

RYEDALE
DISTRICT
COUNCIL



The Ryedale Plan: Local Plan Sites Document

Sheriff Hutton Background Paper

Ryedale District Council October 2017

Contents

PART 1: INTRODUCTION AND CONTEXT

Introduction

Settlement Description - Sheriff Hutton

Local Plan Objectives

Strategic Policy Context

Local Sustainability Issues

PART 2: CONSIDERATION OF NEW HOUSING SITES

Residual Requirement for Housing

Site Submissions - Sheriff Hutton

Site Descriptions - Sheriff Hutton

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 Sheriff Hutton (2015)

Consideration of New Site Submissions

Conclusions for proposed Site Allocations in Sheriff Hutton

PART 3: OTHER SITE-SPECIFIC POLICIES

The Policies Map and Site-Specific Designations for Sheriff Hutton

Appendices

Appendix 1 -Summary of Consultation Responses from 2009 to 2015

Appendix 2 –Plan of site submissions

Part 1: Introduction and Context

Introduction

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

This paper focuses on the approach that the Local Planning Authority has used to consider new development sites at this settlement. It outlines which sites are considered to be the most appropriate sites to be 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 Sheriff Hutton

Sheriff Hutton is a relatively large, broadly linear, village set within the generally low-lying area of the Vale of York, which begins undulate as it rises to meet the Howardian Hills to the north. As a consequence the village sits on an east-west axis on gently rising land, which then falls gently away, to the north of the village. The village is situated around the meeting of the minor road from Hovingham to Strensall (and York) and the minor road which runs between Easingwold and the A64.

The remains of the Grade II* Listed Castle, built in 1382, dominates parts of the village and long distance views towards it. The older part of the village lies between the castle and the Grade I Listed church of St Helen to the east. Traditional brick (and occasionally stone) cottages under slate or pantile roofs align the road frontage and verges of Main Street and Church End. Older properties are also clustered around The Green, a remnant of a village market formed in 1377.

The western side of the village has experienced twentieth century expansion, largely during the 1970's and 1980's which has provided a range of two storey homes and bungalows in estate form. The primary school is located in this part of the village.

Around the centre of the settlement, where the various roads converge, a number of village facilities are congregated: the village has a general store, public house, delicatessen/cafe, village hall and associated playing fields and children's play space.

Sheriff Hutton Industrial Estate is a modern, purpose-built industrial estate which is situated approximately half a mile outside of the village on the Strensall Road. It does not have any visual or physical relationship with the existing village.

Due to the changing levels of topography and the distinct building eras, the character of the fringes of the village is very different to that of its historic 'core'. The build form is estate-type suburban development. However, the views of Sheriff Hutton Castle are a significant part of the village's built form and character.

Local Plan Objectives

The Local Plan Strategy (Section 3) outlines the Objectives of the Ryedale Plan. These Objectives, which have been embedded in the Sustainability Appraisal process have informed the strategic policy choices of the Plan. The Sustainability Appraisal Scoping Report and Sustainability Appraisal Site Selection Process and Policy Development report details how the Local Plan Objectives have been integrated into the Sustainability Appraisal process. They are also relevant to site -specific policy choices and have guided the consideration of potential development sites and the use of site specific protection policies.

Strategic Policy Context

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

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

It should be noted that the site selection process is designed to identify appropriate and preferred 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. In the context of Sheriff Hutton this is discussed later in the document.

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. Sheriff Hutton has one employment site, Sheriff Hutton Industrial Estate, which is separate from the settlement, and which is identified as being important to retain in Policy SP6 of the Local Plan Strategy.

Local Sustainability Issues

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

Below is a table of the issues identified for Sheriff Hutton:

Issues	Information Sources
<ul style="list-style-type: none">• No sewerage capacity• Grades 3 and 4 Agricultural Land surrounds Sheriff Hutton• Visually Important Undeveloped Areas (VIUA) in the village• Scheduled Monuments<ul style="list-style-type: none">○ Sherriff Hutton Castle and early garden○ Ringwork and bailey south of St Helen and Holy Cross Church• Sheriff Hutton Conservation Area• Numerous ponds close to the village• protected park and garden – Sheriff Hutton Hall (including Listed Buildings)• Areas of the village at risk of surface water flooding as identified by the Environment Agency	<ul style="list-style-type: none">• The Ryedale Plan: Local Plan Strategy (2013)• The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012)• EA surface Water Map• Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/• Natural England -Green Infrastructure dataset

Part 2: Consideration of New Housing Sites

Residual Requirement for Housing

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.

