

**RYEDALE  
DISTRICT  
COUNCIL**



## The Ryedale Plan: Local Plan Sites Document

### Hovingham Background Paper

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Ryedale District Council October 2017



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## Part 1: Introduction and Context

### Introduction

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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 - Hovingham

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Hovingham is located almost entirely within the Howardian Hills Area of Outstanding Natural Beauty. In terms of its Landscape Character, the Howardian Hills Landscape Character Assessment describes the surrounding land to the north of the settlement as Vale of Pickering, and to the south and west of the village 'Northern Ridge', which is the area of land where the land begins to rise from the Vale of Pickering. As a result the landform decreases in height from the south to the north of the village, but then the land begins to rise again. As such, from southern and northern elevations the settlement is more visible, particularly the roofscape. It is apparent that the settlement is located in a hollow, and when viewed from the more open land to the east, only very limited views of the settlement are achieved, and this is of the most recent development at Pasture Lane. It is probable that in time as the boundaries mature, these properties will be only glimpsed, and not be viewable from longer distance views.

The form of the settlement is nucleated around the junctions with the B1257, and the minor road which links to Sheriff Hutton, Strensall and York. The B1257 runs through the middle of Hovingham, in a northerly direction, linking up to Stonegrave and Oswaldkirk and links onto the A170, near Helmsley.

Hovingham is an Estate Village (Hovingham Estate), and Hovingham Hall has a dominant presence. The Hall is Grade I listed, dating from 1750 and constructed of limestone ashlar with a Westmorland slate roof. This intimate association with the Estate has led to a strong degree of visual unity in the construction of properties. Older properties in the village are of a traditional design and construction and are built predominantly with limestone and pantile roofs. These are centred around the triangle of roads formed by Main Street, Church Street and Park Street. Open spaces, in the form of village greens are important features which contribute to the character of the village and the Conservation Area. These areas are currently designated as Visually Important Undeveloped Areas (VIUAs). Most of the settlement is within the Hovingham Conservation Area which extends beyond the built form of the settlement.

Other significant buildings include the Church, Village School and School House and a number of other listed dwellings and public houses.

Hovingham is served by both a Bridleway (Ebor Way) and two Public Rights of Way which radiate out from the settlement, in particular one to the north of the village crosses the Hovingham Carrs to Stonegrave. To the east of the Village Hall are the bowling green and tennis courts.

Hovingham has large areas of high flood risk (Flood Zone's 2 and 3). The source of the flooding is Hovingham Beck, which runs through the settlement, in a broadly north east to west direction. The areas of flood risk, as identified by the Environment Agency, which run in primarily three lateral bands across the settlement following, broadly, the orientation of the beck. The area is also identified as being an area susceptible to surface water flooding, and as such, there will be a requirement that any surface water run off from a development is minimised to a level which is that of a greenfield site (i.e. undeveloped).

## **Local Plan Objectives**

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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**

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The Local Plan Strategy (LPS) provides the strategic part of the Ryedale Plan. Its 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. Hovingham has experienced development recently, within the early Plan period, through the development of a site at Pasture Lane.

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 Hovingham:

Hovingham	Issue	Information Source
	<ul style="list-style-type: none"> <li>• Limited sewerage capacity</li> <li>• Part of the village is within the Howardian Hills AONB</li> <li>• SSSI – Wath Quarry</li> <li>• Green infrastructure corridors – Rye and Howardian Hills</li> <li>• Visually Important Undeveloped Areas (VIUA) throughout the village</li> <li>• Grades 2 and 3 Agricultural Land surrounds Hovingham</li> <li>• Scheduled Monuments <ul style="list-style-type: none"> <li>○ Round Barrow at Wath Farm</li> <li>○ 4 x round barrows at Moor House Farm</li> <li>○ Round Barrow west of Calf Close Wood</li> <li>○ 4 x Round Barrows north of Wool Knoll</li> </ul> </li> <li>• A high number of Listed Buildings spread throughout the village</li> <li>• Hovingham Conservation Area</li> <li>• Areas subject to flood as identified on the Environment Agency FloodMap zones 2 and 3</li> <li>• Areas of the village at risk of surface water flooding as identified by the Environment Agency</li> </ul>	<ul style="list-style-type: none"> <li>• The Ryedale Plan: Local Plan Strategy (2013)</li> <li>• The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012)</li> <li>• North East Yorkshire Strategic Flood Risk Assessment (2006) and update (2010)</li> <li>• EA FloodMap and Surface Water Map</li> <li>• Howardian Hills AONB Management Plan (2009-2014)</li> <li>• Historic Environment Record / Heritage Gateway <a href="http://www.heritagegateway.org.uk/gateway/">http://www.heritagegateway.org.uk/gateway/</a></li> <li>• Natural England -Green Infrastructure dataset</li> </ul>

## Part 2: Consideration of New Housing Sites

### **Residual Requirement for Housing**

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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.

