p> <p>3/ The field makes no contribution to the overall form and character to the village. Most people wouldn't know it was there. It has boundaries to village gardens on one side. A copse of trees with BATA behind on another side. Open fields on the third side towards Swinton and on the fourth side another copse of trees and the boundary with the graveyard.</p> <p>4/ The only vista visible to the village/public is the BATA factory/Mill</p> <p>5/ Apart from the copse of trees that we have planted along the graveyard boundary there are no other trees or walls and nothing in the field that is any different from hundreds of other fields in or surrounding Amotherby. Additionally the copse of trees that we have planted would be retained in any future development of the land.</p> <p>6/ the site has no archaeological or historic interest. It is just a four acre grass field.</p>	
Hovingham and Scackleton Parish	The Parish Council fully supports the proposal to register this area of land as VIUA.	Noted.

Council		
L Coulson obo Mrs P Barber and Mr B Booth	No objection to the principle of the designation. But require that that there is a small, rectangular area of land be excluded to make the designation easier to implement and enforce and allow for proper boundary treatment around the beck. Exclude the hatched yellow/orange area to the south of site submission 417.	The proposed VIUA designation is already subject to a number of different landowners. It is the quality of the space which defines the boundary of the VIUA; not land ownership. The designation does not preclude management of the site, or maintenance of boundaries. It actually responds to the edge of the fish ponds which is a physical boundary feature in itself, and the trees which contribute to the green wedge of Mill back incorporate this area of land. Extent retained as proposed.
L Coulson obo Mr and Mrs A Bulmer	<p>Seek to remove the VIUA Designation on land at Great Habton, which is described a garden to the west of Manor House and west and south of The Beeches. The garden area to the west of Manor House, I was unable to see through the trees and foliage on the majority of the site to actually see the setting of the Manor House behind. The setting of the Manor House is protected by legislation which protects the setting of a listed building.</p> <p>Since the VIUA designation 5 houses have been built, all the properties show the area as front garden with normal residential usage, and the VIUA has not been amended to reflect this. The trees could be protected by TPO, no special character or public benefit, as opposed to any other properties in the village which lie in generous plots.</p> <p>Consider that they no longer fulfil the criteria for the VIUA designation, and should be lifted.</p>	<p>The VIUA designation recognises that it is the undeveloped qualities of the site which are important in this regard. The trees at the frontage of the Manor House, the trees at the front of the Beeches and the trees to the south of the Beeches are all subject to a Tree Preservation Order. The land to the frontage of the Beeches, which is more open, and the green space in which the trees are situated is more prominent with in the street scene. In respect of Manor House, the lodge is a large property which sits close to the site frontage. Whereas Manor house is set back with a distinct depth of frontage.</p> <p>Our records show that the buildings were completed some two years prior to the adoption of the 2002 Local Plan, and therefore the VIUA designation was undertaken to ensure that the land would remain undeveloped, by features such as garages, sheds which would need permission by virtue of their position relative to the property.</p>
M Bradshaw	<p>With some sites I cannot see any objection to them being suitable for building. On saying that I do feel villages need a village green, even if small.</p> <p>Most sites have lovely views, but we need more homes to be built. Houses leading out onto busy streets are not a good idea. We do need our lovely villages, they</p>	<p>Noted. The role of VIUAs is to ensure that development decisions recognise that particular areas in around our villages and market towns have features and setting which makes it important to ensure that those qualities are retained, even when they may appear to be 'good sites for development'. The Local Plan Sites Document identifies where those development needs</p>

	are what go a long way to making us an area of outstanding natural beauty.	are best met, and identifies area where development would lead to a loss of character which contributes to a place or the setting of a place.