Nine dwellings have been completed in Sheriff Hutton since the Plan base date in 2012. Planning permission has been granted for a scheme of 12 dwellings to the eastern end of the Settlement (Site 51 in the site submissions). Permission was granted in spring 2017.

An exception site for housing was granted permission in 2017 for 12 dwellings. This is a scheme which provides affordable housing only.

Site Submissions - Sheriff Hutton

A relatively small number of sites have been proposed at Sheriff Hutton. These are identified on the Plan at Appendix 1 of this paper and are as follows:

Site Reference	Site Location
51	Peckett's Yard, Church End
70	Land east of Cottage Farm
75	Land at Sheriff Hutton Industrial Estate
101	Land to the rear of the garage and Halfway House, Main Street
658*	Land at Cornborough Road
663*	Land at Cornborough Road
664*	Land east of Cottage Farm (resubmission of site 70)

As a result of the Sites Consultation of 2015, a further three sites was submitted for consideration (sites*). The Parish Council were notified of the submissions.

Site Descriptions - Sheriff Hutton

Site 51 – Peckett’s Yard, Church End (0.71ha)

It is located on the eastern edge of the village at Church End. The site includes a small workshop which was for joinery and builders yard, allotment plots and areas of grassland and hard standing. It is bounded to the south by the Church, residential uses to the west and open countryside to the north and east. Planning permission has been sought and granted for 12 dwellings.

Site 70 – Land east of Cottage Farm (0.45ha)

The site is a rectangular field currently used as pasture/farmland. It is situated south of the main built up area of the village along and to the west of the Strensall Road. In putting the site forward, the landowners have not specified a proposed land use.

Site 75 - Land at Sheriff Hutton Industrial Estate (3.66ha)

Circumstances have changed since this site was first proposed as an extension to the Sheriff Hutton Industrial Estate. Outline planning permission was granted on the site for an extension to the industrial estate in early 2006, with a series of subsequent reserved matters applications, and most of this is now built out. This negates the need for the site to be considered through this process. However, the Industrial Estate is listed in the Local Plan Strategy as one of a number of purpose built employment facilities in the District which will be retained and protected for employment purposes. This will be reflected in the Sites Document and on the new Policies Map and this protection will also be applied to the land to which the recent extension to the industrial estate related.

Site 101 – Land to the rear of the garage and Halfway House, Main Street (0.06ha)

The site is a small site to the rear of Halfway House. It is currently used as informal garden/paddock. The site lies outside of the Development Limits of the settlement and within the Conservation Area. The southern boundary of the site abuts the boundary of the Castle which is a Scheduled Monument.

Site 658 - Land at Cornborough Road (1.04ha)

Located to the north western corner of the village. It is a triangular shaped plot. It currently contains a single dwelling, and a mixture of parking, garden, and paddock areas. It is bounded to the south and east by residential development, which is modern, and of estate-style development, with a bungalows to the south, and two storey dwellings to the east. The single access is off Cornborough Road, close to where the national speed limit applies.

Site 663 - Land to the East of Dorlin House, Cornborough Road (0.22ha)

This is a reduced extent of site submission 658, which looks at land to the east of Dorlin House Located to the north western corner of the village. It is an irregular shaped plot, which is made up of a single paddock. Dorlin House is to be retained in this scheme, as is the other paddock and stabling. Residential development occurs to the east and south. This is modern, and of estate-style development, with a bungalows to the south, and two storey dwellings to the east. The single access is off Cornborough Road, close to where the national speed limit applies.

Site 664 – Land east of Cottage Farm (0.45ha)

The site is a rectangular field currently used as pasture/farmland. It is situated south of the main built up area of the village along and to the west of the Strensall Road. In putting the site forward, the site submitters have specified residential development as the proposed land use.

