

RYEDALE  
DISTRICT  
COUNCIL



The Ryedale Plan: Local Plan Sites Document

Rillington Background Paper

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Ryedale District Council October 2017



## **Contents**

### **PART 1: INTRODUCTION AND CONTEXT**

Introduction

Settlement Description - Rillington

Local Plan Objectives

Strategic Policy Context

Local Sustainability Issues

### **PART 2: CONSIDERATION OF NEW HOUSING SITES**

Residual Requirement for Housing

Site Submissions - Rillington

Site Descriptions - Rillington

Overview and Application of Site Selection Methodology in Summary

*Settlement-Wide Considerations*

*Site-specific Considerations*

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Interim Site Assessment Conclusions for Rillington (2015)

Conclusions for proposed Site Allocations in Rillington

### **PART 3: OTHER SITE-SPECIFIC POLICIES**

The Policies Map and Site-Specific Designations for Rillington

### **Appendices**

Appendix 1 -Summary of Consultation Responses from 2009 to 2015

Appendix 2 – Plan of site submissions

## 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 - Rillington

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Rillington is one of Ryedale's largest villages. It is located on the edge of the Wolds/Vale of Pickering National Landscape Character Area, along the A64, following a historic pattern of settlement formation along the former shoreline of the prehistoric Pickering Lake. It abuts the northern slopes of the Wolds Area of High Landscape Value on its south western extent.

The settlement extends in all directions from the signalised cross roads of the A64 (Westgate and Scarborough Road) and High Street (south) and Low Moorgate Lane (north). Most recent development has been predominantly residential, and concentrated in the south eastern quarter of the village in an estate-type format.

There is a relatively diverse build character in the village, with properties from the 17<sup>th</sup> Century onwards, and in a variety of traditional materials. The density of development varies substantially, with bungalow-style developments adjacent to groups of terraced cottages.

To the south, the land is more exposed, as it rises. There is the cemetery, to the east of the cemetery is a local industrial enterprise Ellis Patents.

Development in ribbon form extends out from the south western part of the village, along Malton Road on the southern side; to the south of these properties is the Wolds Area of High Landscape Value.

### 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. Planning permission was granted for a 10 unit scheme in 2014 and a further scheme for 18 units was subsequently permitted.

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. One site for employment has been submitted at Ellis Patents.

## Local Sustainability Issues

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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 Rillington:

Rillington	Issue	Information Sources
	<ul style="list-style-type: none"><li>• Access to the A64</li><li>• The Yorkshire Wolds Area of High Landscape Value to the south of the A64</li><li>• Limited sewerage capacity</li><li>• Scheduled Monument – Iron Age Barrow cemetery, East Field</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>• EA surface Water Map</li></ul>

	<ul style="list-style-type: none"> <li>• Green Infrastructure Corridors – Derwent and Wolds</li> <li>• Grades 2 and 3 Agricultural Land surrounds Rillington</li> <li>• Areas of the village at risk of surface water flooding as identified by the Environment Agency</li> <li>• A few Listed Buildings throughout the village</li> </ul>	<ul style="list-style-type: none"> <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>
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## 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.

There have been 8 completions within Rillington since 2012. Within the Development Limits of Rillington, there is an extant permission, but is not considered deliverable. The site lies to the north of Southlea, south of Westgate and to the east of Collinsons Lane. Outline planning permission was approved for the site in 1998. In 2004, reserved matters were approved for erection of 26 dwellings and detached garages with associated access. A single unit was constructed. In 2012 a certificate of lawful development sought to establish that the erection of a dwelling on Plot 1 was lawful (undertaken in 2006). Within the application, sufficient documentary evidence was submitted that: The conditions precedent were complied with and discharged; and there was a commencement of works on site prior to the start date for carrying out the works. As such, the remainder of the development could be completed at any point in time, subject to complying with the details of the above permissions and conditions attached to that permission. However, the absolute development intentions of this site are unclear, and as such it is not a site that the Local Planning Authority can rely upon.

Planning permission exists for 40 ( gross) dwellings on sites at Rillington at 31 March 2017.

### Site Submissions

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A relatively large 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>
125	Land West of High Street
141	Land South of Sands Lane and North of A64
144	Land North East of Collinsons Lane and South of Southlea
175	Land North of Scarborough Road and South of Sands Lane
176	Land North of Manor View
182	Land & Buildings at Park Farm
223	Land North of Park Farm, Low Moorgate

231	Land North of Malton Road and East of West Moor Lane
232	Land North of Rectory Farm, Low Moor Lane
233	Church Farm, Westgate
255	Land south of Park Farm, Low Moorgate
286	Land to the North of Manor View / East of Low Moorgate
290	Land East of Ellis Patents Ltd, High Street
291	Barnfield, 70 Low Moorgate
292	Land East of Barnfield, 70 Low Moorgate
370	Land South of 1-10 Eastfield, Scarborough Road, and East of Pine Tree Av.
412	Land West of 27-31 Low Moorgate
441	Land South of 8 Collinsons Lane
515	Land north of Scarborough Road and south of Sands Lane
516	Land to the north of Birtley Court and west of Rillington Manor
517	Park Farm, Rillington
518	Land North of the Railway line and South of Villa Farm, Rillington
536	Land behind 50 and 52 Low Moorgate
633	Land at 43 Scarborough Road
638	Land to the North of Manor View / East of Low Moorgate

## Site Descriptions - Rillington

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### Site 125 – Land West of High Street (0.08ha)

The site is a small site, which falls below the site size threshold. The site is heavily treed round its perimeter, and varying in levels. To the rear of the site (west) runs Rillington Beck. The site has a small building on which has fallen into disrepair, having been unoccupied as a dwelling since the late 1960s, it is not considered that it has the use class of a domestic property.

### Site 141 – Land South of Sands Lane and North of A64 (1.91ha)

The site is a strip of land, which currently is a tree plantation, on a wedge of land to the eastern extent of Rillington, between the A64 (which is to the south) and Sands Lane (to the North) which leads to Scampston. The site straddles between two larger parcels of land. The site is outside of Development Limits.

### Site 144 – Land North East of Collinsons Lane and South of Southlea (0.5ha)

This is a broadly triangular shaped plot which is situated to the south east of Rillington. The field is bounded by regular, linear hedging. The road, leading to the hamlet of Thorpe Bassett, is to the south west of the site. The land is grazed, and to the north is a cul-de-sac of bungalows.

### **Site 175 – Land North of Scarborough Road and South of Sands Lane (1.12ha)**

The site is an irregular shaped parcel of land, proximal to the built edge of Rillington. It is positioned on a wedge of land to the eastern extent of Rillington, between the A64 (which is to the south) and Sands Lane (to the North) which leads to Scampston. To the east are two further site submissions including 141 (Plantation) and 515.

### **Site 176 – Land North of Manor View (1.29ha)**

The site is a collection of paddocks, situated between residential development, in the northern part of Rillington, to the east of Low Moorgate. The land is grazed, but part of the site (south eastern) is well treed. Narrower to the site, and opening out to the rear. Planning consent has been sought and granted on the front part of the site. It is associated with site submission of 286, 292, 291, 536, and 638.

### **Site 182 – Land & Buildings at Park Farm (0.28ha)**

The site is part of a farm complex. The Farm house is grade II Listed, and as a result, there are a collection of farm buildings which are curtilage listed. The farm complex also contains a small farm yard and series of modern barns.

### **Site 223 – Land North of Park Farm, Low Moorgate (0.21ha)**

The site is a small paddock area, which is to the immediate north of the Grade II Listed Park Farm House. The site is also broadly triangular in shape, which a small copse at its northernmost extent. The site is to the northern edge of the built up extent of the village.

### **Site 231 – Land North of Malton Road and East of West Moor Lane (60.96ha)**

The site is an extremely substantial site (one of the largest site submissions) which is situated some distance from the west of the settlement. The extent of the site covers land which extends as far west as Rillington Fields, to where the far most western edge of the settlement is provided by a linear single depth strip of residential development. The site's depth is the land between the railway line and the A64, a distance of 1.2 kilometres. This site has been submitted as a mixed site, which unsurprising given its size. It is a site which was submitted as a product of its time, when there was a consultation undertaken for considering a bypass for Rillington.

