

RYEDALE
DISTRICT
COUNCIL



The Ryedale Plan: Local Plan Sites Document

Ampleforth Background Paper

Ryedale District Council October 2017

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Part 1: Introduction and Context

Introduction

This paper is one of a series produced to explain the site-specific policy choices and allocations that are being proposed for each of the Market Towns and Service Villages through the Local Plan Sites Document. The Local Plan Sites Document will identify sufficient sites to meet development requirements to 2027. It also identifies site specific policies. Together with a new Policies Map, the Sites Document and the Local Plan Strategy will form the Development Plan for Ryedale - The Ryedale Plan.

This paper focuses on the approach that the Local Planning Authority has used to consider new development sites at this settlement. It outlines which sites are considered to be the most appropriate sites to the allocated for future development if required and provides an explanation of why other sites are not considered to be suitable. It also considers the use of specific site protection policies for the settlement.

Settlement Description - Ampleforth

Ampleforth lies on a ridge of elevated and sloping land towards the foot of the steep slopes of the Hambleton Hills. To the south is the rolling, 'hummocky' land of the Howardian Hills. 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. The village straddles the Oswaldkirk to Wass road which forms the boundary between the North York Moors National Park to the north and the Howardian Hills Area of Outstanding Natural Beauty to the south. (The area of the village which lies within the North York Moors National Park is outside of the area covered by The Ryedale Plan.)

To the north of the settlement, the land is densely wooded, with mixed deciduous woodland, with a steeper gradient. To the south, the village is surrounded by a mosaic of fields, with hedgerows and pockets of woodland. The land is still sloping, but the gradient is lessened. Distant views of the settlement can be achieved, in particular from Gilling Park, 2.5km to the south east of Ampleforth, views of Ampleforth Abbey and school are also achieved from here.

The wider rural setting is a very prominent aspect of Ampleforth's character with countryside surrounding the village and emphasising its historic built form.

The village is broadly 'T'- shaped in form. Historically, development strongly adhered to the contours of the land, resulting in strong linear frontage development along Main Street. However, during the twentieth century the village has grown to the south, along Back Lane (to the south of and parallel to Main Street) and along Station Road (which extends at right angles from Main Street in a southerly direction). Residential development in depth and in estate format has also taken place predominantly on the western side of Station Road, to the south of St Hilda's Church of England Primary School.

All of the properties along Main Street and most of the properties on the northern side of Back Lane fall within the Ampleforth Conservation Area. They are mainly 18th and 19th Century buildings predominantly two storey pitched roof gabled properties built of limestone under red pantile roofs. The Conservation Area extends beyond the built extent of Main Street to include the Grade II Listed St Hilda's Church and vicarage and associated church yard.

The more recent modern estate style development in the southern part of the villages is built primarily of brick.

The village has a strong connection to the Ampleforth Abbey and School which provide significant employment for the area, but which are distanced from the village proper.

Local Plan Objectives

The Local Plan Strategy (Section 3) outlines the objectives of the Ryedale Plan. These objectives have strongly influenced the strategic locations of development within the Plan. The Local Plan objectives have also been integrated into the Sustainability Appraisal Framework that has been used to assess the social, economic and environmental issues associated with site -specific policy choices and protection policies.

Strategic Policy Context

The Local Plan Strategy (LPS) provides the strategic part of the Ryedale Plan. It's policies direct most new development to the Market Towns and a limited level of new housing development to those villages/groups of villages which are defined as Service Villages. The Local Plan Strategy seeks the identification of a supply of land to meet the requirement for approximately 300 new homes at the Service Villages.

The Local Plan Strategy does not prescribe a 'quota' of new housing development for each Service Village. It aims to ensure that, where it is possible, development is shared across the settlements which are identified as Service Villages and that it is not focussed in relatively few settlements. It should also be noted that settlements were defined as Service Villages in the Local Plan Strategy on the basis that they are considered to be appropriate locations for planned, small-scale housing development in principle. It was not assumed that suitable sites have been put forward, or exist in these locations. The extent to which suitable sites exist, will influence the distribution of housing across these Service Villages.

The plan/site selection process is designed to identify appropriate future development sites if these are required. In some Service Villages recent (within the Plan Period) planning permissions may mean that a supply of new housing development will be delivered in some locations during this early part of the Plan Period and there may no longer be a need to allocate further sites for this Plan.

The Local Plan Strategy does not seek to allocate land for employment development at the villages. This is to ensure that employment land requirements are directed to the Towns. Therefore, in terms of the Service Villages, the site selection process is limited to the selection of sites for future housing development.

Local Sustainability Issues

As part of the production of the Local Plan Sites Document, the Local Planning Authority produced an updated Sustainability Appraisal Scoping Report/Methodology, which was consulted upon in a targeted manner in January 2014 and then through a wider consultation in November 2015. This was to ensure that the site selection process took account of finer-grain settlement and site specific sustainability issues as well as the more strategic matters that were addressed in the sustainability appraisal that informed the policies of the Local Plan Strategy and which had provided the broad framework for the Site Selection Methodology produced to assess the relative merits of sites.

Below is a table of the issues identified for Ampleforth:

Ampleforth	<p>Issues</p> <ul style="list-style-type: none"> • Additional capacity will be needed for primary education • No sewerage capacity • Proximity of North York Moors Special Area of Conservation (SAC) and the 10km buffer which covers the village • Part of the village is within the North York Moors National Park • The remainder is within the Howardian Hills AONB • Green infrastructure corridor - Rye • Grades 3 and 4 Agricultural Land surrounds Ampleforth • A number of Listed Buildings throughout the village including Ampleforth College • Ampleforth Conservation Area • Scheduled Monuments <ul style="list-style-type: none"> ○ 6 x Dropping Gill round cairns ○ 3 x Pry Rigg round barrows ○ Double Dykes on Painter Rigg ○ Studford Rigg • Areas of the village at risk of surface water flooding as identified by the Environment Agency 	<p>Information Sources</p> <p>The Ryedale Plan: Local Plan Strategy (2013)</p> <ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • Howardian Hills AONB Management Plan (2009-2014) • EA Surface Water Map • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England -Green Infrastructure dataset
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Part 2: Consideration of New Housing Sites

Residual Requirement for Housing at 31 March 2017

All of the sites that have been considered through this process have been put forward for development by landowners and developers. Across Ryedale, more sites have been put forward for consideration through this process than will be needed. The Local Planning Authority has made this clear from the outset of the plan-making process.

At October 2017, housing completions and planning permissions at settlements in the Service Village category of the settlement hierarchy meant that the planned (minimum) amount of housing established by the Local Plan Strategy for the Service Villages as a whole, has been met.