Gladman Developments Ltd	<p>Need to ensure that the process used for VIUA designation is in line with the NPPF to ensure that the designation is justified.</p> <p>This representation will provide an overview what is deemed necessary for landscape designation in the context of the NPPF before examining the proposed designation at land between Welham and Langton Roads</p> <p>For a landscape to be considered valued it must exhibit some demonstrable physical attributes which elevate its importance above simply being an area of undeveloped countryside.</p> <p>GLVIA 3 offers guidance on what could be considered a physical attribute with helpful indicators:</p> <ul style="list-style-type: none"> • Landscape Quality • Scenic quality • Rarity • Representativeness • Conservation Interests • Recreational Value • Perceptual aspects • Associations <p>Should only designate VIUAs where there is sufficient evidence that an area has demonstrable physical attributes, and should not try to block sustainable development from coming forward.</p> <p>Question why this area is being designated now, and</p>	<p>In principle, designation is consistent with the NPPF and legislation relating to the role of the Development Plan.</p> <p>Gladman Developments (Ltd.) misunderstand the purpose of the policy. It is not the purpose of the policy to be a landscape policy and in this respect GLVIA 3 Methodology is not relevant.</p> <p>It is important to recognise that the purpose of the VIUA designation is as follows:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement <p>It is not a designation which is orientated around landscape, and therefore the relevance of GLVIA 3 is not relevant to the purpose of the VIUA designation.</p> <p>Both Historic England and Natural England have not identified such an approach as being in conflict with the NPPF, it should also be noted that the rationale for the consideration of VIUAs formed part of the evidence base of the consideration of the Local Plan Strategy, submitted, examined and adopted in a post NPPF policy context.</p> <p>The rationale of not identifying land as VIUA because it was not identified as a VIUA in the preceding Local Plan from 2002 neglects the fact that planning policy changes over time, and site specific designations must respond to that in a place-specific</p>

	<p>why it has not been previously designated?</p> <p>There has been no strategic landscape study, and the Council have used their own methodology for designating VIUAs</p> <p>The northern part of the designation is subject to a planning permission, and in the course of the appeal the Inspector considered that <i>'these sites did not require any special consideration in terms of their landscape or appearance'</i></p> <p>On that basis this part of the designation should be deleted.</p> <p>Evidence which underpins policy must be robustly prepared, failure to do so makes soundness in severe doubt.</p> <p>Justifications used:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or other historical or architectural interest • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space <p>These justifications do not show sufficient demonstrable physical attributes to include land between Welham Road and Langton Road as a VIUA.</p>	<p>way and development requirements change. It is entirely appropriate that development plan policies are periodically reviewed. Since the adoption of the 2002 Local Plan, national planning policy regarding housing delivery has increased the emphasis on the sustained delivery of housing, particularly in those settlements where facilities and services, shops employment and education can be accessed in a more sustainable manner. This has placed significant pressure on the District's market towns and service villages, and a need to re-examine areas of land which were in the 2002 Local Plan capable of being identified as a VIUA, but were not because the allocations were defined, there was no pressure for development, and they were outside Development Limits and seen as Open Countryside.</p> <p>Consequently, as part of the production of the Local Plan Sites Document the Local Planning Authority both reviewed the existing VIUA designations, and examined areas which had been identified through consultation (particularly in 2009) regarding areas of land which were identified as being important to remain open and undeveloped. The work on the sites assessment had identifies sites with particular sensitivities, including the Council's Special Qualities Study.</p> <p>Whilst for a number of the existing and proposed VIUAs in villages and towns they represent more discrete, smaller areas of land; a small number of larger VIUAs have been previously identified at the Market Towns. It is now become appropriate to identify further areas which incorporate larger areas of multiple fields which are of demonstrable significance to the setting of the town(s), and contribute to the form and character of settlements.</p> <p>The VIUA designation is not a designation which is concerned with landscape character <i>per se</i>. The range of site sizes and situations across the District is testament to the range of</p>
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	<p>This wording is more like that of a settlement gap policy rather than of a landscape quality policy. The justification in this regard is key, settlement gap policies are not landscape designations and are designated for entirely different reasons using different evidence.</p> <p>The views provided into the surrounding countryside and in the setting of the settlement are a heavy justification for the inclusion of land between Welham Road and Langton Road as a VIUA. Scenic quality is just one criterion to be assessed when designating valued landscapes, it is not considered sufficient without there being further demonstrable physical attributes.</p> <p>The setting of a building, or groups of buildings, either listed or other could be considered a physical attribute as referenced in the justification above. However, this issue has already been addressed in the inspectors report for the appeal on the second part of the proposed designation at land between Welham Road and Langton Road.</p> <p>The second part of the proposed designation is much closer to the listed building and designated heritage asset in question and the inspector did not consider that any harm to them would be sufficient to refuse the application. There is nothing to suggest that the same would not be the case should a development proposal come forward on another part of this VIUA designation.