Since the commencement of the Plan period (2012) 20 dwellings have been completed within the village on the Pasture Lane scheme in total. Permission exists for a further four dwellings at the settlement at 31 March 2017.

### **Site Submissions**

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

<b>Site Reference</b>	<b>Site Location</b>
30	Farm Buildings at Hall Farm
31	Land South of Mowbray Crescent
32	Land South of 6 Pasture Lane
373	Land South of 1-10 Mowbray Crescent
374	Land North of Mowbray Crescent and East of Main Street
375	Land East of Hall Farmhouse, Main Street
643	Land to the North of Mowbray Crescent

### **Site Descriptions - Hovingham**

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#### **Site 30 – Farm Buildings at Hall Farm (1.08ha)**

This site includes farm buildings and agricultural land to the north east of the village. Proposals are for employment uses, to diversify the farm operations in managed workspaces. However, the land is classified as being in both in flood zone 3a (developed part) flood zone 3B (undeveloped part). The frontage of the site is within the Conservation Area, and the site is out with Development Limits.

### **Site 31 – Land South of Mowbray Crescent (0.83ha)**

This site is actually split into two parcels of land: a verge to the south of Mowbray Crescent (also referenced as Site 373), and allotments and paddock area to the north of Mowbray Crescent (also forms part of a wider submission of 374). The land is adjacent to the B1257, at the south eastern extent of the village. The land is rising southwards into the Howardian Hills, and the site is adjacent to the Howardian Hills Area of Outstanding Natural Beauty. The land is in flood zone 1. The northern part of site 31 is adjacent to the Grade II listed Worsley Arms Public House. The sites are adjacent to the Hovingham Conservation Area.

### **Site 32 – Land South of 6 Pasture Lane (1.08ha)**

This site is located on the eastern side of Hovingham, close to the centre of the village. The land was originally paddocks. This site's extent mirrors an extant allocation for residential development which was in the 2002 Ryedale Local Plan. Planning permission was granted on this site in 2007 (and extended in 2011) for residential development, much of the site has now been built out in the Plan Period of the Local Plan Strategy. A small parcel of land to the south of the site remains. This residual land is to the rear of the Malt and Shovel public house, village hall and tennis courts. The land is flat, scrubby, and enclosed by mature hedges. The land is within Hovingham Conservation Area, and the Malt and Shovel is a Listed Building. The flood risk varies within the residual site's extent, with the majority of the site being in flood zone 1, with a small part of the site's southern extent in flood zones 2 and 3.

### **Site 373 – Land South of 1-10 Mowbray Crescent (0.21ha)**

This site is the same site as the southern parcel of land referenced as 31, it consist of a verge to the south of Mowbray Crescent. The land is adjacent to the B1257, at the south eastern extent of the village. The land is rising, quite sharply southwards into the Howardian Hills, and the site is adjacent to the Howardian Hills Area of Outstanding Natural Beauty. The land is in Flood Zone 1. The site is adjacent to the Hovingham Conservation Area.

### **Site 374 – Land North of Mowbray Crescent and East of Main Street (2.59ha)**

This site is the largest land submission made in Hovingham. It extends from the south-eastern extent of the village at Mowbray Crescent, eastwards, and incorporates a collection of fields, paddocks and farm buildings. To the north it abuts tennis courts and bowling green. In the Strategic Flood Risk Assessment, a large part of the central area of the site is within Flood Zone 3, and this is to be considered as being Flood Zone 3B. The site abuts the Conservation Area, and the boundary with the AONB. The site is also adjacent to the Worsley Arms public house/hotel complex, and wraps around the complex.

### **Site 375 – Land East of Hall Farmhouse, Main Street (0.74ha)**

This site is a cropped field which is to the north east of the village that extends between Hall Farm house and the farm buildings. This area is therefore open and the topography flat and low lying, and there is a collection of prominent trees which are situated on either side of the road. These are within the Hovingham Conservation Area. Views of the eastern side of Hovingham are achievable, as are views of the land rising to the south. The site is defined in the Strategic Flood Risk Assessment as being within Flood Zone 3, which given the site is undeveloped, means it should be considered as flood zone 3B.

