

SETTRINGTON

Village Design Statement



Settrington Parish Council

Adopted as a supplementary planning document by Ryedale
District Council 5th September 2013

Introduction

This document started life some years ago as a 'Parish Plan', setting out to answer as a village community three simple questions:

1. Where have we come from?
2. Where are we now?
3. Where are we going?

To examine the issues presented by items 2. and 3., five community working groups were established to review, record and make recommendations on:

- a) Landscape, ecology, trees, etc.
- b) Roads, footpaths, verges, ditches, boundary walls, fences. etc.
- c) Street furniture, signage, road names, addresses, overhead cables, streetlights, etc.
- d) Recreation, sports and play areas
- e) Building appraisal and guidelines, future developments, etc.

The contents of the current document are largely the fruits of the working of those groups.

However, whilst this document retains the basic 'three questions' objective, in order to achieve the purpose of a Village Design Statement its emphasis has shifted somewhat towards the third question, 'Where are we going?'

That purpose is 'to make observations' which give 'supplementary planning guidance' to Ryedale District Council. In other words, when properly registered, it formally makes the planners aware of the village community's wishes which should be taken into account, along with their own and statutory criteria, when making their own plans, giving advice and, for instance, making decisions on planning applications.

To that end, the essence of the community's feeling expressed in this document is embodied in the appended report written by Francis F Johnson & Partners of Bridlington (architects of the rebuilt Settrington House), commissioned by the Parish Council in 1984.

The report gave a very clear warning of the dangers the settlement faced, and still faces, from modern pressures. Its summary paragraph states:

'Taken as a whole this is one of the really fine villages in the area which cry out for a policy of protection to retain their beauty not only for the present inhabitants but also futurity.'

Settrington Parish Council
2012

Contents

		Page
1.	A Brief Look at Settrington's Past <ul style="list-style-type: none">· Early History of the Settlement· The Mansfield Survey 1599 – 1600· Scheduled Ancient Monument· The 18th Century· The 19th Century	5
2.	Character Appraisal <ul style="list-style-type: none">· Introduction· Future Design Guidelines<ul style="list-style-type: none">· The Importance of Building in Matching Materials· Rainwater goods· Doors· Windows· Lintels and Sills· Pointing, Coursing and Style of Stonework· The Overall Effect of Alterations and Extensions· Roofing· Painting· Roof Lights· Property Boundaries· Trees and Hedges· Footpaths and Drives· The Conversion of Non-Domestic Buildings· Conclusion	13
3.	Landscape <ul style="list-style-type: none">· Trees· Greens and Verges· The Beckside· Wildlife	18
4.	Roads, verges, etc. <ul style="list-style-type: none">· Ditches and Grips· Boundary Walls· Fences· Village Hedgerows· Footpaths and Rights of Way	22

Contents

5.	The Manmade Environment – both Present & Past <ul style="list-style-type: none">· Present<ul style="list-style-type: none">· The Traffic Calming Scheme· Village Name Signs· Signposts· Street Lighting· Overhead Cables· Pavements and Kerbing· Street Furniture· Settrington Quarry· Street Names· Post-war Settrington· Past<ul style="list-style-type: none">· Settrington and Buckton· Settrington Church· Medieval Settlement Earthworks on/around Town Green· Settrington Methodist Chapel· House Nos. 30 - 35 which follow the 1599 Building Line· Settrington School· Settrington Conservation Area· Pinfold or Pound	24
6.	Future Development in Settrington	34

Appendix 1 - The Johnson Report (1984)

Appendix 2 – Executive Summary

Appendix 3 – Chantry Chapels

1 A Brief Look at Settrington's Past

Early History of the Settlement

Although there is evidence of Iron Age and Romano-British settlements within the present parish boundaries, there was no really significant impact upon the landscape until the Anglo-Saxon period when the open field system of agriculture began. There were three fields in Settrington and, assuming they would surround the dwellings, it is likely the housing was situated more or less where it is now, but, as there is no archaeological evidence available, this can only be conjecture.

Settrington's entry in the Domesday Book is quite brief: it reads:-

"In SENDRITON Turbrand had nine carucates of land to be taxed (i.e. in 1066).

Now Berenger has two ploughs in the demesne there and sixteen villeins, and two bordars, with six ploughs. Meadow 20 acres (i.e. now in 1086).

Value in King Edward's time thirty shillings. Now forty shillings."

There is another entry for BOCHETONE (Buckton), a settlement in the area of Kirk Hill Farm to the south. It was larger than Settrington, had a church and a priest, and was clearly more important. Little trace of it now remains.

The Domesday Book entry reads:

"In BOCHETONE Turbrand has ten carucates of land to be taxed. Land to ten ploughs (i.e. in 1066).

Berenger now has in the demesne there four ploughs and one mill of six shillings. A church and a priest."

The Mansfield Survey 1599-1600

It would seem sensible, therefore, to begin these introductory notes at a point where firm evidence is available. In this respect Settrington is very fortunate indeed to have the Mansfield survey which began on 17th March 1599, with the report being submitted on 17th June the following year. John Mansfield was the Queen's surveyor in the North Riding.

Originally there were four copies of the survey; three are still in existence. In 1962 the Yorkshire Archaeological Society printed it in book form, edited by H. King and A. Harris. The text, which is exceptionally detailed, is accompanied by three very useful maps, one of which is reproduced on the following page.

Compare the following map with the aerial photograph on page 28, taken in 2012.

A Brief Look at Settrington's Past (cont.)

Scheduled Ancient Monument

It is interesting to note from the Mansfield map the way in which the parcel of land marked as Chappel Garth, also known as Kyrkclose in the text, stands as an island within the wide droveway leading to the village pastures in the west.

Much of this droveway was subsequently enclosed and the raised rectangular platforms indicating the site of the chantries or chapel are now within the field to the east of the former Town Green Farm*. There are many more earthworks indicating the sites of cottages, tofts, trackways, crew yards (to hold cattle in winter), etc. (* See the area above the bowling green and tennis courts on the aerial photo on page 28)

This field, together with a smaller parcel of land on the other side of Scarlet Balk Lane, was scheduled as an Ancient Monument in August 2000, Department for Culture, Media and Sport, Batch Number: 10860 : File Reference AA22685/1.

Monument: Medieval settlement earthworks on and around Town Green.

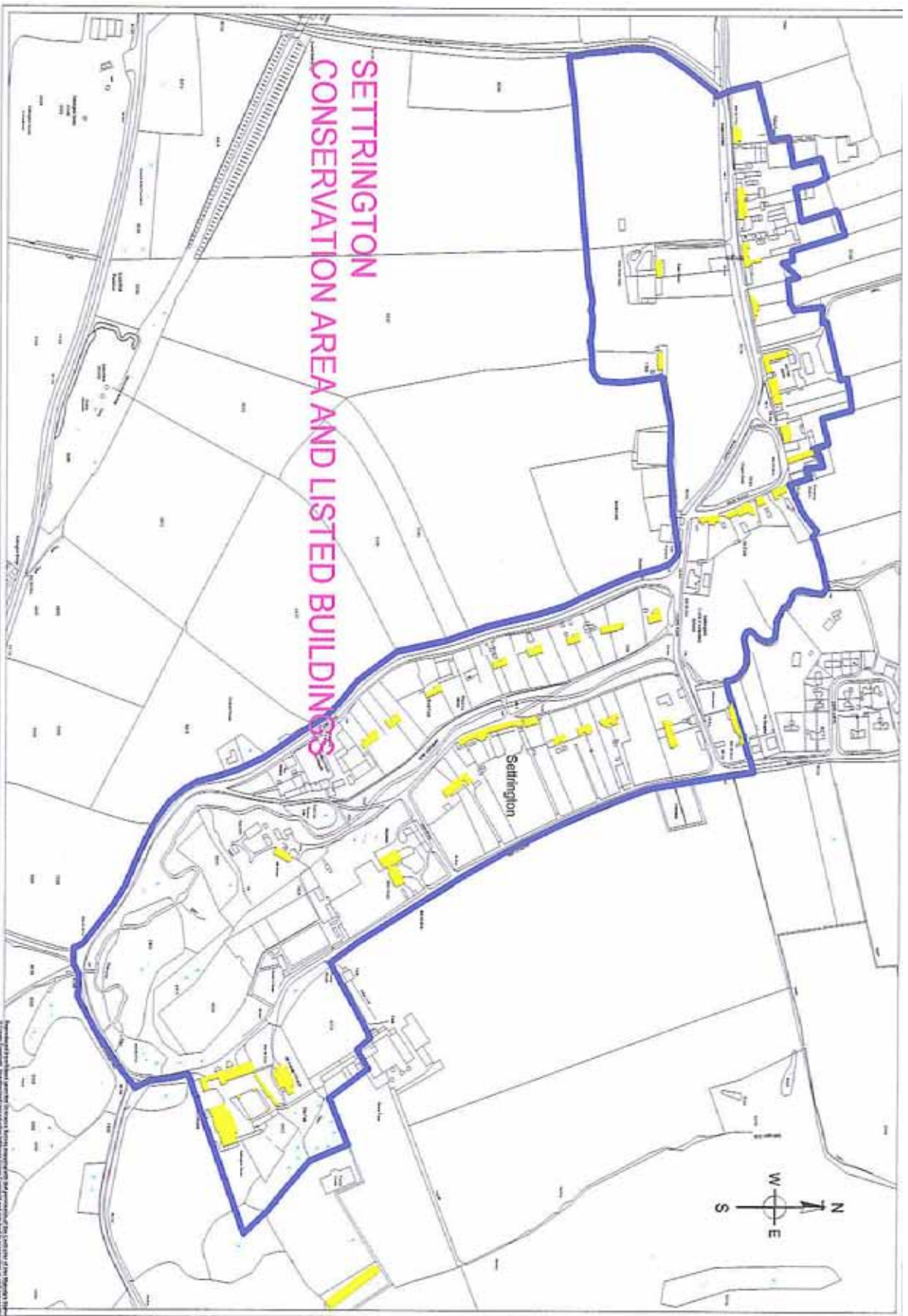
The 18th Century

THE 1797 ENCLOSURE ACT

In 1795 Henrietta Masterman, who had inherited the estate as a minor, twenty three years before, married Mark Sykes. He became Sir Mark Masterman Sykes on the death of his father in 1801. Although some land had been enclosed as early as 1600, and a great deal more in 1688, much remained in the open field system. Mark Sykes sought an enclosure act to complete the work; this was achieved in 1797. The work would have been carried out quite quickly, most likely within two years; the building of the farmsteads both within and outside the village would not have been long delayed after that. The landscape of the parish was thus changed quite dramatically in a short space of time.

THE REBUILDING OF THE VILLAGE

Changes of equal magnitude occurred within the village itself as many houses were demolished and re-sited, while others were renovated. A number of houses at the south eastern end of the beck were demolished and not rebuilt, the land becoming part of the manor house garden. Access to the house and the church had crossed this land and so New Road was provided instead. This major remodelling of the village is usually attributed to Henrietta; it is interesting to contemplate that if she had returned in the middle of the 20th Century she would have found the settlement largely unaltered. Overleaf is a recent sketch plan of the Settrington conservation area; if this is compared with the previous Mansfield map, a ready assessment of Henrietta's highly commendable work is possible.



