

Appendix 4 - VIUA Consultation Summaries

Date received	Respondent	Representation
08.10.2016	Ian Conlan obo West Malton Resident's Association	<p>Please would you consider the 2 greenfield sites North and South of Castle Howard Rd between Malton and the Howardian Hills as visually attractive areas for inclusion in the Ryedale Plan Local Sites Document on the grounds of:</p> <p>(1) providing a setting for the Howardian Hills AONB, adjacent to the AONB, a visually attractive site, where any development would have a very significant visual impact on the AONB</p> <p>(2) it would have a significant visual impact on the approach to the AONB from Malton.</p> <p>(3) it would have a significant and detrimental visual impact on the attractive approach to Malton along the Castle Howard Road, and recognise that development along this route would be a significant intrusion onto this attractive approach.</p> <p>We would be grateful for any guidance onto a suitable set of words to insert into the plan which would protect this site from inappropriate development.</p>
08.10.2016	Rosemary Dummott	<p>Please would you consider the 2 greenfield sites North and South of Castle Howard Rd between Malton and the Howardian Hills as visually attractive areas for inclusion in the Ryedale Plan Local Sites Document on the grounds of:</p> <p>(1) providing a setting for the Howardian Hills AONB, adjacent to the AONB, a visually attractive site, where any development would have a very significant visual impact on the AONB</p> <p>(2) it would have a significant visual impact on the approach to the AONB from Malton.</p> <p>(3) it would have a significant and detrimental visual impact on the attractive approach to Malton along the Castle Howard Road, and recognise that development along this route would be a significant intrusion onto this attractive approach.</p> <p>We would be grateful for any guidance onto a suitable set of words to insert into the plan which would protect this site from inappropriate development.</p>
11.10.2016	Cllr. Paul Andrews	<p>Please accept this letter as my support for a Visually Attractive designation of the above land ("High Malton" area), made by Malton residents for the reasons they have specified.</p> <p>My recollection is that this was agreed at the Forward Planning Group of the Neighbourhood Plan which you attended, but seems to have dropped out when it went to the "Steering Group". I cannot recall the reason for</p>

		this having been given to the Forward Planning Group.
11.10.2016	Cllr. Lindsay Burr MBE	Please accept my support for a visually attractive identification area for the "High Malton" area. I understand this has also been made from Malton residents.
11.10.2016	Emma Paragreen	The area's outlined and identified for Ampleforth: Knoll Hill, Main Street, Station Rd, Millway, Birdforth I agree that these are important features that give the village it's character and should be protected where possible. The views across the valley are spectacular as are the views from Millway back up to Knoll Hill and the village. However, I appreciate that on Main Street, cars parked on the main road does cause issues, perhaps some consideration should be made in future if required that some of the green verges could be cut into to reduce the congestion, the creation of some parking? Or the provision of off-road parking where possible.
12.10.2016	Andy Stephenson Assistant Environment & Land Use Adviser NFU North East	<p>I write in the capacity of local representative of the National Farmers' Union in the North East with particular interest in planning and economic development in rural areas. We welcome the aim to preserve the character of villages with rural settings, preventing over-development and ensuring the countryside can be enjoyed by all.</p> <p>Having looked through the report I note the criteria that a site is designated as a VIUA on grounds, amongst others, that the site 'Contribution the space makes to the overall form and character of the settlement'. In terms of the rural landscape, I would reinforce the contribution that agricultural land makes to the character, and how ensuring the viability of agricultural businesses in essential in preserving the landscape.</p> <p>Whilst it is noted that VIUAs can be developed in circumstances where 'the economic or social benefits of the development would significantly outweigh the loss' or where 'a development would not have a material adverse effect upon the character or appearance of the area', I would hope that a realistic approach is taken to permitting development. The diversification of farm buildings in order to strengthen the business is vital in order to ensure viability with a degree of flexibility enabling the business to adapt to demand.</p> <p>In addition to the above point, I would also like to raise the importance of farm worker's dwellings and agricultural buildings typically located within the confines of the farms land. Whilst conversion of outbuildings can often be utilised, with appropriate planning consent, it is sometimes necessary to build new structures when need can be demonstrated. I would again hope that a flexible approach is taken when considering such applications when there may be an impact on VIUAs, where a clear economic benefit to the agricultural business, and therefore the community as a whole can be demonstrated.</p>

19.10.2016	Pickering Town Council	The council agrees that The Lodge, 103 Middleton Road, should be deleted from the Proposals Map and that the undeveloped area of a collection of strip fields known as Mickle Hill, and land to the south of Mickle Hill extending south to land to the north of Roger's Nursery should be designated a VIUA, both for the reasons given in the consultation document.
19.10.2016	Mr. Clive Smith	I am very pleased that some new VIUA's have been proposed for Ampleforth. As we live in Birdforth Way we have a wonderful view of the field to the north, the trees beyond and the hill of the National Park. This view cannot be seen from the Main Street due to the houses but as the land falls away to the south of the village. The old part of the village is hidden by the trees and a completely rural scene appears rising up to the top of the National Park hill. The field to the north of Birdforth Way has not been ploughed for many years and the ancient ridge and furrows can be seen. As Ampleforth is in the North York Moors National Park and the Howardian Hills AONB, it is important that rural areas are protected.
20.10.2016	Philip Benham	<p>I have studied the proposed new VIUA adjacent to the Church of St John in Welburn. Any development on this site would have a significant adverse effect on the environment around the church and I fully support the proposed designation.</p> <p>I have also noted Appendix 2 where there is reference to my earlier proposal for a VIUA around the Castle Howard. This was of course some years ago, and whilst disappointed that the Council did not support this I understand the reasoning for this set out in the response.</p>
21.10.2016	Nawton Parish Council	<p>The Parish has lost one site already site ID 55 which was a VIUA and would like you to consider site 252 & 173 which are basically the same field, to replace the one that has been developed.</p> <p>This is an important field to the village offering vast views to the countryside. People enjoy seeing the countryside from their windows both nearby and across the A170 and the pear trees blossom in spring are a joy.</p>
23.10.2016	Sarah Oswald	<p>I have viewed the proposals being promoted through the emerging Ryedale Local Plan with a significant degree of concern. This has most recently been reflected in the current consultation of changes to the Plan's Visually Important Undeveloped Areas, principally the area of land to the west of Old Malton.</p> <p>Whilst I strongly support the rationale for extending the VIUA to the west of Old Malton, this needs to be significantly expanded to ensure the setting of the Grade I listed St Mary's Priory Church is preserved. Given the dominance of the church over the Old Malton skyline, it is also essential to ensure the character and appearance of the Old Malton conservation area can be preserved.</p>

		<p>All of the fields to the south of Westfield Lane, extending to Rainbow Lane to the west, should also be included as an extended VIUA. These fields clearly serve the same purpose as the proposed new VIUA to the north of Westfield Lane. There are clear views across all of these fields of the church, which will only become more prominent in winter months (when the surrounding trees are no longer in leaf). The fields also provide a very clear separation between Malton and Old Malton, preventing the coalescence. On this point I would direct you to my comments on the previous sites consultation and the deficient site assessment that has been prepared and published for the sites covering these fields. I have been maintaining a photographic record of this area, which clearly shows the importance the fields play to protecting the setting of the (grade I) listed church, which I will continue as the landscape changes throughout the transition to winter.</p> <p>I have also noted Historic England's concerns regarding the proposed development of these sites, which were submitted in response to the last sites consultation. This would give very clear support to the further extension of the VIUA's to the west of Old Malton. This area clearly meets the criteria established by the council, and the assessment outputs would be very similar to those expressed for the proposed new VIUA to the north of Westfield Lane (as set out in Appendix 2 of the consultation document).</p> <p>I fear that failure to take sufficient account of these comments, as well those I have made previously, and those by Historic England would mean there is significant risk that the Plan would not be consistent with the NPPF (I would draw your particular attention to paragraphs 126 and 132). As such it would not be sound, or there is risk any proposed development, if approved, would be at risk of challenge through judicial review.</p> <p>I have copied this response to Historic England, as well as the Town Council, my Ward Councillors and the chair of the Planning Committee.</p>
24.10.2016	Norton Town Council	<p>I write on behalf of Norton Town Council to comment on the proposals for additional Visually Important Undeveloped Areas as they relate to Norton.</p> <p>Members of the Council are in total agreement with the proposal to include the land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane.</p> <p>The view looking towards the town from the vantage point of Bazeley's Lane is outstanding and contributes greatly to the setting of the town, with the green space acting as a buffer in front of the main built edge of the town.</p> <p>Members understand that part of this area is now subject to a planning application passed earlier this year on appeal, but hope that the first part of the land to the south of Mill Beck extending along Welham Road</p>