### **Site 232 – Land North of Rectory Farm, Low Moor Lane (12.82ha)**

The site is an irregular shaped, sizable site, to the north of Rillington, and so on the flatter land of the Vale of Pickering. It is formed from a series of grazed fields, but excludes the collection of bungalows to the north of the site (which have their own Development Limits), close to the road Low Moorgate. No identified access is defined. Only the southern component of the site has access to Low Moorgate.

### **Site 233 – Church Farm, Westgate (0.70ha)**

The site is a farm complex just off the A64, in the south western part of the village. It is positioned between single depth residential development to the east and west, and to the north is a cul-de-sac development. The site extends back, following the linear curtilage plots of dwellings in this area. Site consists of the traditional farm buildings and the paddock. The

Farmhouse is grade II Listed, and it is situated to the east of the site, as such the farm buildings are curtilage listed.

**Site 255 – Land south of Park Farm, Low Moorgate (0.09ha)**

The site is a small paddock, which is to the south of Grade II Listed Park Farm, and its outbuildings, on the northern edge of Rillington. To the south of the site is single depth, residential development, which has been built at various times. Bungalows are immediately adjacent. The site is below the site size threshold.

**Site 286 – Land to the North of Manor View / East of Low Moorgate (1.29ha)**

The site is a collection of paddocks, situated between residential development, in the northern part of Rillington, to the east of Low Moorgate. The land is grazed, but part of the site (south eastern) is well treed. Narrower to the frontage of the site; it opens out to the rear. Planning consent has been sought and granted on the front part of the site. It is associated with site submissions of 176, 292, 291, 536, and 638.

**Site 290 – Land East of Ellis Patents Ltd, High Street (1.4ha)**

The site is currently a broadly square field, bounded by hedgerows on the south-eastern edge of the village. To the west is Ellis Patents factory. To the north is residential development with short back gardens. Open fields are to the south and east, in field close to the eastern edge of the village is a Scheduled Monument, an Iron Age Barrow Cemetery.

**Site 291 – Barnfield, 70 Low Moorgate (0.17ha)**

The site is one of a collection of paddocks, situated between residential development, in the northern part of Rillington, to the east of Low Moorgate. The land is grazed, with barns. Planning consent has been sought and granted on the front part of an adjacent site submission which fronts onto Low Moorgate. It is associated with site submissions of 176, 292, and 638.

**Site 292 – Land East of Barnfield, 70 Low Moorgate (0.26ha)**

The site is one of a collection of paddocks, situated between residential development, in the northern part of Rillington, to the east of Low Moorgate. The land is grazed, with barns. Planning consent has been sought and granted on the front part of an adjacent site submission which fronts onto Low Moorgate. It is associated with site submissions of 176, 292, and 638. It is to the immediate south west of site 291.

**Site 370 – Land South of 1-10 Eastfield, Scarborough Road, and East of Pine Tree Avenue (4.71ha)**

The site is a roughly rectangular field to the east of Rillington. The site is open, and bounded by hedgerows. The site is enclosed by late 20<sup>th</sup> century residential development to the north and west. Access could be provided through the existing estate. The site contains an Iron Age Barrow Cemetery. A Public Right of Way transects the site.

#### **Site 412 – Land West of 27-31 Low Moorgate (0.49ha)**

The site is an irregular shaped paddock which is to the rear of residential development on the west of Low Moorgate and north of Sledgate. The site submitter proposes that the access is created through the curtilage of 31 Low Moorgate by the demolition of the garage. The site contains mature trees, and the current boundary treatment is mature hedging. The site is adjacent to the Grade II Listed Park View, which is to the north of the site.

#### **Site 441 – Land South of 8 Collinsons Lane (0.04ha)**

The site is a very small site, which is below the size threshold for allocation. The site is part of a much larger field, situated on land to the south of Rillington, off the road which leads to the hamlet of Thorpe Basset, close to the junction with the A64. The site would be bounded on the north by single depth residential development (which is both single and two storey).

#### **Site 515 – Land north of Scarborough Road and south of Sands Lane (2.87ha)**

The site is situated on a wedge of land to the east of the settlement, between Sands Lane and the A64. The site is distanced from the settlement, being on the boundary with Scampston Parish. The land is visually separated from Rillington by a plantation of conifers (site 141). The site is in close proximity to the Grade II\* Registered Park and Garden of Scampston Hall. Although from earlier origins, the park was designed by Lancelot 'Capability' Brown during the late 18th Century.

#### **Site 516 – Land to the north of Birtley Court and west of Rillington Manor (8.26ha)**

The site is a collection of three fields, broadly rectangular, bounded by mature indigenous hedging, situated to the north east of Rillington Village. Access to the site is proposed off Sands Lane, through a strip of land which is adjacent to residential development. The site is currently grazed. To the south western edge of the site are residential properties in close proximity, and as you move north, the paddocks increase in size to the west of the site, and the site becomes more distanced from the built up area of the village. Two Public Rights of Way run laterally, and to the western edge of the site.

#### **Site 517 – Park Farm, Rillington (56.93ha)**

The site submission is an extremely large area of land. It covers an area of land which runs from the A64 to the railway line; a distance of 1.2km. The site extends as far east as the western edge of Rillington and the Low Moorgate. To the west, it extends as far as the strip of development along the A64 to the west of Rillington, adjoining another submission (site 231). The site contains a Public Right of Way, and a Sewerage Treatment Works.

#### **Site 518 – Land North of the Railway line and South of Villa Farm, Rillington (2.02ha)**

The site is an irregularly shaped thin strip of land which runs parallel to north of the Railway Line which is in operation between York and Scarborough, and between an access road which provides access to farms. The site is a considerable distance from the village, and is adjacent to land submissions 231 and 517.

### **Site 536 – Land behind 50 and 52 Low Moorgate (0.16ha)**

The site is one of a collection of paddocks, situated between residential development, in the northern part of Rillington, to the east of Low Moorgate. This site is well treed. Planning consent has been sought and granted on land to the immediate north east of the site. It was associated with site submissions of 176, 286, and 638, although this site is now not part of site submission 638 (as of December 2015). It is a strip of land adjacent to the cul-de-sac of Manor View. No access is explicitly identified, but it may be achievable due to the hammerhead design of Manor View.

### **Site 633 – Land at 43 Scarborough Road (0.37ha)**

The site is a linear site which has been granted consent for residential development to the rear of the site. The scheme placed the 4 new dwellings within the boundary of the existing Development Limits, with the proposed curtilage of two of those dwellings being outside of the Development Limits. The site is immediately to the north of the A64. Residential development has taken place to either side, and the land to the north is open grazed fields (site submission 516).

### **Site 638 – Land to the North of Manor View / East of Low Moorgate (1.29ha)**

The site is a collection of paddocks, situated between residential development, in the northern part of Rillington, to the east of Low Moorgate. The land is grazed, but part of the site (south eastern) is well treed. Narrower to the site frontage, and opening out to the rear. Planning consent has been sought and granted on the front part of the site. It was associated with site submissions of 176, 286, 292, 291 and 536. 536 has now been excluded from the site as of December 2015. Planning permission has now been granted for the rear part of the site.

## **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. Rillington is on a single document. This section of the settlement -specific paper discusses the key findings of those tables. For the village of Rillington key matters were:

- Form and character
- Access onto the A64
- Impact of the Scheduled Monument
- Setting of Scampston Hall Registered Park and Garden

### ***Settlement-Wide Considerations Rillington***

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

#### **Accessibility**

In terms of accessibility, the relative accessibility of sites varied considerably, due to the size of some sites. However, those sites which were relatively close to the existing built form of

the settlement were within a relatively short distance of services and facilities available within Rillington. The settlement is on the A64, an major 'Trunk Road', and as such access to the A64 would be best delivered through the ability to access the A64 through the signalised junction. Existing access points can be reutilised, or moved, but new access points will be generally not considered appropriate. There is also a need to consider the impact that relocation or increased use of a junction would have on the operation of existing junctions in proximity. Larger sites, and the ability of those to access the A64 was raised by Highways England in the Consultations as being of concern, in respect of their ability affect the operation of the highway.