Overview and Application of the Site Selection Methodology (SSM)

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

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

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

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

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

The Site Selection Methodology (SSM) tables for each settlement are stand-alone documents due to their size. Sheriff Hutton is covered by a single document. This section of

the settlement -specific paper discusses the key findings of those tables. For the village of Sheriff Hutton key matters were:

- Relationship of sites to the Grade I Listed Church, and the other Listed Buildings
- Impact on the setting of Scheduled Monuments, particularly Sheriff Hutton Castle
- Site's relationship with existing settlement, including form and character
- Access issues- ability to create a compliant access

Settlement-Wide Considerations Sheriff Hutton

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

Accessibility

In terms of accessibility, the sites are within a relatively short distance of services and facilities available within Sheriff Hutton. Some of the sites has access issues, in respect of ensuring that there would be a compliant form of access to and from the site, without detriment to amenity of existing residents.

Flood Risk

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

Agricultural land productivity

In terms of agricultural productivity, the sites proposed on land around the settlements of Sheriff Hutton are classified as predominantly Grade 3 and some grade 4 (Site 51), which is typical of settlements in the Vale of York. 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 Sheriff Hutton, there is the potential loss of BaMV agricultural land. However, this loss has to be balanced against the above matters, and that any development will use the land in an efficient manner. Sites within the Service Villages are unlikely to be of a significant scale, and a number of sites adjacent to the settlements are grazed.

Designated Heritage Assets

Sheriff Hutton is a settlement with a very broad range of designated assets, it includes the historic Park and Garden of Sheriff Hutton Hall (which is also a Listed Building) which is close, but not abutting, the settlement, and is not readily appreciated within the settlement form. In contrast, Sheriff Hutton Castle, Scheduled Monument, is a significant, defining feature of the settlement. All sites have been assessed in consideration on whether they have an impact on the Castle because of the ability to view the castle from many vantage points.

Sheriff Hutton's Conservation Area is predominantly focused on the east of the settlement, with the inclusion of the land around Sheriff Hutton Castle - a Scheduled Monument. The Castle is a ruin, but still occupies a prominent position within the settlement, and it provides a dramatic vista from southern and eastern vantage points. A further Scheduled Monument, an earlier, Ringwork and Bailey castle, is to the south east of the settlement, to the south of the Church. The Conservation Area also includes 'The Green' which was the site of Mediaeval Market, but no sites are submitted which would be in a situation where they would influence, or be influenced by, this part of Sheriff Hutton.

Listed Buildings are focussed on the eastern side of the settlement, The Grade I Listed St. Helen's Church is partially obscured by trees within the church yard and on the northern boundary of the church yard. Nevertheless is a key feature at the east of the settlement.

Site- Specific Considerations Sheriff Hutton

The Site Selection Methodology also identifies where there are site- specific issues which require consideration. They may be considered under wider policy principles, but they are only applicable to the individual site situation. This is particularly relevant in considering matters around settlement form and character, and impact on heritage assets.

Site 75

Stage 1

As outlined earlier, Site 75 was not considered as part of this process on the basis that it is now almost entirely built out.

Site 101

Stage 1

Site 101 is below the minimum site size threshold for the application of the Site Selection methodology at the Service Villages and on that basis it has not progressed further through this process. The proposed site was proposed as amendment to the Development Limit. However, as discussed in the section on policy designations, there are no plans to review Development Limits unless to reflect a factual change or error. Such circumstances are not presented here.

It is considered that the site is located in a particularly sensitive position between the village and the Castle, and within the Conservation Area. Main Street has a strong historic linear form, with buildings fronting and lining the street and associated burgage plots to the rear. There are some buildings within the rear gardens of adjacent properties although these are ancillary to main frontage uses and subservient in scale. It is considered that residential development on the site would have an unacceptable adverse impact on the build form and character of this area of the village and the Conservation Area and it would not preserve or enhance the character of the Conservation Area. The site together with the wider, adjacent

area is integral to the setting of the Castle and the relationship between the Castle and the village. It forms an important undeveloped transitional zone with low levels of activity that serve to emphasise the location and setting of the Castle. It is considered that backland development within this zone would undermine the character of area and as such, the setting of the Scheduled Monument.