		can be included in the Visually Important Undeveloped Areas, thus giving a certain amount of protection from development, and that if by any chance the development on the other part of the land does not take place and the planning permission expires then this land can also be protected.
25.10.2016	Scarborough Borough Council	Having looked through the document I do not consider that a formal response is required and have no comments to make on the document.
31.10.2016	G Lamb	Should designation site to the west of Northway, Pickering (site 116) as a VIUA. <ul style="list-style-type: none"> • Affords magnificent views of the surrounding area for casual walkers and surrounding residents • Established Mature Trees and hedges are visually attractive and support an important ecosystem • Highly productive agricultural land; • Import demarcation between Pickering and Middleton, and avoids linear developments along major tourist commuter links.
01.11.2016	F Hodgson	Should designation site to the west of Northway, Pickering (site 116) as a VIUA. <ul style="list-style-type: none"> • Prime farm land • breathing space between Pickering and Middleton- retain individual character and corridor for wildlife • The view of the fields when approaching from Middleton, with Northway in the distance, Pickering is really a large village set in lovely countryside, and it is view worth preserving
01.11.2016	R and G Heal	Is the Pickering Town Council's view that "it is essential to preserve the countryside between the eastern built edge of Middleton and the built west edge of Pickering" to be upheld? <p>The areas between Middleton and Pickering do meet the criteria of VIUA in that they do provide:</p> <ul style="list-style-type: none"> • The fields and spaces provide a green buffer between the two dwelling areas; • The field patterns between Crook Lane and the west of built Pickering are ancient fields with the rolling furrows and bordered by old/ancient trees • Crook lane is walked by walkers and trekkers and ourselves to take in the views of both Middleton and Pickering, and the Vale of Pickering <p>There is no consideration of the environmental impacts of developing the site, in terms loss of biodiversity, including protected species and impacts on infrastructure.</p>

01.11.2016	West Malton Residents Association (Ian Conlan) C M Howarth Mr. S.P. & Mrs.H.L. Bell, Mr P J Nicholson P G Lodge M Stephens C Turner S Ruddick A Ruddick T Stephenson T and H Jones E Parlett Rhodes K and C Howden M and S Hope J Rowe P Ibbotson J L Wright S Wright K and A Cuthbertson A Sykes A and B Hale A Young I and C Gibson B and A Kemp A Swainston S Wormald J, B and U	<p>Application for VIUA designation for the area north and south of Castle Howard Road, its boundary on the east (of) the built edge of Malton, on the west the edge of the Howardian Hills AONB, to the south by the York Road Industrial Estate and to the North by Broughton Road.</p> <p>The A64 cuts through the area but is hidden in a deep cutting from most viewpoints inside and outside the designated area. The area should also include the allotments called 'California Gardens' on the western edge of Malton south of Castle Howard Road adjacent to Fitzwilliam Drive.</p> <p>Application submitted with a number of photographs.</p> <p>The area fulfils the following categories for designation as a VIUA:</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publically accessible view points within the settlement or from approach roads or paths: <p>The area forms an important contribution to the setting to the western edge of Malton from its principal approach on the York Road (B1248), and one leaves the A64 and approaches the town, and from the minor rural Castle Howard Road, into Malton, along which forms a popular footpath leading to the Howardian Hills AONB, and also footpaths and bridleways within the AONB.</p> <ul style="list-style-type: none"> • Contribution the space makes to the overall form and character of the settlement: <p>The space enables the settlement to blend in with the countryside and not intrude into an area that is contiguous within and of the same character as the Howardian Hills AONB and forms its setting;</p> <p>It enables the AONB and the area in-between the AONB and the settlement to be experienced with a gentle transition from rural to urban landscape by virtue of the shape of the landscape and the distance between the edge of Malton and the edge of the AONB</p> <p>The area sits on an area of land relatively high compared to the surrounding area, and is therefore contributes better to the area as a VIUA than one whose prominence would intrude into the countryside and the edge of the AONB.</p> <p>The area is very visually prominent from the busiest road into Malton, the B1248 as it leaves the A64 and approaches Malton, and provides an attractive and much locally valued approach to the town.</p>
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	<p>Chestnutt P and D Bowers Mr & Mrs Lawless J Boyes Mrs S Hayes J Cunningham S Fiore B Wood P Riley R Neal J Donaldson G Fiore R Watmore R and GA Pollard A Riley S and M Hetheron S Pearce B Wood J Gallagher S and A Hague A Elks</p>	<ul style="list-style-type: none"> • Extent to which the space provides a vista/viewpoint into the surrounding countryside <p>The space forms open views toward the Howardian Hills AONB, the Wolds and the Moors from various angles along the footpaths and bridleways around its edge.</p> <ul style="list-style-type: none"> • Extent to which trees, boundary hedges or walls contribute to the character of the space. <p>The hedgerows and trees form an important contribution to the character of the space</p> <p>These characteristics are prominent as viewed from public footpaths and bridleways through it and around its edge, York Road (B1248), and along Castle Howard Road, as demonstrated in the enclosed photographs</p> <p>Further comments made:</p> <ul style="list-style-type: none"> • Golden Plover sited, which would not seen in gardens.
02.11.2016	Local Access Forum	Designation of VIUA's generally falls outside the remit of our Local Access Forum, but we would like to applaud Ryedale's use of VIUAs and it is particularly gratifying to see proposals for new land areas to be added to the VIUA designation.
02.11.2016	R Bigg	I am in full support of the proposed VIUA's in Norton & Malton. I personally think , I and I am sure many others would like to see a VIUA on the field west of Welham road in

		front of the golf course, this is a lovely setting and is also on the entrance to Norton, especially the south of the town has a rural feel to it which it should maintain, not turn into a concrete jungle .
02.11.2016	L Tyler	I fully support the proposed VIUA's for Norton & Malton. There soon won't be any countryside left around here, Norton/Malton will be known as a city before long not a town, our roads already struggle as it is without any extra developments being done
02.11. 2016	North Yorkshire County Council	Officers from our service areas have reviewed the consultation document. While this does not appear to raise any strategic issues of significance to the County Council, we support the process and the objectives, including ensuring that the VIUAs are fully justified and the boundaries clarified. We welcome the opportunity to continue to liaise with Ryedale DC as part of our Duty to Co-operate on the Local Plan.
02.11.2016	Historic England	Many of the areas identified as VIUAs the 2002 Ryedale Local Plan made an important contribution to the character of the District's Conservation Areas, to the landscape setting of its towns and villages, and to the setting of its numerous Listed Buildings and other heritage assets. The VIUAs in have proved to be a very successful Policy tool and have helped to safeguard some of the District's most important open spaces. As such, they have ensured that many of the open spaces which are important to the distinct identity of Ryedale's settlements have been safeguarded. Given that the existing VIUAs are now some 14 years old it is wholly appropriate that the existing areas are reviewed and that consideration is given as to whether there are any other areas which would warrant protection through the provisions of this Policy. In terms of those that are proposed to be deleted or amended, we would concur with the amendments suggested which appear to better-reflect definable boundaries or take account of planning permissions. We have the following comments to make regarding the proposed new VIUAs:- Welburn: Wedge of Land to west of Church of St. John, This open area lies within the boundary of the Welburn Conservation Area and contributes to the setting of the Grade II Listed St John's Church. Therefore we support its identification as a VIUA. Land to north of Slingsby Castle and west of the Lawns This area contributes to the setting of the Grade I All Saints Church, to the Scheduled