A Brief Look at Settrington's Past (cont.)

The Beckside

In this 'Henrietta' plan the crowded appearance has gone, with twenty of the cottages rebuilt as ten nearly identical pairs, set well back from the stream.

"This part of Settrington has now the spacious air of a planned estate village, one of the best of its kind in the riding."

(K J Allinson 'The East Riding of Yorkshire Landscape')



(Numbers 23 - 26 Settrington)

The picture below shows the group of houses on the eastern side of the beck which retain the old building line as it was in 1600. As these houses all have evidence of work earlier than 1800, it may be that Henrietta's plans only involved their renovation or modernisation. At some point the timber crucks have been removed. The second single storey building was the village school; there is evidence that it was in use in 1815 - its actual opening may well be earlier than this. It closed in 1852 when the present school building was opened. The old school became a dwelling and in the early part of the 20th Century a second storey was added.



A Brief Look at Settrington's Past (cont.)

The Beckside Today

On both sides of the beck the motley collection of buildings of different sizes and shapes has largely gone and there is now what Francis Johnson described as a 'relatively homogeneous group'.

This is a close up picture of one of the cottages in a beckside pair. Note the use of local Jurassic stone, clay pantiles, 24 pane sliding sash windows, distinctive lintels, a six panelled door, etc. (Picture taken Christmas 1908 when the Post Office was run by Mrs Ruth Lucy from No.47, Settrington. Later it moved to No.49, staying there until it was amalgamated with the village shop in the 1970s.)



Town Street

Turning to the second part of the village, the comparison also indicates changes here. Mansfield shows houses situated on three sides of the green; now most of those to the south have been demolished and not replaced; at some point in time the wide outgang, which led to the common pastures and meadows alongside the Derwent, has become a road. The houses abut the northern edge of this road and do not have gardens in the front.

Again, a number of the houses, particularly around Chapel Garth, reveal traces of work done earlier than 1800. There are minor variations as certain features differ from group to group. This is the basis of the recommendation later, that plans for extensions, repair, etc. must give regard to the group in which the particular house is found.

How long did the rebuilding of the village take?

It is likely that the new Settrington House was occupied by Mark and Henrietta Sykes on their marriage. Two houses in the village have dates, one 1796 and the other 1801. It is likely the work occupied a number of years, and different builders may well have been involved. This could explain the minor differences which have been noted, and again emphasises the need for a house to be considered as a member of its group.



The village school in 1904. Today's fence is similar, but the trees have long gone. The old girls' toilets can be seen through the trees on the right; these were demolished in 2007 to make room for an extension.

A Brief Look at Settrington's Past (cont.)

The 19th Century

Henrietta's work extended into the 19th Century. In subsequent years both the school (1852) and the chapel were built (1890).

The Malton to Driffield railway line opened in 1853. In the immediately preceding years there would have been considerable work in the village as two bridges, embankments, a tunnel and cutting were constructed, and, of course, the station and its ancillary buildings. The line closed in 1958 after 105 years of operational life. The station house is still occupied, but the bridges have been demolished.

Apart from these features the village, as noted above, remained largely unchanged until the middle of the 20th Century. In 1941 Arthur Mee still described Settrington as:

'A quiet red roofed village sheltering under the Wolds.'



©www.petersmith.com

2 Character Appraisal

Introduction

Settrington used to be a village where the economy was largely based on agriculture. There were at least 8 farms within the village and most of the housing was intended for those employed in agriculture or its ancillary services. Times have changed: there are now just 2 farms in the village, the tied cottages have been sold or let, and are now occupied by people who work elsewhere. The village is lucky enough to have a village school and a church, but the shops, the chapel and trades such as blacksmith and tailor have all disappeared.

When Francis Johnson completed his report on Settrington in 1984 (see Appendix 1) he was able to write “it is still an intact 18th Century estate village”. We have already noted that K J Allison had written similarly in 1976, when he suggested it was one of the best of its kind in the Riding.

Both writers admired Settrington’s beauty in its quiet setting, with sheltering hills to the east and a clear running brook flowing through. Francis Johnson, however, warned that many of its other important qualities were fragile, but, although damage was already evident, he thought it had not advanced too far to prevent further damage, and, perhaps, a policy of reclamation could still be pursued. Above all, he stressed, protection was vital.

When the Johnson Report first appeared it did not have the wholehearted support of all village residents. Fortunately, only a few years passed before the situation changed and many of the fiercest critics became the most enthusiastic supporters. The report ‘opened the eyes’ of many people living in the village at the time, helping villagers to appreciate the finer points of those features which combine to make Settrington the attractive village it still is.

This enthusiasm continues to grow, which is one of the reasons why the villagers have produced this Village Design Statement. It is hoped that it will give their wishes greater impact.

Apart from the features noted in the above historical comments, the village remained largely unchanged until the middle of the last century. At the beginning of the 20th Century Settrington was virtually entirely an estate village, being part of Birdsall Estate, with most of the properties being occupied by employees of the estate or the tenant farmers, or other people working on the land.

In 1937 part of the Birdsall Estate was sold to Mr Samuel Storey, but the occupancy of the properties did not materially change until the latter half of the century when Birdsall Estate adopted a policy of selling off a lot of its cottages. This led to occupancy by people who were not directly employed in the agricultural industry in the area; the ideas and aspirations of the new occupants can of course be quite different.

‘Settrington Station 1920s’



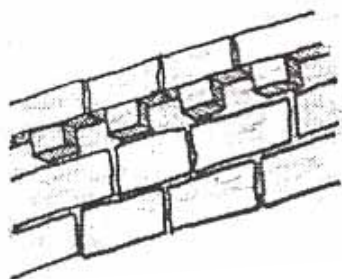
Character Appraisal (cont.)

Future Design Guidelines

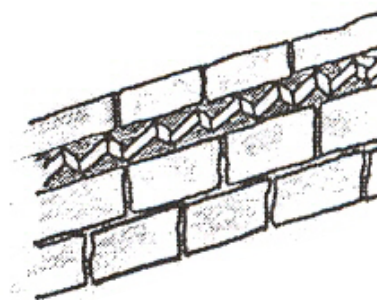
The guidelines set out below are intended to maintain and advance the characteristics of which the village is proud and which are mainly set out in the Johnson Report:

The importance of building in matching materials

All houses and extensions should continue to be built in matching stone (which it is understood can still be obtained from Hovingham quarry), together with natural clay pantiled roofs and stone ridges. Reclaimed brick chimneys are traditional in the village and this should be the main use of brick, together with the retention of dentilation or dog tooth courses at eaves' levels, especially *where they are applicable to the group* in which the building lies.



Dentilation



Dog-Tooth

Rainwater goods

All rainwater goods and downfall pipes should be in cast iron and be painted with appropriate colours, usually either black or Birdsall stone (Lizard BS10B21).

Gutters should be on rise-and-fall brackets and should be of traditional half-round section.



Character Appraisal (cont.)

Doors

Doors are an important feature of the houses and there is a variety of designs. Those predominantly used around 1800 were flush, six panel, timber doors to the front (see photo on page 11), with vertically boarded ledge-and-brace doors to the rear. There are, however, a number of properties with four panelled, timber doors which are of a later period. Where these are replaced this should preferably be by six panel doors and, where borrowed light is essential, only the top two panels should be glazed. All doors should be of timber construction with a paint, rather than stain finish. UPVC doors are inappropriate.



Windows

A number of unsuitable windows have been fitted as replacements in the past. These have very wide glazing bars, thus giving the impression of being heavier than traditional windows; sometimes they have a mixture of large and small panes. A quantity of original Yorkshire sliding sash windows remain in situ; some have been replaced by sympathetic casements with the same number of panes and weight of woodwork.



There are a number of three light windows which have been changed to casements, achieving acceptable results (for example on Blacksmith's House on Becksid). Although retention of traditional windows is always desirable, there are a number of vertical sliding sash timber windows which, in some of the larger openings, are appropriate. Where replacements are required, window openings should not be altered in size or shape, and homogeneity should be sought, preferably with Yorkshire sliders, which are the traditional type of window in these properties.

Appropriate casement windows containing small panes and a minimum amount of woodwork can be acceptable. If double glazing is required, secondary double glazing on the inside of the windows is acceptable. Here again, UPVC windows would not be appropriate.

Lintels & Sills

Several types of lintel can be seen in the village, with chamfered lintels in some groups, and square ended in others. Early timber lintels are visible in some houses by the beckside. These should be retained; any alterations or additions should be in keeping with the appropriate grouping. Stone sills should not be removed or window openings altered.

Character Appraisal (cont.)

Pointing, Coursing and Style of Stonework

Another important feature which should be borne in mind is the style and method of pointing, and the coursing and style of stonework. The latter should, where appropriate, match the existing and should have a bagged* finish. Lime mortar should be used where possible and raised, 'snail', pointing should be avoided at all costs. The mix of mortar is important; hard cement mortar should not be used - it should always be lime based.

(* With excess pointing mortar brushed or rubbed away, leaving a slightly recessed, coarse finish; originally done with a piece of hessian sacking, typically from a sand bag – hence the name.)



Snail Pointing



Recessed Bagged Pointing

The Overall Effect of Alterations and Extensions

The fronts of the houses are the most prominent feature, but many of the backs, due to the open layout of the village, are visible; any alteration in these areas should have regard both to the village as a whole and to their position with regard to neighbours.

Any extension should not be too large, thus overpowering the original building. On some occasions extensions with catslide roofs have been made to the rear; these are not always satisfactory; sympathetic pitch-roof extensions may be used, but care should be taken to ensure that these are in sympathy with existing roof pitches. Indeed, pitch of roofs is an essential element in maintaining the appearance of the village; this should be borne in mind with regard to any extension, and even more so to any new building. Conservatories or garden rooms should not be ruled out, as long as they do not visually intrude and are of an appropriate design and material.

Roofing

Many different roofing materials have crept in, but clay pantiles are readily obtainable and should, with very few exceptions, be used. Existing pantiles should be retained as far as possible, and re-used on the frontage which is most visible. Flat roofs should always be avoided. Ridges were usually in stone and these should be retained as far as possible, as should similar verges and water tabling. Dormer windows, especially on the front elevation should be avoided.

Painting

It is difficult to insist on a uniform painting programme throughout the village, but it is essential that lintels and sills in particular should be either be left as natural stone or painted in sympathetic shades. Strong colours should not be introduced; white or stone drab seems to be the most appropriate.

Roof Lights

Roof lights, where necessary, could be approved, but should not be fitted to the front facades as they spoil the symmetry of the roofs; if Velux lights are to be used this should be to the rear. Conservation roof lights should be used and should not be dominant in terms of number and size.

Character Appraisal (cont.)

Property Boundaries

Regard should be had to the boundaries of the property, as unsympathetic materials can detract from the character of the village. Appropriate hedging, stone walling and wooden fencing material should be used. White painted paling fences are appropriate where they already exist.

Trees and Hedges

Tree planting in gardens and hedges should be sympathetically carried out using native hardwood species where possible; avoiding the use of hedging plants such as leylandii which is inappropriate in the village.

