

RYEDALE  
DISTRICT  
COUNCIL



The Ryedale Plan: Local Plan Sites Document

Slingsby Background Paper

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Ryedale District Council October 2017



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## Part 1: Introduction and Context

### Introduction

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

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

### Settlement Description - Slingsby

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Slingsby is situated on rising land between the flatter Vale of Pickering and the undulating, wooded landscape of the Howardian Hills. The village is close to the boundary with the Howardian Hills AONB, which is located to the south of the B1257. The majority of Slingsby is located to north of the B1257, a road of Roman origins, and belongs to a collection of villages (known as 'Street Villages') along this section of the B1257. It is the largest of the 'Street Villages'.

To the south of the village the land rises, and is described as "North Ridge" in the Howardian Hills Landscape Character Assessment of the AONB. The Landscapes of Northern Ryedale Landscape Character Areas denote this land as "Howardian Hills Footslope", which includes the following characteristics: gently sloping terrain; strongly rural and predominantly pastoral; distinctive pattern of villages strung along the B12457; with panoramic views across the Vale of Pickering.

The village has a nucleated form centred around the village green and school. Properties are primarily residential, dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries. These are built predominantly of stone and pantile construction, fronting High Street, The Green, Railway Street and Church Lane. Later development is concentrated in the south eastern quarter of the village. With the exception of the most recent of development at Aspen Way and buildings at the extreme northern end of the village, the rest of Slingsby is within the Conservation Area.

A number of notable listed buildings, including the Church, the Castle and the School Room and House make a significant contribution to the character of the village together with a range of open spaces and natural features. These include The Green, wide roadside verges and the tree-lined Balk. Open land around the settlement forms its landscape setting and open land to the west forms an important part of the setting of the Castle and Church.

## **Local Plan Objectives**

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

## **Strategic Policy Context**

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

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

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

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

## **Local Sustainability Issues**

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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 Slingsby:

Slingsby	Issue	Information Source
	<ul style="list-style-type: none"> <li>• sewerage capacity</li> <li>• Howardian Hills AONB designation to the south of the village</li> <li>• Visually Important Undeveloped Areas (VIUA) throughout the village</li> <li>• Scheduled Monuments               <ul style="list-style-type: none"> <li>○ Slingsby Castle</li> <li>○ Iron Age Barrow Cemetery</li> <li>○ Iron Age Settlement</li> <li>○ Numerous round barrows and linear dykes at High Baxenhowe and Fryton West Wood to Slingsby Banks Wood</li> </ul> </li> <li>• A large number of Listed Buildings throughout the village</li> <li>• Slingsby Conservation Area</li> <li>• SINC - Slingsby Bank Verges</li> <li>• Green infrastructure corridors – Rye and Howardian Hills</li> <li>• Grades 2 and 3 Agricultural Land surrounds Slingsby</li> <li>• Listed Buildings</li> <li>• Areas of the village at risk of surface water flooding as identified by the Environment Agency</li> </ul>	<ul style="list-style-type: none"> <li>• The Ryedale Plan: Local Plan Strategy (2013)</li> <li>• The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012)</li> <li>• Howardian Hills AONB Management Plan (2009-2014)</li> <li>• EA surface Water Map</li> <li>• Historic Environment Record / Heritage Gateway <a href="http://www.heritagegateway.org.uk/gateway/">http://www.heritagegateway.org.uk/gateway/</a></li> <li>• Natural England -Green Infrastructure dataset</li> </ul>

## Part 2: Consideration of New Housing Sites

### Residual Requirement for Housing

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

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

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

28 dwellings in Slingsby have been completed since the commencement of the Plan in 2012. In early 2015, permission was granted on a long-standing brownfield site, a former haulage yard, to the south of the settlement and close to the main road. Prior to this, an earlier scheme was approved in principle for 24 units, but a s.106 had not been agreed for a number of years. At the time the Local Planning Authority took the view that the site did not represent a deliverable site, and it was not included in the land supply position of the 2015 SHLAA, despite being recently approved. This scheme was then superseded by a permission for 18 units in February 2016, as the former scheme's apartment element was not deliverable. The more recent scheme has now been completed. Unfortunately on-site affordable housing was not delivered as part of the scheme.

### Site Submissions

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

Site Reference	Site Location
427	Slingsby Sports Club, Church Lane
428	Land east of Railway Street
429	Castle Farm, High Street
430	Land East of The Balk and South of Aspen Way
444	Land North of Slingsby Sports Ground and West of 1-2 The Lawns, Church Lane
464	Land South of 14 Aspen Way and North of Malton Road
532	Land East of Wheatlands Court and South of The Bungalow, Railway Street

### Site Descriptions -Slingsby

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#### Site 427 – Slingsby Sports Club, Church Lane (2.03ha)

The site is open and expansive, and is on the western side of Slingsby, which has remained strongly rural in character, with a small collection of farms. The site provides sports facilities, and a play area for the village. The site is proximal to the boundary with the Area of Outstanding Natural Beauty. The site is adjacent to a collection of designated heritage assets: the Grade II\* listed Church; the Schedule Monument Slingsby Castle and the Slingsby Conservation area. The northernmost part of the site is within Flood Zone 3, with other parts in Flood Zones 1 and a small part in Flood Zone 2. The land is classified as Grade 3 agricultural land in terms of its agricultural productivity.