		<p>Monument at Slingsby Castle, and to the Slingsby Conservation Area. Therefore we support its identification as a VIUA.</p> <p>Hovingham: Land to the north of the Worsley Arms and south east of the Village Hall and Tennis Courts This area contributes to the setting of the Hovingham Conservation Area and of views towards the village from the east. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Land known as Knoll Hill, and land to the west of The Bungalow. Land to the south east and west of Brookfield This area contributes to the setting of the Ampleforth Conservation Area and to the setting of the Grade II Listed Building at Fern Villa. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Land to the south of St. Hilda's Church This area contributes to the character of this part of the Ampleforth Conservation Area and to the Grade II Listed Church of St Hilda. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Land to the rear of Ludley House This area contributes to the character of this part of the Ampleforth Conservation Area. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Green verges along Main Street, between the White Swan Public House and Ford End House. These green verges contribute to the character of the Ampleforth Conservation Area and the setting of its Listed Buildings. Therefore we support its identification as a VIUA.</p> <p>Ampleforth: Land east of St. Benedict's School and properties of St. Hilda's Walk. This area contributes to the setting of the Ampleforth Conservation Area. Therefore we support its identification as a VIUA.</p> <p>Pickering: Undeveloped area of a collection of Strip Fields known as Mickle Hill, and land to the south of Mickle Hill extending south to land to the north of Rogers Nursery. The historic field pattern is still legible on this site and forms part of an extensive network of medieval strip fields around Pickering. This network of historic field boundaries is a distinctive feature of the landscape setting of the town and make a significant contribution to the character its character. With increasing pressure for development around Pickering, this landscape is becoming increasingly threatened. Therefore we support its identification as a VIUA.</p>
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		Old Malton: Triangular shaped area of land to the west of Old Malton, north of Westgate Lane, and south of the A64. These fields contribute to the setting of the Old Malton Conservation Area. Therefore we support its identification as a VIUA.
03.11.2016	C Turner	<p>I would like to endorse all the comments from West Malton Residents Group. Malton is a fast growing town with infrastructure being stretched to far. We must be in a position to preserve as much green space within the Malton boundaries. I hope you and your fellow planning officers consider green space and it's preservation is as important as the majority of Malton residents.</p> <p>I would like to add an additional green space at the junction of Middlecave Road and Folliott Ward Close.</p>
3.11.2016	L Harland	Writing to deter housing development between Northway and Crook Lane- Middleton and Pickering will have no distinction. Pickering is town which relies heavily on tourism, but will lose its rural town quaintness and beauty. Concerns about traffic
3.11.2016	J T Smith	Site 116 Pickering - Almost join up Pickering with Middleton. Would despoil a view into the surrounding countryside. Concerns about traffic. Prime agricultural land.
3.11.2016	G and J Lloyd	<p>Site 116 Pickering- the Town Council have already minuted that this site should be a VIUA, and that new properties would be more prominent than those of Northway. Fields are important for preserving the separation from Middleton. The remaining gap would be minimal and do little if anything to reduce the impression of continuous buildings from Aislaby, through Middleton into Pickering. Such a small gap would actually encourage future fill in development, particularly if site 500 is developed.</p> <p>The three fields are part of a historically important mediaeval strip field system, and there is evidence of Ridge and Furrow systems used, despite restoration to modern ploughing.</p> <p>The hidden ancient stone-lined well in the boundary hedge between the two eastern fields is an interesting historic feature. A Reduction in the overall area of strip field systems to which this sites contributes will considerably reduce the significance of this nationally known historic feature.</p> <p>Present possible sites exceed the housing requirement, it is a Ground Source Protection Zone, suffered drainage problems, and is good agricultural land.</p>
4.11.2016	A Cox Welburn Local	The area proposed in Welburn near Castle Howard has been a significant one since the building of the church here in the 1860s. George Frederick Howard, 7th Earl of Carlisle, largely financed the cost of the work in memory of his late mother, as recorded in an inscription in the porch. The church was sited on the

	History Group.	<p>hillside so that the Earl could see it from Castle Howard, as he stated in a contemporary speech.</p> <p>The green area beside the church, which is under consideration here, probably came into being at the same time, when Castle Howard gardeners levelled the site for building. The area has retained its character since then and now has mature trees, some of which were planted to commemorate 20th century coronations. It is the only quiet public area in the village, where people can and do sit to enjoy the view of the church and its surroundings, and in summer, walkers and other visitors picnic here under the trees. Other such open areas in Welburn, unlike this one, are small and situated on the busy village street.</p> <p>The site of the church, donated by the Earl, was said at the time to be: "an admirable one and commands an extensive view of the landscape". The church and the proposed area which adjoins it, are still surrounded by open farmland and views of the Castle Howard Estate. The Centenary Way passes across this piece of land and the seats here serve as a resting place for walkers.</p> <p>It seems very appropriate that this attractive piece of land in question should be designated as a Visually Important Undeveloped Area.</p>
4.11.2016	Amotherby Parish Council	<p>Welcome the proposal to create a new VIUA at the single field between Amotherby and Swinton south of the B1257 in order to ensure the villages remain separated.</p> <p>Request that the two fields to the east and the field to the west of Lime Kiln Farm on the north side of the B1257 are also designated VIUAs for the same reasons as given in the report for the field south of the road.</p> <p>Why the field east of Station Farm, Amotherby (site 8 in the LDF) has not been included as a proposed new VIUA? The report indicates that the SSM should have triggered this as the site has been identified in the SSM as being significant to the character of a settlement and that it fulfils at least four of the six criteria for designation. Please see extracts from Report and our arguments below.</p> <p>Very serious consideration should be given to the addition of this site to the new VIUAs for the following reasons.</p> <p>The SSM clearly identifies this site as being significant to the character of Amotherby stating: - Q8-"in terms of the character of this site, its rural, pastoral qualities would be lost through development, harming the character of the settlement."</p>

		<p>Q10-“there is a need to consider the impact of landscaping on the setting of the listed Church.”</p> <p>Q12-“the site extends close to the Listed Church, there is a concern that the setting and experience of the church & churchyard has potential to be harmed by the presence of development in this location.”</p> <p>Q13- Parish Council comments in our response to SSM “Although the existing Station Farm House is not listed it perhaps should be? It dates back to around 1860 and is a typical traditional farmhouse of that period. Any threat to the building or its immediate surroundings is unacceptable. There is a strong likelihood of important archaeological remains in the field.”</p> <p>D Overall Rating for Culture and Heritage-rated as double minus/red, reflecting all the above concerns.</p> <p>This field fits criteria 1, 2 & 4 of the aims Visually Important Undeveloped Areas:</p> <ul style="list-style-type: none"> • Protect the setting of Listed Buildings and other historic and architecturally important buildings and the character of Conservation Areas • To prevent town and village cramming • To retain green areas, open space and trees <p>Accordingly, it meets Criteria 1,2, 3 & 6 of the VIUA Designation Criteria: -</p> <ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • The archaeological or historic interest of the space
4.11.2016	R Simpson W I Linton J Walker J Machin N J R F Brown R and G Mort A Gordon	<p>Strongly support the classification of the areas as a VIUA land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane.</p> <p>Firstly, the green space and the trees in these areas provide both a desirable view of the surrounding countryside and contribute to the distinctive character of this area. Indeed, these elements have influenced the value of the properties in this area, and is often a reason why residents choose to live in this location.</p> <p>Combined with the space on the other side of Welham Road, the golf course and the fishing pond, this wide</p>

	<p>Mr and Mrs J Pashby G Perry Mr and Mrs C Halliwell M J Linsley C Linsley Mr and Mrs S J Mead A Kelly</p>	<p>spanse of countryside is a crucial part of the overall form and character of the settlement.</p> <p>In addition, Whitewall racing stables were one of the first public racing stables in the country, and there are associated listed buildings surrounding the stables. Therefore, the green space that currently surrounds this area greatly contributes to the idyllic setting of these historical buildings.</p> <p>Moreover, many residents or people visiting the area walk around Scots Hill and surrounding areas, and areas A and B, which are visible from the associated footpaths often used by walkers, provide an attractive view that people have enjoyed for a long time. Areas A and B also makes the rural setting that provides an attractive approach for those travelling on the approach road into Norton/Malton.</p> <p>Furthermore, the road that connects with Welham from York and surrounding areas is already busy enough with traffic. Areas A and B need to be protected as vigilantly as possible to prevent further development congesting these areas any further and spoiling this quiet rural area. Securing areas A and B as VIUAs would be a major step in preventing this from occurring.</p> <p>As such, I am deeply disappointed that planning permission has been granted for the development of area B in an already heavily populated area. Nevertheless, I strongly support the classification of this area as a VIUA in the event that this planning permission expires, and it is because of this that it is now more important than ever to protect area A from such development.</p> <p>It is the preservation of such vital areas of land that makes towns like Norton and Malton the rural havens that Ryedale is loved and renowned for.</p>
5.11.2016	C and M Hughes	<p>Propose that Site 116 be a VIUA:</p> <p>1. Extent to which the space provides a vista/viewpoint to the surrounding countryside: Middleton Road has a footpath joining Pickering and Middleton. This is well used and from the corner of Middleton Road/Northway one obtains spectacular views way up across to Middleton Lane. With Site 116 developed these views will be lost for a substantial part of this footpath. Also site 116 itself provides outstanding views to the north across open field. Coming from the other direction, the sight of Beacon Hill, visible by pedestrian and motorist, could well be compromised by site 116 development.</p> <p>2. Prevent town and village cramming: The current separation of Pickering and Middleton, from Middleton Garage to Northway is some 0.5km. Moving the west boundary to the edge of Crook Lane will reduce this to half that value which getting</p>