### **Site 643 - Land to the North of Mowbray Crescent (0.1ha)**

A later site submission, the site was submitted in response to early concerns which were identified in relation to the high level of flood risk which was present on other site submissions, and the proximity of the 347 site submission to the Grade II Listed Worsley Arms complex. This site is accessed by the pre-existing access onto Mowbray Crescent. The site includes land which is both within the Conservation Area and Howardian Hills AONB. The site abuts the Worsley Arms complex on the southern extent, and abuts a collection of farm buildings which are currently in operation. The site is made up of garden areas which are held on license by the Hovingham Estate, and used by the properties on Mowbray Crescent.

### **Overview and Application of the Site Selection Methodology (SSM)**

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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](http://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. Hovingham sites are included in a single document. This section of the settlement-specific paper discusses the key findings of those tables. For the village of Hovingham key matters were:

### ***Settlement-Wide Considerations- Hovingham***

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

#### **Accessibility**

In terms of accessibility, the sites are within a relatively short distance of services and facilities available within Hovingham.

#### **Flood Risk**

Flood risk is a principal consideration in Hovingham, the source being Hovingham Beck. A number of the site submissions had large areas of the site extent which was in a Flood Risk Zone higher than Flood Zone 1. The latter flood zone is the lowest level of risk, and the only acceptable location for residential development, when there are sites available in this level of flood risk. As such, given that land was capable of being brought forward in Flood Zone 1, all other sites of Flood Zones 2 and 3 had to be discounted. 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. Surface water drainage issues have been identified, but Hovingham is not within a Critical Drainage Area. The Strategic Flood Risk Assessment identifies a mixed pattern of surface water flood risk. 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 Land Productivity**

In terms of agricultural productivity, the sites proposed on land around Hovingham are classified as predominantly Grade 3, with some sites at Grade 2, which is typical of settlements in the Vale of Pickering. 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, there is an acknowledgement that, should a site be needed in Hovingham, there is the potential loss of BaMV agricultural land. However, any 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, indeed the largest site submission in Hovingham is 2.59ha.

## **Landform and landscape Character**

Hovingham is situated in a hollow, and this results in some roofscape sensitivities. Long distance views can be achieved, particularly from the eastern elevation, where views are achieved from the B1257. A large part of the village is within the Howardian Hills AONB, and this covers the western side of the village. The village is strongly associated with the hall, and so the views of the hall are open from the west. As an Estate Village, land submissions for development have focussed on the less sensitive eastern side of the village, as the western side includes the Grade I Listed Hovingham Hall, with the associated parkland which provides a wonderful vista to the hall.

## **Visually Important Undeveloped Areas (VIUA)**

Throughout the village there are a series of VIUAs, none of the VIUAs have been proposed as potential development sites. The site assessment work has lead to the identification of a new, enlarged VIUA which was in response to the contribution the open area makes to the setting and significance of the Worsley Arms Cart House, and the Worsley Arms Complex of buildings.

## **Designated Heritage Assets**

Hovingham has a genuine wealth of heritage assets. The village is an estate village (Hovingham Estate), and this has led to a strong, cohesive character, and use of selective build palate in terms of stone, roofing materials and general age and design of development. Much of it dates from the 18th and 19th Centuries. As such, much of the village is within a Conservation Area, and there is over 50 Listed Buildings, including the Grade I Listed Hovingham Hall. Because of the prestige of Hovingham Hall, the historic spa connections, the village, was and remains a place to visit. It has two public houses, with the Worsley Arms also being a Hotel. The Worsley Arms is Grade II Listed and includes a complex of buildings, including a Coach house to provide stabling. The complex is surrounded by relatively high stone walls, but the rear of the property can be experienced form the public footpath. As such, the impact of development on the Conservation Area, and Listed Buildings is therefore a significant consideration in Hovingham when looking at the sites submitted.

There is a series of Scheduled Monuments:

- Round Barrow at Wath Farm
- 4 x round barrows at Moor House Farm
- Round Barrow west of Calf Close Wood
- 4 x Round Barrows north of Wool Knoll

None of these features are of a proximity to Hovingham whereby their setting would be affected by any of the site submissions.

## ***Site- Specific Considerations***

### **Site 30**

#### *Stage 1:*

Circumstances have changed since this site was first proposed as an employment site. The Local Plan Strategy, informed by the Employment Land Review of 2006 and its update in 2010, does not seek to allocate land for employment activity in the Service Villages. Such applications will be considered within the context of supporting the diversification of Ryedale's economy, and assessed through the planning application process. As such the site does not comply with the stage 1 of the Site Selection Methodology. The site is visually and physically distanced from the village itself. Topography is low-lying, but open, within this part of the village. The site is also Flood Zone 3 at set out in the Strategic Flood Risk Assessment (SFRA). The SFRA states that the land is classified as being in both in flood zone 3a (developed part) flood zone 3B (undeveloped part). This means that the site also cannot be considered through the site selection process for residential development.