The amount of housing completed or committed is a significant factor which has been taken into account as site choices have been finalised.

A total of 40 units have been granted permission since the commencement of the Plan period, and of those 33 have been completed. As of 31 March 2017, Ampleforth had a small number of infill permissions and a scheme for 30 dwellings on land of Station Road. This has now been completed. Permission also exists for a scheme of 7 units, one of which has been built, and three are commenced.

Site Submissions- Ampleforth

Below are the sites which have been proposed at the village. These are identified on the Plan at Appendix 1 of this paper and are as follows:

Site Reference	Site Location
111	Land West of Brookfields, Main Street
160	Land East of Station Road
224	Land West of Station Road
288	Land East of Station Road and South of St Hilda's Walk
544	Land at College Garth, Main Street
545	Scott Farm, East Lane
547	Land Between Athelstan and Windhill, East Lane
616	Land West of the Bungalow, Main Street
632	Land south of Back Lane

Site Descriptions - Ampleforth

Site 111 – Land West of Brookfields, Main Street (1.28ha)

The site is a greenfield site which is located on rising land at the western edge of the village and to the south of the main road. It is currently used as pasture land and slopes steeply in a southerly direction. The site lies outside of the existing village Development Limits. A small proportion of the site falls within the Ampleforth Conservation Area with the northern

boundary of the site and much of the eastern boundary of the site immediately abutting the Conservation Area boundary. The site is adjacent to two Listed Buildings.

Site 160 – Land East of Station Road (1ha)

The site is a relatively flat, greenfield site currently used for grazing/pasture. It lies to the rear of / east of properties at the southern end of Station Road. The site bounded by mature hedgerow and trees. Access is identified as being provided through 'The Laurels' which has three properties perpendicular to the site. The site is broadly rectangular. It is adjacent to the southern boundary of site 288, this site now has planning permission and is being built out, no direct road access is identified from site 288.

Site 224 – Land West of Station Road (4.35ha)

The site is a large gently sloping greenfield site on the western side of the village to the rear of Station Road and the primary school. The site is bounded to the north and west by agricultural land/fields and to the south by the modern estate development at St Benedict's Close and Birdforth Way. Part of the northern boundary of the site is abuts the Ampleforth Conservation Area boundary. The site is currently used as grazing land/pasture and is outside the existing Development Limits of the village. Access to the site is from Station Road. The site is also adjacent to one of the primary schools.

Site 288 – Land East of Station Road and South of St Hilda's Walk (2.44ha)

The site is a relatively flat, greenfield site currently used for grazing/pasture. It lies to the rear of / east of properties at the southern end of Station Road and is site bounded by mature hedgerow and trees. Planning permission was granted on appeal in 2013 for residential development of 30 dwellings. The scheme is being built out.

Site 544 – Land at College Garth, Main Street (0.27ha)

The site is a small site to the rear of College Garth on Main Street with access from Back Lane. The site comprises the garden of College Garth and it falls within the development limits of the village and within the Ampleforth Conservation Area. Planning Permission was granted for one dwelling on the site in 2013.

Site 545 – Scott Farm, East Lane (0.75ha)

The site is a disused farm complex which has also been used as a brewery by Ampleforth Abbey. The site is bounded on either side by modern residential development. The site is within a ribbon development of properties which are part of the Ampleforth School/Abbey complex.

Site 547 – Land Between Athelstan and Windhill, East Lane (0.4ha)

The site is a parcel of a wider field, it is in between modern ribbon-style residential development, and would infill land between these properties, and is directly to the south of site 545, Scott Farm.

Site 616 – Land West of the Bungalow, Main Street (0.45ha)

The site is a greenfield site on the western side of the village, to the south of the main road. It lies to the west of Site 111 and the dwelling known as The Bungalow and is located outside of the Development Limits of the village. The site occupies an elevated position at the top of rising land and slopes away steeply in a southerly direction. It forms part of a larger open field and as such has no physically defined western, eastern or southern boundaries. The northern boundary of the site is marked by a small post and rail fence with occasional trees and follows the boundary of the Ampleforth Conservation Area. No specific access is identified, but it would be adjacent to Carr Lane which is on a steep gradient as it enters the village.

Site 632 – Land south of Back Lane (4.66ha)

The site 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.

Overview and Application of the Site Selection Methodology (SSM)

All of the sites that have been considered through this process have been put forward for development by landowners and developers. Across Ryedale, more sites have been put forward for consideration through this process than will be needed.

To assist the site selection process, the Local Planning Authority has prepared a Site Selection Methodology (SSM). The SSM incorporates the Council's sustainability appraisal framework and has been prepared following consultation with a range of stakeholders. The SSM produced for each settlement can be viewed at:

www.ryedaleplan.org.uk/local-plan-sites-publication

This paper demonstrates how the Local Planning Authority has applied its Site Selection Methodology (SSM) to assess the merits and issues associated with individual sites that have been put forward from a settlement-level context.

Whilst the SSM helps to identify individual, site-specific matters, this does not in itself, always provide a clear distinction between sites, or provide the means to determine which site or sites are the most appropriate sites to be taken forward. A consistent issue that has arisen in the site selection process in a number of villages (particularly where a number of sites have been put forward) has been the extent to which sites are acceptable or represent the most appropriate choice(s) in terms of the form and character of settlements. In this respect, a significant part of the site selection process for some villages has involved consideration of how sites compare with each other in terms of their impact or contribution to the form and character of specific villages. This is in part due to the fact that many of the Service Villages have strong historical form and character but also, unlike the Market Towns,

in general, there are fewer settlement-wide issues/constraints that would influence the selection of sites in individual settlements.

The Site Selection Methodology (SSM) tables for each settlement are stand-alone documents due to their size. The process and the methodology for the SSM is set out in a stand-alone document. This section of the settlement -specific paper discusses the key findings of those tables. For the village of Ampleforth, key matters were:

- National Park and AONB landscape designations;
- Conservation Area and listed building setting;
- Coalescence issues with Ampleforth Abbey complex; and
- Form and character.
- International biodiversity designation of the North York Moors SPA and SAC

Settlement-Wide Consideration- Ampleforth

There are some matters which can be considered on a settlement-wide basis, and these are discussed below.

Accessibility

In terms of accessibility, Ampleforth is a relatively strung out village, some sites are within a relatively short distance of services and facilities available within the village, but some sites: 111, 616, 545 and 547 perform poorer than those sites more centrally located.