		<p>dangerously close to blurring the Pickering and Middleton Boundary and the individual identifies of town and village.</p> <p>3. The historic interest of the space: The structure of the three fields comprising site 116 is of the strip field variety historically popular when farms clustered around the village edge and fields emanated away from the farm and subsequently the village.</p> <p>It contains green areas, open spaces and trees, and is prime farmland.</p> <p>Would there be any impact on Crook Lane, a popular footpath leading northwards. Although not directly involved in the site 116, its proximity to the western boundary would at least affect the views back over Pickering.</p>
5.11. 2016	A Fuller	I would like to record my support for the addition of a VIUA for land to the south of Mickle Hill in Pickering.
5.11.2016	J Howard	<p>Support classify the fields and woods between Welham and Langton Road as a Visually Important Undeveloped Area.</p> <p>Whitewall House and attached outbuilding is a grade II listed building¹ built in the early 19th century with earlier origins. The Whitewall Stables have had connections with racing in Norton since the 18th century. The house was the residence of John Scott a notable 19th century trainer. Horse training continues there to this day and the fields in the VIUA provide grazing for horses and an uninterrupted view of the house, stables and adjoining cottages.</p> <p>Further along Bazeley's Lane are the racing stables belonging to Brian Ellison. Mill Beck and the surrounding fields provide a natural buffer between Norton's expanding residential boundary and the training of highly-strung racehorses. Bazeley's Lane itself is an area of high amenity, in daily use by local people for walks. It is situated on rising ground and provides uninterrupted views of Norton and Malton over the fields in the proposed VIUA.</p> <p>Retaining the fields as a VIUA will prevent further development causing "town cramming".</p>
5.11.2016	C and C Raettig	We are writing in respect of the areas between The Built Eastern edge of Middleton and The Built Western edge Pickering. Pickering Town Council (PTC) wish to retain a countryside between Middleton and

		<p>Pickering.</p> <p>“The Town Council thinks it’s essential to preserve the countryside between the Eastern boundary of The Built Environment of Middleton and the western boundary of The Built Environment of Pickering”</p> <p>(refers to further emails)</p> <p>We believe that the areas between Middleton and Pickering do meet the criteria of VIUA in that they do provide:</p> <ul style="list-style-type: none"> • Countryside between Built Middleton east and Built Pickering west - in that the collection of fields and spaces provide a green buffer between the two dwelling areas • The field patterns between Crook Lane and the west of built Pickering are ancient fields with the rolling furrows and bordered by some old/ancient trees. • Crook Lane is walked by walkers and trekkers and ourselves regularly to take in the views of both Middleton and Pickering, and the Vale of Pickering. <p><u>Environmental Impact</u> – We note that Reference does not have any links(electronic) or statement with regard to the impact, that if the area were to be developed, it would have on the whole community infrastructure, flora and fauna, and the wildlife that these areas serve as a habitat. The area is home to much wildlife such as Bats, 3 species of Owl (Barn, Tawny and Little) and a plethora of other birdlife and animals of all sizes.</p>
6.11.2016	A Elks	<p>Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths</p> <p>Approach roads The approach to Malton from Braygate Street, and onto Castle Howard Road is a unique access road to Malton as it dips down from a ridge of hills with fantastic views across the town towards the coast, and then proceeds along a tree-lined country road into the town.</p> <p>Once you cross the by-pass bridge it remains a high road with extensive views across the valley towards the Yorkshire Wolds and the North York Moors, until it reaches the town. The view from this road, across to the Wolds, is particularly spectacular as you can see the town in the valley and obtain fantastic weather effects both rising from the valley and coming down from the high hills of Birdsall and Thixendale in the distance.</p>

The road itself is bordered by wide verges, mature hedges and trees that are unlike any other access road to Malton.

WITHIN THE SETTLEMENT

The paddock/hay meadow area around Mount Vets on Middlecave Road is extremely peaceful and beautiful, and is home to a wide variety of wildlife. It also allows for country views across the vale of Pickering to the North York Moors.

Contribution the space makes to the overall form and character of the settlement

The beauty of this approach to Malton seems appropriate, as it is the main access route for tourists, walkers and travellers coming down from Castle Howard and the Howardian Hills. It continues the traditional, beautiful country environment right into the town (down into the built up area of Castle Howard Road with its super verges and protected trees).

The space, and the road access, maintains the sense of a small and welcoming country town that visitors value so highly.

It reflects the farming and country nature of the town, and its history and heritage.

The farmland on both sides looks fantastic in various seasons (ploughed in winter, new growth in spring, dazzlingly beautiful ripe crops in summer).

The California Gardens allotments create a gentle transition from farming land, to country town. They also visually represent the self-sufficient hard work of country people. The allotments are beautiful in their own right, as they show a different side of 'managed' land on a smaller scale, a miniature version of the larger pattern of the surrounding countryside. Each allotment offers a different small-scale beauty depending on the season and time of day.

The area as a whole provides a subtle transition from the higher land of the Howardian Hills to the lower areas of the town. This transition prepares the traveller for the transition from country to town.

Extent to which the space provides a vista/viewpoint to the surrounding countryside

Castle Howard Road (between the town and the bypass bridge) provides open, extensive views across the valley towards the Yorkshire Wolds on one side, and the North York Moors on the other. These views

		<p>continue until you reach the town.</p> <p>The view from this road across to the Wolds is particularly spectacular, as you can see the town in the valley and obtain fantastic weather effects both rising from the valley and coming down from the high ridge of hills near Birdsall and Thixendale in the distance.</p> <p>The view across to the North York Moors from Castle Howard Road is one of extremely traditional countryside, with open farmland and a scattering of nearby trees and hedges framing the low moors in the distance. Even low development would obscure this understated but wonderful view.</p> <p>If you walk down California Gardens allotments on the public footpath you get a particularly wonderful view of the Wolds in the distance with the valley, and the edges of Norton Town and the river, nestled below.</p> <p>If you stand at the farm road looking down towards Thixendale the view is panoramic, and includes the area where the train line flows towards York. If the light catches it at a certain time of day it looks like a silver river running through the trees.</p> <p>Extent to which trees, boundary hedges or walls contribute to the character of the space</p> <p>Castle Howard Road is bordered by wide verges, mature hedges and trees that are unlike any other access road to Malton. The trees, hedges and verges provide a traditional and transitional movement from farmland to market town.</p> <p>The impact of tall, mature trees against low-lying farmland with long vistas in the background (both to the Wolds and to the North York Moors) is particularly striking and beautiful. I don't know of any other point in the Malton area where you can see both the Wolds and the Moors and obtain such fantastic effects of weather, countryside and view.</p> <p>This is a peaceful area that has public footpaths that are well used by Malton residents for walking and for access. Residents obtain health and wellbeing benefits from this direct access to the area.</p> <p>It is also an area containing a wealth of wildlife, including deer and barn owls, in addition to garden birds, rooks, migrating birds, rabbits and other small mammals.</p>
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6.11.2016	K Calver	<p>It has very, very recently been brought to my attention that there are plans afoot to develop the land behind Langton Road adjacent to the green open fields behind Welham Road. I understand that it is only currently 'outline permission', and Ryedale Council offered objection but were over-ruled by the Planning Inspector from the Superior Government Department. But the concern is how long before such permission is given to the land behind Welham Road?</p> <p>I am wholly against development of the rural area behind Welham Road. And Langton Road come to that. Aside from the peace and quiet that will be lost, it will only add to the over-loaded state of the infrastructure.</p>
06.11.2016	J Baty	<p>Site 116 – Land to the north of Middleton Road and east of Crook Lane. I believe that this area should be designated as a visually important undeveloped area, as it plays an important part in maintaining the rural character of Pickering and keeping the settlements of Pickering and Middleton separate.</p> <p>Crook Lane is an ancient green lane with views across to the Yorkshire Wolds and Howardian Hills from the top of the hill, which would be adversely affected by any development of site 116.</p> <p>This area is also part of a medieval strip field system. These historic field systems are becoming rare and as such should be preserved for future generations.</p> <p>It is also important to prevent the merging of Pickering and Middleton (as town and village cramming adversely impacts the nature and separate appearance and charm of the individual settlements as well as protecting the historic nature of the places) While this development does not merge the two settlements it does make this much more likely in the near future.</p>
07.11.2016	C Knott	<p>I am writing to support the proposal in the Ryedale District Council consultation (October 2016) to classify the land, fields and woods directly between Welham Road and Langton Road as a Visually Important Undeveloped Area. This wide expanse of countryside is a crucial part of the overall form and historic character of the area.</p> <p>The land and fields in the “VIUA” provide grazing for horses and an uninterrupted view of the house, stables and adjoining cottages. In more detail there is the grade II listed building Whitewall House (Historic England List Entry Number 1149544) known as Whitewall Stables. The stables have had connections with racing in Norton since the 18th century (John Scott) and horse training has taken place since.</p>