### **Site 31 (North)**

#### *Stage 1:*

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

#### *Key considerations at Stage 2*

This area of allotment style gardens which are leased by the Hovingham Estate, a paddock area and farm buildings to the north of Mowbray Crescent (also forms part of a wider submission of 374), situated at the south eastern extent of the village. The land in this area is relatively elevated, and is on that transition between the variations in topography. The site looks out over the eastern side of the village. Part of the site (western side) which is within the Howardian Hills AONB. The SSM has identified that there would be some visual sensitivities, due to the rising elevation, but there is already properties to the south.

The site is adjacent to the grade II listed Worsley Arms Public House, which has a complex of outbuildings (including a distinctive coach house, and wall). The site is adjacent to the Hovingham Conservation Area. This is a sensitive area, and contributes significantly to the Conservation Area. The development of this site would, being to the south of the listed buildings, unduly harm in principle neither the setting of these Listed Buildings, nor the Conservation Area, but the scale, design and massing would be a particular consideration.

The site contains allotments-style gardens which are used on a licence granted by the Estate, the land owner has indicated that replacements would be provided, and has indicated potential locations for this.

## **Site 31 (South)**

### *Stage 1:*

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

### *Key considerations at Stage 2*

The land is adjacent to the B1257, forming a grassed area, set on lower ground from the road. There are residential properties to the north of the site (two-storey semi-detached) of twentieth century construction. This site is just on the edge of the Howardian Hills AONB. As a verge site, any properties would need landscaping and careful orientation to ensure no adverse harm. The site would need to create new boundary features, but with the row of properties to the north, the overall impact will be mitigated in terms of impact on settlement character. There are some concerns over the capability of this site, being long and thin in form how it could be realistically developed to provide an appropriate level of amenity and layout.

## **Site 32**

### *Stage 1:*

The majority of the site complies with stage 1. The flood risk varies within the residual site's extent; the Strategic Flood Risk Assessment (SFRA) demonstrates the majority of the site being in Flood Zone 1, with a small part of the southern-most part of the site in Flood Zones 2 and 3a. The SFRA states that if the land is classified as being in both in Flood Zone 3 and undeveloped, it is designated Flood Zone 3B. This means that the particular part of the site which is Flood Zone 3B is excluded from the site selection process.

### *Key considerations at Stage 2*

The land is flat, and enclosed by mature hedges. As such it is considered that the site and is on low-lying land which is already reasonably well screened, the boundary vegetation will further obscure development. It is considered that the topography is open and low lying in this area. The existing development currently is visible from distanced views, but this will diminish as the boundary hedging becomes established. The land is within Hovingham Conservation Area, and therefore there is a requirement that the character and appearance of this part of the Hovingham Conservation Area is either preserved or enhanced. The Council would also need to ensure that there is special regard concerning the protection of the architectural and historic significance of the Grade II Listed Malt and Shovel public house.

## **Site 373**

### *Stage 1:*

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

### *Key considerations at Stage 2*

The land is adjacent to the B1257, forming a grassed area, set on lower ground from the road. There are residential properties to the north of the site (two-storey semi-detached) of twentieth century construction. This site is just on the edge of the Howardian Hills AONB. As a verge site, any properties would need landscaping and careful orientation to ensure no adverse harm. The site would need to create new boundary features, but with the row of properties to the north, the overall impact will be mitigated in terms of impact on settlement character. There are some concerns over the capability of this site, being long and thin in form how it could be realistically developed to provide an appropriate level of amenity and layout.

## **Site 374**

### *Stage 1:*

The site has a substantial proportion (of the northern extent) of the site designated as Flood Zone 3 in the Strategic Flood Risk Assessment. As such, given its undeveloped nature, in accordance with the Strategic Flood Risk Assessment the site is considered as Flood Zone 3b. The Site Selection Methodology framework prescribes that the parts of sites in areas of Flood Zone 3b will be automatically discounted. Therefore the northern half of site cannot be progressed through the SSM process, the southern component of the site is considered in Stage 2:

### *Key considerations at Stage 2*

The southern component of the site is assessed: This eastern side of Hovingham is where the land flattens out. As a result, the topography means that the impact can be significant in the more immediate area. This is a relatively large site including allotment-style garden areas which are under license, modern farm buildings, and paddocks, providing a rural 'edge' to the village. This site represents a substantial incursion into the open paddock area to the rears of the following: Grade II Listed properties of Lumley House, and the Worsley Arms Farmhouse and cottage, Hotel and Coach House and Stone House. The Worsley Arms complex and its setting could be significantly harmed by residential development, particularly of the scale this site would propose. The coach house and high walls give a strong sense of 'the edge' of Hovingham, development of either residential or commercial development could harm this, by diluting the ability to read this area of the village.