Flood Risk

Sites in Ampleforth are within Flood Zone 1, the lowest level of risk, and the only acceptable location for residential development, when there are sites available in this level of flood risk. This is required in order to comply with the requirements of national planning guidance and the Local Plan strategy in respect of the application of the Sequential Test, which has been endorsed by the Environment Agency. The Strategic Flood Risk Assessment identifies localised, and low- level risk of surface water flooding. However, for sites over 1ha, a flood risk assessment is required to ensure that surface water attenuation is maximised to at least greenfield runoff rates.

Agricultural productivity

In terms of agricultural productivity, the most of the sites proposed on land around the settlement of Ampleforth are classified as predominantly Grade 3 and some grade 4. There is no published data to distinguish between grades 3a and 3b, the former being identified as being Best and Most Versatile (BaMV) agricultural land. Given that the Local Planning Authority needs to ensure that land for housing is made available, within the context of the Spatial Strategy, and consider sites which are in the first instance available, deliverable and developable. As such if a site is allocated, there is the potential loss of BaMV agricultural land. However, this loss has to be balanced against the above matters, and that any development will use the land in an efficient manner. Sites within the Service Villages are unlikely to be of a significant scale, and a number of sites adjacent to the settlement are grazed.

Biodiversity

Ampleforth is one of the District's settlements within a 10km buffer zone of the North York Moors Special Protection Area (SPA). This is an international level biodiversity designation, so designated for the protection of ground nesting birds, the primary species for protection being the Golden Plover. As part of the Habitats Regulations Assessment of the Local Plan Strategy, it was identified that further work be undertaken to establish presence of the Golden Plover on sites being considered for development. This was to ensure the integrity of the SPA was not compromised. A survey of the sites concerned was conducted over the months of April and May 2014 confirmed: *"We can therefore be confident that none of the survey sites are of significant importance to the Golden Plover and safe to conclude that the loss of these sites will not be detrimental to the species in the North York Moors SPA"*. Other bird species were recorded, which are on the Red and Amber lists of Birds of Conservation Concern. None of the species recorded were recorded in numbers sufficient to suggest that any of the sites were particularly significant. These birds would also be covered by the statutory framework of protection afforded by the Wildlife and Countryside Act.

Landscape Sensitivities

As a Service Village, Ampleforth is totally surrounded by two national-level landscape designations: The North York Moors National Park which covers the north of the village and is demarcated by the road, and the Howardian Hills Area of Outstanding Natural Beauty (AONB), the boundary of which starts beyond the built up area. This is a unique position within the Service Village tier, and confirms that landscape sensitivity is greater at Ampleforth than other Service Villages. The village is situated on a ridge, elevated, and extends down slope, towards the lower level of the valley. Landscape sensitivity was a key issue when looking at sites submitted in Ampleforth. The topography was such that most site submissions would be seen at distance. Site submissions would need to be well-related to the existing built form, lower in their elevation, and not contribute to any coalescence issues.

Designated Heritage Assets

The Scheduled Monuments identified in the Sustainability Appraisal were of a substantial distance from the settlement.

Ampleforth has a Conservation Area which is focussed on the older part of the village, and land associated with key Listed Buildings. As a consequence the Conservation Area covers the majority of the village along the Main Road; which following the contours, is nestled within a lower area of the hillside. The impact on the setting of the Conservation Area was a particular sensitivity, and some site submissions were recognised as important areas of open land, which were particularly important for reading the form and character of Ampleforth, and they provided the means to appreciate the end of the village, and allow an appreciation of the way the village has developed.

In respect of Listed Buildings a number of Ampleforth's Listed Buildings are situated on the Main Street and due to their development position, and curtilage no development sites are proximal or would affect the setting. However, for site submissions on the westernmost extent of Ampleforth (111 and 616) the development of these sites would have a significant impact on the setting of a collection of two listed buildings situated at West End:

- Fern Villa;
- Ford End House

Coalescence issues with Ampleforth Abbey complex were also identified. Ampleforth Abbey Complex contains a number Listed Buildings, and whilst the detailed significance of those buildings would require its own analysis, historically the village and the Abbey were not connected, and therefore linking the two areas would be harmful to the significance of the Abbey Complex. Ampleforth Abbey has existed for over 200 years, but is not physically associated with the village, nor is there significant links between the village and Abbey. The Monastery was developed over time, for the Benedictine Order of Monks, but particularly since the 1800s. Over the passage of time, a number of dwellings have become developed, strung out along the valley side, as a result of the college's activities, and some site submissions would have resulted in the two general areas of development coalescing. The Abbey and the School was formed from the desire to practise in the Benedictine faith, and provide an education, and this was delivered initially through key benefactors, Lady Anne Fairfax who built a property as a lodge for her private Chaplain, Friar Anselm who then gave the building for the use of monks in 1802, and school opened the following year.

Site- Specific Considerations Ampleforth

Site 111

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2

The application of the SSM has revealed sensitivities associated with the development of the site in terms of its impact on landscape character and the form and character of the settlement as a heritage asset, and setting of both the Howardian Hills AONB and the North York Moors National Park for the following reasons:

The relationship between settlement form and landform is an integral element of the landscape character of the Howardian Hills AONB. The built form and character of Ampleforth is very much influenced by the surrounding topography and landform with development historically locating, well below the ridge line of the steep scarp slope along and below the road at the foot of the slope. The site occupies a prominent and elevated position in comparison with the majority of the built form of the settlement and it is considered that the development of the site would conflict with the way in which the settlement has traditionally grown as a reflection of the surrounding topography and land contours.

The strong linear single depth development along the main road is a significant element of the historic form and character of the village and the Conservation Area. The development of the site would undermine this strong linear form and the character of this part of the settlement. This is emphasised by the fact that the western side of this area of the village is open countryside. There is no development in depth and unlike the eastern side of the village there is no Back Lane which, from distance views, does not interrupt this strong linear

form. A small portion of the site (land to the south of the dwelling known as Brookfield) falls within the Ampleforth Conservation Area. It is considered that development of the site would result in substantial harm to the significant linear character and appearance of the Conservation Area through the introduction of development in depth.

Furthermore, the area of the site falling within the Conservation Area is identified in the Ampleforth Conservation Area Assessment and Management Plan (CAAMP) Supplementary Planning Document as an Important Open Space within the Conservation Area. The CAAMP notes that the wider rural setting of the village is a prominent aspect of Ampleforth's character and that this is reinforced through countryside which comes right into the built area. It is considered that the elevated position of the site further reinforces the significant contribution that the site makes to the character and appearance of the Conservation Area.