</p> <p>Further, there is nothing to suggest that the trees, boundary hedges or walls are out of the ordinary in the</p>	<p>attributes which can contribute to the character of places and setting of settlements, as identified in the six criteria used to assess potential VIUA sites. This is set out in the background paper to which these comments are appended.</p> <p>It is appropriate that in the consideration and evaluation of all the site submissions through the application of the Site Selection Methodology, which is the operational element of the Sustainability Appraisal process, the Council derives which are the most sustainable sites to meet housing requirements, and this work has concluded that the sites at between Langton and Welham Roads do not perform as well as some other sites. As such other sites have been taken forward as proposed allocations, and the area which has permission is identified as a commitment.</p> <p>The difference from the 2016 VIUA consultation is that the planning permissions granted at Langton Road have now not been identified as becoming a VIUA if the permission expires, this is due to the evidence that the sites will be developed. The Local Planning Authority is entitled to provide a policy approach for the site in the event of the permission expiring, but since this is unlikely to occur, the designation would be moot.</p>
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	<p>area and that any potential development of the area could not positively contribute to and enhance the character of the space.</p> <p>Without evidence from a strategic landscape study this area should not be included in the VIUA proposals and until this evidence can be presented Gladman would suggest the proposed designation be removed.</p> <p>Indeed, each part of the designation that has been put forward for inclusion has also been put forward to be included in the site allocations document. The inclusion of land between Welham Road and Langton Road is unsound and we consider this an attempt to block otherwise sustainable development coming forward; a direct conflict with the core principles of the NPPF.</p>	
F Champion	<p>Regrettable that it has taken until now for the VIUA designations to be proposed, particularly given the appeal decisions. Particularly since the photos were taken in winter, so presumably you were planning to use these long before the applications.</p> <p>Strongly support the VIUA designation.</p> <p>Whitewall Stables and cottages are grade II listed and have a long-standing cultural connection to the racing industry going back 200 years.</p> <p>Bazeley's Lane is a Bridle Path, which was tarmaced with excess from the A46 Bypass.</p> <p>There is a historic circular gallop in front of Whitewall and are an important divider between the settlement of Norton and Whitewall. Bazeley's lane is the boundary for Scots Hill</p>	<p>The photos were taken as part of the site visits which were conducted in early 2015 as part of the site consideration assessment process. They were not taken per-se for any potential VIUA designation, but to record the site at the time of the visit.</p> <p>The information provided in this response demonstrates the demonstrable special qualities of the fields between Langton and Welham Roads.</p> <p>Whilst it is noted that interest has been raise in extending the VIUA across to west of Welham Road, it is considered that this land does not display the unique features of the land subject to the proposed VIUA, and is land distanced from the settlement and subject to general policies of restraint which recognise its open countryside location. The field patterns and modern fields to the north are also not distinctive in their appearance. They do not influence directly the form and character of the settlement-going back to the reasons for the VIUA designation:</p>

	<p>The horseracing industry utilise Bazeley's lane and an essential route for the movement of horses to the gallops.</p> <p>The area is contains public footpaths and is used by dog walkers.</p> <p>There is evidence that the layout of fields forms part of an ancient manor and that there may have been a roman settlement in those fields</p> <p>Mill Beck is an ancient stream and springs and will be irreparably damaged by development.</p> <p>The Inspector gave no weight to the impact on the equine industry, despite being a major contributor to the economy and providing direct and indirect jobs.</p> <p>I would further suggest that this VIUA is extended to include the land between Blink Bonny and south of Norton to protect his area which is the continuance of the important route to both sets of gallops used by many trainers in Norton</p> <p>The VIUA should also be extended to the west of Welham Road to include the Golf Course, paddocks and fish pond and extend as far as the river.</p> <p>The approach to Norton from the south from Whitewall Hill, Langton Road and Beverley Road should also be considered because together they constitute the main body of the racehorse training area of Norton, the protection of which should be of the highest priority with Town Planners, minerals and waste development</p>	<ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement <p>Therefore do not meet the reasons for the designation.</p> <p>Furthermore, whilst the importance of safe passage is recognised by the Council, the VIUA designation is not the policy to ensure that this is undertaken. Its scope is around protecting other form and character features, based on the six criteria and for the reasons above. The Council is in discussions with the Highways Authority to find solutions to ensure that vehicle movements and those of horses can be undertaken mutually and safety.</p> <p>The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Based on this representation, the entire south extent of Norton, to the east and west would be included. Using such a designation in a more generalised approach, would result in a situation where there is a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of VIUA sites in general, when balanced against social and economic objectives. It is not considered that the these areas meet the specific reasons of:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement
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	<p>planners and highways considerations- although this is so often not the case.</p>	<p>There are some landscape sensitivities, parts of the areas mentioned are within the Wolds Area of High Landscape Value on the elevated land, and these would be considered under Policy SP13, with the spatial principle considerations of SP1 and SP2. There is 'policy restraint' in these areas to consider development proposals.</p>