### **Flood Risk**

Sites in Rillington are within Flood Zone 1, the lowest level of risk of flooding in respect of rivers and sea flooding, 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. However, surface water flooding is identified across parts of Rillington. The highest level of flood risk is situated along the road, with the properties either side experiencing medium flood risk. The open, undeveloped areas are at low risk. The Strategic Flood Risk Assessment identifies localised, and low- level risk of surface water flooding. The settlement is not within a Critical Drainage Zone. It is within zone of potential of groundwater and surface runoff flood risk (Zone A). As such a Flood Risk Assessment would be required to consider the flood risk management further. 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 the settlement of Rillington are classified as predominantly Grade 2 and some Grade 3, which is typical of settlement. 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 through development of a site Rillington, there will be a 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 settlements are grazed, with the large sites beyond being cropped.

### **Affordable Housing**

Provision of affordable housing is a key objective of Ryedale District Council. Delivery of such housing is primarily through development which is brought forward under development which delivers the housing requirement of the Local Plan Strategy. Many site submissions do not identify whether affordable housing is required; some submissions have indicated generally; whilst others have provided considerable detail. The presence or absence of such

information is not necessarily a determining factor, in the first instance as to whether a site is acceptable.

The starting point in the Site Selection Methodology (SSM) is an objective assessment which looks at fundamental capability as a function of site size to deliver affordable housing. Initially this was undertaken within the context of Policy SP3 of the Local Plan Strategy, which allowed the delivery of on-site affordable housing on sites of 5 units or more, and a commuted sum on less than 5 units. However, a number of sites which would still be considered through the Stage 2 of the site assessment process will now, as a result of the Housing and Planning Act 2016, be without any form of affordable housing contribution. Only sites of 11 units or more in the Market Towns (in Malton, Norton and Pickering) will have on-site affordable housing, and scheme between 6 and 10 units (in Service Villages and Kirkbymoorside) will be subjected to a commuted sum payment payable on completion of the development. Therefore, on sites of 5 units or less in 'rural' areas, and 10 units or less in other areas, such schemes will deliver no affordable housing contribution in any capacity. This has meant that a number of the smaller sites perform poorly in terms of their individual and cumulative ability to deliver affordable housing, in comparison to larger sites, and since the provision is a key sustainability objective, thus those sites then do not progress.

This situation is on the premise that such sites are coming forward as allocations to meet the housing requirements in the Development Plan. The Local Plan Strategy does allow Exception Sites to come forward which are out-with the housing requirement because they are providing the majority of dwellings as affordable to meet an identified need in relation to a settlement. These may have an amount of market housing to ensure the scheme is viable. However, given the situation with the allocations work in progress, most landowners have the 'hope value' that their site is considered for market housing being the predominant housing type, as opposed to affordable units.

As part of the site assessment process, the SSM has also identified where constraints may be present which limit the ability to consider affordable housing delivery, this could be in terms of physical site reduction (for example land excluded due to high flood risk) or as a function of the need to consider matters such as contamination, and other extraordinary situations which can affect costs of development, and ultimately the viability of the site, and it could result in the Local Planning Authority requiring a reduced amount of affordable housing accordingly. Sites which performed the best in this regard are greenfield sites of a size whereby any constraints could be readily mitigated. The nature of the affordable housing would be considered at a later date, all allocations are subject to the requirements as set out in the Local Plan Strategy Policy SP3, but the precise delivery would depend on whether the site is to contain 'Starter Homes'. The Local Planning Authority would be guided by the Council's Housing Team who liaise with Registered Providers.

### **Designated Heritage Assets**

Rillington's handful of designated historic assets (Listed Buildings) are focused on the cross roads, in the centre of the site, and along Low Moorgate, in the northern part of the settlement. Of particular note is the Grade I Listed Church of St. Andrew, dating from the late 12<sup>th</sup>/early 13<sup>th</sup> Century, which is of dressed sandstone and limestone with a slate roof. Most are former (or existing) farm houses.

There is also a Scheduled Monument adjacent to the east of the settlement, to the south of the A64 and a strip of ribbon development. It is a Iron Age Barrow Cemetery consists of a series of tumuli (Scheduled Monument Ref NY1117), and as such there is an expectation from Historic England that the presence of such a feature will mean that both the physical integrity of the site, and its setting, should not be compromised by development. The asset is not readable within the landscape. The field is ploughed, and Historic England have advised that the site is vulnerable to further degradation by ploughing. This, in itself, is not an activity that the Planning System can control. This site is discussed further in the document as it has been suggested as a potential development site (370).

Rillington is close to the setting of Scampston Hall Registered Park and Garden. The mosaic of trees and belts of trees which are on the eastern edge of Rillington provide a sensitive transition to the park land of Scampston Hall, which surrounds the gardens and house, and the Estate Village. Development on the easternmost edge of Rillington, to the north of the A64 is the most sensitive area for development which has the potential to impact on the setting of the Park and Garden.

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

#### **Site 125**

##### *Stage 1:*

The site does not comply with the stage one of the Site Selection Methodology. this is due to the site size being below the threshold for site consideration. The site is small, and historically did have dwelling on the site c.50 years ago. The site is sensitive in its elevation and contribution it makes to the street scene.

#### **Site 141**

##### *Stage 1:*

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

##### *Key considerations at Stage 2*

This site is currently a plantation of dense conifers to the east of the site, with a paddock (site 175). The conifers provide a strong visual break, and screen from the settlement to the Scampston Hall Park and Gardens. The trees provide an important, distinctive feature within the landscape, and their loss would be not capable of mitigation. Rillington is within the Vale of Pickering National Character Area, which is principally defined by its low-lying topography. However, it is on the edge of this area, and to the south, the land begins to rise and form the Wolds escarpment. The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain which is punctuated by woodland blocks this site and the land surrounding it typifies this landscape character. The site feels distanced from the village, forms part of a wedge of land which straddles between Sand Lane and the A64. It has an open-estate-land character, in part due to the proximity of Scampston Hall Estate. The site links in-between sites 175 and 515. The site submission 175 excludes the trees from the site area. In considering this site, it is pertinent to be aware of the representation from Historic England concerning site 175, which did not include the belt of trees.

Access considerations concern the impact on the operation of the junction with Sands Lane and the A64. Highways England have advised that an assessment of junction capacity would be required. Such an assessment for this site has not been undertaken, although the adjacent site (175) has provided an assessment, but it is for a smaller site.

## **Site 175**

### *Stage 1:*

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

### *Key considerations at Stage 2*

Some potential for development identified at Stage 2 of the Site Selection Methodology as the site has a better physical link with the settlement and mitigation concerning access onto the A64 will require further investigation. A report has been produced by the site submitter to assess the feasibility of the access onto the A64.

There is also the identification in the Site Selection Methodology of the adverse impacts on the setting of a designated heritage asset would occur unless (possible) mitigation is undertaken. This is in relation to the impact of the site's development on the setting of the Grade II\* Registered Park and Garden of Scampston Hall. Historic England have commented specifically on this site.

*"This site lies 215 metres from the boundary of the Grade II\* Historic Park and Garden at Scampston Hall. National policy guidance makes it clear that Grade I and II\* Historic Parks and Gardens are regarded as being in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional.*

*In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently-undeveloped area makes to those elements which contribute to the significance of this Historic Park and Garden and what effect the loss of this site and its subsequent development might have upon those significances. "*

The site has been considered through the Site Selection Methodology, and the impact on setting has been identified as a potential sensitivity, but further qualification has not been achieved. Further assessment depends on a) the potential development scenarios of the site b) implications on the other site submissions in that locality 141 and 515.

Alternative sites at the settlement have been identified which are capable of being delivered with appropriate highway considerations, and which protect/enhance the form and character of the settlement, and which, critically, do not have the potential to adversely affect the setting of a designated heritage asset of national significance.