A greater proportion of the site lies outside of the Conservation Area, abutting its northern and western boundaries. It forms part of a sweep of open countryside which wraps around the west of the village and given that surrounding open countryside is considered to be a significant element of the character of Ampleforth in the CAAMP, it is considered that the site forms part of the setting of the Conservation Area. This is reinforced by the fact that the CAAMP considers views from the village out to Knoll Hill and views into the village from the western approach to be significant views and vistas out of and into the Conservation Area. On this basis it is considered that the development of the site would significantly change the character of this area of the village, resulting in the loss of open countryside which is a significant feature of the setting of the Conservation Area and which would, it is considered, result in substantial harm to the setting of the Conservation Area.

The SSM has identified that the open qualities of this land, which sweeps round the western Conservation Area of Ampleforth also contributes significantly to the setting of Listed Buildings in that part of Ampleforth, in particular, this site is adjacent to the Grade II Listed Fern Villa, which benefits from the open, sweeping views.

Site 160

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2

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 on relatively gently sloping land. 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 built out.

The site lies to the rear of a limited number of properties with reasonable distances provided by rear gardens. It is considered that the site could be developed without an unacceptable

loss of privacy or effect on the amenity of the residents of these properties, through layout consideration.

The access is indicated in the site submission as being provided through 'The Laurels', and the site submitter has indicated through evidence submitted to the Council he owns the access. The development of the field to the north of the site does not immediately link into this site (i.e. the road layout does not abut the site). As such, whilst provision of access into the development within site 288 would be a preferred approach, it cannot be inferred as being capable.

Site 224

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

In terms of the access, the site access is identified as being from Station Road, adjacent to the school. The Highways Authority have advised that whilst access can be achieved with the appropriate width, the access is directly opposite the junction to the recently constructed housing scheme. As such, junction spacing requirements cannot be met.

This site is substantial within the context of the Service Villages. In evaluating the impact on the form and character of the site, it is considered that in its full extent the site would adversely affect the form and character of the setting. The site is immediately adjacent to the Conservation Area. The land is open, and rising, forming a gently sweeping vista, with localised undulations, which positively contributes to the setting of the Conservation Area, which include the open fields to west of the Listed Church. Development of, in particular, the western extent, would detract from the character and form of the settlement, and would be harder to assimilate. This would have implications for how the settlement is read within the landscape from the National Park and Howardian Hills AONB. The eastern part of the site, which is flatter and has development on three sides, would be more capable of assimilation.

Throughout the site assessment process, the Local Planning Authority has sought confirmation from site submitters that their site is developable (i.e. amendments to extent, for example, could be accommodated) and that the site is deliverable, and matters such the Community Infrastructure Levy can be accommodated within the viability considerations of the site. No response has been received to any of these requests for information, or as part of the 2015 sites consultation. As such, the site could not be considered developable or deliverable.

Site 228

Planning permission was granted for 30 residential dwellings on the site in 2013. The site was considered to be an appropriate housing site which would not result in a detrimental impact on the character or setting of the village or the natural beauty of the Howardian Hills Area of Outstanding Natural Beauty. The site is under construction.

Site 544

Planning permission has been granted for a dwelling on this site. It has now been completed.

Site 545

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site is not physically related to the village of Ampleforth, and is set within a ribbon development of properties which provide accommodation for Ampleforth College. In order for prospective residents to access Ampleforth (as opposed to the Ampleforth school), the road is substandard, being narrow with large ruts and pot holes. Whilst being a Brownfield site (due to the change of use of farm to a brewery) it is considered that the lack of integration of this site with Ampleforth cannot be overcome.

Site 547

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site is not physically related to the village of Ampleforth, and is set within a ribbon development of properties which provide accommodation for Ampleforth College. In order for prospective residents to access Ampleforth (as opposed to the Ampleforth school), the road is substandard, being narrow with large ruts and pot holes. This would be development occurring between existing ribbon development, and would intensify the visual presence of this strip of development, and increase the legibility of development along the valley side.

Site 616

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

Officers were concerned about the access to the site, based on their own site visit, and the comments of the Highway Authority. The visibility due to the steep incline and bend.

The site is a visually prominent, elevated site. The application of the SSM has revealed sensitivities associated with the development of the site in terms of its impact on landscape character and the form and character of the settlement as a heritage asset, and setting of both the Howardian Hills AONB and the North York Moors National Park for the following reasons:

The relationship between settlement form and landform is an integral element of the landscape character of the Howardian Hills AONB. The built form and character of Ampleforth is very much influenced by the surrounding topography and landform with

development historically locating, well below the ridge line of the steep scarp slope along and below the road at the foot of the slope. This site occupies a prominent and elevated position in comparison with the majority of the built form of the settlement and it is considered that the development of the site would conflict with the way in which the settlement has traditionally grown as a reflection of the surrounding topography and land contours.

The land here is in the 'Southern Moors Fringe' and is sloping, open, and on the southern-facing valley slope. This is a visually prominent, elevated site, which is adjacent to the Ampleforth Conservation Area. There is development to the north of the site, on the opposite side of the road, but the site would also be viewable in the wider landscape, by virtue to of the site extending up and over the hill. The site is adjacent to the boundary with the North York Moors National Park, and within the Howardian Hills AONB. The development on this elevated, prominent and therefore sensitive field which is currently open, with sporadic trees. As field which contributes to the setting of Ampleforth and provides a physical 'end' to development along this road, it is considered that the site's development would harm the visual character and appearance of this area, its relationship with Ampleforth, and its Conservation Area. It is considered that development in this site would adversely affect the setting of the National Park, and the Howardian Hills AONB. Because of the topography, and the elevation of the site, it is considered that the existing landscape features make this site very prominent, and no means of mitigating any landscape impacts.

The site is adjacent to the Ampleforth Conservation Area on Knoll Hill. It is considered that development of site would adversely affect the setting and context of this part of the Ampleforth Conservation Area, by harming important views in and out of the Conservation Area. The existing form and pattern of development has remained within the natural ridge on the southern side of the road. The open area affords important open view from within and outside Conservation Area. Indeed it has been identified as being important within the Ampleforth Conservation Area Appraisal. As such the development of this site would neither protect nor enhance the Conservation Area of Ampleforth. The site is also within the buffer zone of a collection of Listed Buildings whose setting is contributed to by the open, sweeping views of Knoll Hill. This site would lead skyline development on this prominent hill brow. Historic England have identified the sensitive nature of this area to the south of this site.

The Highways Authority have advised that there are visibility issues due to the steep slope and road bends. Further work would be necessary to see if such an access was achievable. However, as discussed above, the clear, significant landscape sensitivities of this site mean that such an investigation would be unnecessary.