Part of the site remains in flood zone 2, and in applying the sequential test, part of the northern extent of the site must also be discounted.

## **Site 375**

### *Stage 1:*

The vast majority of the site is denoted Flood Zone 3 within the Strategic Flood Risk Assessment (SFRA). The site is also undeveloped, and as a result the SFRA recommends that in the consideration of flood risk of such sites, those sites which are undeveloped are considered as Flood Zone 3B. This means site fails the stage 1 site selection process because the site is within flood zone 3B, as set out in the Strategic Flood Risk Assessment.

### *Key considerations at Stage 2:*

Notwithstanding the flood risk issues the SSM identifies that this site is on open, low lying land, which currently provides the edge of the settlement, and long distance views to the

south, which are viewed through a line of mature trees; a distinctive feature to the northern entrance to the village, and forming part of Hovingham's Conservation Area. The open, sweeping character of this site, with the extensive rural character mean that the existing landscape features do not offer the means to minimise the impact, as such it is considered that the landscape impact could be significant, and the harm to the Conservation Area would be adverse and significant, and the site's open qualities make it challenging to assimilate development.

## **Site 643**

### *Stage 1:*

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

### *Key considerations at Stage 2*

The extent of the site has been reduced so that only a very small component of the site is within Flood Zone 2, and this could be removed.

The development area is adjacent to the Grade II listed The Worsley Arms complex, but it does not surround the complex, as 374 proposed. The Worsley Arms and the coach house provided an entrance of status to the village, and would have been open to receive visitors from the rear. The heritage statement submitted deduces a slight to moderate impact on these designated assets, depending on the nature and scale of the development. The site still indeed has the potential to affect the setting of these Listed assets, particularly concerning the scale, density and massing of development. The site also abuts the Hovingham Conservation Area, and the area is defined by being edge of settlement, with a variation in building scale graduating in scale and status. The land straddles the Conservation Area, and the post war housing of Mowbray Crescent. It is not within the Conservation Area, and as the heritage statement identifies, the site has limited historical features, but does represent a site which has the potential to significantly affect the setting of the Conservation Area. It is a typical edge of village site, with allotments and farm buildings. The site is within the Scheduled Monument Buffer 26975, but is not in a discernible distance to the SM. Historic England have noted the proximity of the Conservation Area and the Worsley Arms complex, and identified that an assessment is needed of the contribution of the site to the significance of these features. The heritage statement submitted as part of the site submission material recognises the potential for the level of harm to be attributed to a scheme depends on these matters.

Whilst the development of this site would not physically compromise the buildings. It will effect the context in which they are situated, and their setting. The Local Planning Authority consider that the consideration of impact on the setting of the Worsely Arms Listed Building complex would need to be considered in a level of significant detail: Looking at building density, orientation, scale and massing then materials.

However, the comments in the being considering the site for the heritage statement does not provide the reassurance that the site is developable/deliverable, because of the undetermined matters of how the impact on the setting of Listed Buildings can be robustly defined.

## **Site Findings and Comparative Assessment. Grouping conclusions of SSM for Hovingham**

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

<b>Site ID</b>	<b>Location</b>	<b>Outcome grouping</b>	<b>Principal reason for outcome</b>
30	Farm Buildings at Hall Farm	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement, and use is for employment) and therefore is not carried forward/suitable for allocation
31 N	Land North of Mowbray Crescent	2-3	See site submission 643
31S	Land South of Mowbray Crescent	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site's size and configuration means the land is not developable.
32	Land South of 6 Pasture Lane	3 Almost developed, residual land within Development Limits	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation to address concerns over form and character issues, issues on the setting of Listed Buildings and the flood risk. Within Development Limits
373	Land South of 1-10 Mowbray Crescent	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site's size and configuration means the land is not developable.
374	Land North of Mowbray	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site's size and configuration means the land is not developable.