#### **Site 428 – Land East of Railway Street (1.38ha)**

The site is located to the north edge of the village, on the eastern side of Railway Street, close to the former Railway. The site is a collection of three paddocks to the rear of existing properties, and broadly square in overall shape, extending out from the existing built form. Access to the site is proposed from Railway Street. The adjacent land, which is of a similar character, is within the Slingsby Conservation Area. The site is within 400m of the Sewerage Plant. The site is within Flood Zone 1 within the Strategic Flood Risk Assessment. The land is classified as Grade 3 agricultural land in terms of its agricultural productivity.

#### **Site 429 – Castle Farm, High Street (1ha)**

This site is situated on the south western edge of the village, and is a collection of two farms and their associated agricultural farm buildings. The majority of the site is within Development Limits, with the north western corner of the site. There are a number of heritage assets to be considered: The site is part of the Slingsby Conservation Area, and contains two Grade II Listed farm houses, Castle Farmhouse and Heights Farmhouse. The former is a late eighteenth century property, the latter 18-19th century. The site is close to the Scheduled Monument Slingsby 'Castle'. The Strategic Flood Risk Assessment identifies this area as Flood Zone 1.

#### **Site 430 – Land East of The Balk and South of Aspen Way (1.71ha)**

The site is adjacent to the south eastern edge of the village, with a modern development to the north of the site (Aspen Way). This area is relatively open in character, with a gentle sweeping rise of land in a southerly direction to the road (B1257). The site is surrounded on two elevations by mature mixed hedging, which includes mature trees. This site is adjacent to the boundary of the Howardian Hills AONB (which is on the other side of the B1257). The key features of the site include a line of veteran sycamores along western boundary, in an area of the village known as The Balk. The site is proximal to Scheduled Monument 1200 which is an Iron Age Barrow Cemetery. The most westerly part of this site is within the Slingsby Conservation Area. The land is classified as being both of Grade 2 and Grade 3 agricultural land in terms of its agricultural productivity.

#### **Site 444 – Land North of Slingsby Sports Ground and West of 1-2 The Lawns, Church Lane (3.82ha)**

The site is a substantial site, consisting of open fields, which are grazed, periodically, and provide recreational facilities. The site extends out from the north eastern edge of the village to the boundary of the adjacent parish to the west, Fryton. The site is not adjacent to the AONB, but projects out from the village. The site is in close proximity to Scheduled Monument Slingsby Castle; Slingsby Conservation Area, and a small, but notable, collection of Listed Buildings including the Grade II\* Listed church. The Strategic Flood Risk Assessment identifies that the southern part of the site is in Flood Zone 3, with the rest Flood Zone 1. The site is classified as being of Grade 3 agricultural land in terms of its agricultural productivity.

#### **Site 464 – Land South of 14 Aspen Way and North of Malton Road (0.56ha)**

The site is a linear, rectangular field which is located to the south eastern corner of the village between the bungalow development of Aspen Way (north) and to the south the B1257. The land is bounded by mature hedging. It is included within another submitted site (site 430). This other site contains a field to the west and site 464. The hedgerow boundary between them contains a prominent, mature Sycamore. The site is outside, though proximal, to the Slingsby Conservation Area to the west, and to the Iron Age Burial Cemetery Scheduled Monument, which extends over three fields, starting in the next but one field to the east. The Strategic Flood Risk Assessment identifies that the land is under Flood Zone 1. The land is classified as being both of Grade 2 and Grade 3 agricultural land in terms of its agricultural productivity.

#### **Site 532 – Land East of Wheatlands Court and South of The Bungalow, Railway Street (0.13ha)**

This site is a small paddock area, which has become almost fully surrounded by development, and is the rear of a former garage. The site is bounded by hedges. The site is situated roughly on the mid-point of the eastern side of the village, no access has been demonstrated, although there is the capability to utilise existing access to the site. The site is proximal to a collection of Listed buildings: Wyville Hall and Wyville Cottage to the south of the site, and Wheatlands Farmhouse which is to the west of the site, close to the established access. It is also within Slingsby Conservation Area, and forms part of the collection of paddocks to the rear of the properties along Railway Street. The land is classified as being Grade 3 agricultural land in terms of its agricultural productivity.

### **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:

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. Slingsby is covered by a single document. This section of the settlement -specific paper discusses the key findings of those tables. For the village of Slingsby key matters were:

- Visually Important Undeveloped Areas (VIUA) throughout the village
- Scheduled Monument - Slingsby Castle
- A large number of Listed Buildings throughout the village
- Slingsby Conservation Area
- Archaeology

### ***Settlement-Wide Considerations - Slingsby***

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

#### **Accessibility**

In terms of accessibility, most of the sites are within a relatively short distance of services and facilities available within Slingsby, although some of the larger sites would be more distanced from the facilities.