Site 632

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

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.

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Following the application of the Sites Selection Methodology sites were grouped into one of four groups to assist comparative assessment. These groups are as follows:

Group 1- site fails Stage 1 of the SSM and is not considered to be suitable for allocation.

Group 2- sites where it is considered that there is 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

Group 3 - sites where issues have been identified as part of the SSM. Mitigation could be used to reduce impact or achieve an acceptable form of development on sites within this group if they are required to meet development requirements

Group 4 – the site generally performs well across each of the stages of the SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
288	Land East of Station Road and South of St Hilda's Walk	Site is under development	
544	Land at College Garth, Main Street	Site is under development	
111	Land West of Brookfields, Main Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. These concerns are: harm the character of the Conservation Area, the setting of Listed Buildings and the form and character of Ampleforth as a whole.
224	Land West of Station Road	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site is of a scale which is disproportionate to the form and character of the settlement, and the setting of the Conservation Area. Also there are access issues. A reduced site area is also potentially unachievable.
545	Scott Farm, East Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently

Site ID	Location	Outcome grouping	Principal reason for outcome
			mitigated. The site is not physically related to Ampleforth and the road access is unsuitable from the village.
547	Land Between Athelstan and Windhill, East Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site is not physically related to Ampleforth and the road access is unsuitable from the village.
616	Land West of the Bungalow, Main Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. These concerns are: harm the character of the Conservation Area, the setting of Listed Buildings and the form and character of Ampleforth. Also there are concerns over the access.
632	Land south of Back Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The issues concern the coalescence with the college area, the site is incongruous and visually prominent and is of a scale which is discordant with the existing village. The access road to the site is sub-standard.
160	Land East of Station Road	4 (approximate yield 21 dwellings)	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations. In combination with 288 which is under development site performs well and is capable of interlinking with this site.

Conclusions for Proposed Site Allocations in Ampleforth

Of the site submissions in Ampleforth, site 160 is the site which has performed the best through the site's appraisal through the Site Selection Methodology.

However, Ampleforth has experienced the release of housing land within the early part of the Ryedale Plan Period, with a 30 dwelling scheme which is now complete and other permissions under construction. The Local Planning Authority considers that this is a level of development which has met the policy objectives of SP1 and SP2 of the Local Plan Strategy and the approach of distributing the housing requirement for the service villages as equitably as possible. In addition, within the context of current housing requirements at the service village category, no allocations are proposed at Ampleforth, despite site 160 being assessed as a Group 4 site.

Since the 2015 Sites Consultation, there has been no change in the circumstances which would warrant inclusion of a site at the settlement. Without prejudicing any future spatial approach which a new plan may in time define, site 160 will be included in an update to the SHLAA.

Part 3: Other Site-Specific Policies

The Policies Map and Site-Specific Designations- Ampleforth

The Policies Map identifies site allocations where these are proposed. It also illustrates geographically the policies of the Local Plan Strategy. This includes, amongst other matters, Development Limits and Visually Important Undeveloped Areas.

Development Limits

The current Development Limits for Ampleforth were established in the previous Ryedale Local Plan (2002). They have been carried forward for use in the Ryedale Plan Local Plan Strategy and will be redrawn to include any new site specific land allocation(s) once these are formally adopted or any significant recent development that has occurred at the settlements. The process of selecting new development sites and subsequently, redrawing the Development Limits for the village will reflect the following longstanding objectives which are to:

- To provide clear and unambiguous guidance as to where development is likely to be permitted
- To prevent the outward spread of development from settlements spoiling the countryside
- To direct development to existing settlements
- To relate development opportunities in settlements to the number of houses required in the plan period
- To ensure that new development is sympathetic in scale and location to the form and character of settlements
- To assist with the identification of 'exceptions' sites for affordable housing.

Other than to take account of new land allocations, the Council does not intend to make any further alterations to the existing defined Development Limits unless this is in response to an obvious anomaly which has remained undetected since the limits were originally adopted or to take account of any subsequent new development or change. No such anomalies have been identified for Ampleforth.

Visually Important Undeveloped Areas

A number of sites within settlements in Ryedale are currently defined as Visually Important Undeveloped Areas (VIUA's). These are areas where development would be resisted and they have been defined on the basis that an area:

- Makes a significant contribution to the character and /or setting of a settlement; or
- Provides an attractive setting for buildings within a settlement; or
- Is important to the historical form and layout of a settlement

Existing VIUA's have been reviewed as part of the preparation of the Sites Document and in the context of the criteria outlined above and the need to accommodate development requirements for the plan period. Additionally, the Council considered whether it is appropriate to identify further VIUA's. No VIUA's were identified in Ampleforth under the previous Development Plan for Ryedale. This was because the settlement form is relatively compact, and Development Limits were tightly drawn. However, through the site assessment work, and a Conservation Area character assessment an assessment of the contribution of spaces in around Ampleforth which contribute to the form, character and appearance of the Conservation Area has been undertaken. This work has led to a number of VIUA's being proposed at the settlement. These spaces include verges, curtilages of some properties and wider open areas which contribute to the setting of the village and the Conservation Area, and provided important views out of the village as a result of their open/undeveloped nature.

Other Designations

In the previous Local Plan (2002), and the saved Proposals Map the Council identified playing fields/ ponds and other features of interest which are subject to policy considerations. The identification of these items within the production Policies Map will be continued, but on a more refined basis, as some features (such as Flood Risk and ponds) can change in their position over time and so will not be included. Such features will be considered within the context of the adopted Local Plan Strategy.

It is noted that the current inset map does not identify the extent of the Howardian Hills AONB boundary, this boundary follows the road through the village. This has been identified on the proposed Policies Mapo along with the boundary of the North York Moors National Park.

Appendix 1: Summary of representations from 2009 up to 2015

The 2015 Sites Consultation and 2016 VIUA Consultation are within the Statement of Consultation

Site 111 – Land West of Brookfields, Main Street (1.28ha)

The site is a greenfield site which is located on rising land at the western edge of the village and to the south of the main road. It is currently used as pasture land and slopes steeply in a southerly direction. The site lies outside of the existing village Development Limits. A small proportion of the site falls within the Ampleforth Conservation Area with the northern boundary of the site and much of the eastern boundary of the site immediately abutting the Conservation Area boundary.