## **Site 182**

### *Stage 1:*

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

*Key considerations at Stage 2*

This site consists of modern and older farm outbuildings on the northern edge of the village, and is aligned to sites 223 and 255, in making up the farm complex. The modern farm buildings in themselves are not visually attractive, but they contribute to the rural character of this part of Rillington. They are not capable of conversion. The older elements look like stabling blocks, and are curtilage listed. The development character is single depth, the open flat topography means that a sensitive conversion of the traditional buildings, with some modern building, with appropriate landscaping could be feasible.

The proposal for this site is for conversion and redevelopment of outbuildings. This is adjacent to the Grade II Listed Manor Farmhouse. As these are the farm outbuildings, and the traditional outbuildings would be curtilage listed. Any development would need to carefully consider the historic nature of the outbuildings and the setting of the farm house, but it is a natural progression in many villages that farmsteads have become incorporated into the village through later development. This is a characteristic of Rillington. No detail has been provided which would allow an assessment of impact on the significance on the Listed Building.

Access to the site is achievable, but would need to be undertaken over the existing stream, which runs down this part of Low Moorgate.

On a theoretical basis, the site could only yield six units, but this would not be able to reflect the retention of the historic farm buildings which are curtilage listed. As such it is a site that would be unlikely to deliver any affordable housing.

**Site 223**

*Stage 1:*

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

*Key considerations at Stage 2*

This a small, triangular copse, and paddock on the very of the north of the settlement. The paddock is bounded by hedging and low wall and fencing. The site currently affords a strong rural edge to the village, and affords wider views, as such it makes and important contribution to the character and setting of this part of the village.

It is associated with a farm complex which is outside of the built form of the village. The farm house is Grade II Listed, and forms part of the southern boundary of the site. This site is described as including a paddock, but it could form part of the curtilage of the Listed farm house. Any development would have an intimate association with the Listed Farm House and have the clear ability to affect the setting the Listed Farm House. How this site contributes to the setting of the farm, and the resulting relationship through development is

treated will be an important consideration, and no details have been submitted which would allow that consideration to be undertaken.

### **Site 231**

#### *Stage 1:*

The site does not comply with the stage one of the Site Selection Methodology. The site is not adjacent to the settlement. Also in terms of its size, Highways England have raised concerns about the implications for traffic movement on the A64. The size of the site is wholly disproportionate to size of the existing settlement of Rillington.

### **Site 232**

#### *Stage 1:*

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

#### *Key considerations at Stage 2*

This site is a considerable size, at over 12ha. The site incorporates different characters. The southern part of the site has a more dense field pattern, with a complex of farm buildings which are Listed and form part of a holiday letting scheme. Although the site extends out in the direction of prevailing development in Rillington, it is a site of considerable size and depth.

Rillington is within the Vale of Pickering National Character Area, which is principally defined by its low-lying topography. However, it is on the edge of this area, and to the south, the land begins to rise and form the Wolds escarpment. The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain which is punctuated by woodland blocks. The land is located to the extreme north of the village, where development has been predominantly linear and single depth. The site low lying, but is open in character with low hedges and few trees. The land is distanced from the main settlement, extending out into the Vale, and it has the potential to significantly adversely affect settlement character as currently displayed, and as such has the ability to harm the wider setting of Rillington and the character of this much more rural, less dense, form of development, which has occurred along Low Moorgate Lane. Part of the site, adjacent to the village would have significantly less impact in landscape terms.

However, the part of the site closer to the settlement, if developed, would cause direct harm to Grade II Listed Rectory Farmhouse. The whole property and curtilage are within site area. Also, there is potential harm identified to setting of nearby Listed Buildings. The site is within the buffer zone of the Scampston Estate Registered Park and Garden, but is not proximal to harm the setting of the park for the part closest to the settlement. The more distanced part of the site would have no significant intervening features which provided

some form of break or screening. The wider site extent has the capability to harm the setting of Scampston Registered Park and Garden.

Highways England concerned with scale of site. No access details have been provided. The site contains three PRowWs which link into one another in this site. There is a PRowW which runs from Scarborough Road/A64 and also Low Moorgate and continues along the back of various properties with paddocks on the eastern boundary to a track that runs to the Railway Lane. From Low Moorgate there is two PRowWs which link up to this PRowW. No details have been submitted as to how these PRowWs would be impacted upon, but it likely that some of them would need diversion.

The site is bounded by mature established hedgerows, and contains a small number of mature trees, which contribute to the setting of the village. On the western boundary, along Low Moorgate lane, is a collection of eight trees (Beech) which are subject to a TPO, and these make a significant contribution to this part of the village. No details are provided about their retention.

### **Site 233**

#### *Stage 1:*

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

#### *Key considerations at Stage 2*

Highways England have confirmed that only the existing or a replacement access may be possible. The site is close to the established signalised junction, which could impact on potential occupants and road users. The presence of outbuildings, which would be curtilage listed, would mean that the widening of the existing access is not possible.

The site forms a paddock to the Grade II Listed Church Farm (dating from the late 17 early 18th century). The setting will need to be preserved, and this will require careful consideration. The site includes a number of outbuildings, and those of traditional construction, will be curtilage listed. As such, whilst the paddock would be a new development, the remainder of the site would require particularly careful consideration in terms of developing the site in a manner which was sensitive to the physical fabric, context and setting of the Listed Church Farm, and the outbuildings. No further information has been provided which would assist the Council is evaluating the impact on the designated heritage assets.

### **Site 255**

#### *Stage 1:*

The site does not comply with the stage one of the Site Selection Methodology. This is due to the site size being below the threshold for site consideration.

### **Site 290**

#### *Stage 1:*

The site does not comply with the stage one of the Site Selection Methodology. The site has been submitted as an employment site. The Local Plan Strategy does not identify for

employment land allocations to be distributed to the Service Villages. Such proposals would be considered on their own merits, as per the Local Plan Strategy, and in particular Policy SP6.

### **Site 291**

#### *Stage 1:*

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

#### *Key considerations at Stage 2*

See those for site 638. As an individual site access issues and lack of affordable housing provision would mean that the sites would perform poorly through Stage 2. This site and 292 are subsumed into submissions 268 and 638).

### **Site 292**

#### *Stage 1:*

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

#### *Key considerations at Stage 2*

See those for site 638. As an individual site access issues and lack of affordable housing provision would mean that the sites would perform poorly through Stage 2. This site and 291 are subsumed into submissions 268 and 638).

### **Site 370**

#### *Stage 1:*

The site fails to comply with the stage one of the Site Selection Methodology. This is in relation to the site being identified as a Scheduled Monument, and the ability to ascertain the impact of development on the significance of the heritage asset is not possible (the extent of the site alone is the sole submission).

The Scheduled Monument is a Iron Age Barrow Cemetery consists of a series of tumuli (Scheduled Monument Ref NY1117), and as such there is an expectation from Historic England such a feature will be protected in terms of both the physical integrity of the site, and its setting, should not be compromised by development (2009). The asset is not readable within the landscape. The field is ploughed, and Historic England have advised that the site is vulnerable to further degradation by ploughing. This, in itself, is not an activity that the Planning System can control. Representations were received which identified that development could be undertaken in a manner which allowed the *in situ* preservation of the site (D Powlesland 2015), thus protecting the site from ploughing. This was discussed with

Historic England as being a possible solution to the current degradation. However, such an option was not pursued for the following reasons:

- The lack of information about the nature of the site's development;
- The size of the site submission being comparable to the extent of the site which is Scheduled, thus necessitating a far larger area of land would need to be considered, which is not readily available; and
- No representations in support of continued inclusion of the site in the site assessment process were received to indicate to the Local Planning Authority that the landowner was still interested in pursuing the site.

