

**SLINGSBY, SOUTH HOLME AND FRYTON VILLAGE DESIGN STATEMENT
SUPPLEMENTARY PLANNING DOCUMENT**

STATEMENT OF CONSULTATION

A draft of the VDS was subject to public consultation as a draft Supplementary Planning Document between 18 April and 30 May 2016. Documents were available on deposit at the Council's Offices, and were on the Council's web site. Due to the localised, and specific nature of the document, the following organisations were consulted:

Members of the general public on the Council's Forward Planning Consultation Database who have an address in Slingsby, South Holme or Fryton ;

All Agents/Developers on the Council's Forward Planning Consultation Database;

Natural England;

Historic England;

North Yorkshire County Council;

Castle Howard Estate;

Slingsby South Holme and Fryton Parish Council;

Adjacent Parish Councils to the above parish;

Howardian Hills Area of Outstanding Natural Beauty Management; and

Landowners/site submitters of sites for inclusion as allocations in the forthcoming Local Plan Sites Document.

As a result of that consultation:

Comments from Historic England, Natural England, The Howardian Hills AONB Manager and North Yorkshire County Council were received.

Comments received from	Comments	Response
Historic England	Does not wish to comment on the document, but would welcome confirmation of its adoption in due course.	Noted.
Howardian Hills AONB	<ol style="list-style-type: none"> 1. The VDS is comprehensive and well-written in an easy to understand style. 2. Categorisation of the predominant building stone type as Magnesian limestone is queried. Magnesian limestone is found in a ridge running down the western side of the Vale of York, for example in the Tadcaster area, whilst the limestone quarried from the Howardian Hills is Jurassic limestone. It may be that new houses are using Magnesian limestone, due to it being the nearest available match and also the lack of local quarries, but the technical details need to be correct in order to steer future planning applications. 	<ol style="list-style-type: none"> 1. Noted. 2. It is acknowledged that it should be Jurassic limestone in the Materials section (p.13) and this has been amended. In the Guidelines for Buildings (p.30 1st bullet point), the word “magnesian” has been deleted and after “limestone” the following words have been added: “(source and type to be discussed on a case-by-case basis)”.

Comments received from	Comments	Response
North Yorkshire County Council	<ol style="list-style-type: none"> 1. Add the following documents to the bibliography: <ol style="list-style-type: none"> a. North Yorkshire and York Landscape Character Assessment: this includes generic guidance for the landscape character types that occur within the three parishes (Limestone Ridge ie the area within the Howardian Hills, and Enclosed Vale Farmland ie the area within the Vale of Pickering); b. National Character Area profiles for the Howardian Hills and the Vale of Pickering: these include analysis of landscape change and 'Statements of Environmental Opportunity', some of which may be relevant; c. North Yorkshire and Lower Tees Valley Historic Landscape Characterisation. 2. The Castle Howard designed landscape is Grade 1 on the Historic England Register of Parks and Gardens (RPG). Consider whether there are any views from the Castle Howard avenue or from anywhere else in the registered park that need to be taken into account. 3. A location map should be provided showing the context and the extent of the area that the VDS applies to. This will help to clarify if it is the full extent of the three parishes, or just the 	<ol style="list-style-type: none"> 1. Links to these documents have been added to Appendix F (Bibliography and Websites). Historic England's Statement of Significance for the Vale of Pickering has also been added. 2. It is considered that there are no views in or out of the RPG which development in Slingsby could affect, due to the undulating topography within the wider context of a prevailing decrease in elevation between the RPG and Slingsby. 3. The maps in Appendix H are considered adequate to show the location and context of the villages, but the Introduction to the document has been amended to clarify the extent of the area covered by the VDS. The boundary of the Slingsby Conservation Area is marked on the Slingsby

