

# North York Moors National Park Authority

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Andy Wilson  
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Mrs Rachel Balmer  
Forward Planning Officer  
Ryedale District Council

Your ref:

Our ref:

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Date: 24 March 2016

Dear Rachel

## Sites Consultation – Notification of a new site submission, Thornton le Dale

Thank you for your letter informing us of a new site which has come forward on the eastern edge of Thornton le Dale. We greatly appreciate the opportunity to comment on sites within villages which are split by the National Park boundary.

Following our meeting in Helmsley back in November to discuss the initial sites document, it seemed apparent that the Council had a sufficient number of sites put forward to meet the need and as such, none of the sites in Thornton le Dale were likely to be allocated. Is this still the case?

With regards to the site itself, the western half of the site is heavily planted with trees which screens development south of the village, and in particular the Care and Retirement Home and Hurrell Court, from wider views along the A170. Although Easthill House is now a farm shop and holiday cottage business, there is limited small scale development at the site and therefore this property and its wider setting retains an agricultural/farmland characteristic in what is a prominent location at the entrance to the village. This, along with the existing tree belt adds to the rural setting of Thornton le Dale.

It is therefore considered that the development of this site as a residential allocation is likely to result in the removal of these trees and as such both new and existing development will become more prominent in the wider landscape. The visual impact of residential development in this location is likely to create a more urban appearance which will have a negative impact on the current agricultural nature of the immediate and wider landscape and the rural character of the village.

I trust you find these comments to be of use, but if I can be of any further assistance please do not hesitate to get in touch and thank you again for allowing us the opportunity to comment.

Yours sincerely

Clair Shields  
Planning Policy & Conservation Officer



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