2009 Public Consultation – Issues raised:

- Adversely affect the character of the village
- Access would be hazardous to motorists, particular issues with speeding traffic
- Plot is steeply sloping, this means it would have a greater visual impact on the character of the village- will no longer nestle in the valley
- Drainage issues, and these would increase with development and adverse weather conditions (climate change)
- Adversely impact existing old traditionally constructed buildings
- Compulsorily purchase and renovate existing properties
- Intrude into the AONB and harm setting of the National Park which is adjacent
- Provide only homes for local people
- Earlier planning applications have been refused
- Problems with HGV's and caravans as they avoid Sutton Bank this way
- Support some small scale development
- Where are the employment opportunities for the residents
- The existing infrastructure of the village will be unable to cope
- Mains cabling is being grounded- this will be wasted
- No overriding need for housing in the area
- Main local employer is unlikely to be expanding
- Increased run-off- potential to cause ecosystem damage and physical harm downstream
- Within and adjacent to a conservation area- adversely affect the character of it
- Particular buildings are listed and significant historical and architectural merit
- Knoll Hill is an important area for the character and setting of Ampleforth
- Support a gradual modest increase in development
- If site 111 is granted, there would be no obstacle to the development of site 224, this would destroy the character of the village
- Concerns about delivery of at-home care services (palliative and general care) with increased development in rural areas- stretching existing services

- Concerns about the scale of development and impact on employment and facilities and services, and consequent rise in crime
- Do not use just one site, and only for gradual enlargement
- More people would mean more pollution through cars
- Limited need for housing for families and young people living in the immediate area
- More sheltered accommodation, plus a new nursing home could be particularly useful
- A defunct petrol station should be developed
- Harm to residential amenity of existing residents
- Do not want Ampleforth to become a small town
- The Village looks south over the broad and rolling valley that runs from Coxwold and Wass in the west to Hovingham and Gilling in the East, elevated, prominent, this site would be have an adverse affect on the wider landscape
- Site is outside development limits as defined on the 2002 Local Plan
- Examined Local habitats, comprising gardens, grazing fields, trees and hedges support a wide variety of bird species Sites 111 and 224 form part of a green corridor
- Contrary to existing settlement pattern: follows main roads or nestles in hollows
- Previously subject to failed attempts for development, with an appeal in 1987. Refused on landscape grounds.
- Little demand for houses and likely purchasers of additional houses would be commuters/retirees
- Development should be concentrated in the market towns and village housing to meet local need
- The existing road through the village is not an A class road (unlike the rest)
- The size of the site would mean a large development – harmful impact on the social fabric of the village
- Too far from the main village services for the elderly
- Would affordable properties be affordable? Local People couldn't afford some affordable dwellings in Wass
- Area has been known to flood in the past
- Facilities within the village have declined- lost petrol station, second post office, and second shop
- Three sites which could be compulsorily purchased- sites on main street, land to rear of old youth hostel and the old garage
- Public transport services have not been increased
- Young people are moving away for education and job opportunities
- A site has been identified to meet affordable housing needs and is subject to a planning application
- There are two derelict semi-detached houses are in an appalling state, these should be brought back into use
- The old deserted dairy should be developed
- In the AONB sites should be informed by a Landscape character assessment
- Ampleforth does not need an extra 15-20 properties built over the next 15 years
- Affordable housing is needed, but this can be supported through infill
- Valuable amenity land to the villagers, as there are footpaths.
- Would be better retained as a nature reserve
- Infill housing- allow integration of the people living in the new housing easier

- Building on such a large area- could create a ghetto
- Extra traffic- creates issues not only for cars but a hostile environment for cyclists and pedestrians, residents and visitors alike.
- Adjoins Ampleforth Conservation Area and the Curtilage of Fern Villa (Grade II Listed Building) before allocation it will need to be demonstrated that the development of this currently open area could be achieved in a manner which preserves the character and setting of the Conservation Area, important views in and out of it, and the setting of Fern Villa
- Out of step with housing needs
- Contrary to existing planning guidelines and agreements
- Contrary to the Council's policies on the protection of landscape, conservation areas and public rights of way
- New development-which is needed should make the village more compact, not less so- location to central T-junction is preferred
- Need for affordable housing, and a care home- in a modern part of the village

(P Armour; L J Jackson; N Taylor; J Taylor; J Rutherford; P Leonard; J Moreton; Mr and Mrs N M Wilson; P Kelly; Mr and Mrs A Fox; Mr and Mrs Wilkie; M Brown; Mr and Mrs H Fox; C Wilding; M Brown; R Wilding; S Harrison; Mr and Mrs P Williams; D Merrin; I A Rennison; D Raine; S Read; W Spence; D Rennison; M Brown; C Jennings; L J Jackson; C Smith; D Goodall; J Piercy; D K Criddle; J Raynar; Y Foster; M Goodall; M Raynar; P Judge; D Rennison; N Pite; J Green; W Dore; A Waugh; S Robinson; S Brown; D Craig-James; Natural England; S Richardson; Mr and Mrs W Saggars; S Shepherd; P Pite; S Murrell; R Allistone; G Gill; English Heritage; P Thorburn-Muirhead; P Judge; A Mackley; P Harrison; J Farqhar; S Read; L J Beavan ; P Gill)

Site 160 – Land East of Station Road (1ha)

The site is a relatively flat greenfield site currently used for grazing/pasture. It lies to the rear of / east of properties at the southern end of Station Road. The site bounded by mature hedgerow and trees. Access

2009 Public Consultation – Issues raised:

- Site 288 or 160 near the proposed site for the new surgery could be a possible site for a nursing home
- Liable to flood in heavy rain- existing houses experience it
- Better option than 111
- Scale should be restricted- large site- no need for such development
- Surrounding development is modern- new development would fit more comfortably here
- Development needs to be limited so as to not put too much strain on existing facilities
- Ownership issues regarding the access track from Station Road into the site- the site submitter does not own it