Site 70

Stage 1

Site complies with the stage 1 of the Site Selection Methodology.

Key Considerations at Stage 2:

Site 70 is a green field site outside of the main built up area of the village. The site is located within open countryside and is not bounded by development other than the road on its eastern boundary. From immediate and long distance views, the site is read within the context of the open fields that sweep across the south of the village. This is despite the fact that a short row of former Local Authority homes provides frontage development to the road one field to the south of the site.

Whilst the site is very accessible to key facilities at the village, it is physically divorced from the main built up area and in this location would not respect or enhance the character of the village but would undermine its character and traditional built form which predominantly follows an east-west axis. Given the scale of development the Plan proposes across the Service Villages for this Plan period, it is considered that the need to release the site does not outweigh the impact on the form and character of the village which would occur if it is developed for residential or employment uses.

In the consideration of this site, we informed the site submitter of the consultation being undertaken on the site, the letter was returned: sender had 'gone away'. As such, irrespective of any planning considerations, this site cannot be considered deliverable.

Site 51

Stage 1:

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

Key Considerations at Stage 2:

From existing views from the Conservation Area, the site appears underused and semi-derelict. Providing long distance views through the site to open countryside beyond are retained in any scheme, in principle, it is considered that a well-designed scheme has the potential to enhance the setting of the Sheriff Hutton Conservation Area.

The site is adjacent to the Grade I Listed St Helen's Church and forms part of the setting of the church and the nearby Scheduled Monument. From distance views from the east and north east. The landscaping surrounding the site is visually linked with the mature vegetation in the Churchyard. This, together with the elevated position of the Church relative to the site helps to emphasise its outlying position within the countryside on the eastern edge of the village. Providing the site retains a well landscaped boundary and site levels remain unaltered, the setting of the church and Scheduled Monument to the south of the Church would not substantively change. Indeed, with an appropriate landscaping scheme to include

a variety of species, the existing boundary hedge to the site could be 'softened'. It is considered that this would contribute to an enhancement of the setting of the Listed Building (Church) and Scheduled Monument from longer distance views from the east.

A proportion of the site is currently previously developed land and once the existing use is no longer operational, a greater proportion (in excess of 50%) of the site will constitute previously developed land.

Although the site is situated on the eastern edge of the village, adjacent to open countryside, it is not overtly visible in the landscape and from open and long distance views from the east and from higher land on the road to Bulmer to the north east. This is in part a function of topography as East End, which falls below the level of the main part of the village at its furthest eastern end and as such the site occupies a lower position than the Church and the properties which align the road in this part of the village. Additionally, the site is bounded by a well-established, largely coniferous hedge. From longer distance views, the regularity of this (which could itself present an intrusion in the landscape) is softened by the fact that it is read within the context of well-established trees, including evergreen species within the churchyard to the south and within the relatively extensive and elevated gardens to the rear of properties along East End. It is considered that in principle, the development of the site would not have an unacceptable impact on the wider landscape or the form of the village as it contributes to the character of the landscape.

Whilst buildings along East End create a strong linear form for this area of the village, it is considered that the proposed site has the potential to accommodate development in a way which is more than a linear continuation of East End. The topography of the site in relation to the adjacent dwellings and ancillary buildings, together with the presence of established vegetation and the position of the site as an 'end stop' to the village, provides scope for some development in depth at this location without detriment to the form and character of the village or the character, appearance and setting of the adjacent Conservation Area.

The site is accessed by a single entrance, from East End. This is a road which is, being of historic origins, and subject to un-regulated on-street parking, unable to allow cars to pass each other. Nor can service vehicles turn round; and so must reverse back up East End. Whilst it is accepted that a new development must not create an adverse/or worsen an existing traffic movement issue. Development of this site represents a solution, in part to the problems of vehicle movements in the locality. A turning area is capable of being provided, which would assist the turning of Service vehicles. Although they would be strictly outside of the site area, other traffic management solutions could be implemented with the approval of the Highway Authority. Such measures are being investigated.