Footpaths and Drives

Gravel or York Stone are preferable for footpaths and drives; tarmac should be avoided.

Solar Panels and Windmills

The Parish Council is keen that renewable energy generation developments do not detract from the character of the village. The Parish Council will rely on specific design guidance prepared by Ryedale District Council in due course.

The Conversion of non-domestic buildings.

Local planning authorities do not have authority to advise development outside the national guidance criterion, which states that 'each historic building has its own characteristics which are usually related to an original or subsequent function. These should as far as possible be respected when proposals for alterations are put forward. Thus any conversion should match the existing style of the building. Whilst accepting this criterion, the Parish Council feels that regard must be had to the adjacent properties and in particular, the position of door and window openings.

CONCLUSION

When looking at Settrington it should be borne in mind that the character of the village has been built up over a long period and that we should try to ensure that the best features are preserved. These are shown in the particular groupings that have arisen and are emphasised by the similarity in items such as window types and sizes in each group. It should be remembered that when the properties were built they were of a high standard for the time, but it must be appreciated that people will want to improve them and bring them up to 21st Century living standards, especially with regard to such things as ceiling heights, ventilation and lighting. There are many listed buildings in Settrington however, and special regard should be given to the desirability of preserving them and their features.

In carrying out building works, proper regard must be afforded to the overall feel of the village and in particular to the pitch of the roofs and the scale of any new development. Due importance must be given to obvious features such as doors and windows. Any new development (which should only be in-fill), extension or alteration, must have regard to the site and the scale and size of the neighbouring dwellings, and be in accordance with policies in the statutory Development Plan, the Ryedale Local Plan.

The scale of new development in the village should indeed generally be restricted to suitable in-fill plots, although small scale affordable housing schemes on the edge of the village may also be justified in accordance with the Ryedale Local Plan. The size of any of these plots should have regard to the space between the buildings, be homogeneous with existing developments, and also should allow the properties where appropriate to maintain their existing substantial gardens.

A summary of features which are integral to the character of the village and valued by the local community is contained within Appendix 2.

3 Landscape

Settrington was a working agricultural community for many centuries, and throughout those years change was a very slow process indeed. We have already noted in the early pages of this document the dramatic transformation which occurred as a result of Settrington's 1797 Enclosure Act, and the work of Henrietta Sykes in rebuilding the village cottages and positioning them in more spacious surroundings.

Although some of the enclosure commissioners' hedged closes have been absorbed into larger fields more suitable for modern agriculture, and many of Henrietta's cottages have been enlarged to make them more acceptable for 21st Century living, we still have a very attractive and spacious village with beautiful views of surrounding farmland and the sheltering wooded hills to the east.

The beck, a tributary of the River Derwent, is a particularly important feature of the settlement and a focal point for the community. It, together with the lake in the grounds of Settrington House and several private ponds, adds considerably to the variety of wildlife habitats in the area, as do the long established field and garden hedges, some meriting the description 'ancient', and many fine trees which have long been another notable feature of the village.

Settrington falls within the 'Yorkshire Wolds' National Character Area. National Character Areas are designated by Natural England. The NCA project seeks to harness evidence from across the full breadth of Natural England's remit; combining landscape and biodiversity with ecosystem service and climate change information, to identify shared environmental opportunities for the first time at a local level. Further information on the National Character Area can be found at the following link; <http://publications.naturalengland.org.uk/publication/2565704?category=587130>

A Closer Look At Some Of The Features Of The Landscape

Trees

Settrington has long had good cause to be proud of its trees, both within the village itself and in its outlying areas. As early as 1305 there is a record of 80 acres of woodland. At the time of the Mansfield survey in 1599 woods, principally oak and ash, covered an area of 235 acres and the manor was a supplier of wood to many other Wolds villages. Settrington Estate still has fine woodlands. As residents move about the village they still enjoy views of the Shepherdess Plantation on the Wolds escarpment to the east, and, ascending Horse Course Lane and looking back to the south west, one is afforded equally fine views of Settrington Wood.

Trees, individually and in groups, are an attractive feature of the village itself.



Settrington's most famous tree, the very fine elm, is sadly no longer with us. A passage from William White's 1840 Trade Directory reads as follows:

'In the village is an elm tree the trunk of which is eight yards in girth.'

The name given to the adjacent farmstead occasions no surprise.

It should be noted that trees within Settrington's Conservation Area are protected, and written notice from the local authority is required prior to felling or pruning.

Trees have been planted to mark royal occasions:

The lime near the road bridge commemorates the diamond jubilee of Queen Victoria.

The oak, in the hedge near the site of the chantry chapels, at the village end of Scarlet Balk Lane, and in the children's play area, commemorate the coronations of King George V, King George VI and Queen Elizabeth II respectively.

Landscape (cont.)



Children of the school Nature Club planting a chestnut tree on Town Green

In recent years the Parish Council, recognising the importance and value of trees in the village environment, has planted them in several locations. The planting work along Back Lane will improve the views across the village; similar work could usefully be done along the Forkers Lane approach from Scagglethorpe. Willows alongside the beck should be allowed to grow to maturity and replaced as necessary; as is currently happening in Church Lane where young trees are already in place between the mature oaks.

Only native species should be considered for planting. Due consideration needs to be given to the eventual dimensions of the mature tree in relation to adjacent buildings. Commercial developments should be sensitively screened and/or landscaped to maintain the beauty of the rural scene.

At the behest and expense of the Parish Council, village trees are examined regularly and maintained or replaced as necessary.

It is important to note that no planting of any description should take place on the registered village green or on common land. The law is very clear in this regard, particularly in the case of the registered village green (Unit No. VG62) in the areas adjacent to the beckside and land at both the northern and southern ends.

Greens and Verges

Settrington is fortunate in having spacious grassed areas and wide roadside verges, both of which make a considerable contribution to the overall appearance of the village. They fall roughly into three categories:

1. Verges, other than those immediately fronting cottages, such as the areas along Town Street and Back Lane are cut by a contractor according to terms agreed at the beginning of each cutting season. NYCC makes a grant to the Parish Council to help meet the cost. Four cuts are usually specified, but some areas of wild flowers, or those planted with spring bulbs, are normally left undisturbed at the time of the first cut.
2. Verges immediately fronting houses, on Town Street and part of the Beckside, are usually mown regularly by residents.
3. Larger areas such as the village green adjacent to Town Green Lane and parts of the registered village green alongside the beck are managed as wildlife refuges and/or wildflower meadows and are cut once in late summer in order to facilitate self seeding.

Where verges fronting cottages are regularly mown by residents any planting should be restricted to spring bulbs; bedding plants, flower beds and shrubs are not considered appropriate. Hard kerbing is similarly out of place and alien to the rustic nature of the street scene.

The law relating to the registered village green is very clear: trees and shrubs should not be planted and fences not erected without the permission of the Parish Council.

The Parish Council holds ownership of most of this land on behalf of the residents.

Landscape (cont.)

The Beckside

This is probably the most sensitive, yet potentially one of the most beautiful, areas within the parish. The beck itself and the areas on either side, the fords and the footbridges embody a unique feature of the village and one which calls out for careful preservation while still providing every opportunity for young and old to enjoy it.

The cost of cleaning and clearing the beck is met by the parish. The work used to be done by hand, but labour costs now preclude this, and machinery has to be used.

Some village residents favour a beck-and-beckside management policy which aims to encourage a rich variety of plant and wild life. Other residents are not entirely happy with this as they then find the appearance of the area to be aesthetically displeasing. It is hoped, therefore, that residents will find the current management system an acceptable and valid compromise.

At each end of the beck is an area of poor-draining land which can be left unmown; sometimes it is too wet for machinery to pass over it. The butterbur in these areas has been controlled in the past with herbicide; approval for spraying having been given by the Environment Agency. Reducing the extent of butterbur may lead eventually to drier ground conditions (less foliage resulting in more evaporation), providing the opportunity, if desired, of a larger regularly mown area.

The area between the wet places is cut three times per season; the timing of the first cut is crucial if spring bulbs are to flourish and wildflowers are to be given opportunity to seed. If circumstances demand that the first cut be earlier, small areas of flowers such as lady's smock and marsh marigolds should be left untouched.

The parking of cars outside cottages close to the beck can damage the grass. Where this is unavoidable, care should be taken to avoid despoiling the verges unnecessarily.

When residents close to the beck mow the area fronting their cottage it is requested that a narrow margin (approx. 1 metre in width) along the edge of the stream be left as a 'wildlife corridor'. The grass cutting contractor should eventually top this margin of grass to no less than a metre high. (See later notes on the Water Vole.)

Grass cuttings should not be allowed to fall back into the beck as they will decompose and then contaminate the water, killing both fish and vertebrates. Piles of raked grass and vegetation should not be left near the water's edge for the same reason. No garden refuse should be deposited on the beckside.



Landscape (cont.)

Wildlife

Mention has already been made of the rich variety of habitats that Settrington and its immediate surroundings provide. As far as mammals are concerned, badgers, foxes, hedgehogs, stoats, weasels, roe deer and grey squirrels are regularly seen in the fields and woods within the village and just beyond. Sparrow hawks, the greater spotted woodpecker, wrens and nuthatches visit gardens, in addition to the usual sparrows, tits, finches, thrushes, blackbirds and jackdaws. The occasional kingfisher and dipper can be seen along the beck as well as moorhen and mallards.



The stream is the home to bullheads, stone loach, minnows, freshwater shrimps, leeches and a variety of insect larvae. Freshwater crayfish are occasionally found and the rare hummingbird hawk moth has been seen on the becksides. Trout are not unknown.

The country's water vole population has declined in recent years by over 90%, largely due to mink predation. The attractive water vole, first introduced to most children through 'The Wind in the Willows' as 'Ratty', has now re-colonised the beck after an absence of several years and appears to be expanding the area of its occupation quite successfully. Hence the policy of leaving the metre of unmown grass on the edge of the water.



Otters have also been seen in recent years; one was seen in a village garden, unfortunately it had a good evening meal from the garden fishpond.

Great crested newts now breed in the ponds near to the beck, in the paddock north of the road bridge. These newts have also suffered major decline due to the loss of ponds in which they breed and ground which they use for foraging and hibernation.

Residents are reminded that it is illegal to kill, capture, disturb, take eggs, or destroy a breeding or nesting place.

4 Roads, verges, footpaths, ditches, walls, fences, boundaries.

When Francis Johnson completed his (appended) report in 1984 he was able to comment upon Settrington's 'relative freedom from traffic'. During the ensuing years the situation has altered quite dramatically.

The general increase of traffic volume is exacerbated by the fact that more and more vehicles seek a convenient route from the A64 to the Hull conurbation and other East Riding towns. Since 1984 both the number and size of HGVs using the route have grown. When two of these multi-axled lorries meet they cannot pass without one, or both, mounting the verge or pavement. The effect of this is there for all to see; once attractive village verges are being damaged and scarred, while the roadway is being widened by such encroachment. The new width is eventually confirmed by subsequent road maintenance, a practice not welcomed by residents. Village pavements are similarly abused, and it is not uncommon to see lorries even mount the pavement near the school.