- Even if it was in his ownership- road is too narrow
- It is our access and we would not tolerate its use
- Site boundary needs re-drawn
- Drainage issues
- Plan for a clinic and some housing is acceptable- given proximity to a major employer
- Little or no run-off
- Safe access for children to play
- Needs access from Station Road – the junction of Main Street will be impossible
- Need to ensure sufficient parking (2 car per household) as none of the bus services can take people to work
- With other proposed sites build up the area by a totally inappropriate amount- turn a village into town
- Surgery proposed is unnecessary and the existing one is in village ownership and could be extended
- Development of this site will adversely affect already poor drainage to the south of the village (bottom of station road)
- Ampleforth college own access from Station Road
- Three independently-heard corncrakes
- Not a sustainable development location- need two cars, no jobs, limited bus services
- The existing infrastructure is inadequate
- Sites submitted far greater than we were led to believe
- Roads unclassified through village and narrow
- Heavy traffic and caravans avoid Sutton Bank
- Little demand for market housing before the credit crunch
- Likely purchasers would be commuters and retirees
- Ampleforth is in the AONB
- People want to live in a village- not a town
- Suitable for affordable housing and doctors surgery- a form of infill
- Present surgery is too small to meet current needs –competition for space in a building which is not suitable for extension (bungalow)
- Help to bring both new and old parts of Ampleforth together
- Could provide a wide range of services including dentistry
- Would count as infill
- Concerns about scale of development and adverse impact on Ampleforth – it will be a small town
- I thought that this scheme has been approved- I support it
- Potential development site in the long term not allocated for 15 years plus
- Could be a mixed employment/residential site
- In AONB and therefore should be informed by a Landscape character assessment
- Ampleforth is a thriving village, and needs some new housing (not at the scale which is proposed here)
- Congestion issues
- Lack of employment opportunities
- Limited need for housing for young people and families living in the immediate area
- More sheltered accommodation, plus a nursing home could be useful to meet those needs and provide employment site

- Need to make use of redundant properties
- Problems in long term with building on Greenfield sites- where will be grow our food, graze animals or take recreation
- The new surgery is a temptation
- Some areas need to remain undeveloped
- Development should be concentrated in Market Towns, and in villages to meet local need
- Shouldn't be a service village- not on an A road
- Inadequate access.
- Concerned about the overall scale of proposals for Ampleforth and the impact on the physical and social fabric of the village
- Could be used for gradual enlargement of the village- but as a last resort
- Should not override ANOB and Conservation Area designation
- Too large for housing needs in village
- Should not be developed on top of 288
- Residential amenity issues need to be considered, should not harm existing residents
- Should take existing unused dwellings
- Convert the old youth hostel
- Convert the old garage
- With 224 and 228 might form a more visually integrated development solution- partial infill- but need careful consideration as still a substantial scheme

(Mrs P Williams; M Raynar; M Goodall; N J (Frank) Ellis; P Kelly; J Rose; D Rennison; J Green; J Evans; C Smith; J Moreton; JA Moreton; C Jennings; D Merrin; J Farquhar; Natural England; J Green; D Goodall; P Williams; F Horsley; D Cragg-James; J Piercy; P Judge; J Green; J Raynar)

Site 224 – Land West of Station Road (4.35ha)

The site is a large gently sloping greenfield site on the western side of the village to the rear of Station Road and the primary school. The site is bounded to the north and west by agricultural land/fields and to the south by the modern estate development at St Benedicts Close and Birdforth Way. Part of the northern boundary of the site is abuts the Ampleforth Conservation Area boundary. The site is currently used as grazing land/pasture and is outside the existing Development Limits of the village.

2009 Public Consultation – Issues raised:

- Examined Local habitats, comprising gardens, grazing fields, trees and hedges support a wide variety of bird species Sites 111 and 224 form part of a green corridor
- Should take existing unused dwellings
- Convert the old youth hostel
- Convert the old garage

- Development would upset balance between people and infrastructure- only just works now
- Support use- for affordable housing needs
- Not in the Conservation area nor AONB
- Consider Ampleforth's designation in the settlement hierarchy is appropriate
- The village has a range of facilities
- The scheme for affordable houses has not yet had the s.106 agreement agreed- therefore no certainty- need to make allocations
- No technical constraints to this site
- Can create access from station rd and PROW will be retained
- No impact on interests of acknowledged importance
- Environmental issue and AONB would be violated
- Need for limited development therefore limited development on this site
- Unsuitable – infrastructure is not in place
- Object to further large scale development- will change from a village to a town
- Infill and a small amount of affordable housing acceptable.
- Development should be concentrated in the Market Towns and village housing should be limited to meeting local need
- Ampleforth is not on an A road like all the other service villages –question the designation
- Unsuitable access and drainage issues
- Will cause other developments nearby to flood
- The lack of parking on the main street means that traffic backs up – the roads are unclassified and narrow- heavy traffic uses it
- Little demand for housing before the credit crunch. Likely purchasers of additional housing would be commuters/retirees
- In the AONB. Site should be informed by a landscape character assessment
- Can be easily approached from the present estate on the south
- Previously refused- agricultural land and drainage
- This site adjoins the Ampleforth Conservation Area, development of this area would have to demonstrate that the loss of the open field, and subsequent development could preserve the character of Conservation Area and any important views in and out of it
- Make use of existing buildings
- This and 160 and 288 could provide a visually more integrated development solution –but needs care as they would increase the size of the village substantially
- Ampleforth is a large village, with a need for some housing, but not at the scale proposed- already considerable traffic issues
- Not a sustainable location- car use essential
- There is only a limited need for housing for young people and families living in the immediate area
- Sheltered accommodation, plus a new nursing home would be useful- provide employment
- Need to consider scale and design
- Scale of development needs to be much less
- If 224 comes forward this would destroy the character of the village
- Surface water drainage and flooding issues exist on the site already and would be exacerbated by development and hard surfaces

- Over development of the village- creating clutter
- Better option than 111, but scale is too large, could sit more comfortably as surrounded by modern development
- Development should be limited to not put a strain on existing infrastructure
- Concerns about the scale of development proposed and harm on character and setting of Ampleforth, and impact on community fabric
- What would be the employment implications
- Could be used for gradual enlargement of the village, spread over a few sites, for incremental enlargement
- Land is heavy clay- land instability issues
- Rigg and furrow on site- should be preserved
- Development of this site would harm the green corridor for wildlife
- What is the proposed use?
- If site is developed- children would be forced to cross a busy main road with restricted visibility
- There are access and parking issues already in proximity to the school
- Site contains springs
- Would need assurances and guarantees given to existing local residents by any prospective developers that we would remain 'flood free' thereby avoiding any future litigation or insurance claims
- Sewer clips the site
- Water main clips the site
- Harm residential amenity of the existing residents
- Harm property values
- In winter, even with gritting the roads are impassable
- Turned down 18 years ago
- We didn't come to live here on a building site
- Ideal for residential old persons home- attractive location and source of employment
- Ampleforth currently has a good quality of life for those who live here
- Concerns about the wider implications of building on Greenfield sites in villages- loss of agricultural land, recreational opportunities, attractive landscapes
- The prospect of a new surgery is just a temptation
- Appropriate development of space between old village and newer development
- Wider traffic issues in the village
- Will become a small town to its detriment
- Ampleforth can sustain some growth- and recent survey shows support for affordable housing for locals.
- Growth should make the village more not less compact
- Should be preserved as expansion space for the school- and villagers rule out growth to east or west
- Already had substantial development
- If these sites are passes the village en mass will withhold council tax
- Too large site
- Ampleforth is a large thriving village, but requires only modest development
- Limited need for housing for young people and families living in the immediate area