In conjunction with traffic movements, the site also has the Ebor Way, which is a Public Right of Way running through the site, laterally, at its southern extent. Any proposed scheme of development would therefore need to ensure that this is appropriately considered.

The site is adjacent to a SINC Site. The SINC qualifies under semi natural neutral grassland scoring. The Glebe does not qualify by itself and St Helen's church yard is an active churchyard, development to the north would not impact on the management of the churchyard and therefore the biodiversity of the SINC.

Planning permission has been sought and granted for 12 dwellings.

Site 658*Stage 1:*

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

Key Considerations at Stage 2:

As referred to above, the topography of Sheriff Hutton is variable. Cornborough Road is to the northern extreme of the settlement. This site is on the north western corner of the site. It is not capable of being viewed from the south, due to the existing development to the south. Views of the site from the west are only glimpsed due to the topography and trees. The site has the potential to be viewed from the low-lying land to the north, views were achieved of the existing dwelling, and other properties along Cornborough Road from Whenby Lane, a road which runs broadly parallel to the north of Sheriff Hutton. It is considered that the scale and design of development could provide a scheme which did not intrude into the landscape.

From the west, the site is on the entrance to the village, it is a roughly triangular plot, which currently contains one dwelling. In terms of existing development the site is surrounded on two sites by modern residential development, with dormer bungalows to the south, and two storey, detached houses to the east. As such the site whilst providing a softening edge to the settlement, could accommodate development, subject to landscaping which retain a softened edge to the settlement, and a mixture of dwellings forms.

Cornborough Road is a minor road leading to Farlington, Stillington and beyond. The road is subject to a 30 mph speed limit, until just beyond the access to the site. Then it becomes national speed limit. The road from the west is undulating, and has bends in proximity to the site. Accordingly, it is considered that in any development proposals, there would be a need to reduce the speed limit according to guidance, and ultimately approval, from the Highway Authority.

Sheriff Hutton is not a settlement which is subjected to high flood risk. The entire settlement is within flood zone 1, and there are only small areas of surface water flooding. However, concerns raised by the Parish Council relating to pre-existing surface water drainage concerns, require further consideration. Due to the site's size being over 1ha, the Environment Agency (EA) have responded, generally, that all sites over 1ha must produce a Flood Risk Assessment which, in order for it to receive no objection from the EA, must design a scheme which means run off rates are kept to at least the existing greenfield run-off rates.

Site 663:*Stage 1:*

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

Key Considerations at Stage 2:

This is a smaller, easternmost component of the larger site area of site 663. As referred to above, the topography of Sheriff Hutton is variable. Cornborough Road is to the northern extreme of the settlement. This site is on the north western corner of the site. It is not capable of being viewed from the south, due to the existing development to the south. Views of the site from the west are only glimpsed due to the topography and trees. The site has the potential to be viewed from the low-lying land to the north, views were achieved of the existing dwelling, and other properties along Cornborough Road from Whenby Lane, a road which runs broadly parallel to the north of Sheriff Hutton. It is considered that the scale and design of development could provide a scheme which did not intrude into the landscape.

From the west, the site is on the entrance to the village, it is a roughly triangular plot, and development would be between the existing Dorlin House and existing residential development. In terms of existing development the site is surrounded on two sites by modern residential development, with dormer bungalows to the south, and two storey, detached houses to the east. As such the site could accommodate some development, subject to landscaping which retains a softened edge to the settlement

Cornborough Road is a minor road leading to Farlington, Stillington and beyond. The road is subject to a 30 mph speed limit, until just beyond the access to the site. Then it becomes national speed limit. The road from the west is undulating, and has bends in proximity to the site. Accordingly, it is considered that in any development proposals, there would be a need to reduce the speed limit according to guidance, and ultimately approval, from the Highway Authority.