		<p>Bazeley's Lane and Scott's Hill are areas of high amenity, both of which are in daily use by local people for various activities. These areas are situated on rising ground and provide uninterrupted views of Norton and Malton over the fields in the proposed VIUA. On this lane, Spring Cottage racing stables belongs to Brian Ellison who is a leading dual-purpose racehorse trainer in the UK. Spring Cottage dates back over 200 years and was the home to William I 'Anson, trainer of Epsom and Derby winners in the 19th century.</p> <p>Mill Beck, local springs and surrounding fields provide a natural barrier between Norton's expanding residential boundary and the training of racehorses. Retaining these fields as a VIUA will prevent further development into the rural area.</p>
7.11.2016	M J Williams	<p>I wish to support the application for VIUA status for High Marishes, Malton.</p> <p>Whilst also supporting the further areas listed in the West Malton Residents Newsletter, I am unable to give full support because my knowledge of the areas is less sure.</p>
7.11.2016	Cllr. Ed Jowitt	<p>I am pleased to confirm my support for this application to designate the site formerly known as High Malton as a Visually Important Undeveloped Area (VIUA).</p> <p>This site, both to the north and south of Castle Howard Road, represents a vital access from the Howardian Hills AONB into Malton providing uninterrupted views from AONB to the town and thence across to the Wolds and North Yorkshire Moors and indeed in the opposite direction from the Town out into the countryside.</p> <p>I note also that this view was supported in submissions by the officer responsible for the AONB during the recent failed planning application for this site.</p> <p>This area is traversed regularly both along the roads and the pedestrian tracks enhancing the recreational and tourism utility of both local residents and visitors to the town.</p> <p>I hope and believe that adoption of the protections requested in this application will enable the town to maintain the benefits, outlined above and also in the attached document, for both current and future generations.</p>
07.11.2016	P Riley and A	<p>I support the West Malton Residents' Group submission for the status of Visually Important Undeveloped</p>

	Riley	<p>Area for Land North and South of Castle Howard Rd. This is vitally important to preserve the character of the area and to provide a transition from the town to the AONB.</p> <p>I also support the request for protection of the other named green areas within the town, particularly the verges on the south side of Middlecave Road and within Castle Howard Road - these lend a difference and green amenity/space to these residential roads, important in order to provide character and diversity within the town.</p>
7.11.2016	R Watmore	<p>We walk our dog regularly along the Castle Howard Road and love the views from there. We are also tenants of an allotment on the California Gardens allotment site and it would be such a shame to lose this after all the hard work we have put into it over the last few years.</p>
7.11.2016	R Meadley	<p>I have recently been made aware that the area between Welham Road and Langton Road in Norton is under consideration, and I would like to support the classification of the area as an VIUA.</p> <p>I am fortunate to live on Welham Road and I have the wildlife and spectacular views on my doorstep. The fact that the Howardian Hills are in view in the area is a positive aspect to all who enjoy walking along the road and around Scot's Hill. Development of this area would change the landscape for the worse and would damage the wildlife habitat of many creatures and vegetation.</p> <p>Malton is also known for its race horses though the training stables by Bazeley's Lane may be interrupted by building works and housing. We should be proud of our traditions and respect the land which is used.</p> <p>I also work at the local high school (Norton College) which is an excellent school though currently over subscribed and would not have the capacity to take on extra students. Development of further housing estates in the area would put a strain on the local resources which would have an impact on the residents of our town.</p> <p>I hope that the council respect the views of the residents and look to protect our local beauty spots so that Malton and Norton can continue to be the rural haven that people know it for.</p>
7.11.2016	White Young Green obo Fitzwilliam Malton Estate	<p>FME supports the Council's position with regards to the VIUA's as set out in the Consultation Document dated October 2016.</p> <p>As you are aware, Fitzwilliam Malton Estate continues to promote sites 249, 218 (both located off Castle Howard Road) through the sites and allocations process.</p>

		<p>You will also be aware that the sites have been taken forward by RDC as preferred options in the Local Plan Sites Document.</p> <p>Identifying the sites as Visually Important Undeveloped Areas (VIUA) would restrict their development as per policy SP16. There is, therefore a clear conflict between the promotion of the sites as preferred options for residential development and including the sites in the VIUA document.</p> <p>Notwithstanding this, and taking account of the 6 criteria used to identify the VIUAs, sites 249 and 218 do not score highly and should not therefore be taken forward as new VIUA's. That is:</p> <ul style="list-style-type: none"> • They are peripheral to the settlement and are not highly visible from within it (where views are shortened by existing development and the topography of the town); as such they do not contribute towards the settlements overall character. • Nor do they provide the setting for any buildings of historic or architectural interest. • The sites do not provide vistas or viewpoints to the surrounding countryside (there are no public footpaths or bridleways crossing the sites which would afford these views and views towards to surrounding countryside from those located near to the site would not be affected by future development). • Finally, whilst the sites can be viewed from publically accessible view points from approach roads or paths, they do not make a significant contribution towards the setting of the settlement of Malton as the sites are not themselves of high landscape value, viewpoints are limited and views dominated by the 132Kv power lines crossing the site and the existing built environment adjacent the sites, which is not of any particular value being standard residential properties and an industrial estate. • It is also worth noting that whilst the A64 is in a cutting it is not completely hidden from view and is audible, reducing any sense of tranquillity.
07.11.2016 and 9.11.2016	C Jennison obo HL Halder Ltd	Object to retention of VIUA which should be described in two parcels of land which refer to open space on the junction of Whitby Road and High Backside and Whitby Road and Hatcase Lane. The southern component has been subject to numerous successful applications. The map is incorrect and needs changing to match the description. Enclose a map of the southern area to be removed from the VIUA, and proposed for bungalows -for which there is a chronic need.
8.11.2016	P Beanland	Object. Consider that sites (High Malton and land to south of Castle Howard Road) represent best sites for

		development. This designation would prejudice the development prospects for these land areas in the future.
8.11.2016	S Helme	<p>Re. site 40/158, west of Alderson House at Kirby Mills, "should be retained as a VIUA as it would be a prominent, visible site"</p> <p>Because this site is surrounded by a well established, high hawthorn hedge, a two storey building would not be too prominent. With no development on the site, there is a greater chance of the hedge and field lacking maintenance, which would make it more prominent and visible for the wrong reasons.</p> <p>Mr Coates, who made the original proposal, firmly believed that an attractive building on this site would become a unique feature to visitors approaching Kirkbymoorside from both directions on A170, besides providing many benefits for the town as stated in a previous letter.</p>
09.11.2016	R and S Fussell	<p>Having considered the areas highlighted in the attached map (relating to the land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane, I strongly support the classification of the areas marked A and B on the Map as new VIUAs for the reasons set out below.</p> <p>Firstly, the green space and the trees in these areas provide both a desirable view of the surrounding countryside and contribute to the distinctive character of this area. Indeed, these elements have influenced the value of the properties in this area, and is often a reason why residents choose to live in this location.</p> <p>Combined with the space on the other side of Welham Road, the golf course and the fishing pond, this wide expanse of countryside is a crucial part of the overall form and character of the settlement.</p> <p>In addition, Whitewall racing stables is an impressive building dating back to the early 1800's. The most famous trainer to have lived there was John Scott, he bought it in 1825 and lived there until his death in 1871. Scott was an extremely successful as a trainer having a tally of 31 'Classic' winners. There are associated listed buildings around the stables and the green space that currently surrounds this area greatly contributes to the idyllic setting of these historical buildings. Any alterations to the tranquillity of this area would affect the running of the racing stables in the vicinity, which are a valuable source of income for the area.</p> <p>The hilly area between the stables and the Langton Wold gallops called Scot's Hill, and the fields above it, are used daily by dog walkers and alike, for exercise and relaxation, all the more important these days to</p>

		<p>relieve the stresses of everyday life. Areas A and B are visible from these footpaths and provide an attractive view that people old and young have enjoyed for a long time. The biodiversity of wildlife and wild flowers is maintained by this open space and would be affected by development of these areas.</p> <p>Furthermore, the road that connects with Welham road from York and surrounding areas has become excessively more busy in recent times with the development of Whitewall Quarry. Areas A and B need to be protected as vigilantly as possible to prevent further development congesting these areas any further. Securing areas A and B as VIUAs would be a major step in preventing this from occurring.</p> <p>As such, I am deeply disappointed that planning permission has been granted for the development of area B in an already heavily populated area, and near to a school and sixth form college, with associated heavy traffic. Nevertheless, I strongly support the classification of this area as a VIUA in the event that this planning permission expires, and it is because of this it is now more important than ever to protect area A from such development.</p> <p>It is the preservation of such vital areas of land that makes towns like Norton and Malton the rural havens that Ryedale is loved and renowned for. We sincerely hope that the council opts to protect areas A and B and look forward to hearing the outcome of the council's decision.</p>
09.11.2016	Natural England	<p>Natural England welcomes the review of Visually Important Undeveloped Areas (VIUA). We consider that the Ryedale's VIUAs can be a useful tool for helping to protect both nationally designated landscapes and locally valued landscapes from inappropriately sited development. We note in particular the new and extended VIUA's associated with settlements within and in proximity to the Howardian Hills Area of Outstanding Natural Beauty (AONB) and North York Moors National park including those in Welburn, Slingsby, Amotherby, Hovingham, Ampleforth and Pickering. We welcome the protection these VIUA's offer to the setting and special qualities of the nationally designated landscapes. Natural England notes the removal of VIUA's from the Policies Map but has no significant concerns regarding these sites</p>
9.11.2016	C Wilson	<p>I believe the area of land to the North of Keldhead Farm should be revisited and looked at as either an area zoned for creation of high quality executive housing or to be a designated area suitable for self build. Controlled development in this area would ensure a development of individual residential units in keeping with the traditional properties in the area and securing the long term visual appeal rather than purely securing the area for the life time of this plan.</p>
9.11.2016	Paul Jackson AONB Manager	<p>I have the following comments to make on the proposals for the VIUAs relevant to the AONB:</p> <ol style="list-style-type: none"> 1. Welburn – proposed new VIUA – support. 2. Slingsby – proposed new VIUA – support. 3. Amotherby – proposed new VIUA – support. This small field is highly significant in maintaining a gap