The Parish Council has made its concerns known to NYCC on a number of occasions. A traffic census was carried out prior to the introduction of speed limits and a request was made for the imposition of a weight restriction on vehicles passing through. The Parish Council was told that this could not be considered until an alternative route was available. Hopefully the 2012 modifications to the Brambling Fields interchange on the A64 will eventually lead to such an alternative route; for instance, the Mouchel Consultation document recommended a link road from the Bacon Factory to the B1248, Beverley Road.

Village residents will doubtless continue to review the impact of the growth in traffic volume on the quality of life in the village, the safety of pedestrians and its effect on village roads and verges.



In 1906 when this photo was taken it was quite safe to leave the twins in their pram in the middle of the road, as the village would, of course, be almost traffic free. (It is almost certain that the twins are Alice and Clara Blackwell who lived in Settrington all their lives. The ducks, of course, kept the beck clear and clean.)

Settrington continued to be quite a safe, quiet village into the 1960s; since then the situation has deteriorated considerably and it continues to do so.

Settrington is unlikely ever to be so fortunate again. Nevertheless, residents must not merely accept the present state of affairs as a 'fait accompli'. The question 'Is there anything which can be done?' should be found permanently on the village agenda.

Roads, verges, footpaths, ditches, walls, fences, boundaries (cont.)

Ditches and Grips

Standing water on village roads can present a traffic hazard especially during winter, and so careful, effective maintenance of drainage ditches and grips is essential. When the village had its own lengthman, the work was done by hand and the result was a neat and tidy job. It is now done mechanically; the result is visually displeasing.

The Parish Council should be made aware of any concerns regarding ineffective drainage in order to advise the authorities accordingly.

The importance of effective drainage ditches to the village's wildlife should not be forgotten.

Boundary Walls



The 1904 picture of two pairs of beckside cottages shows just how important the fine stone boundary walls are to the overall beauty of the village. The Conservation Area village status prohibits the removal of such walls and requires proper maintenance of them. It is indeed essential that proper maintenance of the walls, using materials and skills sympathetic to the original structures, takes place. In Appendix 2, the cornerstone of this document, Francis Johnson states that 'many of the village's most important qualities are fragile and in considerable danger under today's pressures; fortunately the damage has not advanced too far to prevent a halt and to provide protection'.

In this context, the replacement of stone boundary walls with alternatives is not acceptable.

Fences

Fence replacements should be as near to the previous ones as possible. For fences on new developments in areas where stone walls are not the norm, white picket is preferred. The materials used should be sympathetic to and enhance the appearance of the village. Proper maintenance to both fences and gates is essential.

The use of post and wire fences for agricultural purposes is recognised.

Village Hedgerows

Mention has been made of the excellent stone boundary walls in the picture taken in 1904. Other pictures from the same period show equally well-maintained hedgerows which make a similar contribution to the overall beauty of the village.

Settrington is fortunate in having a number of ancient hedgerows which, apart from providing a valuable link with the past, enrich the environment with the greater variety of species and their potential as wildlife habitats. Other hedgerows are of more recent origin and while some are merely boundaries, others are stock proof.

Some hedgerows are of a single species. When this is the case the recommendation is that the choice should be of a native variety such as beech, hawthorn, holly or hornbeam. Examples of privet and lilac are acceptable. The choice of leylandii is inappropriate.

Footpaths and Rights of Way

Historical rights of way invariably had a utilitarian purpose which has long since gone. Most Settrington residents work outside the village and few now have jobs related to agriculture or forestry. Rights of way now have a very different purpose; they provide opportunities for exercise and enjoyment, which should lead to a greater appreciation of the beauty of the parish.

Walks starting from, or encompassing, Settrington feature on many published walking guides.

It is intended to feature a section on walking on the planned village web site. The village hall car park provides parking for walkers.

Residents and walkers should advise NYCC of problems on any of the public rights of way, stiles, footbridges, etc.

5 The Manmade Environment Both Present and Past

Present

This section is concerned with some of the more minor features of the environment such as litter bins, benches, signs and streetlights. It is recognised that, while Settrington is a village of some distinction, poor choices in these and similar items can cause considerable damage to its character. It is also recognised that, when a community is plagued by too much through traffic, some of these choices present real difficulties.

The Traffic Calming Scheme

The provision of the traffic calming scheme is a good example of the point made in the paragraph above. While many residents were keen to have it, there was also a strong body of opposition. One of the objections was the increased 'clutter' of signs. The scheme demanded extra streetlights and this also caused concern. While it may be possible to dispense with some streetlights, it will not be possible to remove the extra signs. The Parish Council is aware of the effect 'street furniture' has on the overall appearance of the village; whilst progress has been made in recent years, it is hoped that a more co-ordinated effort will result from a consideration of this Village Design Statement.

Recreational Facilities

These comprise:

- Village Hall
- Children's play area
- Football and cricket pitches
- Tennis courts
- Bowling green



The Manmade Environment Both Present and Past (cont.)

Village Name Signs

To mark the millennium, the old, battered metal village signs were removed and replaced with stone structures.

Signposts

The NYCC metal signposts in the village have been replaced by the village with traditional, vernacular, wooden ones.

The cost of replacement and maintenance will be met by a charge upon the parish.

Street lighting

Street lighting has been provided by the Parish Council and both maintenance and energy charges are met by the Parish Council. Both these charges have increased considerably in recent years and the effect on the parish precept is significant.

There are differing views within the community on the matter of street lighting.

- Some residents see it as essential for the safety of people walking in the village after dark and for security purposes generally. This was the police view when the Parish Council discussed it with them.
- Others see it as yet another source of unwelcome light pollution, alien to a rural area.
- Some believe the number could be reduced.
- There is a view that the posts and lamps now installed are of an inappropriate design only suitable for an urban situation.



Overhead Cables

This picture was taken around 1900 and shows the becksides without posts and overhead cables; it is a truly rural scene.

Like Settrington, most similar communities deplore these eyesores.

The Parish Council intends to encourage statutory bodies to conceal installations underground, particularly on the becksides. Individual property owners are encouraged to do the same when they have the choice to do so.

Pavements and Kerbing

There are existing pavements with associated kerbing; it is considered that these are entirely suitable in their present situation.

New pavements in other areas of the village would be inappropriate. The grass verges found there should be preserved and protected as much as possible.

Street Furniture

A number of items which should be included under this heading have already been considered above. Others such as seats and benches, litter bins, and notice boards are also important and should be part of a well coordinated effort to ensure that items chosen have qualities which will enhance the attractiveness of the village scene.

As a general rule, the quality of chosen items should be of the highest, while the quantity should be reduced to the minimum required. Their design must do nothing to jeopardise the rural nature of Settrington.

The Manmade Environment Both Present and Past (cont.)

Settrington Quarry

This is an important feature of the manmade environment of the village.

The present quarry began its life as one of the stone pits included in the Settrington Enclosure Award dated 10th September 1800, which followed the final enclosure. It may well be that this pit was used far more than the others by local people because of its proximity to the village. It must have been exploited commercially during the 19th Century as two lime kilns were built alongside the railway line which ran just to the north. (It is still possible to find these kilns but their disintegration is progressing rapidly and they are well beyond any possible restoration.) The transportation of lime from places such as Burdale provided useful revenue for the Malton Driffield railway line up to its closure in 1958.

By the outbreak of war in 1939, commercial activity seems to have ceased but the demand for stone as part of the war effort reactivated exploitation. This continued after hostilities ceased and so proper planning permission was obtained from Norton Rural District Council in 1947. Unfortunately, the conditions set out then were by no means as stringent as those now required; hence the steep and dangerous quarry faces that are left.

As part of the Section 106 Legal Agreement for the extension to the site granted permission in 2003, mineral extraction was relinquished for the area to which the 1947 permission applied. The 2003 permission only authorises the extraction of minerals until 31 January 2015, with the site being restored by that date or within a longer period as may be specifically approved in writing by the County Planning Authority.

The abandonment and restoration proposals are quite wide ranging, including work on the quarry faces to ensure safety, as well as extensive planting of grasses, shrubs and trees. There will also be an area of open water and a shallow wetland area. All the work is to be consistent with the Ryedale Biodiversity Action Plan. It is hoped that the area will then be a safe haven for local wildlife.



The Manmade Environment Both Present and Past (cont.)

Street Names

Traditional Settrington

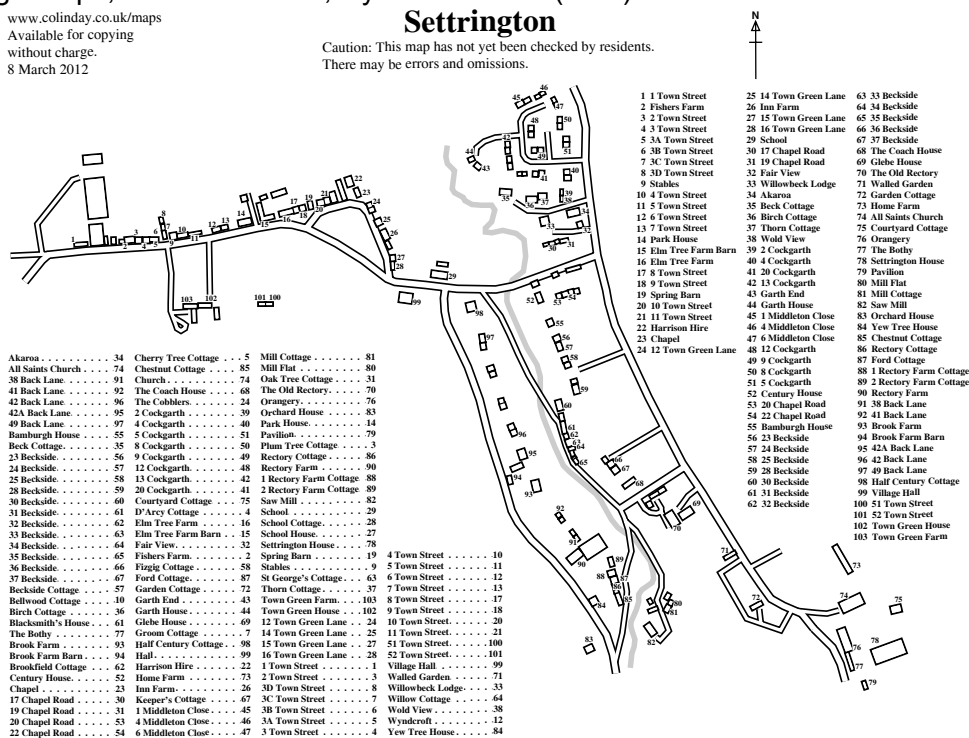
There exists both a lack of awareness and also some confusion about street names in the village, with only Cockgarth having a nameplate. Until recent times the names of all the farms were very well known and all the estate cottages were numbered 1 to 52, with number 1 allocated to the first house in the village found at the junction of Scarlet Balk Lane and Town Street. The numbering process continued along Town Street, Town Green Lane and Chapel Lane to the Scagglethorpe junction. From here it continued along the eastern side of the beck, before re-crossing the beck and returning northwards to number 50, which was the former shop and post office, almost opposite the school. (Numbers 51 and 52 are beyond the bowling green.) Letters were addressed as:

Mr A N Other
No.1, Settrington
Malton.