#### **Flood Risk**

Sites in Slingsby have variable flood risk. A number of sites are wholly 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. Some of the sites, particularly those on the north western edge of the village have areas of high flood risk; Flood Zone 3. As such, these areas have been automatically discounted from further consideration as the sites are Greenfield, and therefore in policy terms are to be treated as functional flood plain (Flood Zone 3b). The remainder of such sites can still be assessed (in principle) through the Site Selection Methodology, but such a designation is a very significant constraint, particularly when it covers the entrance to the site, because of the nature of the sequential test, and the ability to identify other areas of land without flood risk. The Strategic Flood Risk Assessment identifies that the village is vulnerable to surface water flooding, but that it is not within a critical drainage area. 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 Lane Productivity**

In terms of agricultural productivity, the sites proposed on land around the settlement of Slingsby are classified as predominantly Grade 3 and some Grade 2, which is typical of settlements on the edge of the Vale of Pickering. There is no published data to distinguish between grades 3a and 3b, the former being identified as being Best and Most Versatile (BaMV) agricultural land. Given that the Local Planning Authority needs to ensure that land for housing is made available, within the context of the Spatial Strategy, and consider sites which are in the first instance available, deliverable and developable, there is an acknowledgement that through development of a site Slingsby, 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, rather than cropped.

### **Designated Heritage Assets**

In terms of designated heritage assets the Local Planning Authority is aware that some sites have greater capacity to adversely affect the setting of the Conservation Area, or the setting of Listed Buildings. These considerations are undertaken on a site-by-site basis.

The recently produced Village Design Statement, which includes Slingsby, outlines that whilst having an extensive history, the majority of the stone farmhouses and cottages date from when Castle Howard was being constructed, covering the C18th and well into the C19th. There is a strong build character within the village in terms of use of materials, and general positioning of properties, often with limited, if non-existent front gardens, with larger curtilages to the rear, some of these now contain dwellings, where once outbuildings would have been. This has also led to much of the settlement being within the Conservation Area, and there are 32 Listed Buildings.

The Registered Park and Garden of Castle Howard is not capable of being affected in its setting by development at Slingsby, this is due to combination of distance and intervening, undulating topography.

The Scheduled Monument of Slingsby Castle, is one of the defining features of the village, particularly on the western side, which is very rural in character with farm buildings. It is not a 'castle', but the ruins of a country house, dating from the 1620s. It is believed to have been built on the site of a medieval castle. It is both Grade II Listed, and a Scheduled Monument. However, it is described as being in very bad condition on English Heritage's At Risk Register, and in need of urgent consolidation; the site is deteriorating as a result of natural erosion and some vandalism. There are a number of substantial and mature trees, which screen the 'castle' from the village. Slingsby Castle remains a 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 on the western side of the settlement.

There is a linear dyke, which is some distance from the settlement, to the south. There are other scheduled Monuments in this area which are of such a distance from the settlement that their setting is unlikely to be affected. There is an Iron Age Barrow to the east of the settlement. Archaeological evaluation has established some linear features, which may have linkages to this Barrow. The archaeological deposits to the east of the site appear to have been eroded, probably due to modern ploughing. The evaluation therefore concludes that the Iron Age cemetery either does not continue into the site, or has been comprehensively removed by ploughing.

An extensive conservation Area which covers all but a small part of the built extent of the village (to the extreme east off Aspen Way and the eastern extent of Green Dyke Lane). The Conservation Area also extends to include the Scheduled Monument of Slingsby Castle, an avenue of trees which straddles both sides of 'The 'Balk'. The Conservation Area also extends to include the wider curtilage of properties, and setting of the village.

To the North West there is a particularly sensitive area which includes the church (Church of All Saints), which is Grade II\*, which is also on the western side of the settlement, on the periphery of the village, the vicarage is to the north. Views of the 'Castle' can be achieved through the trees. This area also includes a identified Visually Important Undeveloped Area.

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

#### **Site 427**

##### *Stage 1:*

The site does not comply with the stage one of the Site Selection Methodology in totality for the following reasons. The northernmost part of the site is within Flood Zone 3, and as advised within the Strategic Flood Risk Assessment (SFRA), this is considered to be Flood Zone 3b because it is undeveloped. This means that this part of the site cannot be considered further for development, and, critically, it includes the access to the site. The SFRA also identifies that the village is vulnerable to surface water flooding, but that it is not within a critical drainage area. The field provides a flood storage area (along with site 444) and consultation has identified flooding issues (which aligns with the SFRA).

The Site Selection Methodology has identified that substantial harm to the setting of two designated heritage assets: the Grade II\* Listed Church which is sited on the mediaeval church, and the Schedule Monument Slingsby 'Castle' SM373. It is considered that

development here would by virtue of its presence, harm the setting and context of the 'Castle' and church, by removing the peripheral context of these buildings, and their currently open setting. This open, 'edge of village' feel also contributes to the character of the adjacent Slingsby Conservation area, and would neither preserve nor enhance the character and appearance of the Conservation Area.

#### *Key considerations at Stage 2*

Because part of the site was out with the area of high flood risk, the Local Planning Authority evaluated the merits of the site from a form and character perspective. The site is open and expansive, and is on the western side of Slingsby that has remained rural in character, with a small collection of farms. Its nature and scale mean that development of this nature would be a challenge to assimilate within the prevailing landscape context. The site is proximal to the boundary with the Area of Outstanding Natural Beauty, and given the scale of the site, and its distinctive, rural, open character, development of this site has the potential to harm the setting of the AONB.

This site provides the village's key recreational opportunity, and currently provides children's play space and sports pitches. It is accessible to the local community. Relocation is suggested, and the scheme proposes a small 'Green' but no firm scheme is identified which is commensurate with the existing facilities currently provided. There is an existing PRow which cuts through the site. The proposal incorporates a 'Green' and there are various stretches of trees. It is questionable whether this is sufficient mitigation for the loss of the existing facilities.