<p>England Lyle Good Town Planning obo the Hovingham Estate</p>	<p>Object to the inclusion of land to the north of the Worsley Arms and south of the Village Hall and Tennis Courts. Set an unduly negative tone for future consideration of development proposals and hinder progressive development in the village. The Estate has indicated in their Masterplan their broad areas of change over the next 25 years- and the designation would stymie that approach.</p> <p>Flood risk already constrains the land. The land is already adjacent which is within or close to the AONB. The presence of Listed Buildings and Conservation Areas have their own policy designations- it is duplicative and unnecessary.</p> <p>The Pasture Lane development has created successful growth, and subject to flood risk matters being addressed, this is proposed to be extended (site 347 and 643)</p> <p>There is an existing plethora of controls for protecting the character and amenity of settlements; regarding listed buildings and other historic and architecturally important buildings and the character of conservation areas such can be achieved by the appropriate application of existing local and national planning policies and guidance</p>	<p>Approximately 50% of the land which has been identified as a proposed VIUA was submitted as a site for residential development as part of the Development Plan production. In assessing the site, the Local Planning Authority considered of the wider sensitivity of this area of land and its contribution to the setting of the Worsley Arms complex of Listed Buildings, and the Hovingham Conservation Area, which abuts the proposed VIUA. As a consequence, the VIUA designation extends further to the east, to allow the full appreciation of the eastern elevation of the Cart House, but also links up to existing VIUA designations which occur on Main Street, and which includes the garden area of the Worsley Arms. It should be noted that it does not include land to the south and east of the Worsley Arms complex of buildings (partly identified as site submission 643). This is because, whilst having considerable potential to affect the setting of the Worsley Arms, there is a series of farm buildings and other buildings, which mean that the land has been developed, and is not open.</p> <p>Notwithstanding the exclusion of this land, in exercising its planning functions, the Local Planning Authority must <i>"in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."</i> As required by s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>

	<p>To prevent town and village cramming- there is an assumption that such may occur and equally that high density development is appropriate, pre-judging the appropriate assessment of any development prospect.</p> <p>To retain green areas, open space and trees, again, such can be achieved by the appropriate application of existing local and national planning policies and guidance.</p> <p>Previous reasons for the designation of the existing VIUAs, one of more the following were deemed significant.</p> <p>Significant contribution to the character or setting of the settlement- key word is significance</p> <p>Attractive setting - a value/qualitative judgement Site is of importance - need to appreciate the form and evolution of the settlement, not just because it is undeveloped.</p> <p>The RDC site selection methodology with regard to this land parcel is flawed and overstates the possible impact on village character and setting. Special Qualities Study does not extend to Hovingham and there is no up to date Conservation Area Appraisal, Village Design Statement or Parish Plan.</p> <p><i>Contribution the space makes to the setting of the settlement views either from publicly accessible view points within the settlement or from approach roads or paths. - Response:</i></p> <p>Proposed land is not capable of being appropriately</p>	<p>The Local Planning Authority does not agree that by designing this area of as a VIUA it is duplicative or unnecessary. Both Historic England and Natural England have not identified the principle of such an approach as being in conflict with the NPPF as part of the Examination of the Local Plan Strategy, it should also be noted that the rationale for the consideration of VIUAs formed part of the evidence base of the consideration of the Local Plan Strategy, submitted, examined and adopted in a post NPPF policy context. This has also been repeated by both Natural England and Historic England in this response. Both Historic England and The Howardian Hills AONB Manger have expressed explicit support for the extended VIUA designation in Hovingham. Historic England advised: Hovingham: Land to the north of the Worsley Arms and south east of the Village Hall and Tennis Courts This area contributes to the setting of the Hovingham Conservation Area and of views towards the village from the east. Therefore we support its identification as a VIUA.</p> <p>As a policy designation, the designation of VIUAs was as a policy construct in principle taken forward into the NPPF compliant Local Plan Strategy. The VIUA designation was never designed, nor has been imposed, to operate as a block to development that was socially and economically on balance necessary to come forward despite the identified sensitivities within a site. Indeed two VIUAs have become developed, in a Market Town and Service Village. However, the VIUA designation is important because it seeks to recognise that there are demonstrable physical attributes which make areas of land important to retain their special qualities for the character of places, and by this set out why they are different to areas of simply 'undeveloped countryside', and important to be retained. Therefore requiring the specific features to be taken into account in considering any development proposals.</p>