In those days, as far as addressing letters was concerned, street names were redundant. It is difficult to say when the numbering of the cottages was first introduced, but it is noted that it is not used in any of the 19th Century census returns. This may suggest it was a 20th Century innovation. Although it still exists in various databases, this charmingly arcane system doesn't meet the demands of modern life with its home deliveries, etc., and so most residents now retain the numbers but add the street name, and sometimes a house name as well, such as:

'Erehwon'
53 Town Street
Settrington
Malton

The current (2012) situation regarding house numbers and names can be found on website www.colinday.co.uk under 'Village Maps, North Yorkshire, Ryedale District (East)'.



The Manmade Environment Both Present and Past (cont.)



©www.petersmith.com

The Manmade Environment Both Present and Past (cont.)

Back Lane (or Garth Ends Lane)

Back Lane is an important village through-road, beginning at the school and leading towards North Grimston; giving way eventually to Grimston Lane. There is some dissatisfaction with the name Back Lane, and it is worth noting that early Ordnance Survey Maps (e.g. 1852) refer to it as 'Garth Ends Lane'. (A garth is a yard or a garden and was the name given to land attached to dwellings such as those found along this road from the time of (and before) the Mansfield report.) 'Garth Ends Lane' is, therefore, far more meaningful and suitable than Back Lane. It would also indicate the place where it should terminate, namely Fishpond Corner; one OS map has it continuing as far as the station.

If residents find the old name preferable, reverting to it may be possible.

Church Lane

Church Lane runs parallel with Back Lane, behind the houses on the east side of the beck; it leads to both All Saints Church and Settrington House. As an example of the confusion mentioned above, this road is often wrongly referred to as Back Lane.

New Road

Halfway along Church Lane towards the church, New Road (sometimes New Road Hill) gives access to the becksides, the mill and the south ford. At the time of the final enclosure (1799) Settrington House had been rebuilt on a new site and its gardens considerably enlarged. In order to provide the required land, approximately twenty houses at the southern end of the beck were demolished. This meant that there was no longer access to the church and Settrington House from the west, as clearly shown on the Mansfield map. Access to church and house was now to be gained by a newly constructed road: hence the name New Road.

Chapel Lane

Again, there is confusion on the OS maps, with some making the start of this road at the Methodist Chapel built in 1890. This is wrong as the name was in use long before this chapel was built. The derivation is from the two chantry chapels, the Blessed Mary and St John the Baptist, which date from 1335, the sites of which can easily be identified in the field to the west of the village hall, where there are two raised platforms about 20m by 30m each*. Mansfield shows the site like an island on the Outgang, named Chapel Garth.

Chapel Lane thus begins near the village hall gate: it runs eastwards over the beck to the sharp left-hand bend, Co-op Corner, where Church Lane is then to the right, and the road to Scagglethorpe to the left.

The Electoral Role (and following that lead, the Colin Day map) calls Chapel Lane, 'Chapel Road', starting at the Methodist Chapel.

(* Appendix 3 gives further insight into the chantry chapels.)

Forkers Lane

The portion of the road to Scagglethorpe which is within the Settrington parish boundary is known as Forkers Lane; the name is a derivation from 'Furcoth Field'. When Settrington was farmed on a three field system, 'Furcoth' was the smallest. It would have been found on either side of Forkers Lane, which ends at the second corner of the double bend known as 'Bull Piece', where it gives way to Bull Piece Lane as it moves on into Scagglethorpe.

Highfield Lane

From the second corner at Bull Piece, the track to the farms under the hill is Highfield Lane - the name is derived from Scagglethorpe's 'High Field', not Settrington's.)

Town Green Lane

Town Green Lane starts at No.10 Settrington and moves round two sides of the triangular area of grassland which is now in the tenancy of the Parish Council and being carefully managed to encourage the growth of a variety of wild flowers. The last house on the lane is No. 16. The third side of the triangle (the hypotenuse) forms part of Town Street.

Town Street

Town Street starts near the village hall gate, its junction with Town Green Lane and Chapel Lane, and extends westwards to the point where the road turns to the south and becomes Scarlet Balk Lane. It is now a roadway

The Manmade Environment Both Present and Past (cont.)

of normal width, but previously, as shown on the Mansfield map, it was a wide driveway or outgang leading to the moor, other pastures and meadows near the Derwent; all of which were vital for the care of the manor's animals.

Moor Lane and Brambling Lane

At the end of Town Street the road/trackway continues westwards and is known from this point as Moor Lane, a clear reference to its former purpose. About 400 yards along Moor Lane there is another lane on the right known as Brambling Lane: it leads to Brambling Fields, a group of houses within the Settrington parish boundary.

Scarlet Balk Lane

Scarlet Balk Lane starts at the western end of Town Street and extends to the south as far as the quarry crossroads. The word 'balk' (sometimes baulk) suggests headlands or broad banks within the manor's open fields. They created divisions and also roadways to facilitate movement around these large areas. Scarlet Balk Lane is in the area of the former 'Highfield' which was twice the area of the other two fields combined. Mansfield's map of the whole manor shows two roadways in this field, one appears to be on the path of the first part of the north/south access route and it could well have been referred to as a balk.

Langton Lane

The unmade track which extends south from the quarry crossroads, passing Sparrow Hall farm, heading towards Birdsall, is Langton Lane.

Top Road

The road which runs east, alongside the quarry, from the quarry crossroads towards Grimston Lane, is Top Road.

Fishpond Corner

At Fishpond Corner three roads meet. Back Lane ends here, Horse Course Lane is off left, and Grimston Lane begins.

Grimston Lane

Grimston Lane continues southwards from Fishpond Corner to its junction with the B1248, which passes through North Grimston on to Driffield and Beverley.

Horse Course Lane

Horse Course Lane leads to the top of Settrington Hill, where one can turn right along Settrington High Street or carry straight on along Thorpe Bassett Lane.

Post-war Settrington

Post-war Settrington is found along the early part of Forkers Lane on its westward side. Cockgarth was built in three stages, with the first houses available for occupation in 1949. The name was chosen by the Parish Council, whose members recognised that the first closes along Forkers Lane were identified on 19th Century OS maps as 'The Cock Garths'. The small group of affordable homes, built as an extension to Cockgarth, is known as Middleton Close in recognition of Lord Middleton's willingness to make land available; he declared the site open at a ceremony arranged by the Ryedale Local Housing Association in 1996.

The Parish Council continues to ponder the following questions:

1. Should the roads in the main part of the village have street nameplates such as in Cockgarth?
2. Would a well-presented, coloured map showing road names and important village features, displayed in a central position be a desirable feature?

The Manmade Environment Both Present and Past (cont.)

Past

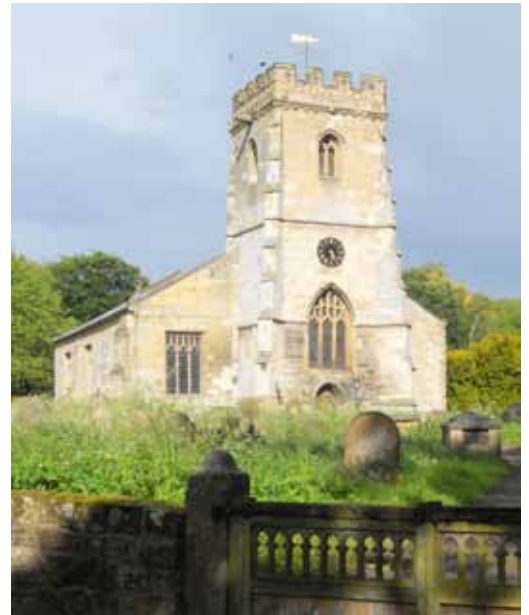
Settrington and Buckton

At the time of Domesday there were two settlements within the present parish boundaries, Buckton (BOCHETONE) and Settrington (SENDRITON). Buckton, in the area of Kirk Hill Farm, was the larger; it had a wooden church and a priest. .

Settrington Church

The church of All Saints, lying in the south east corner of the village close to Settrington House, is a fine stone building dating from the 13th Century. It is surprisingly large for a parish of this size; visitors are invariably impressed with its beauty and its setting.

It is built in the Norman and Perpendicular styles, consisting of a chancel, nave, aisles and an embattled tower. Some of the windows have stained glass. There is evidence of much of Settrington's long history both within and without.



Medieval Settlement earthworks on and around Town Green

Reference has already been made of the scheduling as an Ancient Monument of the land between Town Green Farm and Town Street. It is impossible not to notice its uneven surface, under which is buried quite a lot of medieval Settrington. Perhaps the most significant is in the east, not far from the village hall, where there are two raised platforms both in the region of 20m by 30m. This is the site of the Chapels or Chantries dedicated to St Mary and St John, where two priests said masses for a departed member of the Bigod family. They also taught the village children to read and write. There is evidence to suggest that this was the start of the village's tradition of educational provision.

Appendix 3 gives further insight into the chantry chapels.

Settrington Methodist Chapel

The first Methodist service in Settrington was held in the open air in January 1763. In the following year the Archbishop of York licensed a house in the village where services could be arranged; it is believed that this was No.21 Settrington.

One hundred and twenty seven years were to pass before the congregation could obtain a piece of land to build a chapel; its foundation stone is dated August 20th 1890. The cost of the building was just over £400, all of this sum being raised by chapel members in the village.

The chapel sadly closed in August 2011.

The Manmade Environment Both Present and Past (cont.)

Houses on the eastern side of the beck which follow the 1599 building line

The picture at the bottom of page 10 shows the group of houses on the eastern side of the beck which retain the building line found at the time of the Mansfield survey. The blacksmith's shop can be seen quite clearly and an inspection of the objects standing outside gives some idea of the range of his work. The former smithy, which would have been one of the focal points of village life, has now been absorbed into Blacksmith's House. Although not then active, the blacksmith still occupied the house in the early 1960s and the anvil still stood in the disused smithy. Its owner claimed that when he struck it the sound could sometimes be heard as far away as Westfield Farm on the road to Norton.

Just farther along is a single storey building; this was the village school until 1852, when the present school was first opened. This beckside building was certainly in use as the school in 1815 and it is likely that it was first used much earlier. It changed to residential use almost immediately in 1852, but the upper storey was not added until the 20th Century.

Settrington School

Village children moved into their new school in 1852 and their successors are still there! Settrington is fortunate in having a building so pleasing to the eye which still looks sound and attractive after 150 years, standing, as it does, at the point where the two parts of the settlement meet.

In 1965 the University of Hull published a research document, 'The Evolution of Rural Education 1850 - 1964 : the East Riding'. At the beginning of the period under consideration there was certainly no shortage of village schools in the Riding, but in too many cases the quality of the educational provision and the accommodation left much to be desired. Compulsory attendance was still forty years away (1891) and, of course, fees had to be paid weekly. Not surprisingly, attendance was often poor. The research did find a number of good village schools and they noted two important features: firstly, attendance of children between the ages of 6 and 11 was usually over 70%, and, secondly, these villages invariably had a tradition of local education. This numerical information was obtained from the 1851 census return.