<b>Site ID</b>	<b>Location</b>	<b>Outcome grouping</b>	<b>Principal reason for outcome</b>
	Crescent and East of Main Street		Selection Methodology can be sufficiently mitigated. Adverse impact on the setting of the Listed Worsley Arms and associated buildings, and the Flood risk. A smaller site area may mitigate these issues.
375	Land East of Hall Farmhouse, Main Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. Form and character issues with the site, with adverse impact on the Conservation Area and Flood Risk
643	Land North of Mowbray Crescent	3 (approximate yield 32 dwellings)	Revised site area of 375 Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation to address concerns over form and character issues, issues on the setting of Listed Buildings and the flood risk.

### **Conclusions for Proposed Site Allocations in Hovingham**

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Hovingham is a settlement which has within the Plan Period seen the development of a housing site within the plan period. completed residential development with 24 dwellings being constructed since 2012. 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 and the constraints associated with the sites put forward for development in this settlement, no allocations are proposed at Hovingham.

Given the identified sensitivities of the settlement, particularly concerning flood risk, and impact on designated heritage assets, the Local Planning Authority is of the view that the settlement has very limited potential for further growth. If further sites were required to be delivered in Hovingham, of the sites submitted, only 643 could be viewed as having limited development potential. However, there are significant sensitivities around the site which would require much more detailed information in which to evaluate the impact on the setting and significance of the Worsley Arms Grade II Listed complex. The heritage statement which has been submitted in relation to the site concludes that moderate impact is possible, and that through matters such as siting, design and materials such matters can be considered. *"The consequence upon the setting (the key element of significance in this respect) will be a 'slight impact' of insignificant consequence upon the heritage assets in this regard, or at the very worst 'moderate impact' dependent upon the quality and sensitivity of any forthcoming development scheme at the detailed level. Appropriately detailed layout proposals are capable of resolving this in due course".* However, this means that the Local Planning Authority cannot at present, be confident that this would be achieved in the absence of further information about the detail particularly in terms of numbers and layout.



## Part 3. Other Site-Specific Policies

### **The Policies Map and Site-Specific Designations for Hovingham**

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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 Hovingham 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. 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 where these are proposed, 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 Hovingham. Part of a housing land allocation which was made in the 2002 Local Plan remains undeveloped. The owner has indicated in writing their commitment to develop on the site. It is a small site, capable of 2 units and is within the Development Limits.

#### ***Designated Heritage Assets***

Much of Hovingham is within a Conservation Area, only small parts of the settlement on the east are not included, reflecting the general historic unity and architectural cohesion of the settlement. The Conservation Area also includes important areas of trees and open spaces beyond the built edge of the settlement, which provide context and setting to the village and Hovingham Hall.

### ***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 has considered whether it is appropriate to identify further VIUA's.

Hovingham has a collection of VIUAs, which are centrally located parcels of land which is grassed, adjacent to the Main Street. They provide a focus for the centre of the village and contribute to the setting of the Hall and Victorian school complex. The garden area to the Worsley Arms hotel is also a VIUA, and makes a very significant contribution to the setting of the Listed Building complex. It is considered that the current VIUAs remain relevant and appropriate in their contribution to the character and appearance of the Conservation Area and the setting of listed buildings.

In considering the development sites put forward by landowners and re-evaluating the VIUA's, a further VIUA is proposed at Hovingham. This is on land which is to the north and east of the Worsley Arms complex and links two pre-existing VIUAs together. The site is readily visible from a public footpath and is proposed as a VIUA because it is considered to make a significant contribution to the setting of the listed Worsley Arms by virtue of its open nature.. This is discussed in greater detail in the Background Paper on VIUAs.

### ***Other site-specific designations***

The AONB designation also covers much of the built form of the settlement, and land to the south and west. The Council are aware that the current AONB extent on the inset map is to be revised to match that of the definitive AONB map which includes the Conservation Area extent, but not the land beyond, including Mowbray Crescent.

In the previous Local Plan (2002), and the saved Proposals Maps and Village Inset Maps 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.

Hovingham has areas which are in Flood Zone 3. The existing Inset map identifies the extent of the Flood Zone 3, the Local Planning Authority will not be adding this layer to the revised inset maps, to reflect the need to update these extents periodically, to deal with Development Management matters. The Council has a Strategic Flood Risk Assessment which is prepared to inform the Development Plan production process.

Through enhanced understanding of archaeological evidence, particularly within the context of archaeology in the Vale of Pickering, it is acknowledged that a specific policy framework is needed to ensure that where development occurs, there is a means to ensure that an appropriate evaluation is possible of any archaeological assets which may be found through site development.