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	<p>appreciated from publicly accessible view points within the settlement. The site is not viewable from Main Street. The existing VIUAs are viewable, but they extend back from the street. The extended VIUA is not capable of being viewed from the public highway. The Worsley is private commercial enterprise.</p> <p>Even if development were accommodated, this would not be visible in the street scene due to the separation distances.</p> <p>Land to the north of Stone house is private garden space so any public view is not from here, but from the village hall grounds.</p> <p>As for views from outside the settlement, this is limited to the footpath to the north, itself bounded by hedging with the Worsley Arms complex of buildings some distance away and impact diluted as a result and equally revealing the modern, substantial agricultural buildings and modern development upon Mowbray Crescent as it climbs the hill to the south as key features in the setting of the settlement. The significance of this aspect is questionable and designation based upon purely the fact the land is open and largely in agricultural use.</p> <p><i>The contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest. Response:</i></p> <p>The proposed VIUA does not, in its entirety, form the setting to the listed buildings to the south and west of the site. The Worsley Arms complex is compact and orientated to the south and west. As stated above, it is</p>	<p>The Local Planning Authority would entirely agree that the VIUA designation should be judiciously used. Other sites have been submitted for consideration as VIUAs, and they have not been progressed. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities.</p> <p>The site, whilst not being publically accessible, affords open views to the Worsley Arms from a public vantage point, and complements the existing VIUA designations which do face onto Main Street, and whilst again being private afford a public benefit through their open qualities. The Local Planning Authority has not sought to identify a 'blanket approach' to VIUA designation surrounding Hovingham, which is clear from an examination of the Policies Map.</p> <p>The rationale of not identifying land as VIUA because it was not identified as a VIUA in the preceding Local Plan from 2002 neglects the fact that planning policy changes over time, new evidence must be considered, and site specific designations must respond to that in a place-specific way. Since the adoption of the 2002 Local Plan, national planning policy regarding housing delivery has increased the emphasis on the sustained delivery of housing, particularly in those settlements where facilities and services, shops employment and education can be accessed in a more sustainable manner. This has placed significant pressure on the District's market towns, but also pressure on the Service Villages, and a need to re-examine areas of land which were in the 2002 Local Plan capable of being identified as a VIUA, but were not because there was no pressure for development, and they were outside Development Limits and seen as Open Countryside.</p> <p>Consequently, as part of the production of the Local Plan Sites</p>
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	<p>visible but at a distance and softened by surrounding development.</p> <p>There is also an assumption that the appreciation of the setting of the listed buildings cannot actually be enhanced as a result of development – providing more open access to views from within the heart of the proposed VIUA through new public vantage points and an immediate appreciation of these buildings which could be set in an appropriate open context within any scheme of development. Such could be achieved and legitimately required through appropriate development management and application of existing policy. There is no need for this additional policy burden as the consideration of setting already is a significant material consideration.</p> <p><i>The contribution the space makes to the overall form and character of the settlement Response</i></p> <p>The inherent character of Hovingham is dominated by the cluster of historic buildings associated with Hovingham Hall and managed parkland to the west of Main Street and the wider/general relationship between built development and the contained open spaces which predominantly sit along and lie within the triangle of land bounded by Main Street (B1257), Church Street and Park Street. The built form is otherwise closely knit and contains such generous open spaces with few gap sites. The present VIUAs reflect and seek to protect those areas which genuinely contribute to this character and can be appreciated from main public vantage points.</p> <p>The proposed additional VIUA is not appreciated on the approach into Hovingham from the north with the tree</p>	<p>Document the Local Planning Authority both reviewed the existing VIUA designations, and examined areas which had been identified through consultation (particularly in 2009); site assessment; and wider evidence such as Conservation Area Appraisals and Special Qualities Study; which identified such land as being important to remain open and undeveloped.</p> <p>The VIUA designation is not a designation which is concerned with landscape character <i>per se</i>. The range of site sizes and situations across the District is testament to the range of attributes which can contribute to the character of places and setting of settlements, as identified in the six criteria used to assess potential VIUA sites. The VIUA designations do not encircle settlements. The Local Planning Authority has received requests to undertake this, but as evaluated carefully where areas of land have a demonstrable significant contribution to the form and character of the settlement, and any sensitivities within that settlement.</p> <p>The Local Plan Sites Document identifies allocations to comfortably meet the residual requirement, and the NPPF buffer, whilst also in conjunction with the operation of the local buffer means that the Council will deliver more than 3000 homes over the plan period. The NPPF is clear that in tandem with ensuring that there is a sufficient land supply for the delivery of housing, there is a role for Local Plans to identify areas of either restraint (Green Space), or areas where particular sensitivities are acknowledged and identified, and where if development proposals sought, these sensitivities would be identified within the Development Plan. In Ryedale, this would need to be considered in the context of Local Plan Strategy policy SP16 <i>"Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement"</i>.</p>