		<p>between the villages of Swinton and Amotherby. It also gives remarkably extensive but rather 'surprise' views from the B1257 out into the wider AONB landscape and therefore contributes significantly to the setting of the AONB.</p> <ol style="list-style-type: none"> 4. Hovingham – proposed new VIUA – support. 5. Ampleforth – proposed new VIUAs – support. 6. I'm aware that the Malton Residents Group has proposed that an extensive area of land to the west and south west of Malton (bounded by the York Road Industrial Estate, A64/AONB boundary and the B1257) should be designated as a new VIUA. Whilst unable to provide detailed comments in relation to the VIUA designation criteria which might apply to <i>all</i> parts of this proposed site, the examination of the planning application for the High Malton development showed the importance of the area in the vicinity of Castle Howard Road to the settings of both Malton and the AONB. It would appear that, similar to the proposed new VIUA for Old Malton, an assessment of this land for either full or partial inclusion as a new VIUA might be considered under Criteria 1, 3, 4 and 5.
09.11.2016	Selby District Council	At this time SDC have no comments to make on the consultation material, however the council wish to be kept informed of the progress and will work with Ryedale as appropriate.
09.11.2016	Bell Snoxell Building Consultants Ltd obo Mr and Mrs Collier	<p>The former Brickworks Site at Swineherd Lane.</p> <p>The role of the VIUA is clearly stated in the latest assessment as follows:-</p> <p><i>Kirkbymoorside is subject to one of the most extensive VIUA designations in the District. Its role was multi-fold. To protect the eastern edge of Kirkbymoorside to the north to preserve the setting of Vivers Hill Scheduled Monument, the Church and Conservation Area. The mid section includes the strip field systems and mosaic of field patterns contribute to the setting of the town and provide separation between Kirkbymoorside and Keldholme, it also included land which could be subject to development pressure along Swineherd Lane.</i></p> <p>Assessing the site taking account of the above information has concluded the following:-</p> <ul style="list-style-type: none"> - Development of the site has no direct impact on the Vivers Hill Scheduled Monument. The topography of the hillside/landscape means that from the south (A170) there is no way to see Vivers Hill Scheduled Monument. - There is no impact on the Church or the conservation area. - In terms of development pressure along Swineherd Lane, the proposals are for a Brownfield site, part of which is a builders yard with permission for log cabins to both the lower and mid level sections. The site has

		<p>houses to either side along Swineherd Lane, albeit not immediately adjacent. This is not a new greenfield site.</p> <p>- No impact on the strip or mosaic field patterns.</p> <p>The site is visible from a limited number of points in the local area such as Great Edstone. This is however at a considerable distance. From the main road, the A170 the site is very difficult to see directly. As currently viewed it is clear that the site is not greenfield due to the builders yard and associated materials set aside areas. The proposal to develop the site at low and mid level ties directly into the way in which the site was developed and used as a brickworks. To define the site as 'Undeveloped' is simply not accurate. The site is Brownfield and still used in part for a commercial purpose with planning permission in place for the development of log cabins to the lower and upper parts. Previously a picture of the site as a working brickworks was forwarded. Attached is an aerial view of the site from 2002 that demonstrates its impact on the landscape over the years. The site has changed little since this time apart from a scheme of tree planting.</p> <p>The site is sloping and surrounded on three sides by woodland. It is therefore well shielded in the landscape. The development of houses on the site would be set against the hillside and not interrupt in any way the horizon. The site is currently in use and developed to many parts with permission for more development on the middle/upper parts. The site is therefore sustainable in terms of development for housing and not just to the lower level. It is appreciated that the design and scale of any development to the middle/upper parts would have to be more very well thought out. With the design input of the architect and the Ryedale planning department this is feasible. We trust the above will be considered fully as part of this consultation process.</p>
09.11.2016	Ampleforth Parish Council	<p>Following discussion at a recent Parish Council meeting I can confirm that Ampleforth Parish Council are happy with all of the additional VIUA's in the village of Ampleforth, as listed in the consultation document.</p> <p>Ampleforth Parish Council would also like to submit a new VIUA for consideration by yourselves at the top of Millway. Please find attached details of this location and why the Parish Council believe it should be considered as an additional VIUA. The Parish Council look forward to hearing your thoughts on this submission.</p>
09.11.2016	Flaxton Parish Council	<p>Flaxton Parish Council has considered the proposed amendment to the existing VIUAs with respect to the land to the east of the cricket pitch in Flaxton and fully concurs with the proposed extension of the site to the field boundary.</p>

09.11.2016	Huttons Ambo Parish Council	Thank you for the opportunity to comment on the proposed revision of sites covered by this designation. The Parish Council is satisfied that the amendments are appropriate and has no further sites to put forward for designation.
9.11.2016	M Middlebrook	<p>I think it is vitally important to keep the flats, allotments, cemetery and grass verges in Old Malton and a green belt between Old Malton and Malton as these all add to the character of this Conservation Area.</p> <p>I suggest that 323 and 324 should also be identified as VIUAs because they meet the following criteria:</p> <ul style="list-style-type: none"> • Contribution to the overall form and character of Old Malton, which is a Conservation Area; • Contribution to the setting of Old Malton as viewed from a number of publically accessible view points and from approaching roads and paths; • They prevent town and village cramming (Malton and Old Malton)
10.11.2016	K Hailstone	<p>With regard to Amotherby Parish Councils proposal for the field at Station Farm to be considered as a new VIUA.</p> <p>The site does not have any significance within the village, other than as a potential development site.</p> <p>I have responded to the six criteria used to identify VIUAs in the order that they are listed on the Identification and review of Visually Important Undeveloped Sites consultation document.</p> <p>1/ The distant view of the church is only visible to the owners of Station Farm as the field is not visible or accessible to the public/village other than very limited views through the copse of trees that we have planted along the boundary with the churchyard. This view from the northern boundary of the churchyard is basically a grass field with the BATA factory/Mill in the distance.</p> <p>2/ The field makes no contribution to the setting of St Helens Church. The church stands well away from the field boundary and the field cannot be seen from the actual church only from the northern edge of the graveyard which is well away from the church.</p> <p>3/ The field makes no contribution to the overall form and character to the village. Most people wouldn't know it was there. It has boundaries to village gardens on one side. A copse of trees with BATA behind on another side. Open fields on the third side towards Swinton and on the fourth side another copse of trees</p>

		<p>and the boundary with the graveyard.</p> <p>4/ The only vista visible to the village/public is the BATA factory/Mill</p> <p>5/ Apart from the copse of trees that we have planted along the graveyard boundary there are no other trees or walls and nothing in the field that is any different from hundreds of other fields in or surrounding Amotherby. Additionally the copse of trees that we have planted would be retained in any future development of the land.</p> <p>6/ the site has no archaeological or historic interest. It is just a four acre grass field.</p>
10.11.2016	Hovingham and Scackleton Parish Council	The Parish Council fully supports the proposal to register this area of land as VIUA.
10.11.2016	L Coulson obo Mrs P Barber and Mr B Booth	No objection to the principle of the designation. But require that that there is a small, rectangular area of land be excluded to make the designation easier to implement and enforce and allow for proper boundary treatment around the beck. Exclude the hatched yellow/orange area to the south of site submission 417.
10.11.2016	L Coulson obo Mr and Mrs A Bulmer	<p>Seek to remove the VIUA Designation on land at Great Habton, which is described a garden to the west of Manor House and west and south of The Beeches.</p> <p>The garden area to the west of Manor House, I was unable to see through the trees and foliage on the majority of the site to actually see the setting of the Manor House behind. The setting of the Manor House is protected by legislation which protects the setting of a listed building.</p> <p>Since the VIUA designation 5 houses have been built, all the properties show the area as front garden with normal residential usage, and the VIUA has not been amended to reflect this. The trees could be protected by TPO, no special character or public benefit, as opposed to any other properties in the village which lie in generous plots.</p> <p>Consider that they no longer fulfil the criteria for he VIUA designation, and should be lifted.</p>
9.11.2016	M Bradshaw	<p>With some sites I cannot see any objection to them being suitable for building. On saying that I do feel villages need a village green, even if small.</p> <p>Most sites have lovely views, but we need more homes to be built. Houses leading out onto busy streets are not a good idea. We do need our lovely villages, they are what go a long way to making us an area of outstanding natural beauty.</p>
9.11.2016	Gladman	Need to ensure that the process used for VIUA designation is in line with the NPPF to ensure that the