## **Site 412**

### *Stage 1:*

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

### *Key considerations at Stage 2*

This site could be served by the established junction onto the A64, however, no access is demonstrated on the Plan. But from the submission material it is proposed that access will be through the curtilage of 31 Low Moorgate with demolition and relocation of the garage of 31 Low Moorgate, this is to the north eastern corner of the site. The Highways Authority have advised: *There is sufficient visibility and width available to achieve an access of adoptable standards to the public highway. The existing access to property 31 would require to be stopped up and the demolition of an existing single storey building. A new single point of access to the site reference 412 and property 31 would need to be constructed to adoptable standards. This will involve property 31 being accessed off the new access road into site reference 412 and the crossing a small stream, details of which will need to be agreed with the local highway authority.*

The site is also adjacent to the Grade II Listed property, The Vicarage (35 Low Moorgate), which is to the north of the site. Development of this site would extend back beyond the curtilage of this property which could harm the context of the setting of this building, by allowing the property (as a building of status) to have cul-de-sac development viewable to the rear.

## **Site 441**

### *Stage 1:*

The site fails to comply with the stage one of the Site Selection Methodology, this is due to the site size being below the threshold for site consideration. Form and character issues were also identified with development of this site.

## **Site 515**

### *Stage 1:*

The site complies with the stage one of the Site Selection Methodology. It is not immediately adjacent to the settlement, but was considered through stage 2:

### *Key considerations at Stage 2*

Highways England have confirmed that direct access onto the A64 is not possible, due to existing direct accesses onto the A64, and no pre-existing access. The site would be within the 60mph zone. No access details have been provided. Site could be accessed from Sands Lane, and then the visibility of the junction will need consideration. The County Highways Officer advises: Acceptable onto Sands Lane. Significant improvements to Sands Lane would be required.

The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain which is punctuated by woodland blocks. This site, and the surrounding land is typical of this description. It is considered that the site is open in character, with mature treed vegetation, on the eastern elevation. The site is also surrounded by hedging and sporadic groups of trees. The general prevailing landscape is one of predominantly rectangular fields bounded in the most part by hawthorn hedges but generally sparsely treed, and a scattering of mainly coniferous woodland blocks. This is a distinctive feature of the landscape type here. Development would erode that character which is so defined in this area.

The site is particularly distanced from the village, because it is the exterior-most site which forms part of a wedge of land which straddles between Sand Lane and the A64. It is also screened by a belt of coniferous tree planting. As such it has an open-estate-land character in feel, in part due to the proximity of Scampston Hall estate, and as such it has limited physical and visual connect to the village of Rillington. Were development to occur it would be particularly visually prominent.

There is no proximal settlement, but properties in Scampston are viewable from Sands Lane. It is considered that this site has the greatest potential of the site submissions to exacerbate the loss of physical separation between Rillington and Scampston. The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain which is punctuated by woodland blocks. This site, and the surrounding land is typical of this description: The site is particularly distanced from the village, because it is the exterior-most site which forms part of a wedge of land which straddles between Sand Lane and the A64. It is also screened by a belt of coniferous tree planting. As such it has an open-estate-land character in feel, in part due to the proximity of Scampston Hall estate, and as such it has limited physical and visual connect to the village of Rillington. This site abuts to Scampston Estate Grade II\* Registered Park and Gardens (RPG), and as such would adversely affect the character and setting of the Registered Park and Garden. There is trees which provide a substantial screen to either side of the site, it would not be well related to the established village. It is pertinent to evaluate the potential implications for the impact on the setting of the RPG, given the response Historic England have made to the site 175 which is further from the RPG than this site, and has the belt of trees to the immediate east of the site.

### **Site 516**

#### *Stage 1:*

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

### *Key considerations at Stage 2*

Highways England stress that any new access is principally gained from a signalised cross roads junction. A number of properties do access the A64 directly, but no new accesses will be allowed. No access details have been submitted, but it is suggested that access would be onto Sands Lane, meaning the site could be served by the established un-signalised junction at Sands Lane, onto the A64. However, the operation of the junction would need consideration and an assessment undertaken to assess the impact of the sites development on its operation. This is quite a sizable site at c.8 ha. The County Highways Officer has advised: acceptable onto Sands Lane, but significant improvements to Sands Lane would be required.

Rillington is within the Vale of Pickering National Character Area, which is principally defined by its low-lying topography. The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain which is punctuated by woodland blocks. This site typifies the landscape character. With three relatively substantial fields, on low lying land, bounded to the east by a shelter belt type woodland of conifers. The fields are adjacent to the various paddocks and residential curtilages of the properties on Low Moorgate Lane and Scarborough Road. The fields combined represent a substantial site, but due to the topography, and existing development the sites are screened. They would be physically not well related to the existing settlement, and access to the sites would determine how any part of the site could come forward.

This in the north eastern part of the village, the large site, developed to its full extent would bring the village much closer to the boundary with Scampston Estate, and whilst not in itself bringing about coalescence, development of the site could be read in conjunction with Scampston.

The site is adjacent to a PRow which runs from Scarborough Road/A64 and also Low Moorgate and continues along the back of various properties with paddocks on the eastern boundary to a track that runs to the Railway Lane. As such is to the western boundary of this site. A further PRow runs eastwards through the site and continues onto to Sands Lane. No details have been submitted as to how these PRows would be impacted upon. It is likely the PRow be in the very least diverted.

### **Site 517**

#### *Stage 1:*

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

#### *Key considerations at Stage 2*

The scale of this site is huge, but part of the site is physically contiguous with the settlement. Both this submission and the submission for site 231 are a product of their time, and relate to the provision of a bypass for Rillington. The scale of the site is so large that it would place a significant pressure on established facilities and services, to the extent at a range of new facilities would be expected to be provided (although no indication as to how such facilities could be provided has been identified). The level of development proposed by this site would

be completely against the role of the spatial strategy, and distribution of development, and the amount of housing to be delivered within the Ryedale Plan period (the indicative yield of the site is c.1200 units).

Rillington is within the Vale of Pickering National Character Area, which is principally defined by its low-lying topography. The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain which is punctuated by woodland blocks. Site 517 is an extraordinarily large area, covering nearly 57 hectares. It is disproportionate in its scale, and were it to come forward in whole or in part it would create a diffuse sprawling form of development and would be a visually discordant feature in the land surrounding Rillington, given the low lying topography and absence of trees.

Due to the scale of the site, and its distance from the settlement-proper of Rillington there is no landscape features inherent in the landscape which would ameliorate the impact, and no mitigation measures given the land is open in form and character.

As discussed earlier the Local Planning Authority would not, unless there were specific planning reasons, reduce the extent of the site. No information has been submitted which would provide the opportunity to consider a re-evaluation of the site extent to provide a more integrated form of development which better reflects the policy provisions of SP1 and SP2. This is because there would still be matters which would not be capable of addressing: concerning the resulting access needs (when no other access is explicitly identified and no new access on to the A64 would be supported by Highways England); and the setting of the listed buildings on the western side of Low Moorgate on its northern extent 'The Vicarage' and 'Park Farm'.

### **Site 518**

#### *Stage 1:*

The site fails to comply with the stage one of the Site Selection Methodology, this is due to the site not complying with Policy SP1. The site is a significant distance from the settlement. As such it would have no physical or visual context with the existing settlement.

### **Site 536**

#### *Stage 1:*

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

#### *Key considerations at Stage 2*

As an individual site, the site is capable of delivering c.3 dwellings. As such, the site would not be capable of delivering any affordable housing.

The site was considered in conjunction with the larger development site 638 which was identified as a group 4 site, but this site is now excluded from that site. The site was also considered through the Site Selection Methodology as an individual site and performed acceptably through that assessment process, except for the absence of the access, and limited (now non-existent) affordable housing contribution. The access point is not identified,

although it may be possible to link to the site from Manor View, so the site can only be considered as a Group 3 site.

### **Site 633**

The site is a linear site which has been recently granted consent for residential development to the rear of the site. The scheme placed the 4 new dwellings within the boundary of the existing Development Limits, with the proposed curtilage of two of those dwellings being outside of the Development Limits. The site is immediately to the north of the A64. Residential development has taken place to either side, and the land to the north is open grazed fields (site submission 516).