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	<p>lined highway and subsequent development in proximity to Pasture Lane screening the land from view. Equally, on the approach from the south any open views are distant and expansive with the generality of the relationship of the built-up confines of the village with the wider open countryside diluting the ability to identify the proposed VIUA as a key and identifiable element in terms of village character or form.</p> <p>Therefore, the actual contribution that the space makes to village form and character is questionable and clearly far less than the present designated VIUAs – that is why the land was not included originally no doubt. Nor would the expansion of such VIUAs as proposed add anything as the subject land is not wholly read as an integral part of these existing VIUAs and only appreciated from a very few and constrained public vantage points. It is not a main contributor to village character or form.</p> <p><i>The extent to which the space provides a vista/viewpoint into the surrounding countryside</i> Response As stated previously, this is not satisfied due to the limited public access and available public viewpoints onto the land from within the village. Even when the land is revealed, any view is acute and not fully across this land from a sensitive location/context due to the position of the public footpath adjacent to the tennis court and village hall car park.</p> <p><i>The extent to which trees, boundary hedges or walls</i></p>	<p>It is important to be aware that the VIUA designation is not the same as a Local Green Space Designation, the role and scope of which is set out in paragraphs 77/78 of the NPPF. The NPPF sets out the circumstances for the application of this type of designation, and whilst the remit can be broader; it is for local communities to identify what those reasons are. The Local Green Space designation is much more restrictive than that of the VIUA designation in respect of the decision making process: Para 78 of the NPPF states that "<i>Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts</i>". This is not undertaken under Policy SP16 of the Local Plan Strategy. This is why the NPPF provides a framework for considering such sites and that they should not be extensive 'tracts of land' to desist a blanket approach to areas of restraint.</p> <p>The Sites Consultation in 2015 did not identify the VIUAs. A VIUA consultation followed in 2016.</p> <p>Hovingham and Scackleton Parish Council have responded to this consultation and 'fully support' the inclusion of the extended VIUA.</p> <p>It is considered that it remains appropriate to identify this area of land as part of an extended VIUA designation within the Policies Map.</p>
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	<p><i>contribute to the character of the space</i> Response Officers rightly accept that there is no significant positive contribution in this regard.</p> <p><i>The archaeological or historic interest of the space</i> Officers rightly accept that there is no significant positive contribution in this regard.</p> <p>Fundamentally, there is no need for this extended designation. The present VIUAs provide sufficient protection given the stated criteria for this part of the village. This additional land was not deemed to meet the clear criteria, purpose or reasons for designation previously nor does it now. There have been no changed circumstances to justify the additional allocation other than in reaction to possible future development and to stymie the aspirations of the Estate as indicated in the Estate Masterplan.</p> <p>The document emphasises that <i>'the designation is not in itself, a landscape protection policy or a policy designed to provide 'blanket' protection to all/the majority of undeveloped land around settlements'</i> (page 18) – however, in this case this is exactly what the designation is appearing to do.</p> <p>The local planning authority are applying too low a threshold in this regard and seeking designation on an unsound basis.</p> <p>While the local authority refers to paragraph 77 of the NPPF in the document (which itself refers to Local Green Spaces) this confirms that <i>'designation will not be appropriate for most green areas or open space'</i> and should not involve <i>'an extensive tract of land'</i>. Also,</p>	
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	<p>there is a '<i>demonstrably special</i>' test which needs to be applied. The local community have not actively sought for this land to be designated in this manner – no initial inclusion in the Local Plan, response being made to the Sites Issues and Options Consultation 2009 (Appendix 2 of the present consultation document) or more recent allocations consultation in October 2015 as we understand - which is a reflection of the lack of necessity, desire and need for such.</p> <p>Appendix 2 of the document, in assessing other potential VIUAs across the district under the 2009 consultation, repeatedly refers to the following approach: <i>'The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.'</i></p> <p>It is considered that the proposed additional VIUA in Hovingham does not meet this 'judicious' application of the stated criteria (based on a visual assessment on site as opposed to on plan) or sit comfortably as a beneficial extension of the present VIUAs which lie along the public road frontage and more readily meet the required tests. The extensive nature of the land effected also discourages such designation as paragraph 77 of the NPPF refers.</p> <p>The objective of the local authority to protect the quality</p>	
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	<p>of the built and natural environment associated with Hovingham is applauded but it is an aim equally shared by the Estate, and demonstrated in practical terms on a daily basis. The Estate is the significant custodian of key elements of the village – both village services and the underlying nature of the place – and the effective long term management and vision for the village equally generates a ‘public benefit’ (page 5) in its own right; perhaps above and beyond that which this proposed allocation seeks to protect. This should be balanced against the perceived limited public benefit of the proposed designation and ramifications that would arise as a result.</p>	
<p>Evolution Town Planning obo The Carr and Watts Families</p>	<p>Object to the inclusion of the VIUA designation on land between Welham Road and Langton Road A report supplements this objection Highly unusual that land be included within a VIUA following the granting of planning permission. The Inspector in reaching the decision did not refuse the application on the basis of harm to the character of the area. The view of the Landscape Architect is that the land to the west of the VIUA is less importance in the landscape, and as a result has less reason to be included in a VIUA than the land along Langton Road which was subject to the appeals. The study concludes:</p> <p>We conclude that the designation of the Norton VIUA should not be implemented. The Site, in the west of the VIUA, is eminently suitable for housing development, located on flat, low lying land and adjacent to existing residential development on three sides. Scott’s Hill Provides a clearly defined, defensible edge to the</p>	<p>As a policy designation, the designation of VIUAs was as a policy construct in principle taken forward into the NPPF-compliant Local Plan Strategy. The VIUA designation is focussed on identification of areas which significantly contribute to the form and character of the settlement.