### **Site 428**

#### *Stage 1:*

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

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

The landform at this part of Slingsby is where the land flattens out, and long distance views become challenged. The prevailing development character in this area is single, linear development with long paddocks, open in character, but with lots of screening through hedging so the site cannot be read within the village.

It is considered that the nature and form of the development will require consideration, if development is to be acceptably accommodated. The scheme which has been proposed extends relatively deep with the site, and up to the historic curtilage/paddock blocks of the existing houses. A dense grain of development with 'square' and lanes has been suggested, which is not the prevailing character and form of the settlement.

The adjacent land, which is of a similar character, is within the Slingsby Conservation Area. As such, were this site to be developed, it would extend far back, at depth, away from the single depth character of development which is typical in this part of Slingsby. As such it is considered that such development would neither preserve nor enhance the character of the Conservation Area.

The site is within 400m of the Sewerage Plant, which have specific environmental health and amenity considerations, and consultation with Yorkshire Water would be required to discuss what mitigation measures are required, and what zone of exclusion would be necessary.

## **Site 429**

### *Stage 1:*

The site complies with the stage one of the Site Selection Methodology, based on information submitted. The site is not designated as a site of local biodiversity importance. However, were there to be protected species, these would be considered under their statutory framework, given that this site includes a number of barns which could be inhabited by bats/owls surveys would be required at the appropriate time. There are designated heritage assets, in the form of listed farm houses, and the various older barns would be curtilage listed. But given there is no proposal which seeks their demolition; it is considered that it would be unreasonable to not consider the site beyond the stage 1 assessment.

### *Key considerations at Stage 2:*

This site is situated on the south western edge of the village, and is a collection of two farms and agricultural farm buildings; it has a distinct rural feel to this edge of the village, in combination with the rural setting of the 'Castle'. There are a number of heritage assets to be considered: The site is part of the Slingsby Conservation Area, and contains two grade II listed farm houses, Castle Farmhouse and Heights Farmhouse. The former is a late eighteenth century property, the latter 18-19th century. In the first instance the preservation of these farmhouse buildings will be of primary importance, but their setting will be influenced significantly by the farm buildings which serve the farm complex and will form part of the curtilage listing. Any form of substantial re-development will harm the features of special architectural and historic context. However, no scheme has been submitted which demonstrates the layout, or the reuse of outbuildings. A sensitive conversion could reinforce this reality, but a re-development scheme has the potential to detract from this character. However, as proposed, no scheme is available to consider on its merits.

The site is a previously developed site insofar as it has buildings upon the site, but the site is not Brownfield land in strict planning terms, as the site contains agricultural buildings. The site is however, well contained within the built form of the village, and the majority of the site is within the established Development Limits. A sensitive conversion scheme, subject to Listed Building Consent would not conflict, in principle, with the Local Plan Strategy policies, specifically SP2 or SP12, which are concerned with the supply and distribution of residential development and the consideration of heritage assets, respectively. As such, it is considered that it is not necessary to promote the allocation of a site, given there is a policy framework to consider this site. There is no information by which the Local Planning authority can give 'special regard' to the impact on the Listed Buildings, which it is required to undertake in accordance with s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, with having regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

## Site 430

### *Stage 1:*

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

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

This area is open in character, with a gentle sweeping rise of land in a southerly direction to the road (B1257).

The key features of the site include a line of veteran sycamores along western boundary, in an area of the village known as The Balk; boundary native hedges; and a large mature sycamore in central hedge. Their retention and protection is considered to be important to the character of this part of Slingsby Village, and to the contribution this area makes to this part of Slingsby Conservation Area.

It is considered that the scheme of landscaping would be important to ensure that were development to occur it is a sensitive expansion of the village. As part of the submission, the landowner produced a scheme for residential development which incorporates site 464, but proposals show retention of the mature tree.

It is considered that within the context of the gently falling land, the build character of the surrounding area, subject to appropriate landscaping, the site has the capability to be accommodated in manner which would not harm the special qualities of the AONB. The roofscape is likely to be visible, from elevated positions within the AONB (the road from Castle Howard) but these would be read within the context of the existing roofscape of the village.

The site is proximal to Scheduled Monument 1200 which is an Iron Age Barrow Cemetery. English Heritage has raised concerns about ensuring that the character of the Conservation Area is preserved, and that the setting of the Barrow Cemetery is also preserved. The site is not immediately proximal to the barrow, and the field boundaries of the site are strongly defined hedgerows. Archaeological evaluation has been undertaken of the site, and whilst there were features identified, archaeological deposits to the east of the site appear to have been eroded, probably due to modern ploughing. The evaluation therefore concludes that the Iron Age cemetery either does not continue into the site, or has been comprehensively removed by ploughing.

Currently, the most westerly part of this site is within the Slingsby Conservation Area, and includes the previously referred to trees which are a very distinctive feature of this part of the Slingsby Conservation Area. Given the proximity of modern residential development, it is considered that the principle of development would not be in conflict with the character or appearance of the Conservation Area, but the landscaping approach will be particularly important, as will the layout of the site.