## **Appendix 1: Summary of representations from 2009- 2015**

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

### **Site 30 – Farm Buildings at Hall Farm**

2009 Public Consultation – Issues raised:

- Redevelop- managed workspaces
- Unconstrained
- Protected from flooding by Environment Agency defences
- Need to ensure safe road access
- Site adjacent to AONB. Should be informed by a Landscape character assessment
- Support- enlarge Hovingham it will help the school
- It is for Hovingham people to decide if they want to have the development-placing extra load on facilities balanced with extra wealth
- Concern that focus on Hovingham removes opportunity at Scackleton – where no development without agricultural tie has occurred since 1955Outside village boundaries

(Carter Jonas, Natural England and R Firby)

### **Site 31 – Land South of Mowbray Crescent**

2009 Public Consultation – Issues raised:

- Site adjacent to AONB. Should be informed by a Landscape character assessment
- Allotment area- valued for food production and community socialising
- Combines with 373, next to road and have concerns with the access/exit
- It is for Hovingham people to decide if they want to have the development-placing extra load on facilities balanced with extra wealth
- Concern that focus on Hovingham removes opportunity at Scackleton – where no development without agricultural tie has occurred since 1955
- Support- enlarge Hovingham it will help the school
- Access issues
- Part of the northern half of the site is within the Hovingham Conservation Area, consider the loss of this open area on the setting and character of the Conservation Area and the views in and out of it.

(Natural England, R Firby, English Heritage)

### **Site 32 – Land South of 6 Pasture Lane**

2009 Public Consultation – Issues raised:

- It is for Hovingham people to decide if they want to have the development-placing extra load on facilities balanced with extra wealth
- Concern that focus on Hovingham removes opportunity at Scackleton – where no development without agricultural tie has occurred since 1955
- Support- enlarge Hovingham it will help the school
- The site is within the Hovingham Conservation Area, consider the loss of this open area on the setting and character of the Conservation Area and the views in and out of it
- Site adjacent to AONB. Should be informed by a Landscape character assessment.
- Currently has a permission, anticipated that it will deliver housing shortly

(R Firby, English Heritage, Natural England, Carter Jonas)

### **Site 373 – Land South of 1-10 Mowbray Crescent**

2009 Public Consultation – Issues raised:

- Site adjacent to AONB. Should be informed by a Landscape character assessment
- Allotment area- valued for food production and community socialising
- Combines with 373, next to road and have concerns with the access/exit
- It is for Hovingham people to decide if they want to have the development-placing extra load on facilities balanced with extra wealth
- Concern that focus on Hovingham removes opportunity at Scackleton – where no development without agricultural tie has occurred since 1955
- Support- enlarge Hovingham it will help the school
- Access issues
- Part of the northern half of the site is within the Hovingham Conservation Area, consider the loss of this open area on the setting and character of the Conservation Area and the views in and out of it.

(Natural England, R Firby, English Heritage)

### **Site 374 – Land North of Mowbray Crescent and East of Main Street**

2009 Public Consultation – Issues raised:

- Support- enlarge Hovingham it will help the school
- Concerns about the pigs and noise, so would prefer housing
- Existing farm- leave alone
- Sewer, will need to either relocate or ensure development reflects site infrastructure
- It is for Hovingham people to decide if they want to have the development-placing extra load on facilities balanced with extra wealth
- Concern that focus on Hovingham removes opportunity at Scackleton – where no development without agricultural tie has occurred since 1955
- Mixed development- main opportunity for sustainable development

- Safe vehicular access
- Flooding risk, but protected by Environment Agency defences, and that particular area could be excluded from development within the scheme
- Consistent with Service Village designation
- Close to village amenities and public transport
- Implement a Travel Plan and car club
- The site adjoins the boundary with the Hovingham Conservation Area, consider the loss of this open area on the setting and character of the Conservation Area and the views in and out of it
- Site adjacent to AONB. Should be informed by a Landscape character assessment

(Yorkshire Water, R Firby, Carter Jonas, English Heritage, Natural England)