Developments Ltd	<p>designation is justified. This representation will provide an overview what is deemed necessary for landscape designation in the context of the NPPF before examining the proposed designation at land between Welham and Langton Roads</p> <p>For a landscape to be considered valued it must exhibit some demonstrable physical attributes which elevate its importance above simply being an area of undeveloped countryside.</p> <p>GLVIA 3 offers guidance on what could be considered a physical attribute with helpful indicators:</p> <ul style="list-style-type: none">• Landscape Quality• Scenic quality• Rarity• Representativeness• Conservation Interests• Recreational Value• Perceptual aspects• Associations <p>Should only designate VIUAs where there is sufficient evidence that an area has demonstrable physical attributes, and should not try to block sustainable development from coming forward.</p> <p>Question why this area is being designated now, and why it has not been previously designated?</p> <p>There has been no strategic landscape study, and the Council have used their own methodology for designating VIUAs</p> <p>The northern part of the designation is subject to a planning permission, and in the course of the appeal the Inspector considered that <i>'these sites did not require any special consideration in terms of their landscape or appearance'</i></p> <p>On that basis this part of the designation should be deleted.</p> <p>Evidence which underpins policy must be robustly prepared, failure to do so makes soundness in severe doubt.</p>
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		<p>Justifications used:</p> <ul style="list-style-type: none">• Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths• Contribution the space makes to the setting of a building or groups of buildings either listed or other historical or architectural interest• Extent to which the space provides a vista/viewpoint into the surrounding countryside• Extent to which trees, boundary hedges or walls contribute to the character of the space <p>These justifications do not show sufficient demonstrable physical attributes to include land between Welham Road and Langton Road as a VIUA.</p> <p>This wording is more like that of a settlement gap policy rather than of a landscape quality policy. The justification in this regard is key, settlement gap policies are not landscape designations and are designated for entirely different reasons using different evidence.</p> <p>The views provided into the surrounding countryside and in the setting of the settlement are a heavy justification for the inclusion of land between Welham Road and Langton Road as a VIUA. Scenic quality is just one criterion to be assessed when designating valued landscapes, it is not considered sufficient without there being further demonstrable physical attributes.</p> <p>The setting of a building, or groups of buildings, either listed or other could be considered a physical attribute as referenced in the justification above. However, this issue has already been addressed in the inspectors report for the appeal on the second part of the proposed designation at land between Welham Road and Langton Road.</p> <p>The second part of the proposed designation is much closer to the listed building and designated heritage asset in question and the inspector did not consider that any harm to them would be sufficient to refuse the application. There is nothing to suggest that the same would not be the case should a development proposal come forward on another part of this VIUA designation.</p> <p>Further, there is nothing to suggest that the trees, boundary hedges or walls are out of the ordinary in the area and that any potential development of the area could not positively contribute to and enhance the character of the space.</p>
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		<p>Without evidence from a strategic landscape study this area should not be included in the VIUA proposals and until this evidence can be presented Gladman would suggest the proposed designation be removed.</p> <p>Indeed, each part of the designation that has been put forward for inclusion has also been put forward to be included in the site allocations document. The inclusion of land between Welham Road and Langton Road is unsound and we consider this an attempt to block otherwise sustainable development coming forward; a direct conflict with the core principles of the NPPF.</p>
9.11.2016	F Champion	<p>Regrettable that it has taken until now for the VIUA designations to be proposed, particularly given the appeal decisions. Particularly since the photos were taken in winter, so presumably you were planning to use these long before the applications.</p> <p>Strongly support the VIUA designation.</p> <p>Whitewall Stables and cottages are grade II listed and have a long-standing cultural connection to the racing industry going back 200 years.</p> <p>Bazeley's Lane is a Bridle Path, which was tarmaced with excess from the A46 Bypass.</p> <p>There is a historic circular gallop in front of Whitewall and are an important divider between the settlement of Norton and Whitewall. Bazeley's lane is the boundary for Scots Hill</p> <p>The horseracing industry utilise Bazeley's lane and an essential route for the movement of horses to the gallops.</p> <p>The area is contains public footpaths and is used by dog walkers.</p> <p>There is evidence that the layout of fields forms part of an ancient manor and that there may have been a roman settlement in those fields</p> <p>Mill Beck is an ancient stream and springs and will be irreparably damaged by development.</p>

		<p>The Inspector gave no weight to the impact on the equine industry , despite being a major contributor to the economy and providing direct and indirect jobs.</p> <p>I would further suggest that this VIUA is extended to include the land between Blink Bonny and south of Norton to protect his area which is the continuance of the important route to both sets of gallops used by many trainers in Norton</p> <p>The VIUA should also be extended to the west of Welham Road to include the Golf Course, paddocks and fish pond and extend as far as the river.</p> <p>The approach to Norton from the south from Whitewall Hill, Langton Road and Beverley Road should also be considered because together they constitute the main body of the racehorse training area of Norton, the protection of which should be of the highest priority with Town Planners, minerals and waste development planners and highways considerations- although this is so often not the case.</p>
09.11.2016	England Lyle Good Town Planning obo the Hovingham Estate	<p>Object to the inclusion of land to the north of the Worsley Arms and south of the Village Hall and Tennis Courts. Set an unduly negative tone for future consideration of development proposals and hinder progressive development in the village. The Estate has indicated in their Masterplan their broad areas of change over the next 25 years- and the designation would stymie that approach.</p> <p>Flood risk already constrains the land. The land is already adjacent which is within or close to the AONB. The presence of Listed Buildings and Conservation Areas have their own policy designations- it is duplicative and unnecessary.</p> <p>The Pasture Lane development has created successful growth, and subject to flood risk matters being addressed, this is proposed to be extended (site 347 and 643)</p> <p>There is an existing plethora of controls for protecting the character and amenity of settlements; regarding listed buildings and other historic and architecturally important buildings and the character of conservation areas such can be achieved by the appropriate application of existing local and national planning policies and guidance</p> <p>To prevent town and village cramming- there is an assumption that such may occur and equally that high density development is appropriate, pre-judging the appropriate assessment of any development prospect.</p>

		<p>To retain green areas, open space and trees, again, such can be achieved by the appropriate application of existing local and national planning policies and guidance.</p> <p>Previous reasons for the designation of the existing VIUAs, one of more the following were deemed significant.</p> <p>Significant contribution to the character or setting of the settlement- key word is significance</p> <p>Attractive setting - a value/qualitative judgement Site is of importance - need to appreciate the form and evolution of the settlement, not just because it is undeveloped.</p> <p>The RDC site selection methodology with regard to this land parcel is flawed and overstates the possible impact on village character and setting. Special Qualities Study does not extend to Hovingham and there is no up to date Conservation Area Appraisal, Village Design Statement or Parish Plan.</p> <p><i>Contribution the space makes to the setting of the settlement views either from publicly accessible view points within the settlement or from approach roads or paths. - Response:</i></p> <p>Proposed land is not capable of being appropriately appreciated from publicly accessible view points within the settlement. The site is not viewable from Main Street. The existing VIUAs are viewable, but they extend back from the street. The extended VIUA is not capable of being viewed from the public highway. The Worsley is private commercial enterprise.</p> <p>Even if development were accommodated, this would not be visible in the street scene due to the separation distances.</p> <p>Land to the north of Stone house is private garden space so any public view is not from here, but from the village hall grounds.</p> <p>As for views from outside the settlement, this is limited to the footpath to the north, itself bounded by hedging with the Worsley Arms complex of buildings some distance away and impact diluted as a result and equally revealing the modern, substantial agricultural buildings and modern development upon Mowbray Crescent as it climbs the hill to the south as key features in the setting of the settlement. The significance of this</p>
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		<p>aspect is questionable and designation based upon purely the fact the land is open and largely in agricultural use.</p> <p><i>The contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest. Response:</i></p> <p>The proposed VIUA does not, in its entirety, form the setting to the listed buildings to the south and west of the site. The Worsley Arms complex is compact and orientated to the south and west. As stated above, it is visible but at a distance and softened by surrounding development.</p> <p>There is also an assumption that the appreciation of the setting of the listed buildings cannot actually be enhanced as a result of development – providing more open access to views from within the heart of the proposed VIUA through new public vantage points and an immediate appreciation of these buildings which could be set in an appropriate open context within any scheme of development. Such could be achieved and legitimately required through appropriate development management and application of existing policy. There is no need for this additional policy burden as the consideration of setting already is a significant material consideration.</p> <p><i>The contribution the space makes to the overall form and character of the settlement Response</i></p> <p>The inherent character of Hovingham is dominated by the cluster of historic buildings associated with Hovingham Hall and managed parkland to the west of Main Street and the wider/general relationship between built development and the contained open spaces which predominantly sit along and lie within the triangle of land bounded by Main Street (B1257), Church Street and Park Street. The built form is otherwise closely knit and contains such generous open spaces with few gap sites. The present VIUAs reflect and seek to protect those areas which genuinely contribute to this character and can be appreciated from main public vantage points.</p> <p>The proposed additional VIUA is not appreciated on the approach into Hovingham from the north with the tree lined highway and subsequent development in proximity to Pasture Lane screening the land from view. Equally, on the approach from the south any open views are distant and expansive with the generality of the relationship of the built-up confines of the village with the wider open countryside diluting the ability to identify the proposed VIUA as a key and identifiable element in terms of village character or form.</p> <p>Therefore, the actual contribution that the space makes to village form and character is questionable and</p>
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clearly far less than the present designated VIUAs – that is why the land was not included originally no doubt. Nor would the expansion of such VIUAs as proposed add anything as the subject land is not wholly read as an integral part of these existing VIUAs and only appreciated from a very few and constrained public vantage points. It is not a main contributor to village character or form.

