
Representations on the Ryedale Local Plan

Land to the South of Back Lane, Land to the East of Station Road (Site 160) and Land to the South of East Lane (Site 632) Ampleforth, YO62 4EF

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1. Introduction

- 1.1. These representations have been prepared by Savills (UK) Ltd on behalf of Mrs A L Kirk in response to the consultation on the Ryedale Local Plan Sites Document and Policies Map Consultation, November which is currently being consulted on between 9th November and 22nd December 2017.
- 1.2. This representation has been submitted for the Council's consideration of land to the south of Back Lane and land to the east of Station Road, Ampleforth. This letter should be read alongside the associated Location Plan.
- 1.3. This letter seeks to demonstrate that the inclusion of land to the east of Station Road (Site 160) should be considered for residential development so that projected housing requirements can be met.
- 1.4. This representation also challenges the evidence base used to inform the proposed allocation of land to the south of Back Lane as a Visually Important Undeveloped Area (VIUA).
- 1.5. This representation is set out as follows:
- 1.6. Land at Station Road:
 - Description of the site and its context
 - Planning Policy Considerations, in the context of housing delivery
 - Conclusions
- 1.7. Land at Back Lane:
 - Description of the site and its context
 - Planning Policy Considerations, in the context of the proposed Visually Important Undeveloped Area
 - Conclusions
- 1.8. Land at East Lane
 - Description of the site and its context
 - Planning Policy Considerations, in the context of housing delivery
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2. Land at Station Road (Site 160)

The Site and Context

Location

- 2.1. The site comprises 0.99ha of land to the east of Station Road, Ampleforth, as shown on the enclosed Location Plan.
- 2.2. Ampleforth is a village located approximately 26 miles north of York. The character of the village is predominantly residential and broadly 'T' shaped in form. Historically, development strongly adhered to the strong linear frontage development along Main Street however, during the twentieth century the village has grown to the south along Back Lane and along Station Road. Development along the eastern side of Station Road is broadly single depth and linear in form although this is modern, twentieth century development, as opposed to historic traditional development. The site occupies a position at the southern end of the village and relatively gently sloping land.
- 2.3. Ampleforth is served by Bus Services 31 and 31X providing routes from York to Helmsley via Clifton Green, Rawcliffe, Skelton, Shipton, Tollerton, Easingworld, Husthwaite, Coxwold, Byland Abbey, Ampleforth and Oswaldkirk. Services run every two hours from Ampleforth.
- 2.4. The site is within walking distance of all the services and amenities of Ampleforth village.

Landscape and Topography

- 2.5. The National Character Area, as defined by Natural England, identifies the village within the Howardian Hills National Character area, and within the Southern Moors Fringe identified in the Howardian Hills Landscape Character Assessment.
- 2.6. Ampleforth is surrounded by two national-level landscape designations: The North York Moors National Park which covers the north of the village and the Howardian Hills Area of Outstanding Natural Beauty (AONB), the boundary of which starts beyond the built up area.
- 2.7. The site is relatively flat and rectangular in shape. The site is greenfield and currently used for grazing/pasture. The site is bounded by mature hedgerow and trees, additional agricultural land is located to the north, east and south.

Access, Highways and Transport

- 2.8. The site is well located and accessible through the existing access 'The Laurels'. Additional alternative access could be explored through the adjacent site to the north which is currently under development for 30 dwellings ref 12/00618/MFUL (Site 288).

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Flood Risk

- 2.9. A desktop review of the Environment Agency's website has confirmed the site is located within Flood Zone 1 and predominantly very low risk from surface water flooding.

Ecology

- 2.10. There are no statutory or non-statutory designated sites and no known species of ecological importance on the site. A desktop Multi-Agency Geographic Information for the Countryside (MAGIC) search has been undertaken which did not reveal any potential ecological concerns on the site, or within 1km of the site.

Heritage

- 2.11. There are no listed structures within or immediately adjacent to the site and whilst the site sits adjacent to the Ampleforth Conservation Area, it is located outside of the Conservation Area itself. There are several Listed Buildings located within Ampleforth itself, the closest is located approximately 300m to the north west of the site (Church of Saint Hilda, Grade II Listed).