</p> <p>It is important to recognise that the VIUA designation is not a landscape designation per se; the range of site sizes and situations across the District is testament to the range of attributes which can significantly contribute to the form and character of places and setting of settlements, as identified in the six criteria used to assess potential VIUA sites. The reasons for the application of the designation are based on one or more of the following reasons:</p> <ul style="list-style-type: none"> • The site makes a significant contribution to the character or setting of the settlement; • The site provides an attractive setting for buildings within it; • The site is of importance in terms of the historical form and layout of the settlement

	<p>countryside beyond. The Appeal Site within Norton VIAU East has already been granted planning permission for up to 93 homes and the VIUA designation would only become implemented in the unlikely scenario of the permission expiring.</p> <p>At page 95 of The Landscapes of Northern Ryedale, published in 1999 on behalf of the District Council, the assessment provides advice for development around Malton/Norton: <i>“From a landscape perspective, urban expansion would best be accommodated on the flat, low lying land to the south and east of the towns”</i>, i.e. the area covered by the Norton VIUA. In allowing the appeal for up to 93 homes the Inspector gave weight to this statement.</p> <p>In our view the Site has a better relationship with the urban edge of Norton than other areas in the proposed Norton VIUA, in particular the Appeal Site. Its character has more suburban influences than the central and eastern areas of Norton VIUA.</p> <p>We believe that there are flaws in all four of the criteria which were used to identify the Norton VIUA and our comments are summarised below.</p> <p>At present we consider that the Site makes little contribution to the settlement viewed either from publicly accessible viewpoints within the settlement or from approach roads or paths. The main view into the Site from Whitewall is already marred by suburban development and domestic clutter of the rear gardens of properties along Welham Road. There are no outstanding views or special landscape features, apart</p>	<p>Consequently, as part of the production of the Local Plan Sites Document the Local Planning Authority both reviewed the existing VIUA designations, and examined areas which had been identified through consultation (particularly in 2009); site assessment; and wider evidence such as Conservation Area Appraisals and Special Qualities Study; which identified such land as being important to remain open and undeveloped.</p> <p>Whilst a large number of the existing and proposed VIUAs in villages and towns they represent more discrete, smaller areas of land; a small number of larger VIUAs have been previously identified at the Market Towns. As towns expand, it is appropriate that the Local Planning Authority consider whether it is necessary to identify further areas which incorporate larger areas of multiple fields which are of demonstrable significance to the setting of the towns, and their form and character in respect of this.</p> <p>In respect of the tests, and reasons for the VIUA designation, there is a lack of appreciation of the intrinsic qualities of the site, which have been identified through the site's consultation, the special qualities study, the site assessment process. The field patterns are historic (evidenced through the Historic Landscape Characterisation work undertaken by North Yorkshire County Council), distinctive, and are in strong contrast to the modern, regular enclosed fields to the west and east and south east of Norton. This is experienced in combination with the trees of Mill Beck, and the gentle topographical undulations of the eastern part of the VIUA. The area is attractive, and is used by dog walkers and others seeking recreation. The public footpath of Bazeleys Lane affords significant views of both Malton and Norton.</p> <p>It is appropriate that in the consideration and evaluation of all the</p>
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	<p>from boundary hedges and trees along Mill Beck, which would be retained if the Site were to be developed.</p> <p>In our opinion the Site is more suitable for housing development than the Appeal Site on Langton Road that has been granted planning permission. The Site is well screened from Welham Road, a local approach road to Norton, by existing built development and we consider that this edge is more robust than the approach road from Langton Road which is more rural in character. In spite of this, the Appeal Inspector considered the site <i>“peripheral to the experience of arriving into Norton ... and the development would have little or no effect on the setting of the town”</i>. This reinforces that the Site should also be allocated for housing, not designated a VIUA.</p> <p>The Site lies in the least visually sensitive part of Norton VIUA; views from public rights of way and permissive paths are from Bazeley’s Lane and the eastern side of Scott’s Hill, which are located east of the Site and nearer to the Appeal Site. Views from Whitewall across the Site towards Malton and Norton are mostly screened by built development and vegetation, due the flat, low lying topography. Only part of the mature trees along Mill Beck can be viewed from Whitewall across the Site. Vantage points to Malton and Norton are from higher ground to the south and the Site does not contribute to these views.</p> <p>The Site does not contribute to the setting of the listed buildings Whitewall House and Whitewall Cottages. The connection between the listed buildings and the Site is severed by Whitewall lane. There are no public views across the Site or from within the Site which link</p>	<p>site submissions through the application of the Site Selection Methodology, which is the operational element of the Sustainability Appraisal process, derives which are the most sustainable sites to meet housing requirements, and this work has concluded that the sites at between Langton and Welham Roads do not perform as well as some other sites. As such other sites have been taken forward as proposed allocations. Whilst this is clearly not a reason to impose the VIUA, it is to demonstrate that there are more suitable sites in principle to deliver housing.