As a site of very limited scale, and the planning permission considering 4 units, it is considered that this site should not be allocated because it does not deliver any on-site affordable housing. There is an alternative site at the settlement which is capable of being delivered which better protect/enhance the form and character of the settlement, and provide opportunity for a range of housing mix, including affordable housing on site. The existing planning permission secures a contribution to affordable housing, and so there is an expectation that the permission will be implemented. If it is not, and lapses, then four units are lost from the supply.

### **Site 638 (with previous submissions 176, 286, 291 and 292)**

#### *Stage 1:*

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

#### *Key considerations at Stage 2*

Planning permission was granted for part of the site which is within Development Limits. As part of the planning application, the access was laid out to Highway Authority approved standards. The site is also off Low Moorgate, which is served by the signalised junction onto the A64. This is Highway England's preferred scenario for access onto the A64.

The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain which is punctuated by woodland blocks. The site area is similar in extent to sites 176 and 286. The site is adjacent to the edge of the village, and the surrounding area is typical of the "Wooded Open Vale" . Part of site has planning application approved on the site. This covers all of the frontage of the side, to two thirds of the depth of the site. Hedging would provide some screening. Screening from the frontage (south-western) elevation is unlikely to be achieved. But that is not a natural feature of the streetscene here. It would be expected that a number of trees currently on the site would be retained.

Site incorporates a number of grazed paddocks, with linear, hedged boundaries. This area has a very distinct rural character, and there are some gaps in the frontage, which do contribute to the character of the local area. There are attractive brick walls on the southern boundary. To the rear of the properties to the east there is a well treed area, with mature vegetation. It is considered that this site is visually sensitive, and contributes to the rural dispersed character of this part of Rillington. However, the site is also visually and physically

well connected with the settlement. Development has already occurred at depth to the south of the site.

No designated heritage assets proximal. The site is within the buffer zone of the Scampston Estate Registered Park and Garden, but is not proximal or of a scale to harm the setting of the park. The site is within the Scheduled Monument Buffer of a number 1117 An Iron Age Barrow Cemetery, but is not in a discernible distance to the SM.

Assuming a theoretical yield of 30 dwellings per hectare, and no constraints identified, with a 0.7 site development factor, the site could deliver c. 27 dwellings. An indicative scheme has been submitted which shows development of 25 units. There are no details provided concerning the precise amount of affordable housing. Although the Agent has outlined that on the first phase of the site which is subject to planning permission the Policy requirement was met, and there is a recognition that this will need to be continued, with the Community Infrastructure Levy charge also in place. The site extent now excludes site 536, but this does not change the overall considerations and assessment outcome of site 638, as that site could have only delivered 3 units, and does not affect the access. The Council has received regular and consistent updates on the details concerning the delivery of the site, which has helped inform the compiling of the Site Selection Methodology.

### **Site Findings and Interim 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

<b>Site ID</b>	<b>Location</b>	<b>Outcome grouping</b>	<b>Principal reason for outcome</b>
125	Land West of High Street, east of the Playing Field	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
231	Land North of Malton Road and East of West Moor Lane	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation. Also, concerns from

Site ID	Location	Outcome grouping	Principal reason for outcome
			Highways Agency regarding impact on A64 and form and character issues as a result of the size of the site.
255	Land south of Park Farm, Low Moorgate	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
290	Land East of Ellis Patents Ltd, High Street	1	Fails Stage 1 of the Site Selection Methodology (employment use within Service Village) and therefore is not carried forward/suitable for allocation.
370	Land South of 1-10 Eastfield, Scarborough Road, and East of Pine Tree Avenue	1	Fails Stage 1 of the Site Selection Methodology (Objection from English Heritage as site is a Scheduled Monument) and therefore is not carried forward/suitable for allocation.
441	Land South of 8 Collinsons Lane	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
518	Land North of the Railway line and South of Villa Farm, Rillington	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation.
141	Land South of Sands Lane and North of A64	2	<p>Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character and highway access can be sufficiently mitigated.</p> <p>Currently there are, however, alternative sites at the settlement which are capable of being delivered which better protect/enhance the form and character of the settlement.</p>
144	Land North East of Collinsons Lane and South of Southlea	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character can be sufficiently mitigated.
182	Land & Buildings at Park Farm	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character, and identified harm to the

Site ID	Location	Outcome grouping	Principal reason for outcome
			setting of designated heritage assets.
223	Land North of Park Farm, Low Moorgate	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character, and identified harm to the setting of designated heritage assets.
232	Land North of Rectory Farm, Low Moor Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character, impact on designated heritage assets and highway access can be sufficiently mitigated.
233	Church Farm, Westgate	Originally a Group 2 site, now identified as a group 3 site.	Access is deliverable. Designated Heritage Asset is a sensitivity, but capable of being addressed.  A site which now performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations.
412	Land West of 27-31 Low Moorgate	Originally Group 2, now Group 3	Solutions now identified at Stage 2 of the Site Selection Methodology concerning delivery of a compliant highway access.
515	Land north of Scarborough Road and south of Sands Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character and highway access can be sufficiently mitigated.
516	Land to the north of Birtley Court and west of Rillington Manor	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character and highway access can be sufficiently mitigated.
517	Land to the west of Park Farm, Rillington	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character due to size of site objection

Site ID	Location	Outcome grouping	Principal reason for outcome
			from Highways Agency regarding impact on A64.
175	Land North of Scarborough Road and South of Sands Lane	3 (approximate yield 23 dwellings)	<p>Some potential for development identified at Stage 2 of the Site Selection Methodology as the site has a better physical link with the settlement and mitigation concerning access onto the A64 will require further investigation. A report has been produced by the site submitter to assess the feasibility.</p> <p>Currently there are, however, alternative sites at the settlement which are capable of being delivered with appropriate highway mitigation, and protect/enhance the form and character of the settlement</p>
536	Land behind 50 and 52 Low Moorgate	3 (approximate yield 3 dwellings)	<p>Some potential identified through the Site Selection Methodology.</p> <p>Currently there are, however, alternative site(s) at the settlement which are capable of being delivered which better protect/enhance the form and character of the settlement, and provide opportunity for a range of housing mix.</p>
633	Land at 43 Scarborough Road	3	<p>Site is subject to planning permission.13/01425/FUL for 4 dwellings</p> <p>Currently there are, however, alternative site(s) at the settlement which are capable of being delivered which better protect/enhance the form and character of the settlement, and provide opportunity for a range of housing mix.</p>
638 With previous submissions: 176/286/291/292/536 (site 536 subsequently excluded)	Land to east of Low Moorgate and north of Manor View	4 (approximate yield 27 dwellings in total)	<p>A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations.</p> <p>Planning permission covers phase 1 (within Development Limits) with 10 units.</p>

## **Interim Site Assessment Conclusions for Rillington (2015)**

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There are three Group 3 sites which the Local Planning authority is actively not taking forward these are:

- Site 175 due to access complexity and landscape setting considerations, in particular the potential impact on the Grade II\* Registered Park and Garden, which has not be articulated.
- Sites 536 and 633 are small sites (3 and 4 units respectively) and not capable of delivering any form of affordable housing, which is a key requirement of what planning allocations need to achieve.

Site 638 was identified as a preferred site, being categorised as a Group 4 site. It is considered that of the site submissions in this part of Low Moorgate, and Rillington as a whole, this site best represents the scale of development expected at the service villages; has a compliant access; does not adversely affect the setting of any designated heritage assets. The site not without some sensitivities: it does, as an open site, contribute to the setting of this part of Low Moorgate, and there is a number of trees on the site which require consideration in terms of ensuring that trees which are important to the character and setting of this part of Low Moorgate are retained. The design and layout, whilst being indicated on the plans submitted to support the site's allocation have not been evaluated in detail as part of the allocation process. The frontage of the site, however, being subjected to scrutiny through the planning application consideration, and was approved.

There is also the archaeological sensitivity. The central part of this site has already been subject to a geophysical survey in 2013 in response to NYCC comments on application 13/00652/MOUT, following which, a condition was advised by NYCC to secure archaeological mitigation. However, if the full extent of this site is to be developed, additional high-resolution geophysical survey should be carried out in area not previously surveyed, to be followed by trial trenching as appropriate. If development area extends beyond area of current geophysical survey, additional geophysical survey would also be advised prior to trial trenching. No further archaeological assessment has been undertaken.