The extent to which the space provides a vista/viewpoint into the surrounding countryside Response

As stated previously, this is not satisfied due to the limited public access and available public viewpoints onto the land from within the village. Even when the land is revealed, any view is acute and not fully across this land from a sensitive location/context due to the position of the public footpath adjacent to the tennis court and village hall car park.

The extent to which trees, boundary hedges or walls contribute to the character of the space Response

Officers rightly accept that there is no significant positive contribution in this regard.

The archaeological or historic interest of the space

Officers rightly accept that there is no significant positive contribution in this regard.

Fundamentally, there is no need for this extended designation. The present VIUAs provide sufficient protection given the stated criteria for this part of the village. This additional land was not deemed to meet the clear criteria, purpose or reasons for designation previously nor does it now. There have been no changed circumstances to justify the additional allocation other than in reaction to possible future development and to stymie the aspirations of the Estate as indicated in the Estate Masterplan.

The document emphasises that *'the designation is not in itself, a landscape protection policy or a policy designed to provide 'blanket' protection to all/the majority of undeveloped land around settlements'* (page 18) – however, in this case this is exactly what the designation is appearing to do.

The local planning authority are applying too low a threshold in this regard and seeking designation on an unsound basis.

While the local authority refers to paragraph 77 of the NPPF in the document (which itself refers to Local Green Spaces) this confirms that *'designation will not be appropriate for most green areas or open space'* and should not involve *'an extensive tract of land'*. Also, there is a *'demonstrably special'* test which needs to

		<p>be applied. The local community have not actively sought for this land to be designated in this manner – no initial inclusion in the Local Plan, response being made to the Sites Issues and Options Consultation 2009 (Appendix 2 of the present consultation document) or more recent allocations consultation in October 2015 as we understand - which is a reflection of the lack of necessity, desire and need for such.</p> <p>Appendix 2 of the document, in assessing other potential VIUAs across the district under the 2009 consultation, repeatedly refers to the following approach: <i>'The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.'</i></p> <p>It is considered that the proposed additional VIUA in Hovingham does not meet this 'judicious' application of the stated criteria (based on a visual assessment on site as opposed to on plan) or sit comfortably as a beneficial extension of the present VIUAs which lie along the public road frontage and more readily meet the required tests. The extensive nature of the land effected also discourages such designation as paragraph 77 of the NPPF refers.</p> <p>The objective of the local authority to protect the quality of the built and natural environment associated with Hovingham is applauded but it is an aim equally shared by the Estate, and demonstrated in practical terms on a daily basis. The Estate is the significant custodian of key elements of the village – both village services and the underlying nature of the place – and the effective long term management and vision for the village equally generates a 'public benefit' (page 5) in its own right; perhaps above and beyond that which this proposed allocation seeks to protect. This should be balanced against the perceived limited public benefit of the proposed designation and ramifications that would arise as a result.</p>
09.11.2016	Evolution Town Planning obo The Carr and Watts Families	<p>Object to the inclusion of the VIUA designation on land between Welham Road and Langton Road A report supplements this objection Highly unusual that land be included within a VIUA following the granting of planning permission. The Inspector in reaching the decision did not refuse the application on the basis of harm to the character of the area. The view of the Landscape Architect is that the land to the west of the VIUA is less importance in the landscape , and as a result has less reason to be included in a VIUA than the land along Langton Road</p>

which was subject to the appeals. The study concludes:

We conclude that the designation of the Norton VIUA should not be implemented. The Site, in the west of the VIUA, is eminently suitable for housing development, located on flat, low lying land and adjacent to existing residential development on three sides. Scott's Hill provides a clearly defined, defensible edge to the countryside beyond. The Appeal Site within Norton VIAU East has already been granted planning permission for up to 93 homes and the VIUA designation would only become implemented in the unlikely scenario of the permission expiring.

At page 95 of *The Landscapes of Northern Ryedale*, published in 1999 on behalf of the District Council, the assessment provides advice for development around Malton/Norton: "*From a landscape perspective, urban expansion would best be accommodated on the flat, low lying land to the south and east of the towns*", i.e. the area covered by the Norton VIUA. In allowing the appeal for up to 93 homes the Inspector gave weight to this statement.

In our view the Site has a better relationship with the urban edge of Norton than other areas in the proposed Norton VIUA, in particular the Appeal Site. Its character has more suburban influences than the central and eastern areas of Norton VIUA.

We believe that there are flaws in all four of the criteria which were used to identify the Norton VIUA and our comments are summarised below.

At present we consider that the Site makes little contribution to the settlement viewed either from publicly accessible viewpoints within the settlement or from approach roads or paths. The main view into the Site from Whitewall is already marred by suburban development and domestic clutter of the rear gardens of properties along Welham Road. There are no outstanding views or special landscape features, apart from boundary hedges and trees along Mill Beck, which would be retained if the Site were to be developed.

In our opinion the Site is more suitable for housing development than the Appeal Site on Langton Road that has been granted planning permission. The Site is well screened from Welham Road, a local approach road to Norton, by existing built development and we consider that this edge is more robust than the approach road from Langton Road which is more rural in character. In spite of this, the Appeal Inspector considered the site "*peripheral*

		<p><i>to the experience of arriving into Norton ... and the development would have little or no effect on the setting of the town". This reinforces that the Site should also be allocated for housing, not designated a VIUA.</i></p> <p>The Site lies in the least visually sensitive part of Norton VIUA; views from public rights of way and permissive paths are from Bazeley's Lane and the eastern side of Scott's Hill, which are located east of the Site and nearer to the Appeal Site. Views from Whitewall across the Site towards Malton and Norton are mostly screened by built development and vegetation, due the flat, low lying topography. Only part of the mature trees along Mill Beck can be viewed from Whitewall across the Site. Vantage points to Malton and Norton are from higher ground to the south and the Site does not contribute to these views.</p> <p>The Site does not contribute to the setting of the listed buildings Whitewall House and Whitewall Cottages. The connection between the listed buildings and the Site is severed by Whitewall lane. There are no public views across the Site or from within the Site which link to the listed buildings. The loss of the fields to development would cause little or no harm to the significance of the heritage asset. Modern development immediately east of Whitehall has affected the setting of the listed buildings. We believe that development of the Site would bring about enhancements to the setting of the listed buildings.</p> <p>In the wider landscape, the Site is generally well contained to the north by the urban edge of Norton, to the west by existing housing along Welham Road and to the south by the rising wooded slopes of Scott's Hill. The Site does not provide a vista/viewpoint into the surrounding countryside.</p> <p>There are few landscape features within the Site that contribute to the character of the space apart from boundary hedges, which would be retained as part of a development.</p>
21.11.2016	Malton Town Council	<p>The town does not oppose the specific proposals on additions, removals, and variations in respect of Malton and Old Malton connected sites</p> <p>The Town Council would wish to advise that in the current process of the Development of a Neighbourhood Plan, a recommendation which is to be presented for public consultation at the appropriate stage is that the plan should promote a policy that 'the main approaches into Malton and Norton should be protected, and that any development which undermines or harms the significance of the landscape quality and visual amenity created by the views and setting should be resisted.</p>