## **Site 444**

### *Stage 1:*

The site does not comply with the stage one of the Site Selection Methodology in totality for the following reason. The Strategic Flood Risk Assessment identifies that the southern part of the site is in Flood Zone 3, and in the SFRA undeveloped Flood Zone 3 land is to be considered and treated as Flood Zone 3b, therefore precluding development on this particular land for allocation purposes, and this includes the access to the site.

### *Key considerations at Stage 2*

The site was assessed in part through stage 2. The key considerations were:

This site is relatively substantial, and is the largest site submission made around Slingsby. It significantly contributes to a strongly rural character and is not proximal to the built-up edge of the settlement. This site is very open in character, currently grazed, and the landscape is flatter at this part of the village, and affords wider views as the hedgerows are lower and less dense. The site is on flat topography and is open, and the hedgerows provide limited screening. It is considered that the landscape has high sensitivity to accommodating development of this scale, and in this location development would adversely affect the setting of Slingsby.

It is considered that these features render the site incapable of accommodating development without detriment to the character of this area. As such, despite not being proximal to the boundary of the AONB, it is considered that development has the potential to adversely affect the setting of the settlement, other settlements and its relationship with the AONB in terms of how it is viewed.

Slingsby is not affected by coalescence, but this site, by virtue of its substantial extent and north western situation, would extend up to the parish boundary with Fryton. Whilst this in itself would not lead to settlement coalescence in absolute terms, it would bring the small hamlet of Fryton to one field's separation from Slingsby. This would be of concern to the local community, (Village Design Statement reference) contrary to the Local Plan Strategy, and is identified within the Landscape Character Assessment as a general concern with the 'Street Villages'.

Whilst there are no nationally designated biodiversity or heritage assets on the site, there is an Ancient Tree, the Mowbray Oak, which has a significant biodiversity asset, and due to its age, is an important cultural feature.

Consultation responses and site work has identified that development of this site would result in substantial harm to the setting of a series of designated heritage assets. Development of this site would cause substantial harm to the setting of the Church which is Grade II\*. It is also proximal to the Schedule Monument Slingsby 'Castle' SM373. It is considered that development here would by virtue of its presence and depth projecting out

from the village, would harm the setting and context of the 'Castle' and church, by removing the peripheral context of these buildings, and their currently open setting. This open, 'edge of village' feel also particularly contributes to the character of the adjacent Slingsby Conservation area, and as such it is considered that the loss of this character would neither preserve nor enhance the character and appearance of the Conservation Area.

The site has also now discounted in totality as the site submitter now no longer wishes to progress the site through the site assessment process.

## **Site 464**

### *Stage 1:*

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

### *Key considerations at Stage 2*

This field is part of an area which is open in character, with a gentle sweeping rise of land in a southerly direction to the road. The site is incorporated into site 430. The current hedgerow between the two fields would need to be carefully considered, particularly in relation to the mature Sycamore which is within the hedgerow. The hedge is of considerable height on the southern extent (adjacent to the B1257). On the northern extent, the site is adjacent to Aspen Way. As an individual site, the site would look discordant, as the field to the west would remain undeveloped.

It is considered that the scheme of landscaping will be important to ensure that this development could be a sensitive expansion of the village. The impact on hedgerows is likely, where possible hedgerows should be retained, with proposals show 430/464 combined- which would mean the loss of some hedging. But proposals show retention of the mature sycamore tree. This is considered to be important, for biodiversity, and wider amenity value.

The site is proximal to the Scheduled Monument 1200 which is an Iron Age Barrow Cemetery. English Heritage has raised concerns about ensuring that the character of the Conservation Area is preserved, and that the setting of the Barrow Cemetery is also preserved. Some archaeological investigation has been undertaken, but it is expected that further work is required to evaluate the findings. The site is not immediately proximal to the barrow, and the field boundaries of the site a strongly, defined hedgerows.

English Heritage has raise concerns about ensuring that the character of the Conservation Area is preserved: The site is out with the Slingsby Conservation Area, but development proposals link this site to 430, which is partly in the Conservation Area. Given the proximity of modern residential development, it is considered that the principle of development would not be in conflict with the character or appearance of the Conservation Area, but the landscaping approach will be particularly important

The Local Planning authority has received confirmation in writing that the site submitter of site 430 (Castle Howard Estate) have been in discussions with the owner of site 464, and they are in agreement for the site to progress.

## Site 532

### Stage 1:

The site does not comply with the stage one of the Site Selection Methodology. The site is below the size threshold for Service Villages. This means that this site will not be taken forward through the site allocation process.

## 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

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Site ID	Location	Outcome grouping	Principal reason for outcome
532	Land East of Wheatlands Court and South of The Bungalow, Railway Street	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
427	Slingsby Sports Club, Church Lane	1	Fails Stage 1 of the Site Selection Methodology due to the harm identified to designated heritage assets. Some parts of the site also were flood zone 3b, which are not capable of mitigation and therefore is not carried forward/suitable for allocation.
428	Land East of Railway Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site would adversely impact