Sheriff Hutton is not a settlement which is subjected to high flood risk. The entire settlement is within flood zone 1, and there are only small areas of surface water flooding, which do not affect this site. However, concerns raised by the Parish Council relating to pre-existing surface water drainage concerns, require further consideration. The site extent is less than 1ha, but would be expected to design a scheme which means run off rates are kept to at least the existing greenfield run-off rates.

Site 664 (site extent 70):

Stage 1

Site complies with the stage 1 of the Site Selection Methodology.

Key Considerations at Stage 2:

Site 664 is a resubmission of site 70, by new landowners. It is a green field site outside of the main built up area of the village. The site is located within open countryside and is not bounded by development other than the road on its eastern boundary. From immediate and long distance views, the site is read within the context of the open fields that sweep across the south of the village. This is despite the fact that a short row of former Local Authority homes provides frontage development to the road one field to the south of the site.

Whilst the site is very accessible to some key facilities at the village, it is physically divorced from the main built up area and in this location would not respect or enhance the character of the village but would undermine its character and traditional built form which

predominantly follows an east-west axis. Given the scale of development the Plan proposes across the Service Villages for this Plan period, it is considered that the need to release the site does not outweigh the impact on the form and character of the village which would occur if it is developed for residential or employment uses.

Site Findings and Comparative Assessment Grouping Conclusions of SSM

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

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

Group 2- sites where it is considered that there is no reasonable prospect/ very unlikely that concerns identified at Stage 2 of the SSM can be mitigated or sufficiently mitigated or, there are compelling reasons which indicate that a site is not deliverable or developable

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

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

Site ID	Location	Outcome grouping	Principal reason for outcome
75	Land to west of Sheriff Hutton Industrial Estate	-	Developed
101	Land South of Halfway House, Main Street	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation. Also harms setting of Scheduled Monument (Sheriff Hutton Castle)
70 (664)	Land to East of Cottage 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, site is distanced from settlement.
51	Peckett's Yard, Church End	3 (approximate yield 15 dwellings) Now Group 4 site for 12 dwellings	A site which generally performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations Now is subject to planning permission for 12 dwellings
658	Land at Cornborough Road	2	Site submission since 2015 consultation A site which generally performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations. Questions over deliverability with

			submission of 663.
663	Land at Cornborough Road	3	Site submission since 2015 consultation A site which generally performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations

Interim Site Assessment Conclusions for Sheriff Hutton (2015)

On the basis of the above, through the application of the Site Selection Methodology, it is considered that site 51 is a group 3 site, this grouping reflects that, whilst site performed generally well, in comparison to the other site submitted in Sheriff Hutton, there are some particular sensitivities which would need to be fully considered. This site is a Brownfield site, and the Local Plan Strategy seeks to prioritise the use of Brownfield land where it is appropriate in planning terms. The site also represents an opportunity to enhance both the setting of the Conservation Area, and the Grade I Listed Church, and provide a solution to current traffic movement issues which are adjacent to the site.

In November 2015, the Council consulted upon Site 51 as a preferred site for allocation; representing the site with the greatest capability to be both developable and deliverable at Sheriff Hutton. This was based on the information which was available at the time, and the consultation indicated this. It was noted that the site still had some matters which required further resolution. These are, namely, setting of the Listed Church, design considerations and access considerations, which all have the potential to impact on the design and density of the proposed development.

In 2016 a planning application was made on the site, which, in the view of the Local Planning Authority was not capable of addressing the sensitivities which had been identified through the Development Plan production. That application was subsequently withdrawn, with a view to undertaking more research to produce a revised scheme.

Consideration of New Site Submissions and Planning Permission

Throughout the production of the Local Plan Sites Document, the Local Planning Authority has responded in a positive and reflective manner to the submission of further sites. As a result of the 2015 Sites Consultation, three new sites were submitted at Sheriff Hutton, one of which was a resubmission of an existing site. The Local Planning Authority have advised the submitters of these sites, that the submission of further information will be required, and that (at this stage in the plan-making process) the onus is on the Site Submitter to prove that their site performs better than a site which the Local Planning Authority consider is the most suitable site for meeting development requirements in that settlement. Such sites can represent a challenge in the towns, where they have not been subjected to strategic modelling, or cumulative impact assessment (such as through the Habitats Screening Assessment). Such sites are also not capable of being subject to a commensurate level of consultation (although they will be within the formal stages of consultation).

