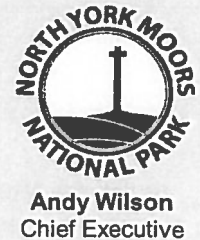


# North York Moors National Park Authority

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Mrs Rachel Balmer  
Forward Planning Officer

[ryedaleplan@ryedale.gov.uk](mailto:ryedaleplan@ryedale.gov.uk)

Your ref:

Our ref: 3050

Date: 7 December 2015

Dear Mrs Balmer

## The Ryedale Plan – Local Plan Sites Consultation

Thank you for consulting the North York Moors National Park Authority on the Local Plan Sites Document and for your subsequent meeting to discuss the document in more detail which we found very useful. In terms of potential impacts on National Park interests, only the site allocations for the settlements of Pickering, Thornton le Dale and Ampleforth were considered, due to their locations on the edge of the National Park.

### Site Selection Methodology

The site selection methodology assessment clearly identifies the National Park and its setting as a potential development constraint due to its landscape sensitivity. It makes particular references to the impact potential development could have when located close to its boundary, and also sites which are 'proximal' with consideration given to scale, design and landscaping to avoid harming wider views and the setting of the Park.

The results of this assessment align with the conclusions reached by our own officers and therefore the Authority considers that the site selection methodology has been robust and has satisfactorily identified the issues relating to the National Park and its setting. The Council has acknowledged the significant constraints with villages being either split with the National Park or mostly contained within it and the restrained levels of development which come with this.

The Authority would however like to provide the following additional advice/comments to help strengthen the Council's position on those discounted sites which would have impacted on the National Park.

### Pickering

- While the majority of sites for Pickering fall outside of the National Park, site no. 650 (employment provision) does extend up to the National Park boundary. We have no objections

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to the southern extension of the site which lies behind the existing industrial estate, however its projection eastwards is considered to extend beyond the existing development limits and out into open countryside where the site has the capability to be viewed in longer distance views. The location of industrial buildings and uses on the boundary of the National Park is likely to appear as a discordant feature in the wider landscape and as such is considered to have a significant impact on the setting of the National Park and its special qualities.

#### **Thornton le Dale**

- Any development to the north of the A170 is likely to have an impact on the setting of the National Park and in particular the open and agricultural nature of the landscape. The Authority considers that site no.109 could have potential for a small number of new dwellings, primarily linear in form fronting the highway and retaining the existing tree belt to help minimise wider impact and views.
- Site no.465 further out from the edge of the village is however considered to form open countryside and as such the Authority would have significant concerns to the principle of development in this location.
- At present the old railway line forms a strong physical settlement boundary to the south of the village. Site no.82 would break beyond this and extend the development into what is clearly open countryside and therefore raises concerns with the principle of development in this location.

#### **Ampleforth**

- The Authority would raise significant concerns to the development of site no.'s 111 and 616 which are considered to be attractive agricultural fields at the entrance to the village which add to the rural character of Ampleforth and the Conservation Area. The rising topography of these sites would have a significant impact on the character of the village which at present provides a rural feel to the entrance of the village. Any scale of development here would seriously impact views out of the National Park towards the Howardian Hills Area of Outstanding Natural Beauty and the inter-relationship of these two designated areas. This view was recognised in the Ampleforth CAAMP and also lies within the Conservation Area boundary. The Authority would therefore consider these sites to form open countryside, outside of the village development limits where development would seriously impact the setting of the National Park.
- Although site 632 is further from the National Park boundary the Authority would have concern if large scale housing is proposed as this could have impacts on the views both in and out of the National Park. This represents a relatively large scale housing development which is remote from the natural built up limits of the village. Smaller scale linear development would be considered to be less intrusive.

#### **Duty to Cooperate**

With regards to the Duty to Cooperate, the Authority considers that it has been suitably engaged in the process and overall the Council's approach to potential impacts on the National Park has been addressed through the site selection methodology.

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I hope you find this information helpful, however if you would like any further information on the above comments please do not hesitate to contact either myself or the Policy Team.

Yours sincerely

Chris France  
Director of Planning