The Local Planning Authority would, therefore, need some reassurance that the site is developed in a manner which allows those sensitivities to be fully considered. Identified through the Site Selection Methodology, and to be incorporated into the allocation with 'development principles, are the matters of trees and their considered retention in respect of trees and the need to undertake a detailed archaeological evaluation of the site.

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

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Planning permission has now been granted for site 638. This, in combination with the earlier permission on the frontage of the site, will be identified as commitments on the Policies Map.

The Local Planning Authority considers that this, together with other sites with planning permission at Rillington – 40 units in total, 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 Rillington.

The other sites which were identified as group 2 sites in the 2015 consultation, are now identified as group 3 sites, (Site 233 and site 412) following the receipt of further information.. Site 233 performance in the SSM has been due to the ability to deliver an access, but there is the need to consider the setting of the Grade I Church Grade II Listed Farm, in terms of impact on the significance of these heritage assets. Site 412 now has an identified access which is also capable of being to the satisfaction of the Highway Authority, however there are site specific matters, such as amenity and impacts on the setting of Listed Buildings which would need further consideration. As such this would only be capable of consideration with the commensurate level of detail.

## Part 3. Other Site-Specific Policies

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

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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 Rillington 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 land allocation 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 appropriate, 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 Rillington, although Development Limit alterations have been suggested by some property owners.

#### ***Other designations***

The Wolds Area of High Landscape Value extends to the Development Limits on the south eastern quarter of Rillington. Here the landform is open, on gently rising land. The land form is open and sensitive to further development.

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.

## **Appendix 1: Summary of representations from 2009 up to 2015**

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

#### **Site 125 – Land West of High Street**

2009 Public Consultation – Issues raised:

- Potentially support subject to a review of the detailed plans
- More reasonable access routes to the A64, so not heavily impacting on one road
- Provide services to cope with additional houses
- Wouldn't over extend the village boundary
- Already within a relatively built up area so less impact on the countryside and wildlife

(C Metham)

#### **Site 141 – Land South of Sands Lane and North of A64**

2009 Public Consultation – Issues raised:

- Potentially support subject to a review of the detailed plans

(C Metham)

#### **Site 144 – Land North East of Collinsons Lane and South of Southlea**

2009 Public Consultation – Issues raised:

- Site lies on highest part of the village, will cut off view of Area of High Landscape value
- Much wildlife
- Road to the A64 is very narrow and high levels of farm traffic
- Two vehicles have difficulty passing
- The junction is bad for the A64
- Drainage and surface water/flooding issues
- More traffic already with Southlea being built up
- Potentially support subject to a review of the detailed plans
- Impact on residential amenity –loss of view
- Concerned about the scale of development and the impact that this would have on the existing facilities- in particular schooling and drainage
- Rillington already had a large number of developments recently- not much more scope for expansion

(T Barugh Southwell, M Pindar Simpson, C Metham and S Simpson)

### **Site 175 – Land North of Scarborough Road and South of Sands Lane**

2009 Public Consultation – Issues raised:

- Potentially support subject to a review of the detailed plans

(C. Metham)

### **Site 176 – Land North of Manor View**

2009 Public Consultation – Issues raised:

- Low Moorgate is too narrow, frequented by agricultural plant, with bends and poor visibility- dangerous for residents- many of whom are elderly
- All this development will lead to a loss of village character- it will turn into a town
- Need to retain green spaces
- The Street has original houses and trees
- Land of ours is included, no strong objections to some of the site being developed, but not to the extent proposed
- Potentially support subject to a review of the detailed plans

(C Coxon, Mr and Mrs R Bellfield, C Metham)

### **Site 182 – Land & Buildings at Park Farm**

2009 Public Consultation – Issues raised:

- Low Moorgate is too narrow, frequented by agricultural plant, with bends and poor visibility- dangerous for residents- many of whom are elderly
- Potentially support subject to a review of the detailed plans

(C Coxon, and C Metham)

### **Site 223 – Land North of Park Farm, Low Moorgate**

2009 Public Consultation – Issues raised:

- Potentially support subject to a review of the detailed plans
- Low Moorgate is too narrow, frequented by agricultural plant, with bends and poor visibility- dangerous for residents- many of whom are elderly
- Foul sewer present- will need to relocate or site layout reflect infrastructure
- Area adjoins the curtilage of Park Farmhouse. Grade II Listed. Need to ensure character and setting of building is preserved

(C Metham, C Coxon, Yorkshire Water and English Heritage)

### **Site 231 – Land North of Malton Road and East of West Moor Lane**

2009 Public Consultation – Issues raised:

- Concerns regarding location of site in relation to the settlement hierarchy
- Ecological survey advised with an assessment of landscape and visual impact to inform the location and focus of the site
- No relationship with the existing development community
- Significant impact on the strategic road network, would require mitigation, improvements to the SRN are a last resort. Instead, a range of sustainable transport options developed through use of travel plans.
- Too big for needs required by the village
- Increase in the village boundary is unacceptable
- Make village a small town
- Take away valuable agricultural land
- Impact on enjoyment of countryside and wildlife
- Increase congestion on A64
- Access roads not suitable
- Can the school accommodate this development?
- Where would the employment opportunities be – create commuters extra traffic and congestion.

(Natural England, A Crosser, Highways Agency and C Metham)

### **Site 232 – Land North of Rectory Farm, Low Moor Lane**

2009 Public Consultation – Issues raised:

- Too big for needs required by the village
- Increase in the village boundary is unacceptable
- Make village a small town
- Take away valuable agricultural land
- Impact on enjoyment of countryside and wildlife
- Increase congestion on A64
- Access roads not suitable
- Can the school accommodate this development?
- Where would the employment opportunities be – create commuters extra traffic and congestion.
- Pumped sewer, sewers would need diverting or site layout reflect infrastructure
- Significant impact on the strategic road network, would require mitigation, improvements to the SRN are a last resort. Instead, a range of sustainable transport options developed through use of travel plans.
- Footpath runs through it
- Ecological survey advised with a landscape and visual impact assessment
- No relationship with existing development/community
- Too many sites of large scale, harm the character of the village

(C Metham, Yorkshire Water, Highways Agency, Natural England, A Crosser, AK Bramley)

### **Site 233 – Church Farm, Westgate**

2009 Public Consultation – Issues raised:

- More acceptable, and probably support subject to a review of the detailed plans
- More reasonable access routes to the A64 (not impacting on one road alone)
- Offer good opportunities of housing
- Wouldn't over extend the village boundary
- Area already built up so less impact on countryside and wildlife
- Church Farmhouse is grade II Listed, and it will be necessary to ensure that this site can be developed in a manner which would safeguard the special character and setting of the building

(C Metham and English Heritage)

### **Site 255 – Land south of Park Farm, Low Moorgate**

2009 Public Consultation – Issues raised:

- Should be for residential development only- not suitable for employment
- Low Moorgate is too narrow, frequented by agricultural plant, with bends and poor visibility- dangerous for residents- many of whom are elderly

(S Pratt, C Coxon)

### **Site 286 – Land to the North of Manor View / East of Low Moorgate**

2009 Public Consultation – Issues raised:

- Low Moorgate is too narrow, frequented by agricultural plant, with bends and poor visibility- dangerous for residents- many of whom are elderly
- All this development will lead to a loss of village character- it will turn into a town
- Need to retain green spaces
- The Street has original houses and trees
- Land of ours is included, no strong objections to some of the site being developed, but not to the extent proposed
- Potentially support subject to a review of the detailed plans

(C Coxon, Mr and Mrs R Bellfield, C Metham)

### **Site 290 – Land East of Ellis Patents Ltd, High Street**

2009 Public Consultation – Issues raised:

- More acceptable, and probably support subject to a review of the detailed plans
- More reasonable access routes to the A64 (not impacting on one road alone)
- Offer good opportunities of housing
- Wouldn't over extend the village boundary
- Area already built up so less impact on countryside and wildlife
- Site abuts boundary of Iron Age Barrow Cemetery. Will be necessary to demonstrate no harm through development of this site to the character and setting of this monument.