Site ID	Location	Outcome grouping	Principal reason for outcome
			on the form and character of the settlement.
444	Land North of Slingsby Sports Ground and West of 1-2 The Lawns, Church Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. These issues concern: form and character, setting of designated heritage assets, flood risk and access issues. Landowner has withdrawn site from consideration.
429	Castle Farm, High Street	3 (conversion scheme only)	<p>Some potential for development identified at Stage 2 of the Site Selection Methodology. The site includes Listed Buildings, making the site only capable of conversion.</p> <p>Currently there are, however, alternative sites at the settlement which are capable of being delivered which will complement the form and character of the settlement, and provide a more meaningful level of housing.</p> <p>The site is mostly within Development Limits.</p>
464	Land South of 14 Aspen Way and North of Malton Road	3 (approximate yield 10 dwellings)	A site which performs well through all three stages of the Site Selection Methodology, this is subject to it being considered in combination with site 430, as part of the impact on form and character of the settlement, and subject to appropriate site-specific considerations, particularly the access.
430	Land East of The Balk and South of Aspen Way	4 (approximate yield 36 dwellings) (includes 464)	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations. Includes site 464, this is also submitted by the landowner separately. Yield reduced from previous (2015) estimates.

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

Site 429 is considered as a group 3 site: If the current farm enterprises become redundant, a sensitive conversion of the Listed Buildings on the site, the majority of which is within the Development Limits, in principle is capable of being supported through the Development Plan. As no detailed scheme has been submitted, it is very challenging for the Local Planning Authority to consider this site further on its potential merits through the site

allocation process. Furthermore, even in the knowledge that a conversion scheme could come forward, there is still a need to consider an allocation at the settlement to ensure a meaningful level of housing provision, including affordable housing, is brought forward.

Site 430, which incorporates site 464 within its extent, has been identified through the Site Selection Methodology as a site which performs well through the site assessment process. There are some site-specific considerations, these will be around the consideration of the presence of the trees in the Balk, which are within the Slingsby Conservation Area. The site is of sufficient distance away from the scheduled monument so as to not affect either the site, or its setting, helped by the hedgerows. A geophysical survey had identified anomalies, which were then the subject of trial trenching. The features may have extended to the barrow, but the archaeological deposits to the east of the site appear to have been eroded, probably due to modern ploughing. The evaluation therefore concludes that the Iron Age cemetery either does not continue into the site, or has been comprehensively removed by ploughing.

464 is also submitted as an individual field by the landowner. As an individual site coming forward alone, it is debatable whether the resulting development would produce an integrated and cohesive development in the absence of the western field. As such its performance through the Site Selection Methodology, is predicated on it being considered in combination with site 430, as part of the impact on form and character of the settlement, and subject to appropriate site-specific considerations, particularly the access which will be expected to come through site 430 (western field), rather than using an existing access directly onto the B1257, which could conflict with other junctions operating in the vicinity.

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

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On the basis of the site's performance through the Site Selection Methodology Site 430 and site 464 represent the most appropriate site for residential development at the settlement.

The Local Planning Authority is conscious that Slingsby has experienced the release of housing land within the early part of the Ryedale Plan Period and that this has contributed to the objectives of policies SP1 and SP2 of the Local Plan Strategy and the approach of distributing the housing requirement for the service villages as equitably as possible.

However, although the settlement has had some recent development this has failed to deliver affordable housing to any significant extent. Therefore, against this context, the site is proposed as an allocation in the Sites Document. An allocated site at Slingsby should help to address affordable housing needs at the settlement.

Based on the site assessment the following development principles would be applied:

- Comprehensive scheme for both fields
- Retention of the hedge to boundary with B1257
- Retention of mature trees lining the Balk and a suitable landscape/open space buffer along the western boundary of the site in order to ensure protection of those trees
- Vehicular access from Aspen Way through the western field
- Pedestrian and cycle only access to the Balk and the Street
- Scale of buildings to be limited to 1 and 2 storey heights

- Well-designed streets and spaces
- Sustainable Drainage System to be integrated into the design
- Electric vehicle charging capability
- Lighting which minimises light pollution.

## Part 3. Other Site-Specific Policies

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

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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 Slingsby 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, 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 Slingsby although one site submission (site 429) is predominantly within development limits, with a paddock area also included in the site submission, which is excluded from Development Limits.

#### ***Visually Important Undeveloped Areas***

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

- Makes a significant contribution to the character and /or setting of a settlement; or

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

Existing VIUA's have been reviewed as part of the preparation of the Sites Document and in the context of the criteria outlined above and the need to accommodate development requirements for the plan period. Additionally, the Council has considered whether it is appropriate to identify further VIUA's.

Slingsby has a five existing VIUAs, these include: The tree lined 'The Balksyde', the Balk being the street itself. The word 'Balk' has medieval, Norse origins and means 'unplowed' and can refer to an unplowed boundary strip. The Green, which is adjacent to the school and village hall, the grounds of the church, and the frontage of the vicarage are also designated as VIUAs. Other VIUAs include the front gardens of a properties on Railway Street (Slingsby Hall, and the Grade II Listed Toby's Cottage) which are set back from the road. None of these features have been subject to any change in their physical qualities or the contribution that they make to the street scene. It is considered that their retention is justified through their contribution to the character of the Conservation Area, and the contribution of trees to the settlement.

Through the site assessment work/plan process additional land in the north western corner of the settlement has been identified as meeting the purpose of the VIUA designation and is proposed as a new VIUA in the Sites Document. This is an area to the west of the settlement that includes the children's playspace and sports pitches, with an adjoining wider field, which provides an important open setting to Slingsby Castle Scheduled Monument and the listed Church and Vicarage, and providing an important setting for this part of Slingsby's Conservation Area. This is discussed in greater detail in the Background Paper on VIUAs.