(D Raine; J Green; Savills; M Goodall; C Jennings; D Goodall; C Smith; Natural England; W Dore; English Heritage; J Green; J Piercy; J Ryanar; P Williams; R Wilding; C Wilding; Cragg- James; M Raynar; P Williams; D Raine; P Kelly; DM Pickles; Yorkshire Water; Mr and Mrs D Hutchinson; B Dawson; J Paragreen; J Rose; JA Moreton; J Green; J Farquhar; J Green; D Rennison)

Site 288 – Land East of Station Road and South of St Hildas Walk (2.44ha)

The site is a relatively flat greenfield site currently used for grazing/pasture. It lies to the rear of / east of properties at the southern end of Station Road and is site bounded by mature hedgerow and trees. The southern boundary of the site immediately abuts Site 160.

Planning permission was granted on appeal in 2013 for residential development of **xxxx** homes.

2009 Public Consultation – Issues raised:

- Site 288 or 160 near the proposed site for the new surgery could be a possible site for a nursing home
- Primary school opposite 288, and most children walk or cycle
- Large number of children and elderly people is proximity- danger increased
- Help to bring both new and old parts of Ampleforth together
- More sheltered accommodation, plus a new nursing home could be useful for employment
- Support the application for affordable housing together with the new surgery which I thought had been approved
- In the AONB. Should be informed by a Landscape character assessment
- Ampleforth can sustain some growth- and recent survey shows support for affordable housing for locals.
- Growth should make the village more not less compact
- Scheme already approved on this site- but problem with the access- should link to St Hildas walk which would be widened. Combine with adoption and surfacing of east back lane- better for the village. Should be a developer contribution
- We are firmly committed to providing modern medical facilities and to progress development of the GP surgery
- Object to further large scale development in Ampleforth
- Traffic levels and access and parking as problematic currently
- Support infilling and a small amount of affordable housing
- Want Ampleforth to remain a village, and not a small town
- Question designation as a service village due to inadequacy of the road system (not an A class road)
- Not suitable for development for inadequate road access
- Problems with drainage of the site
- Concerns about the scale of development proposed (all sites) and impact this would have on the physical and community integrity of the settlement
- Currently local employment opportunities are limited- where will the new residents be employed?
- Should not be concentrated on one site

- There should be an exceptional need to override the AONB and Conservation Area designation.
- Better villages for development with a better road layout and better geological terrain
- Limited provision of affordable, environmentally friendly housing
- Infill first then further small scale development
- Development of this site with the surgery is the least environmentally and aesthetically unpleasing
- Should not be linked to site 160
- Should not extend to far eastwards
- Need to protect the residential amenity of existing residents
- 288 and 160 perfect for affordable housing and new doctors surgery
- Would merge older and newer parts of Ampleforth
- Current clinic is not meeting present needs
- If additional affordable homes needed in the future- this would be the most suitable site
- The roads through the village are heavily used, narrow, and full of parked cars
- Likely purchasers of the dwellings would be commuters or retirees
- Greenfield sites
- Far better option than 111
- Site 224, 288 and 160 are large sites – and they are too big combined for the needs of the village
- Surrounding development new, therefore new development sit more comfortably
- Development should be limited to not put strain on infrastructure
- Ampleforth currently has a good quality of life for those who live here
- Concerns about the wider implications of building on Greenfield sites in villages- loss of agricultural land, recreational opportunities, attractive landscapes
- The prospect of a new surgery is just a temptation
- Site liable to flooding
- Sewer crosses the site will need moving or development designed to reflect infrastructure
- The proposals for 8 houses and the surgery should be sufficient
- Concerned about scale of development
- The proposed surgery is unnecessary – the current one is perfectly suitable and can be extended, belongs to the village
- Corncrakes have been heard by three locals independently on sites 288 and 160
- Support combined plan of polyclinic and some limited housing
- Less destructive in impact on landscape and village's cultural identity- could provide a visually more integrated development solution- but not all the sites
- Too large for housing needs of the village
- Need to use derelict properties- on main street, old youth hostel, old garage
- 228 suitable as an infill site- more cost effective

(P Williams; J Moreton C Jennings; Natural England; J Farquhar; Ashley House PLC; D Goodall; P Williams; D Merrin; D Craggs; JA Moreton; C Smith; M Raynar; J Green; M Goodall; Yorkshire Water; J Rose; J Paragreen; D Rennison; J Piercy; J Green; J Evans; P Kelly; J Raynar; D Raines; P Judge)

Site 544 – Land at College Garth, Main Street (0.27ha)

The site is a small site to the rear of College Garth on Main Street with access from Back Lane. The site comprises the garden of College Garth and it falls within the development limits of the village and within the Ampleforth Conservation Area.

Planning Permission was granted for one dwelling on the site in 2013.

2009 Public Consultation – Issues raised:

- Should be considered for old people's accommodation
- Building is characterful- largest house in the village
- Develop the garden
- Supportive local community

(Dr J Moreton)

Site 545 – Scott Farm, East Lane (0.75ha)

The site is a.....

2009 Public Consultation – The site was put forward for consideration through the plan making process after the 2009 public consultation.

Site 547 – Land Between Athelstan and Windhill, East Lane (0.4ha)

The site is a.....

2009 Public Consultation – The site was put forward for consideration through the plan-making process after the 2009 public consultation.

Site 616 – Land West of the Bungalow, Main Street (0.45ha)

The site is a greenfield site on the western side of the village, to the south of the main road. It lies to the west of Site 111 and the dwelling known as The Bungalow and is located outside of the development limits of the village. The site occupies an elevated position at the top of rising land and slopes away steeply in a southerly direction. It forms part of a larger open field and as such has no physically defined western, eastern or southern boundaries. The northern boundary of the site is marked by a small post and rail fence with occasional trees and follows the boundary of the Ampleforth Conservation Area.

2009 Public Consultation – The site was put forward for consideration through the plan-making process after the 2009 public consultation.

Site 632 – Land south of Back Lane (4.66ha)

The site is located at the eastern end of Back Lane and to the south of the road/track, outside of the Development Limits of the village. It is a large greenfield site which is currently used as paddock/pasture. The site slopes steeply in a southerly direction. Boundaries.....

.....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.

2009 Public Consultation – The site was put forward for consideration through the plan making process after the 2009 public consultation.