</p> <p>The Area of High Landscape Value for the Wolds extends to Bazeley’s Lane, as it is at this point that the land begins to rise to the south, on Scotts Hill. The fields subject to the proposed designation provides an important historic rural edge to Norton (which has been lost elsewhere), and contributes to the setting of the town.</p> <p>The Langton Road appeal decision has prompted the Council to strive to provide a policy approach so as to ensure that in any application, any demonstrable qualities concerning the contribution of specific areas of land to the setting of a place are given full weight in the decision making process. The quote from the Inspector, which this representation has referred to, merely recognises that on the basis that there was no designation which he could consider and weigh in the planning balance regarding the impact of the development on this area, the sensitivities which the Local Planning Authority had identified, had no policy 'weight' for the Inspector to consider.</p> <p>The Inspector outlines: <i>“The sites lie to the south-west of Langton Road. Site A is relatively level between the road to the east and the heritage assets to the west. Site B slopes down from the road towards the Mill Beck stream. A substantial hedge largely hides the sites from public view although there are</i></p>
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	<p>to the listed buildings. The loss of the fields to development would cause little or no harm to the significance of the heritage asset. Modern development immediately east of Whitehall has affected the setting of the listed buildings. We believe that development of the Site would bring about enhancements to the setting of the listed buildings.</p> <p>In the wider landscape, the Site is generally well contained to the north by the urban edge of Norton, to the west by existing housing along Welham Road and to the south by the rising wooded slopes of Scott's Hill. The Site does not provide a vista/viewpoint into the surrounding countryside.</p> <p>There are few landscape features within the Site that contribute to the character of the space apart from boundary hedges, which would be retained as part of a development.</p>	<p><i>openings through which the Wolds can be seen across the site by looking south and a picturesque view of Sutton Grange nestling against a backdrop of trees can be obtained by looking north. The carriageway of Langton Road is elevated and so more continuous views across the site can be seen by passers-by on horseback or, more generally, when the hedgerow is trimmed. There is no doubt that these are pleasant, even pretty, scenes. Their loss would be regretted".</i></p> <p>Regarding the Inspector's references to the Landscape Character Assessment. The Local Planning Authority would like to take the opportunity to quote the full text which from the Landscape Character Assessment, which was taken out of context by the Appellants and applied without check by the Inspector. The underlined text was text not included.</p> <p><i>"From a landscape perspective, urban expansion would be best accommodated on the flat, low lying land to the south and east of the towns. <u>This area is already affected by large scale development, notably the Norton Grove Industrial Estate, and would not impinge on the attractive landscape setting of the Howardian Hills Foothlope that lies to the west of the town.</u>"</i></p> <p>It is important clarification because it demonstrates that this land to the south was not being identified as a suitable site for development, but the land to the south <i>and</i> east. The Norton Grove Industrial Estate is some distance from the land concerning this representation, and not viewable from the site.</p> <p>The Local Plan Sites Document identifies allocations to comfortably meet the residual requirement, and the NPPF buffer, whilst also in conjunction with the operation of the local buffer means that the Council will deliver more than 3000 homes over the plan period. The NPPF is clear that in tandem with ensuring that there is a sufficient land supply for the delivery of housing,</p>
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		<p>onto the fields, and there is a combination of post and rail fence and low stone wall. There is also a small fall in elevation, so the fields are visible even from ground floor windows. As such it is considered that there is a strong intervisibility between the paddock areas and Whitewall. Anecdotally, in another response, the lane has been described as a former bridle way, which was tarmaced in the 1960s with leftover tarmac from the A64. The lane would in the past itself have had an intrinsic relationship between the stables and the paddocks, and continues to do so today, which have for many years shared facilities between the stables. These fields in particular give an important indication of Norton's historic rural associations and the importance of the equine industry. The Listing Description describes the detailed elements of Whitewall House and attached outbuilding. The Cottages are included for group value. It identifies in the description: The Whitewall Stables have had connections since the 18th century with racing in Norton. The house was the residence of John Scott, a notable 19th Century trainer. Whilst it is not possible to make a direct correlation, the property of Whitewall is an imposing property, and its primary outlook is over the paddocks subject of this proposed VIUA designation.</p> <p>The presence of other modern properties are a product of their time, and whilst they still allow Whitewall and the cottages to be experienced without visual interference, their presence is not justification for allowing further development to this particular area, which would enclose this whole complex of fields irrespective of the retention of an 'open area' in front of Whitewall.</p>
Malton Town Council	<p>The town does not oppose the specific proposals on additions, removals, and variations in respect of Malton and Old Malton connected sites</p> <p>The Town Council would wish to advise that in the</p>	Noted.

	<p>current process of the Development of a Neighbourhood Plan, a recommendation which is to be presented for public consultation at the appropriate stage is that the plan should promote a policy that 'the main approaches into Malton and Norton should be protected, and that any development which undermines or harms the significance of the landscape quality and visual amenity created by the views and setting should be resisted.</p>	
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