### ***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**

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

#### **Site 427 – Slingsby Sports Club, Church Lane (2.03ha)**

2009 Public Consultation – Issues raised:

- Next to and part of the site of a Scheduled Monument
- Currently a sports field and recreation area used by children and school- convenient in its location- valued facility
- Important view from the west (seen from the main road) which would be blocked by housing. The Church, Castle and Old Rectory are framed beautifully on the skyline across fields
- It floods near the stream 3-4 times a year
- Drainage and flooding issues in the village
- Loss of character to the settlement if further housing is developed
- Harm to residential amenity
- Building outside towns only increases carbon emissions
- The school will not be able to cope with further development
- Not supported by the Parish Council
- Limited affordable housing required in Slingsby and village should grow incrementally at a modest rate
- Sites represent piecemeal enlargement without overall strategy or vision
- Concerned about village being turned into a small town
- Car parking of any development needs to be adequate
- Parish Council is not supportive of further street lighting
- Infrastructure – utility and drainage are struggling, power is sometimes lost, Footpaths are in a poor state of repair – need to have a strategy to address this
- Need to consider the implications of an ageing population, need for sheltered accommodation and affordable housing being strictly tied to those with village connection
- Concerned about the flooding implications from Wath Beck
- Site abuts the edge of the Slingsby Conservation Area, and has Listed Buildings to its east and south, including the ruins of Slingsby Castle which is a Scheduled Monument. Would need to demonstrate that the loss of this currently open area and development could preserve the character and setting of the Conservation Area, important views into and out of it, and the setting of both surrounding Listed Buildings and Scheduled Monuments

(M Mackinder, B Clark, J Clark, A Leogue, L Craggs, G Brooks, A Crosser, Slingsby, South Holme and Fryton Parish Council, English Heritage, K Lurvey, F Farnell)

## Site 428 – Land East of Railway Street (1.38ha)

2009 Public Consultation – Issues raised:

- Access is difficult and dangerous already
- Drains cannot cope with existing surface water
- Harm residential amenity (and consequent impacts on property value)
- Slingsby has been developed to its limits further development would spoil its character
- Building out of town increases carbon dioxide emissions
- Sites OK for development
- Like to have the development line changed from behind the paddock and agricultural buildings to behind the garden and car space if Maple Cottage and car spaces belonging to Beecroft Cottage, this would reduce the impact on the Listed Buildings, and allow the land to be preserved as such, and there are access issues
- Subject to an application which was refused
- School would not accommodate more pupils
- Not supported by the Parish Council
- Limited affordable housing required in Slingsby and village should grow incrementally at a modest rate
- Sites represent piecemeal enlargement without overall strategy or vision
- Concerned about village being turned into a small town
- Car parking of any development needs to be adequate
- Parish Council is not supportive of further street lighting
- Infrastructure – utility and drainage are struggling, power is sometimes lost, Footpaths are in a poor state of repair – need to have a strategy to address this
- Need to consider the implications of an ageing population, need for sheltered accommodation and affordable housing being strictly tied to those will village connection
- This site could be developed without too much of an impact on the village, but there does not seem to be much of an access, and the illustrated scheme seems dense
- Backland development- blight properties in Railway Street and harm aspect for caravan site- making it less attractive to tourists
- Site too large for Railway Street
- Site abuts the edge of the Slingsby Conservation Area, and the curtilage of grade II listed Rose Cottage. It would need to be demonstrated that the loss of this currently open area could be achieved in a manner which preserved the character of the adjacent conservation area, important views into and out of it, and the setting of the Listed Building
- Slingsby has seen two large housing developments in the last twenty years, and they were to assist in providing affordable homes- and this hasn't happened Outside village boundaries

(A Leogue, B Clarke, J Clarke, L Craggs, Slingsby, South Holme and Fryton Parish Council, M Mackinder, G Brooks, P K Simpson, English Heritage, F Farnell, P Snowball)

### **Site 429 – Castle Farm, High Street (1ha)**

2009 Public Consultation – Issues raised:

- Two traditional farmsteads and Listed- attractive examples of their type and it would be a pity to see them go
- Limited affordable housing required in Slingsby and village should grow incrementally at a modest rate
- Parish Council recommends development site 430 and to lesser extent 429.
- Sites as a whole represent piecemeal enlargement without overall strategy or vision
- Concerned about village being turned into a small town
- Car parking of any development needs to be adequate
- Parish Council is not supportive of further street lighting
- Infrastructure – utility and drainage are struggling, power is sometimes lost, Footpaths are in a poor state of repair – need to have a strategy to address this
- Need to consider the implications of an ageing population, need for sheltered accommodation and affordable housing being strictly tied to those will village connection
- Good use of the farm yard
- Concerned about the wider surface water drainage issues in the village
- Consider Slingsby has seen enough development recently, further development harm character, stress infrastructure (school) and increase carbon emissions
- Within Slingsby Conservation Area, includes two grade II Listed Buildings. It will be necessary to demonstrate intensification of development will preserve the character of the conservation area, and the special character and setting of the Listed buildings. Buildings which made a positive contribution to the character of the Conservation Area should be retained, also lies within 35m of the Scheduled Monument Slingsby Castle, the setting of which needs to be preserved.
- Modest scale of development that the village can absorb without damage to the character of the building
- No further development in Slingsby until the drainage and sewerage systems are upgraded to cope with the extra flow.
- There are traffic/access implications
- Recently developments have not meet housing needs i.e. cheaper housing for first time buyers etc