An examination of the specific Settrington return shows that well over 80% of children in the 6 to 11 age group attended school. The village certainly had a tradition of education starting with the work of the chantry priests in the 14th Century; this continued at least until 1536. The parish registers make reference to village schoolmasters in 1654 and 1701, while Archbishop Herring's 'Visitation Report' confirms the existence of a school in 1743. The beckside school was certainly open in 1815 and it may have started before this date. Just before the present school building opened in 1852, there were two schools on the beckside, one for girls and one for boys.

The belief that Settrington has a centuries-old educational tradition is well founded. The village must not be allowed to stagnate in future years, thus putting the school into possible jeopardy - there is a very old tradition to protect.

See later section 'The Future Development of Settrington.'

The Settrington Conservation Area

(See map on page 9)

A few of the village houses were first listed during the 1960s. In July 1975 Ryedale District Council proposed that the village, excluding the modern development in the Forkers Lane area, should be designated a Conservation Area with the boundaries as shown on the map on page 9. Under these proposals a few buildings within the area did remain unlisted, but most were accorded the status of Statutory Listed Building or Supplementary Listed Building.

In 1985 the Department of the Environment completed its 38th List of Buildings of Special Architectural or Historic Interest in a survey of the civil parishes of Huttons Ambo, Rillington, Scagglethorpe, Settrington, Thorpe Bassett, Welburn and the township of Norton-on-Derwent. As a result of this survey all the houses in the Conservation Area were listed Grade II, some mainly on their group value rather than intrinsic value. The

The Manmade Environment Both Present and Past (cont.)

Church and the Indoor Riding School were listed Grade II* (*Grade Two 'Star'*).

Owners of properties within the Conservation Area need to be aware that the buildings are protected by certain measures in addition to normal planning legislation. This does not necessarily preclude development.

It is interesting to note that not all the houses were entirely demolished and rebuilt during Henrietta Sykes' remodelling of the village. The notes in the survey indicate the incorporation of mid 18th Century features in a number of the houses.

Pinfold or Pound

OS maps as late as 1938 mark the site of a Pinfold, or Pound, near the gate of the current village hall. It was still in fair condition when the village hall was built, but was removed to form the entrance; a few stones of it remain in the hedge bottom there.

Other Individual Items of Interest include:

- The village water pumps, in particular the Lion one at Fisher's Farm.
- The badly corroded distance to London, AA sign at Fisher's Farm.
- Interesting boot scrapers outside Nos. 14 and 30, Settrington.



6 Future Development in Settrington

The working group considering this vitally important topic reached conclusions very much in accord with the then current Ryedale Local Plan adopted by Ryedale District Council in March 2002. The Ryedale Local Plan is the Development Plan and decisions on new developments are generally made in accordance with it. However, that Plan is now reaching the end of its intended life and the whole topic of future needs has to be considered in the context of Ryedale District Council's new plans.

The new Local Plan for Ryedale will be called the Ryedale Plan and it will be produced in two main parts. The first element of the new Plan which the District Council will produce is a Local Plan Strategy. This will provide the long-term development strategy for the District to guide the location, scale and type of development in different locations up to 2027. A second, site specific, document will be subsequently prepared to allocate land to meet a range of development requirements for land uses such as housing or employment.

As part of the emerging new Local Plan Strategy and, in terms of housing, the District Council, suggest that:

- 1) The focus of the new growth should be in the market towns.
- 2) Limited growth should be targeted at identified 'Key Service Villages'.
- 3) For the majority of Ryedale's villages, including Settrington, the proposed approach would limit new development to infill development restricted by a local needs occupancy condition, and small scale 100% affordable housing schemes on the edges of such developments.

The new Local Plan Strategy has not yet formally replaced the existing Ryedale Local Plan. It is anticipated that this will happen at the end of 2012, once the new Plan has been fully scrutinised at a formal public examination.

Parish Councils have been consulted on the work that the Council has undertaken to date and responses have been invited. Settrington's response included the following points:

1. Both the Village Design Statement and the current Ryedale Local Plan recognise the current size of the village as an important element in its essential character. Neither document precludes some limited development. A small number of possible (and very acceptable) sites still remain. Their development could help to keep the village alive. **The village does not wish to stagnate.**
2. It is expected that more farm buildings will become redundant in the reasonably near future, some of which may well be suitable for light industrial use appropriate in a rural area. If folk employed in such ventures could also be housed in the village, affordable or otherwise, this could bring in young families vital to the continued well being of the village school, and thus the vitality of the village need not be put in jeopardy.

The future development strategy suggested by RDC for villages such as Settrington is, in principle, very similar to that of the current Ryedale Local Plan. The only difference being that infill housing development would be restricted to occupation by people/families that meet specific local needs criteria.

It is considered that limited, small-scale, acceptable and purposeful development is essential for Settrington if the village and community are to remain vibrant and with a population reasonably spread among age groups.

The Parish Council will continue to work with RDC to ensure that the Parish's needs are considered in the preparation and implementation of the new Plan.

Johnson Report 1984

Settrington, Yorkshire

For the Settrington Parish Council

The village with Settrington House, Rectory, and Church forms an interesting and still relatively homogeneous group of buildings and should be considered together when evaluated.

A very complete estate village such as Settrington has a great potential in its quiet setting with sheltering hills on the east, a clear running brook down the middle of the main street, and relative freedom from traffic whilst enjoying accessibility. All these attractive qualities apart from aesthetic consideration place it in considerable danger under today's pressures. Many of its most important qualities are fragile as can easily be seen by the substitution of windows out of scale and character. Fortunately the damage has not advanced too far to prevent a halt, and in some instances a positive removal of eyesores and gradual policy of reclamation, as well as protection.

The majority of the houses are well and suitably painted with lintels and cills in an excellent stone colour which blend perfectly with the walls. White for the window frames and sashes cannot be bettered. If these two colours can be insisted upon by common consent one important minor battle will have been won.

A number of very unsuitable windows have made their appearance, and are a blemish aesthetically, being clumsy and out of scale. Fortunately not a few show signs already of deterioration. A quantity of the original Yorkshire sashes remain in situ, and a number have been replaced by sympathetic casements with the same number of panes and weight of woodwork. Also there are three light windows which have been changed to casements and achieved elegant results as in the old Blacksmith's house. However, it is the mixture of large and small paned windows in individual cottages which in a village of such homogeneity as Settrington are disastrous, and produce a discordant untidy effect, which is damaging to the whole. Where replacements have to be made a return of homogeneity should be strongly aimed at and the window openings should not be altered in size or shape.

Roofing is important. Clay pantiles are still obtainable and should with very few exceptions be insisted upon. Flat roofs should be avoided not only for appearance but also in the interests of lasting structure. Lead is the only form of flat roofing worth using, but the expensive lead roofing is out of context in the strongly vernacular entity that Settrington presents.

The village is not a close development and this means that the backs of the properties are visible from many points and are of consequent importance. There are some very good groupings which should be preserved as far as possible. Infilling too requires the utmost care in choice of colour for stone facing (no brick facing should be seen except the continued use of such for chimney stacks). Also shape and size of windows, proportions generally including panes of glass, and lastly the maintenance of the prevalent and harmonious pitches of roofs. Any infilling must be most carefully sited in relation to neighbouring buildings and should be only minimal.

Appendix 1 (cont.)

On the east side of the main village street the buildings tend to be more closely grouped following the line of the lane as they should do. Where set back particularly on the west side on the stream they become an important element in the sky line. The original cottages thus sited are most effective and just, both in scale and outline.

Taken as a whole this is one of the few really fine villages in the area which cry out for a policy of protection to retain their beauty not only for the present inhabitants but also futurity.

It is proposed to add a list of buildings to this report but to summarize I would say as follows:-

- Walling - Stone of same colour texture and scale as existing and avoidance of snail pointing.
- Roofing - Clay pantiles as a covering, retaining the average pitch of the remaining buildings.
- Windows - Homogeneity with the original Yorkshire sliding sashes as far as possible, and panes of the same size in each individual group of houses, which should be kept in scale with the old examples. Standard windows generally are to be deplored. They are neither well designed nor proportioned.
- Doors - Maintenance of simplicity, largely as at present, and painted either white or stone drab.
- Chimneys - As mentioned before. The only brick structure generally in evidence. These look right in conjunction with the clay pantile roofs.
- Character - As far as humanly possible the design of the village as it stands should be maintained and development very carefully carried out and severely restricted. The maintenance of the village thus as an entity should also maintain its market value within reasonable limits. Fancy features such as porches, etc. should be banned.
- Painting - Stone lintels and cills could not be improved as the majority are painted now. Sashes and window frames should be uniform in white. Rainwater goods, etc. should be painted stone drab and entrance doors either white or stone drab.
- Permitted Development - Most of the items mentioned here are permitted development in a conservation area and it is strongly suggested that Article 4 Direction should be applied for to maintain Settrington.

Francis F. Johnson & Partners
Chartered Architects
16 High Street
Bridlington
YO16 4PX

FFJ/JR/1224

15th April 1984.

FEATURES OF IMPORTANCE TO THE CHARACTER OF SETTRINGTON	DESIGN CONSIDERATIONS
<p>Settlement Pattern</p> <ul style="list-style-type: none"> Two key groupings of building: Combination of the spacious 18th Century estate layout – with uniformity in positioning of buildings, and close-knit groups of cottages The large gardens to the set-back, beckside properties Open spaces - especially village green and verges and gardens surrounding Back Lane and Beck Side Predominantly strong linear form, following roads or the Beck Town Street - properties close knit, and immediately fronting the road on the northern side. To the southern side the area is predominantly open land. The spaces and gaps between buildings General uniformity of plot widths that generally correspond with the two groups identified above. 	<ul style="list-style-type: none"> No planting of trees or shrubs on the registered village green (VG62) or on the common land. Look to retain the general open aspect and sense of space Where possible, new development should conform to the density of the surrounding development. Development should respect the existing settlement pattern of the settlement: <ul style="list-style-type: none"> Respect the existing linear form of the settlement, and retaining the open land to the south of Town Street. Respect the spaces between dwellings in the 18th Century estate properties. Respect the grass verges fronting cottages on Town Street, Back Lane and Beckside Extensions need to be carefully considered in terms of their visual impact, as rear elevations can be as prominent as front elevations given the substantial spacing between buildings and their juxtaposition to each other.
<p>Buildings and Design Detailing</p> <ul style="list-style-type: none"> Predominantly limestone (locally quarried) Clay pantile roofing with stone ridges, with uniform pitch Use of reclaimed brick in chimneys General uniformity of design-style, simple and functional Tend to be two-storey small-scale terraced properties or semi-detached estate-style cottages Some specific design detailing within some self-contained groups 	<ul style="list-style-type: none"> Use stone that is a good match to the existing building, or use an appropriate re-claimed brick. The stonework should be traditional, using lime mortar. Use natural clay pantiles and stone ridges, and where possible, use a similar roof pitch to existing development. Avoid flat roofs and dormer windows to front elevations. Development should reflect the simple, functional style of the existing properties. Development should be of a similar scale to that of neighbouring developments.