Planning History

- 2.12. A review of Ryedale Council's planning history records has confirmed there is no relevant planning history directly affecting the site.

Planning Policy Justification

- 2.13. Ampleforth is identified as a Service Village within the adopted Local Plan Strategy (September 2013). The Local Plan Strategy directs the majority of new development to the Market Towns with a limited level of new housing development to Service Villages. Service Villages are allocated to provide a total of 300 new homes however the distribution of homes within such Service Villages is not prescribed. The Local Plan Strategy seeks to ensure development is distributed evenly throughout the Service Villages and not focussed in a small number of settlements.
- 2.14. The Local Plan Strategy outlines that Ryedale has a housing land requirement of 200 homes per annum and a minimum of 3,000 new homes over the Plan Period.
- 2.15. Land at Station Road has been assessed as part of the emerging Local Plan Sites Document, the site is identified as Site 160 and detailed within the Ampleforth Background Paper (October 2017).

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- 2.16. The Ampleforth Background Paper assesses the site in the context of the Site Selection Methodology. The Background Paper outlines that the village is situated on a ridge, elevated, and extends down slope, towards the lower level of the valley. As such, landscape sensitivity is outlined as a key issue in the Site Assessment which has informed the proposed Local Plan Sites Submission Document (October 2017). The Background Paper confirms that a combination of surrounding topography, woodland and trees and existing buildings mean that there are only limited views of the site from Station road and the Millennium Green in the immediate locality and from wider views into and across the settlement. From longer distance views, development on the site would be seen within the context of existing development and this will be reinforced as the residential development on adjacent land to the north (Site 228) is developed.
- 2.17. The Background Paper confirms that the site could be developed without an unacceptable loss of privacy or effect on the amenity of the residents of nearby properties through a considerate design.
- 2.18. The Background Paper identifies the site as a Group 4 site indicating that the site generally performs well across each of the stages of the Sites Selection Methodology. The site is the only site identified within Ampleforth that is identified as a Group 4 site therefore Site 160 is the top performing site within the site appraisals as part of the Site Selection Methodology. The site assessment confirms the site performs well throughout all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations. The assessment outlines that in combination with Site 288, currently under development, the site performs well and is capable of interlinking with the site.
- 2.19. Notwithstanding the above, Site 160 is not included within the proposed allocations as per the Proposed Submission Local Plan Sites Development Plan Document. The Proposed Submission Local Plan Sites DPD does not include any sites within Ampleforth as there are concerns that allocations within Ampleforth could prejudice the spatial approach. The Background Paper outlines that the level of development required as per policy objectives of SP1 and SP2 of the Local Plan strategy and the distribution of housing requirement for the service villages have been met through the release of housing land within the early part of the Ryedale Plan Period.
- 2.20. The Local Plan Strategy does not define a total number of dwellings for Ampleforth or any of the other Service Villages. The Local Plan Strategy defines Service Villages as those which are considered to be appropriate locations for planned, small-scale housing developments in principle. The Local Plan Strategy seeks to ensure that the extent to which suitable sites exist, will influence the distribution of housing across such Service Villages. It is within this context that Site 160 should be viewed favourably for a residential allocation within Ampleforth.
- 2.21. The Background Paper outlines that at October 2017, housing completions and planning permissions at settlements in the Service Village category of the settlement hierarchy means that the planned (minimum) amount of housing established by the Local Plan Strategy for the Service Villages as a whole, has been met (our emphasis added). Whilst this may be the case, we consider that the total number of dwellings planned for the Service Villages should indeed be viewed as a minimum.
- 2.22. The NPPF and PPG are both unequivocal that the Government expects councils to boost significantly the supply of housing and meet the full objectively assessed needs within the Housing Market Area. The authority will therefore need to robustly demonstrate and be satisfied that the needs of the district are met in full.

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2.23. It is also important that sufficient flexibility is retained in the policy going forward by ensuring housing target figures are kept as a minimum, should there be a need to increase this figure if circumstances dictate.