	villages. It would also be helpful to indicate any Conservation Area boundaries.	and Fryton map in Appendix H.
Comments received from	Comments	Response
Natural England	1. Consider making provision for Green Infrastructure within development.	<p>1. The Ryedale Plan – Local Plan Strategy was adopted post NPPF and has a policy on the provision, enhancement and protection of green infrastructure (Policy SP15). That policy also indicates that the production of a District-wide Green Infrastructure Strategy will take place, but the Council is focusing on the site allocations.</p> <p>The VDS does actually refer to elements of green infrastructure in the section on Wildlife and Habitats (p.29), but this has been made clearer by amending the heading to read “Wildlife, Habitats and Green Infrastructure”.</p> <p>The settlements of Slingsby, South Holme and Fryton are historic, rural settlements, where the palette of construction materials is primarily locally-derived, and traditional construction techniques used. Whilst the use of green roof systems, roof gardens and green walls is clearly a positive biodiversity feature, such features are more suitable to flat/monopitch roofs to be developed on modern buildings, particularly within an urban context. They are very unlikely within existing buildings of stone/brick construction with pitched roofs, or individual dwellings. New tree planting, and the retention of established mature trees, is an attribute of green infrastructure which is referred to in the document.</p> <p>Protection of natural resources including air quality, ground and surface water and soils is a policy principle, which is considered in Policy SP17 of the post NPPF adopted Ryedale Plan – Local Plan Strategy.</p>

Comments received from	Comments	Response
	<p>2. Biodiversity enhancement: Consider incorporating features which are beneficial to wildlife within development eg bat roosts or bird box provision.</p> <p>3. Landscape enhancement: Consider opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, eg through green infrastructure provision and access to and contact with nature.</p> <p>4. It may be appropriate to seek that, where viable, trees should be of a species capable of growth to exceed building height and managed so to do, and where mature trees are retained on site provision is made for succession planting so that new trees will be well established by the time mature trees die.</p>	<p>2. This is covered in the Wildlife, Habitats and Green Infrastructure section (p.29), in the Guidelines for Development concerning buildings (page 30) and in Appendix D on the protection of bats. To emphasise the point, however, an additional provision has been included in the Guidelines (page 30) to read “Developers are also encouraged to incorporate measures which promote biodiversity”. The guidance on bats in the same section has been supplemented by adding the words “and other protected species”.</p> <p>3. Policies around the sustainable use of natural resources and green infrastructure are already part of the Ryedale Plan – Local Plan Strategy. The VDS now refers to existing studies which have looked at Landscape Characterisation (Appendix F – Bibliography and Websites) in response to NYCC comment 1.</p> <p>4. The Local Planning Authority would have concerns with this example relating to trees. It is part of Slingsby’s character that the roofscape is glimpsed from other areas of higher elevation, and that an approach which uses trees to effectively screen development does not allow those developments to be assimilated into the surroundings. Trees planted within the context of providing landscaping for a development should be a mixture of heights and species, which are reflective of existing species in the locality, to provide softening, visual contrast and seasonal change. This should also be undertaken in a manner which considers the long-term implications of the trees as they gain in stature for the amenity of residents and the community. It is also not advisable to plant a replacement tree until the original specimen has been lost and removed, otherwise they will be in competition, and this would be to the detriment of both trees, and general amenity.</p>

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	<p>5. Other design principles could be considered, including the impacts of lighting on landscape and biodiversity.</p> <p>6. Consider the need for a Strategic Environmental Assessment/Habitats Regulations Assessment.</p>	<p>5. The VDS provides locally-specific amplification of policies established within the Development Plan, the Ryedale Plan – Local Plan Strategy, which was adopted post NPPF. The VDS Guidelines do refer to lighting and its impacts on the village character (p.31) and promote biodiversity (as mentioned above).</p> <p>6. The Local Planning Authority will incorporate into the Statement of Matters that it considers that the Slingsby, South Holme and Fryton Village Design Statement is a document which should not be subject to Strategic Environment Assessment. The document has a very specific scope, covering three rural settlements, and provides guidance on important design attributes of the settlements, and matters to consider in development proposals. It does not in itself identify any form of development to be undertaken within those settlements. The adoption of this Village Design Statement would provide local amplification of policies in the established Development Plan which has been subject to SEA/SA.</p> <p>The Local Planning Authority will incorporate into the Statement of Matters that it considers that the Slingsby, South Holme and Fryton Village Design Statement is a document which does not require a Habitats Regulations Assessment to be undertaken for the following reasons:</p> <ul style="list-style-type: none"> • This is a Village Design Statement, which does not identify or promote particular sites or forms of development. It provides design context and awareness; • It is only applied within the context of the Development Plan which has been subjected to SA/SEA and the Habitat Regulations Assessment; • No sites which are of international significance for biodiversity are within less than 8.8km from Slingsby, South Holme and Fryton. <p>On that basis application of this Village Design Statement would have no effects on the conservation objectives of Natura 2000 sites (Special Area of Conservation/Special Protection Area sites).</p>