A new site submission has been submitted in Sheriff Hutton, at Cornborough Road, site 658, as a result of the Sites Consultation in 2015. The Local Planning Authority has, based on the

information provided, assessed the site through the Site Selection Methodology. This site has also performed generally well through the Site Selection Methodology, although it has not been subjected to the same level of consultation to that of site 51. Further information has been sought concerning access, and drainage matters. This is awaited.

However, a further site submission (663) was made for a smaller component of the site by the landowner, who does not want to leave his property, this renders site 658 as undeliverable, because of the landowner's intentions.

Site 664 is a resubmission of site 70, and was submitted with a covering letter outlining the proposed use and suitability of the site. The site's situation in respect of its lack of cohesion with the existing settlement is not capable of mitigation, and so the site remains a group 2 site.

Site 51 was the subject of a further planning application, which was approved in 2017. This was for 12 units. In summary, the application was considered to have satisfactorily addressed concerns around the siting, scale and design of the properties.

Conclusions for proposed Site Allocation in Sheriff Hutton

The granting of planning permission for the development of site 51 has meant that the site will be identified as a commitment in the Local Plan Sites Document. The Local Planning Authority considers that in this respect, this is a level of development which has met the policy objectives of SP1 and SP2 of the Local Plan Strategy and the approach of distributing the housing requirement for the service villages as equitably as possible. In addition, within the context of current housing requirements at the service village category, no allocations are proposed at Sheriff Hutton.

Part 3. Other Site-Specific Policies

The Policies Map and Site-Specific Designations for Sheriff Hutton

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 Sheriff Hutton 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 this is 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 Sheriff Hutton, although a site has been proposed by a landowner as a development limit alteration.

Visually Important Undeveloped Areas

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

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

Existing VIUA's have been reviewed as part of the preparation of the Sites Document and in the context of the criteria outlined above and the need to accommodate development requirements for the plan period. There two areas of VIUAs at the village. One is a single

area in the land leading up to the Church. The second, is a collection of spaces/verges centrally located within the historic village. They include The Green, a horseshoe-shaped field and surrounding frontage plots around it. The Green is a remnant of the village market, formed in medieval times. Both VIUA's fall within the Sheriff Hutton Conservation Area. Both sites contribute significantly the character of the Conservation Area, and in respect of the land fronting the church, contribute to the setting of the Listed Building. Additionally, the Council has considered whether it is appropriate to identify further VIUAs, and concluded that there were no additional sites required at Sheriff Hutton.

Other designations

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

Appendix 1: Summary of representations from 2009 up to 2015

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

Site 101 – Land to the rear of the garage and Halfway House, Main Street (0.06ha)

2009 Public Consultation – Issues raised:

- Outside village boundaries
- Site abuts the edge of the Sheriff Hutton Conservation Area, and the Castle, a Scheduled monument. Need to demonstrate that the loss of this currently largely open area through development could be achieved in a manner which preserved and enhanced the character of the Conservation Area, the setting of the scheduled monument.

(Mr and Mrs D King; English Heritage)

Site 70 – Land east of Cottage Farm (0.45ha)

2009 Public Consultation- Issues raised:

- Will encourage urban sprawl- should be discouraged
- Outside village boundaries