### **Site 375 – Land East of Hall Farmhouse, Main Street**

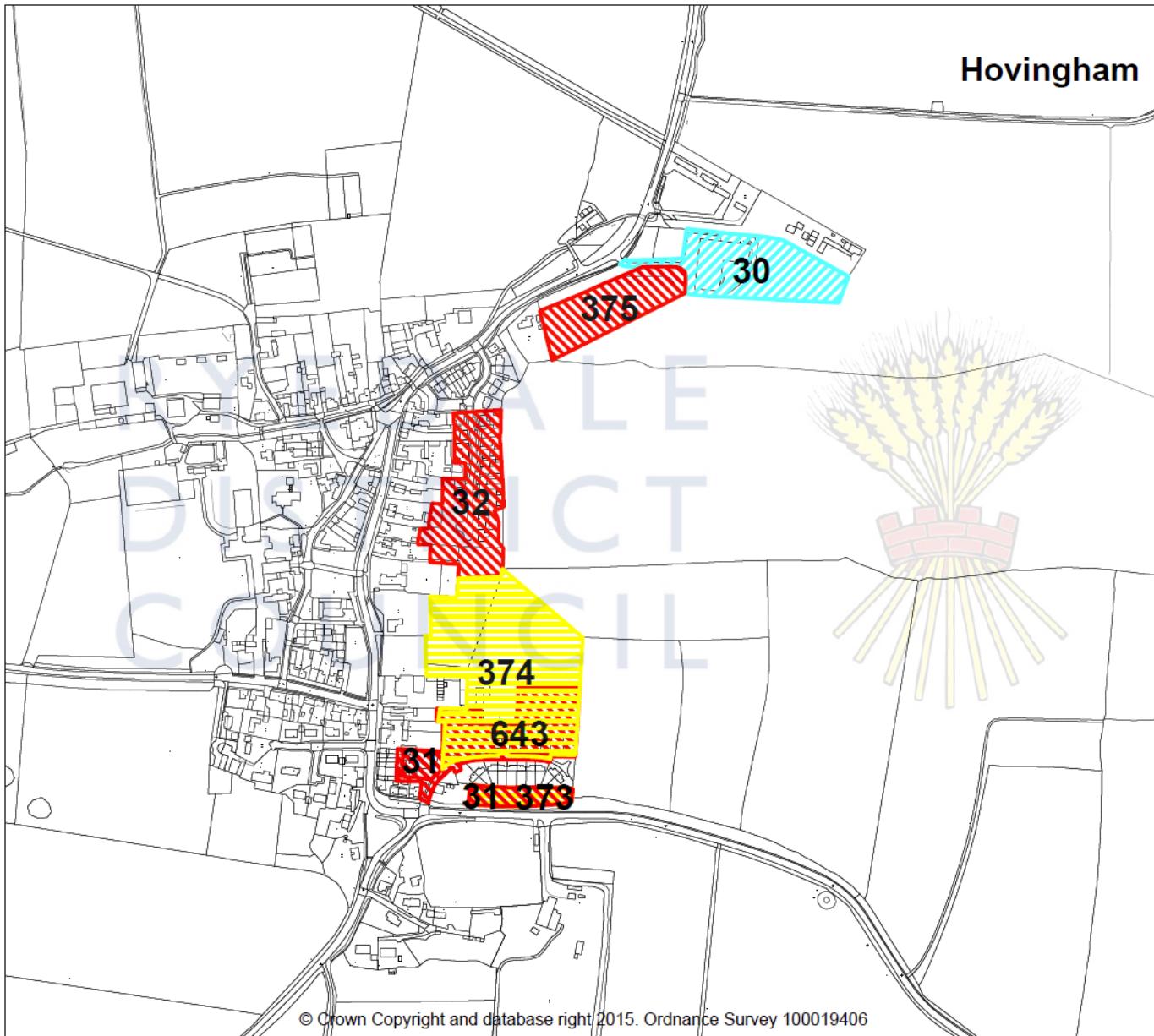
2009 Public Consultation – Issues raised:

- Ribbon expansion- not desirable
- 375mm sewer – will need relocation or site layout reflect existing infrastructure
- Support- enlarge Hovingham will help the school
- Suitable residential site in a sustainable location
- Safe vehicular access
- Flooding risk, but protected by Environment Agency defences, and that particular area could be excluded from development within the scheme
- Consistent with Service Village designation
- Site could be enlarged to 1.56ha
- The site is within the Hovingham Conservation Area, consider the loss of this open area on the setting and character of the Conservation Area and the views in and out of it
- Site adjacent to AONB. Should be informed by a Landscape character assessment
- Welcome more housing
- It is for Hovingham people to decide if they want to have the development-placing extra load on facilities balanced with extra wealth.
- Concern that focus on Hovingham removes opportunity at Scackleton – where no development without agricultural tie has occurred since 1955.

(Yorkshire Water, Carter Jonas, English Heritage, Natural England, R. Firby)

### **Site 643 – Land North of Mowbray Crescent**

This site was submitted after the 2009 consultation, and was subject to consultation as part of the 2015 Sites Consultation.



Hovingham

**Legend**

- Residential
- Employment
- Mixed
- Leisure / Tourism
- Retail
- Not Specified
- National Park
- Parish Boundary
- District Boundary

1 : 4000 on A3  
March 2015