Summary

2.24. In summary, land to the east of Station Road is a sustainable site that could be released to make a moderate contribution towards meeting housing requirements for Ryedale. There are a number of valid planning reasons to promote growth in this location, which include:

- The site represents a 0.99ha site with no technical constraints that would hinder the delivery of housing in this location.
- The site is advantageously located, with good accessibility to the main strategic transport routes within the District also offering a choice of sustainable transport choices such as bus, pedestrian and cycle routes.
- The site has potential to sustainably accommodate a moderate number of houses to contribute to the housing requirement within Ryedale.
- The Site Assessment Methodology confirms that Site 160 is considered to be a suitable site for a residential allocation and we therefore consider this site should be included within the proposed Local Plan Sites DPD as a residential allocation.
- The site is immediately available for development and can come forward within the period of 0-5 years.
- There are no known technical constraints that could preclude the site coming forward for development.

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3. Land at Back Lane

The Site and Context

Location

- 3.1. The site extends to 0.66ha of greenfield land to the south of Back Lane, Ampleforth. Residential dwellings are located to the west of the site and to the north beyond Back Lane. St Benedict's School is located to the east of the site with agricultural land located to the south.

Landscape and Topography

- 3.2. The National Character Area, as defined by Natural England, identifies the village within the Howardian Hills National Character area, and within the Southern Moors Fringe identified in the Howardian Hills Landscape Character Assessment.
- 3.3. Ampleforth is surrounded by two national-level landscape designations: The North York Moors National Park which covers the north of the village and the Howardian Hills Area of Outstanding Natural Beauty (AONB), the boundary of which starts beyond the built up area.
- 3.4. The site is relatively flat and rectangular in shape. The site is greenfield and currently used for grazing/pasture. Additional agricultural land is located to the south.

Ecology

- 3.5. There are no statutory or non-statutory designated sites and no known species of ecological importance on the site. A desktop Multi-Agency Geographic Information for the Countryside (MAGIC) search has been undertaken which did not reveal any potential ecological concerns on the site, or within 1km of the site.

Heritage

- 3.6. There are no listed structures within or immediately adjacent to the site and whilst it is located adjacent to Ampleforth Conservation Area, it is not located within the Conservation Area itself. There are several Listed Buildings located within Ampleforth itself, the closest of which is located approximately 170m to the north west (The Manor House, Grade II Listed).

Planning Policy Justification

- 3.7. The Site has been identified as a Visually Important Undeveloped Area within the emerging Local Plan Sites DPD (proposed submission document) as per policy SD16.
- 3.8. The Proposed Local Plan Sites DPD outlines that sites are identified as VIUA's for one or more of the following reasons:
- a site makes a significant contribution to the character or setting of the settlement;
 - a site provides an attractive setting for buildings within a settlement and/or;

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- a site makes an important contribution to the historical form and layout of a settlement.

3.9. As such, the role of VIUA can differ in different locations.

3.10. The Proposed Local Plan Sites DPD confirms that the site selection process used to assess the sites put forward for development by landowners has considered the merits of sites in terms of their contribution to the form, character and setting of settlements.

3.11. The Proposed Local Plan Sites DPD confirms that landscape quality in itself is not a reason for the designation of a VIUA.

3.12. Further justification is requested to explain the proposed allocation of land south of Back Lane as a VIUA. There is currently no evidence to support the proposed allocation therefore the proposed VIUA is not considered to be justified.

3.13. In plan making, the NPPF requires plans to be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. It is not considered that the emerging Local Plan Sites DPD demonstrates up-to-date or robust evidence to support the allocation of a VIUA at land to the south of Back Lane, Ampleforth.

3.14. There are several other sites allocated as VIUA's within Ampleforth which appear to align more closely with the above reasons for such an allocation.

3.15. The site is located outside of the Conservation Area.

3.16. This proposed allocation is not considered to be a robust approach or one that is consistent with National Policy that requires plans to be based on up to date and relevant evidence. It is considered, therefore, to ensure the plan is sound, a comprehensive criteria-based assessment and methodology for the designation of land as VIUA should be undertaken.