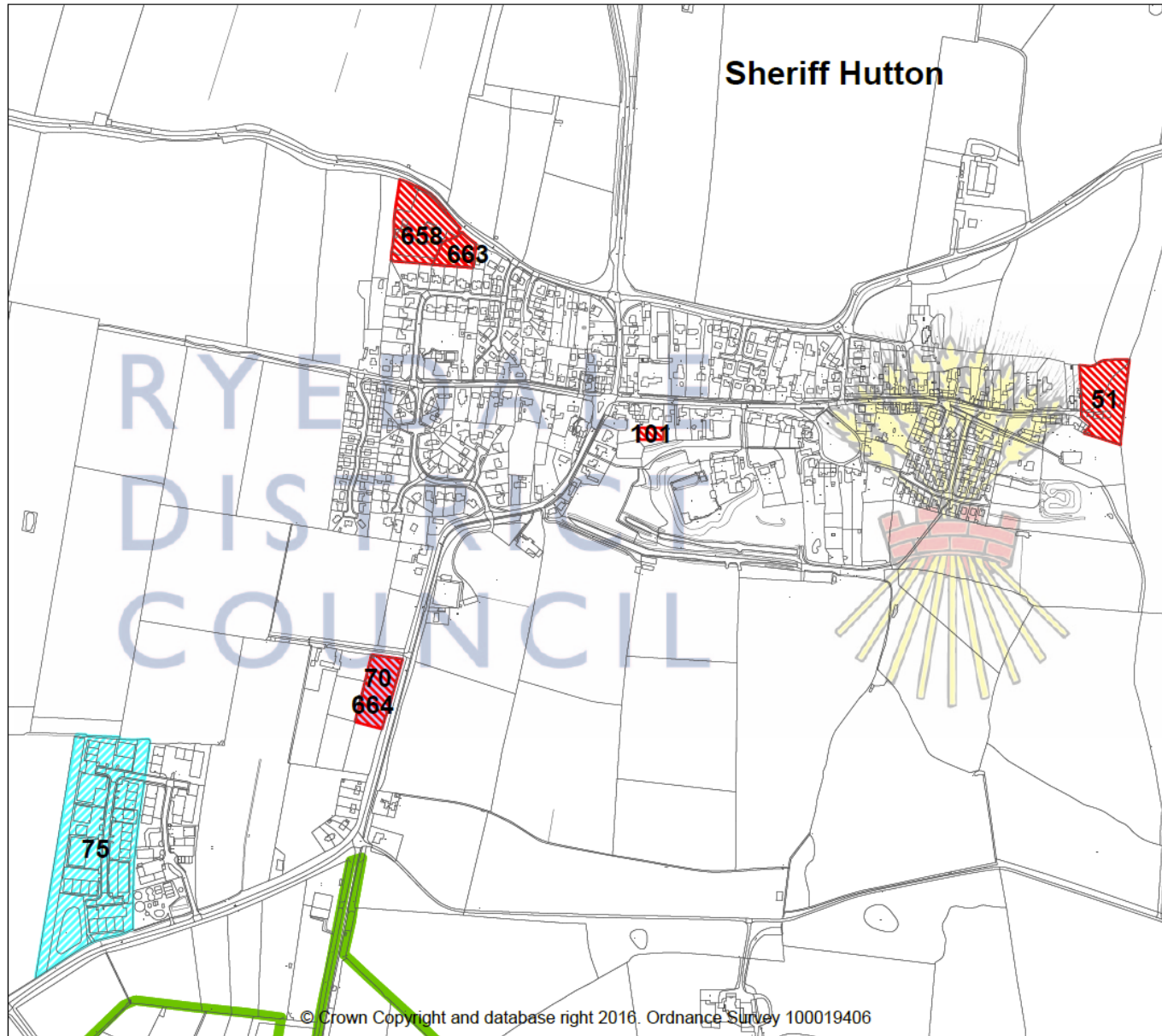
(Mr and Mrs D King)

Site 51 – Peckett's Yard, Church End (0.71ha)

2009 Public Consultation – Issues raised:

- Adjacent to the Ebor Way. Development should avoid any negative impact on the use of the Ebor Way
- Site abuts the edge of the Sheriff Hutton Conservation Area, and church yard of the Grade I listed Church of St Helen and the Holy Cross. Also 75 m from a Scheduled monument. Need to demonstrate that the loss of this currently largely open area through development could be achieved in a manner which preserved and enhanced the character of the Conservation Area, the settings of both the Listed Church and scheduled monument
- Border or include SINC sites
- Outside village boundaries





(Natural England; English Heritage; Yorkshire Wildlife Trust; Mr and Mrs D King)



Sheriff Hutton

Sheriff Hutton

Legend

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



1:5499 on A3
15/08/2016

**RYEDALE
DISTRICT
COUNCIL**