Appendix 2 (cont.)

<ul style="list-style-type: none"> Traditional sliding sash windows, consistency in size and shape of windows. Cast iron rain water goods, on rise and fall brackets Use of lintels and sills Traditional six-panel doors 	<ul style="list-style-type: none"> Where possible, replacement windows should be undertaken in a manner that replicated the former window, or if the design was not traditional, where possible, reverts the window design back to its traditional form. The use of UPVC will rarely be appropriate. Where possible, replacement front doors should be six-panel. In both extensions and new development, the use of cast iron rain water goods, using rise and fall brackets will be expected, where possible. Where appropriate and possible, existing lintel and sills, and Georgian doors should be retained. In new development or extensions, the type of lintel and sill used should replicate that of the extension, and may need to match adjacent buildings. Extensions should, in general, be subservient to the existing building, and they should, where possible, use materials and fenestration that complements that of the existing building. Where there is a specific design feature, such as dentilation or dog tooth courses at eaves level, in the group of existing dwellings this should be replicated.
<p>Landscape Setting/Natural Features</p> <ul style="list-style-type: none"> Long distance views of woodland, and the Wolds Escarpment, views of surrounding farmland Self-contained settlement Trees - individual and grouped Openness of the greens and verges The Beck/Beckside The public right of way network extending into the open countryside Original property boundaries predominantly retained on the north of Town Street. 	<ul style="list-style-type: none"> New development should help to promote the self-contained nature of the settlement. Where possible respect the presence of trees. Seek to protect the openness of greens and verges, and the public rights of way. Planting on the verges should preferably be spring bulbs only. Maintain the current management of the Beckside.

Appendix 2 (cont.)

<p>Other Features</p> <ul style="list-style-type: none"> • Footbridges and fords across the beck • Strong boundary treatment - stone walls and hedgerows • Unique street naming and numbering • Traditional guide posts • Medieval settlement earth works on and around Town Green • The Lion Water Pump at Fisher's Farm • Interesting boot scrapers outside nos. 14 and 30 	<ul style="list-style-type: none"> • The footbridges and fords across the beck are a unique feature of the village to be preserved and maintained. • Seek to use traditional boundary treatments in the context of the surrounding area. Boundary treatment should not undermine the general open character of the village. • Seek to protect the special features highlighted in the left-hand column. • Sensitive use of traffic calming and care over quantity and quality of street furniture.
--	--

Ryedale Local Plan Policies

This Village Design Statement has been compiled to supplement the following policies of the Ryedale Local Plan:

Policy H7	Residential developments within Settlements
Policy H12	New development in Settrington and Scampston
Policy H13	Extensions to existing dwellings
Policy H20	Affordable housing in rural areas
Policy EMP 10	Small industrial/business developments within Settlements
Policy C4	Trees in Conservation Areas
Policy C 5	Adverts in Conservation Areas
Policy C11	Adverts on Listed Buildings

Objectives of the Village Design Statement

- To identify the characteristics and features of Settrington that are important to its character.
- To suggest a range of design considerations to ensure that new development and land management practices protect and/or enhance the character of Settrington.

Appendix 2 (cont.)

Use and role of the Village Design Statement

This Village Design Statement outlines a number of characteristics and features of Settrington that are valued by the local community. It offers local guidance to those making planning, development and land management decisions including local householders, businesses, developers, builders, planners and statutory bodies.

This Design Statement will be a material consideration in the planning process and will be used in the decision making process to help inform the implementation of Development Plan policies alongside a range of other considerations. Whilst this document includes specific design considerations and design advice which reflects local views, it is important to note that the adoption of the document does not introduce planning control where this currently does not exist. Additionally, it does not introduce a policy position in respect of design which is more prescriptive than existing planning policies in the Development Plan produced by the Local Planning Authority.

Summary of Consultation

The following comments were received during the Settrington Village Design Statement formal consultation period from 17 November 2012 to 09 January 2013.

Comment Number	Person / Organisation	page	Section / paragraph / sentence	Comment / Change Suggested	Parish Council Comment and Action
1	Mrs Lamb	13	Near bottom picture	Remove apostrophe in "1920's" to read "1920s"	Agree. Amend as suggested.
2	Mrs Lamb	15	2nd line	should read "(see photo on page 11)"	Agree. Amend as suggested.
3	Mrs Lamb	20	6 para 2nd sentence	It should follow on after "...damage the grass" to read "...damage the grass. Where this is..."	Agree. Amend as suggested.
4	Mrs Lamb	22	2nd line	Full stop should be after the quotation mark to read "relatively free from traffic".	Agree. Amend as suggested.

Appendix 2 (cont.)

5	Mrs Lamb	22	2nd para.	Amend paragraph format – there is more spacing in this paragraph than others	Agree. Amend as suggested.
6	Mrs Lamb	30	Paragraph – Horse Course Lane	There is no need for the hyphen in “straight-on”	Agree. Amend as suggested.
7	Mrs Lamb	35	2nd para. last sentence	Appears unfinished. Something needs to be added after “...protection.”	This is the “Johnson Report” as provided in the letter from Francis F Johnson and Partners and is included in its entirety. No change.
8	Mrs Lamb	35	6th para. 4th line	Starting the sentence with “Also shape...” is incorrect and makes the sentence seem unfinished.	This is the “Johnson Report” as provided in the letter from Francis F Johnson and Partners and is included in its entirety. No change.
9	Mrs Lamb	36	1st para. 2nd line	“...on the west side on...” replace “on” with “of”.	This is the “Johnson Report” as provided in the letter from Francis F Johnson and Partners and is included in its entirety. No change.
10	Mrs Lamb	36	Paragraph - doors	Only one space between “either” and “white”	This is the “Johnson Report” as provided in the letter from Francis F Johnson and Partners and is included in its entirety. However, this is a formatting error that can be rectified. Agree with change.
11	Mrs Lamb	37	Line 6 – open spaces	There should be a space either side of the dash “...open spaces – especially....”	Agree. Amend as suggested.
12	Mrs Lamb	37	Line 9 – town street	There should be a space either side of the dash “...Town Street – properties....”	Agree. Amend as suggested.
13	Mrs Lamb	37	Line 10	Either all lower case or all upper case for “northern side etc	Agree. Amend as suggested – lower case.

Appendix 2 (cont.)

14	Mrs Lamb	37	Bottom line	Needs to be completed by Settrington Parish Council providing examples	This is a typing reminder that should have been removed before publication. Examples have been provided throughout the document. Therefore delete eg and (Parish Council.....meant by this)
15	Mrs Lamb	37	Design Considerations 5th-8th paras	Should these be dots not dashes before wording?	This is a formatting error. The dashes need to be indented.
16	Mrs Lamb	38	Design Considerations	No need for the extra line space after "...appropriate."	Agree. Amend as suggested.
17	Mrs Lamb	38	Landscape Setting - title	No need for the space after "/" "Setting/ Natural Features"	Agree. Amend as suggested.
18	Mrs Lamb	38	Landscape Setting - 1st line	No need for apostrophe on "Wolds' Escarpment"	Agree. Amend as suggested.
19	Mrs Lamb	38	Landscape Setting - 4th line	There should be a space either side of the dash "... Trees – individual..."	Agree. Amend as suggested.
20	Mrs Lamb	38	Landscape Setting - 5th line	The correct spelling of "openness"	Agree. Amend as suggested.
21	Mrs Lamb	38	Landscape Setting - 8th line	Lower case for north	Agree. Amend as suggested.
22	Mrs Lamb	38	Design Considerations – 1st line	"...to help..." should be changed to "...help to..." and add full stop at end of this sentence and following two sentences	Agree. Amend as suggested.

Appendix 2 (cont.)

23	Mrs Lamb	39	Other Features and Design Considerations – 1st line	Consistency in text for “Footbridges and fjords across the beck” for the word “beck” both upper or lower case not a mixture	Agree. Amend as suggested.
24	Mrs Lamb	39	Other Features – 5th line	The correct spelling of “Medieval”	Agree. Amend as suggested.
25	Mrs Lamb	39	Design Considerations	Full stops needed after: “village”, “column” and “furniture”	Agree. Amend as suggested.
26	Mrs Lamb	39	Objectives of the VDS – 1st line	Full stop needed after “character”.	Agree. Amend as suggested.
27	Mrs Lamb	39	Objectives of the VDS – 2nd line	“practises” to be “practices” (the noun not the verb)	Agree. Amend as suggested.
28	Mrs Lamb	40	title	Remove the “l” before “Village”	Agree. Amend as suggested.
29	Natural England	21	Section 3: Landscape - wildlife	The ‘Nine Spring Dale’ Site of Special Scientific Interest (SSSI), which has Biological Interest, falls within the village of Settrington. The design statement could be improved if it referred to this site. SSSIs are the country’s very best wildlife and geological sites. They include some of our most spectacular and beautiful habitats. It is essential to preserve our remaining natural heritage for future generations. Wildlife and geological features are under pressure from development, pollution, climate change and unsustainable land management. SSSIs are important as they support plants and animals that find it more difficult to survive in the wider countryside.	Nine Spring Dale SSSI is not as stated, within the village, but is instead out on the eastern flank of Settrington parish, and so we don’t see its relevance to the Village Design Statement. We would thus propose not to include Natural England, NE’s, statement.

Appendix 2 (cont.)

30	Natural England	Section 3, Landscape	Natural England supports Section 3: Landscape, from the statement, in that it outlines the key characteristics and features of Settrington.	Comments noted.
31	Natural England	Section 3, Landscape	<p>This section could be strengthened if it noted that Settrington falls within the 'Yorkshire Wolds' National Character Area.</p> <p>National Character Areas are designated by Natural England. The NCA project seeks to harness evidence from across the full breadth of Natural England's remit; combining landscape and biodiversity with ecosystem service and climate change information, to identify shared environmental opportunities for the first time at a local level. Further information on the National Character Area can be found at the following link; http://publications.naturalengland.org.uk/publication/2565704?category=587130</p>	Agree. Amend by including NE's paragraph re the Yorkshire Wolds National Character Area in Section 3.
32	Natural England	Section 3: Greens and Verges	Natural England supports that Section 3 refers to Greens and Verges and the role they play within the village.	Comments noted.

Appendix 2 (cont.)

33	Natural England		<p>When this document is taken forward to a Supplementary Planning Document, Natural England feels that it should make reference to the natural environment, through recognising the benefits of the wider ecosystem services and minimising impacts on biodiversity etc.</p> <p>The SPD would be a good opportunity to provide a clear focus in relation to Green Infrastructure (GI), provision and where possible such provision should be incorporated into new development.</p>	<p>Noted. However, it is not the role of the SPD to set out GI policy or to repeat policy of a higher document - Policy SP15 of the Ryedale Plan: Local Plan Strategy (Examination Sept 2012).</p> <p>Therefore no change to the document with respect to this comment.</p>
			<p>Green infrastructure is a term used to refer to the living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands.</p> <p>Green infrastructure is also relevant in a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification. Green infrastructure maintains critical ecological links between town and country.</p>	
34	Natural England	Sustainability Appraisal	Overall Natural England are happy with the content of the Sustainability Appraisal	Noted.