Summary

3.17. The evidence behind the proposed VIUA allocation at land south of Back Lane is unclear therefore further justification in the context of the above reasons should be provided prior to the adoption of the proposed allocation for a VIUA.

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4. Land South of Back Lane/East Lane (Site 632)

The Site and Context

Location

- 4.1. Site extends to approximately 4.6ha and is an irregular shaped field, located at the eastern end of Back Lane and to the south of the road/track, outside of the Development Limits of the village on the south eastern side. It is a large greenfield site which is currently used as paddock/pasture. The site slopes steeply in a southerly direction. The boundary of the Ampleforth Conservation Area runs along the northern side of Back Lane, which is adjacent to the northern boundary of the site. To the north eastern corner of the site is a collection of modern ribbon development which is in the ownership of the Ampleforth Abbey complex.

Landscape and Topography

- 4.2. The National Character Area, as defined by Natural England, identifies the village within the Howardian Hills National Character area, and within the Southern Moors Fringe identified in the Howardian Hills Landscape Character Assessment.
- 4.3. Ampleforth is surrounded by two national-level landscape designations: The North York Moors National Park which covers the north of the village and the Howardian Hills Area of Outstanding Natural Beauty (AONB), the boundary of which starts beyond the built up area.
- 4.4. The site is relatively flat and rectangular in shape. The site is greenfield and currently used for grazing/pasture. Additional agricultural land is located to the south.

Ecology

- 4.5. There are no statutory or non-statutory designated sites and no known species of ecological importance on the site. A desktop Multi-Agency Geographic Information for the Countryside (MAGIC) search has been undertaken which did not reveal any potential ecological concerns on the site, or within 1km of the site.

Heritage

- 4.6. There are no listed structures within or immediately adjacent to the site and whilst it is located adjacent to Ampleforth Conservation Area, it is not located within the Conservation Area itself. There are several Listed Buildings located within Ampleforth itself, the closest of which is located approximately 100m to the north (Foxglove Cottages, Grade II Listed).

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Planning Policy Justification

- 4.7. The Ampleforth Background Paper confirms that Site 632 complies with stage one of the Site Selection Methodology. The Background Paper states;

The site is very visually prominent from long distance view across to the village from the eastern part of Yearsley Moor, close to Gilling East, about 2.5 km to the south east of Ampleforth. The historic linear form of the village is an important element of its character.

Development of the site would extend the village in a way which would lead to the coalescence of Ampleforth village with buildings associated with the Ampleforth College site. In this respect, it is considered that by virtue of its location and scale the development of the site would compromise the landscape setting of the village, within the Area of Outstanding Natural Beauty.

- 4.8. The Background Paper confirms that the Site is considered to be a Group 2 site and there is therefore no reasonable prospect/ very unlikely that concerns identified at Stage 2 of the SSM can be mitigated or sufficiently mitigated or, there are compelling reasons which indicate that a site is not deliverable or developable.
- 4.9. Further justification is required to support the above assumptions. It's not considered that the development of Site 632 would result in coalescence with the collage area, there are additional properties between the site and the college therefore the above assumptions and reasons for discounting the site do not appear to be robust.
- 4.10. Notwithstanding the above, if the Council consider it inappropriate to develop the site in its entirety, it may be possible to develop a smaller proportion of the site to mirror the development pattern on the northern side of East Lane without any adverse impacts on the relationship between the village and the college area.

Summary

- 4.11. The reasons for discounting Site 632 for development do not appear to be robust. Further evidence is required to support the above assumptions. The applicant would encourage the Council to reconsider their position on the above site and consider at least a small proportion of the site for residential development, to mirror the development pattern on land to the north of East Lane.