(C Metham and English Heritage)

### **Site 291 – Barnfield, 70 Low Moorgate**

2009 Public Consultation – Issues raised:

- Low Moorgate is too narrow, frequented by agricultural plant, with bends and poor visibility- dangerous for residents- many of whom are elderly
- Village should stay a village not a small town
- Green spaces are important and should be kept
- Low Moorgate, original houses and trees
- Potential residential amenity issues
- Potentially support subject to review of more detailed plans

(C Coxon and C Metham)

### **Site 292 – Land East of Barnfield, 70 Low Moorgate**

2009 Public Consultation – Issues raised:

- Low Moorgate is too narrow, frequented by agricultural plant, with bends and poor visibility- dangerous for residents- many of whom are elderly
- Too many sites submitted off Low Moorgate, will spoil the character and appearance of the village
- Better areas are available for development
- Potentially support subject to review of more detailed plans

(C Coxon, A K Bramley and C Metham)

### **Site 370 – Land South of 1-10 Eastfield, Scarborough Road, and East of Pine Tree Avenue**

2009 Public Consultation – Issues raised:

- Site is suitable for housing development

- Any development would need to integrate the public footpath into the scheme as it is an important route linking Rillington to Wintringham and should not be diverted or crossed by roads
- More acceptable, and probably support subject to a review of the detailed plans
- More reasonable access routes to the A64 (not impacting on one road alone)
- Offer good opportunities of housing
- Wouldn't over extend the village boundary
- Area already built up so less impact on countryside and wildlife
- Object- access dangerous
- Public footpath could be adversely affected
- Site lies wholly within the Scheduled Monument of the Iron Age Barrow Cemetery, development would conflict with national policy and would be opposed by English Heritage

(D Crease, C Metham, S Simpson and English Heritage)

#### **Site 412 – Land West of 27-31 Low Moorgate**

2009 Public Consultation – Issues raised:

- Site adjoins the curtilage of Park View a grade II Listed Building. Development proposals will need to safeguard the special character and setting of this building
- Previous planning application was refused
- No safe access point to this site potential access off a narrow point and bend in road
- Harm to residential amenity through light and noise
- Low Moorgate is too narrow, frequented by agricultural plant, with bends and poor visibility- dangerous for residents- many of whom are elderly
- The village should remain as such and not become a small town
- Need to retain green spaces, they are important
- Low Moorgate- with original houses and trees
- No current means of exit or entry
- Fields outside the village boundaries should not be built on
- Potentially support subject to review of more detailed plans

(English Heritage, J Simpson, C Coxon and C Metham)

#### **Site 441 – Land South of 8 Collinsons Lane**

2009 Public Consultation – Issues raised:

- Streams running in close proximity, in severe weather conditions they have flooded- the land cannot support a build
- Field flooded 5 times in 40 years, further development could increase flooding issues for neighbouring properties that have nearly flooded

(J and M Collins and R J Hill)

**Site 515 – Land north of Scarborough Road and south of Sands Lane**

This site was submitted after the 2009 Public Consultation.

**Site 516 – Land to the north of Birtley Court and west of Rillington Manor**

This site was submitted after the 2009 Public Consultation.

**Site 517 – Park Farm, Rillington**

This site was submitted after the 2009 Public Consultation.

**Site 518 – Land North of the Railway line and South of Villa Farm, Rillington**

This site was submitted after the 2009 Public Consultation.

**Site 536 – Land behind 50 and 52 Low Moorgate**

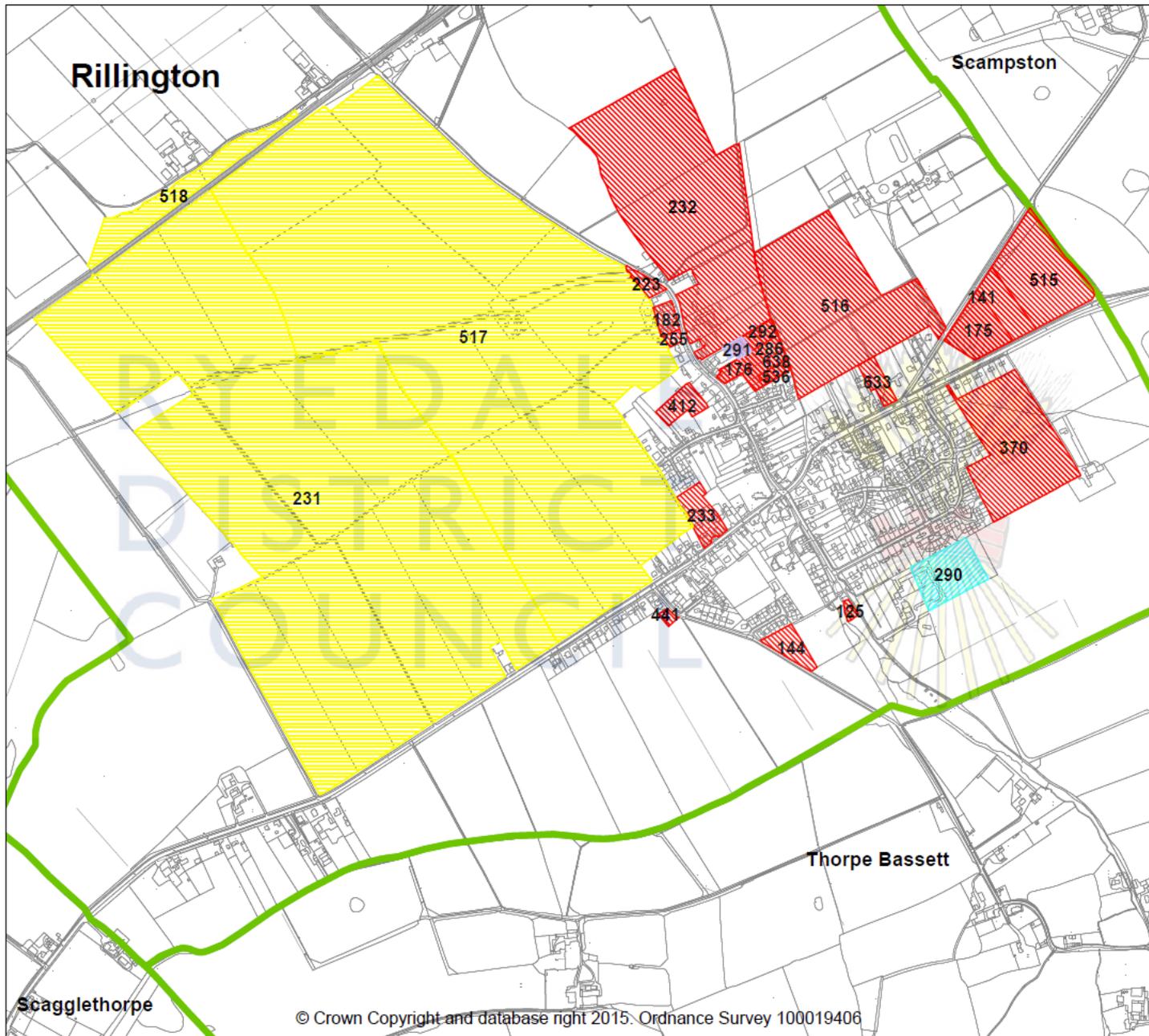
This site was submitted after the 2009 Public Consultation, but see representations made on the sites referenced 176 and 286.

**Site 633 – Land at 43 Scarborough Road**

This site was submitted after the 2009 Public Consultation.

**Site 638 – Land to the North of Manor View / East of Low Moorgate**

This site was submitted after the 2009 consultation. However, see comments made on sites 176 and 286, which cover the same site extent.



## Rillington

### Legend

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


1 : 8000 on A3  
October 20125

**RYEDALE  
DISTRICT  
COUNCIL**