Appendix 2 (cont.)

35	Natural England	Sustainability Appraisal	<p>The Sustainability Appraisal states that large areas of the District are in flood zones 2 and 3. The statement would benefit therefore if it mentioned the importance of the 'Sustainable Urban Drainage Systems', in order to tackle this. Sustainable Drainage Systems (SuDS), which deal with surface water, are designed to mimic natural drainage as closely as possible. They provide an example of green infrastructure and an illustration of opportunities to achieve multiple benefits from the management of land.</p>	<p>The VDS is primarily concerned with matters of detailed design. The principle of supporting the use of SuDs is included within the emerging Development Plan and is not a matter which needs to be explicitly addressed in the VDS. Notwithstanding this, the VDS will be used to inform the consideration of proposals for SuDs.</p>
36	Natural England	Sustainability Appraisal	<p>Climate Change Prevention The statement could be improved if it referred to how appropriate design can mitigate and adapt to climate change. Please refer to paragraph 94 from the NPPF: 'Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations'. The statement seeks to overt the use of renewable energy particular solar and wind energy. Natural England would have concerns with this approach as we encourage new development to be built in a way that enables it to withstand the predicted levels of climate change, particularly the anticipated increase in severe weather events.</p>	<p>The Parish Council is keen that renewable energy generation developments do not detract from the character of the village. The Parish Council will rely on specific design guidance prepared by Ryedale District Council in due course.</p>

Appendix 2 (cont.)

37	Natural England	Sustainability Appraisal	<p>The Habitat Regulation Assessment section of the report concludes that an 'SEA' is not required. Please note that SEA and HRA are two separate processes and should be highlighted upon separately, even though there are a number of links between the two, they are dealt with by different regulations. The screening of the 'Appropriate Assessment' stage of the HRA is required under the Habitat Regulation Directive 2007.</p>	<p>Noted. This is a typographical error. Amend the SA accordingly.</p>
38	J Ramsden	Boundary Walls	<p>I am not happy with the following sentence: "...it is also essential that the removal of such walls, with replacement by inappropriate alternatives is rigorously prohibited, and reinstatement orders enforced." ...</p> <p>I am in favour of keeping boundaries wherever possible and reasonable as they originally were, and I feel as a council and through the VDS we can offer advice and point out their importance, but our role is not to get reinstatement orders enforced and it would not be helpful at all if that was seen as one of our roles.</p>	<p>Agree and amend paragraph as follows: The 1904 picture of two pairs of beckside cottages shows just how important the fine stone boundary walls are to the overall beauty of the village. The Conservation Area village status prohibits the removal of such walls and requires proper maintenance of them. It is indeed essential that proper maintenance of the walls, using materials and skills sympathetic to the original structures, takes place. In Appendix 2, the cornerstone of this document, Francis Johnson states that 'many of the village's most important qualities are fragile and in considerable danger under today's pressures; fortunately the damage has not advanced too far to prevent a halt and to provide protection'. In this context, the replacement of stone boundary walls with alternatives is not acceptable.</p>

Appendix 2 (cont.)

39	Mr & Mrs R Anness	Whole document	<p>Involved in the production of the VDS and delighted with the final document. Would like to thank the Parish Council for their work.</p> <p>Feel that any future development must be sensitively managed but housing has to fit 21st century living standards and Planning Departments should consider this alongside conservation issues.</p> <p>We urge RDC to adopt the Settrington Village Design Statement as a Supplementary Planning Document.</p>	<p>Note comments. This compliment from residents is appreciated. The point regarding 21st century standards is already made in the text.</p>
40	NYCC	Whole document	<p>The SPD does not raise any strategic planning policy issues for the County Council.</p>	<p>Noted.</p>
41	NYCC	Section 5: Settrington Quarry	<p>Reference is made that ‘... proper planning permission was obtained from the former East Riding CC in 1948’, and so we have checked our records for the site. We would advise that the earliest recorded planning permission was actually issued by Norton Rural District Council, and not the East Riding, and furthermore that it was issued in 1947, and not 1948.</p>	<p>Comment noted.</p> <p>Text to be amended to read: “... obtained from Norton Rural District Council in 1947.”</p>
42	NYCC	Section 5: Settrington Quarry	<p>We note the comment that the same paragraph goes on to include ‘... the conditions set out then were by no means as stringent as those now required; hence the steep and dangerous quarry faces that are left.’ This is obviously a statement of opinion. We can concur that conditions from the 1940s were often limited and this site does appear to have been one of the type with limited or no conditions; but we are not aware of any current specific issues being raised by the Health and Safety Executive about the safety of the quarry faces.</p>	<p>Comment noted.</p> <p>This reinforces the Parish Council’s intention to raise Health & Safety concerns again at their forthcoming meeting with NYCC Planning Control representatives.</p>

Appendix 2 (cont.)

43	NYCC	26	Section 5: Settrington Quarry	<p>The next paragraph "When the area to which the 1948 permissions applied was exhausted, permission was granted for a further area to the south. As things currently stand, exploitation of the whole area must be completed by 2015," also refers to '1948 permissions', which, according to our records should be 1947. In addition we would advise that the 1947 permission was not exhausted when planning permission C3/99/00868) for the extension was granted in 2003. Rather, an unworked area immediately to the east of Langton Lane, opposite Sparrow Hall with planning permission was relinquished under the terms of a Section 106 Legal</p>	<p>Comment noted. Paragraph to be amended to read: "As part of the Section 106 Legal Agreement for the extension to the site granted permission in 2003, mineral extraction was relinquished for the area to which the 1947 permission applied. The 2003 permission only authorises the extraction of minerals until 31 January 2015, with the site being restored by that date or within a longer period as may be specifically approved in writing by the County Planning Authority."</p>
				<p>Agreement as part of the decision granting 2003 extension. We can also confirm that the 2003 permission authorises the extraction of minerals only until 31 January 2015 with the site to be restored by that date or within such longer period as may be specifically approved in writing by the County Planning Authority.</p>	
44	NYCC	26	Section 5: Settrington Quarry	<p>We can confirm that the references to the '... restoration proposals are quite wide ranging, ...' appears to be a reasonable summary of the latest scheme approved in August 2011 and there is no conflict from a minerals and waste policy perspective with the statement.</p>	<p>Comment noted</p>
45	NYCC	32	Section 5: Settrington Conservation Area	<p>There is a page number missing from the first sentence as it currently states 'as shown on the map of page ?. Under these proposals ...'</p>	<p>Comment noted. The VDS will be amended to read "...on page 9".</p>

Appendix 2 (cont.)

46	NYCC		Whole document	<p><u>Flood Risk Management</u> No concerns at this stage. We note that the documentation mentions sustainability and "... ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere". This will need to include the use of Sustainable Drainage Systems (SuDS).</p>	<p>The VDS is primarily concerned with matters of detailed design. The principle of supporting the use of SuDs is included within the emerging Development Plan and is not a matter which needs to be explicitly addressed in the VDS. Notwithstanding this, the VDS will be used to inform the consideration of proposals for SuDs.</p>
47	NYCC		Whole document	<p>The LHA acknowledges that this is a supplementary document to the overarching Local Plan, which considers the wider impact on the Highway network. NYCC Highways will continue to work with the parish on all highway matters where required.</p>	<p>Comment noted.</p>
48	NYCC	22	Section 4 – Roads, Verges, Footpaths, ditches, walls, fences, boundaries	<p>Weight Limit Introduction The introduction of a weight restriction to deter large vehicles from entering Settrington is not on our list of priorities. The County Council has a programme of schemes designed to improve road safety. These schemes have been prioritised based on their potential for casualty reduction, and are held in a reserve list to be implemented when resources permit. Regrettably, there are many locations on the reserve list with poor accident records where improvements have yet to be introduced due to staff resource and financial constraints. For this reason it is unlikely that sites without a significant accident record – such as Settrington – will receive a high priority.</p>	<p>Comment noted.</p>

Appendix 2 (cont.)

49	NYCC	23	Section 4 – Roads, Verges, Footpaths, ditches, walls, fences, boundaries	<p>Drainage Issues</p> <p>With regard to the drainage issues, roadside gullies are routinely cleaned as per the County Council's agreed maintenance schedule. Unfortunately, due to financial constraints, all other maintenance issues are dealt with on a priority basis.</p>	Comment noted
50	NYCC	25	Section 5 –Present – Pavements and Kerbing, and Street Furniture	<p>Pavements, Kerbs and Street Furniture</p> <p>The comments relating to pavements, kerbs and street furniture in general are noted.</p>	Comment noted
51	NYCC	24	Section 5 –Present – The Traffic Calming Scheme	<p>Sign Clutter</p> <p>The comments referring to 'Street Clutter' in Settrington's Village Design Statement are noted. Although the emphasis is always on reducing the number of signs to a minimum, the County Council, as Highway Authority, has a statutory duty to ensure that such schemes are clearly signed and that the street lighting meets the required standard. However, the County Council is prepared to exercise flexibility whenever it is able to do so, for example the use of wooden signposts within the village.</p>	Comment noted

Appendix 3

The Chantry Chapels

As mentioned in the document, the field between the former Town Green Farm and Town Street, together with a smaller parcel of land on the other side of Scarlet Balk Lane, was scheduled as an Ancient Monument in August 2000.

(Department for Culture, Media and Sport

Batch Number: 10860 : File Reference AA22685/1.

Monument : Medieval settlement earthworks on and around Town Green.

National Monument Number 32663.)

A section on the first page reads:

‘Although Settrington already had a church, in 1335 a licence for a separate chapel dedicated to St. Mary and St. John which at the Dissolution in the mid 16th Century had two chaplains.’

Page 2 of the schedule refers to a ‘prominent raised rectangular platform 20m north south by 30m east west, with the remains of a building up to 12m by 17m in the north west corner’.

It continues: ‘Extending to the west of this there is a slightly lower platform 30m by 20m with a curving west end.’

(See the area above the bowling green and tennis courts on the aerial photo on page 28)

The report goes on to suggest that these platforms are identified as the site of the chantry chapel and affirms that the area was known as Chapel Garth.

A chantry’s purpose was to sing matins for the soul(s) of the founder(s). The founder(s) would have been from the Bigod family, whose crest is found repeatedly on the church tower.

Mention has been made of the removal of the chantries by Henry VIII some time after 1536.

This would not have brought much financial gain from Settrington to the king as, after the death of Francis Bigod, the manor was returned to the crown anyway.

The Department of Culture’s document refers to one chantry, namely St. Mary and St. John; there could have been two separate chantries, which would explain the second platform.

Two separate chantries certainly existed at the time of the Mansfield Report in 1599.

Their names are there given as ‘The Chantry of St. John the Baptist and ‘The Chantry of Blessed Mary’; both are said to be ‘within the parish church of Settrington’.

Each has its own list of ‘lands and tenements’, the rent of which is paid not to the manor’s bailiff, but directly to the church for the upkeep of the chantries.

The importance of the chantries to the village as a whole is significant, as the priests were expected to teach the children of the parish to read and write. It is not unreasonable to claim that this was the beginning of Settrington’s long standing tradition in the field of education.

There is evidence that when the chantries did disappear, the village had a school.