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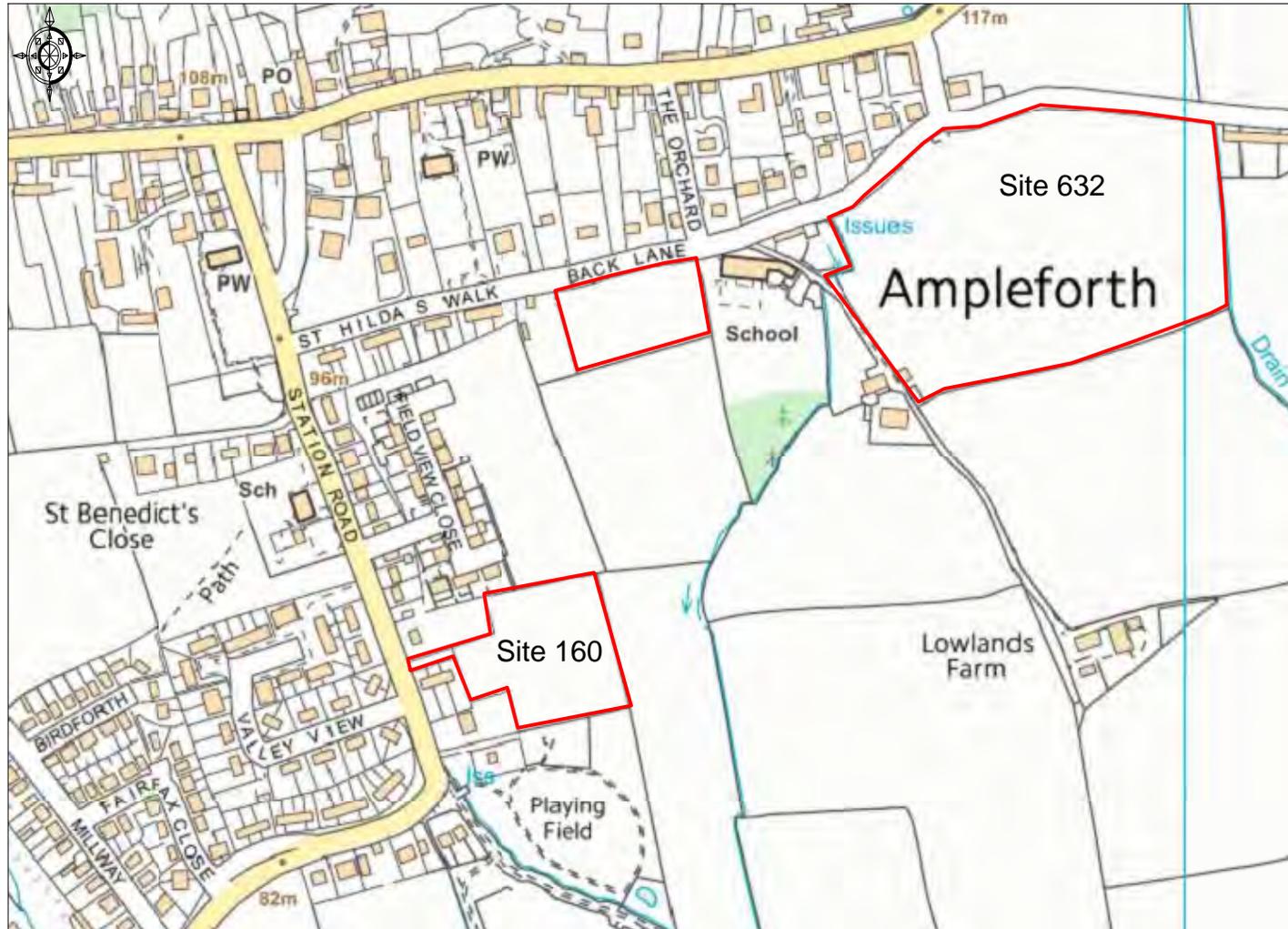


5. Summary and Conclusions

Next Steps

- 5.1. Our Client would welcome the opportunity to discuss the matters raised above in further detail with the council and would be grateful if you could confirm receipt of these representations.
- 5.2. Should there be the need for any further information, please do not hesitate to contact me by email or telephone via the details above. Otherwise we look forward to receiving confirmation of receipt of the representations in due course.

Location Plan



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