(M Mackinder, Slingsby, South Holme and Fryton Parish Council, F Farnell, A Leogue, B Clarke, J Clarke, L Craggs, English Heritage, G Brooks, P Snowball)

### **Site 430 – Land East of The Balk and South of Aspen Way (1.71ha)**

2009 Public Consultation – Issues raised:

- Support
- Adjacent to the Howardian Hills AONB. Should be informed by Landscape character assessment

- Western part of the site lies within the Slingsby Conservation Area, and within 100m of Iron Age Barrow Cemetery a Scheduled Monument. Any development would need to demonstrate that the loss of this currently open area preserved the character of the Conservation Area and the setting of the Scheduled Monument
- Ideal site but too many houses proposed in plans
- Concerned about the drainage and surface water flooding implications of the development of this site
- Concerned about the inability of the village to be serviced by digital services and mobile phone coverage is poor, and broad band is slow
- No- distracts from the entrance to the village
- No further development in Slingsby until the drainage and sewerage systems are upgraded to cope with the extra flow.
- There are traffic/access implications
- Recently developments have not meet housing needs i.e. cheaper housing for first time buyers etc
- Landscaping has improved the appearance of the modern housing
- The Balk now represents on only two vistas over the countryside from a public highway within the village envelope. If this is lost the village will become less of a rural retreat.
- Potential conflict with the neighbouring caravan site
- Village has already seen a considerable amount of development recently concerned about further development impacting on character, harming residential amenity, increase carbon emissions
- Concerned about ability of village infrastructure to accommodate development
- Parish Council recommends development site 430 and to lesser extent 429.
- Any development should be set back from the Balk to the west at the same distance as Balkside is set back from the east. This would make the entrance to the village symmetrical, but would reduce the area available for housing.
- Sites as a whole represent piecemeal enlargement without overall strategy or vision
- Concerned about village being turned into a small town
- Car parking of any development needs to be adequate
- Parish Council is not supportive of further street lighting
- Infrastructure – utility and drainage are struggling, power is sometimes lost, Footpaths are in a poor state of repair – need to have a strategy to address this
- Need to consider the implications of an ageing population, need for sheltered accommodation and affordable housing being strictly tied to those will village connection
- Believe there may be archaeological remains
- Access concerns
- Logical site to develop- modern developed side of the village, and could be developed without too much loss of views and amenity

(Natural England, English Heritage, F Farnell, Mr and Mrs Batley, B Clarke, J Clarke, G Brooks, A Leogue, L Craggs, Slingsby, South Holme and Fryton Parish Council, R Palmer-Bunting, M Mackinder)

## **Site 444 – Land North of Slingsby Sports Ground and West of 1-2 The Lawns, Church Lane (3.82ha)**

2009 Public Consultation – Issues raised:

- Is there a will to join up Slingsby to Fryton? Jumping on to the possibility of development of 427. Clearly a wish for new town status- should be an eco-town application
- Not in favour- liable to flood- problems with Wath Beck
- Out of character on that side of the village
- Extends the village boundary too far
- Detached from the Village
- Affect western views
- Not supported by the Parish Council
- Council acknowledges the need for modest small scale development to meet local needs
- Sites as a whole represent piecemeal enlargement without overall strategy or vision
- Concerned about village being turned into a small town
- Car parking of any development needs to be adequate
- Parish Council is not supportive of further street lighting
- Infrastructure – utility and drainage are struggling, power is sometimes lost, Footpaths are in a poor state of repair – need to have a strategy to address this
- Need to consider the implications of an ageing population, need for sheltered accommodation and affordable housing being strictly tied to those will village connection
- It has no relationship to the existing village lay out
- Do not support
- Slingsby has already seen sufficient development with three schemes in the last 30 years
- New development could significantly harm the village and residential amenity
- Increase carbon dioxide emissions as people rely on cars
- No further houses to be built until the drainage and sewerage infrastructure is improved
- Previous schemes have not helped meet affordable housing need
- There are traffic issues with the scheme
- The schemes are brought forward to fill Castle Howard's coffers not for the meaningful benefit of the village
- No current need- schemes approved not built, houses on market for two years
- Valuable land with recreational uses- including playing fields sport England should be consulted
- The digital connections and mobile reception is very poor
- Flooding issues

(G Brooks, F Farnell, M Mackinder, Slingsby, South Holme and Fryton Parish Council, A Crosser, B Clarke, J Clarke, L Craggs, A Leogue, P Snowball, Mr and Mrs Batley)

**Site 464 – Land South of 14 Aspen Way and North of Malton Road (0.56ha)**

2009 Public Consultation – Issues raised:

- Adjacent to Howardian Hills AONB, Sites should be informed by Landscape character assessment
- There may be archaeological remains on site
- Concerned about access to the area

(Natural England, R Palmer-Bunting)

**Site 532 – Land East of Wheatlands Court and South of The Bungalow, Railway Street (0.13ha)**

2009 Public Consultation – Issues raised:

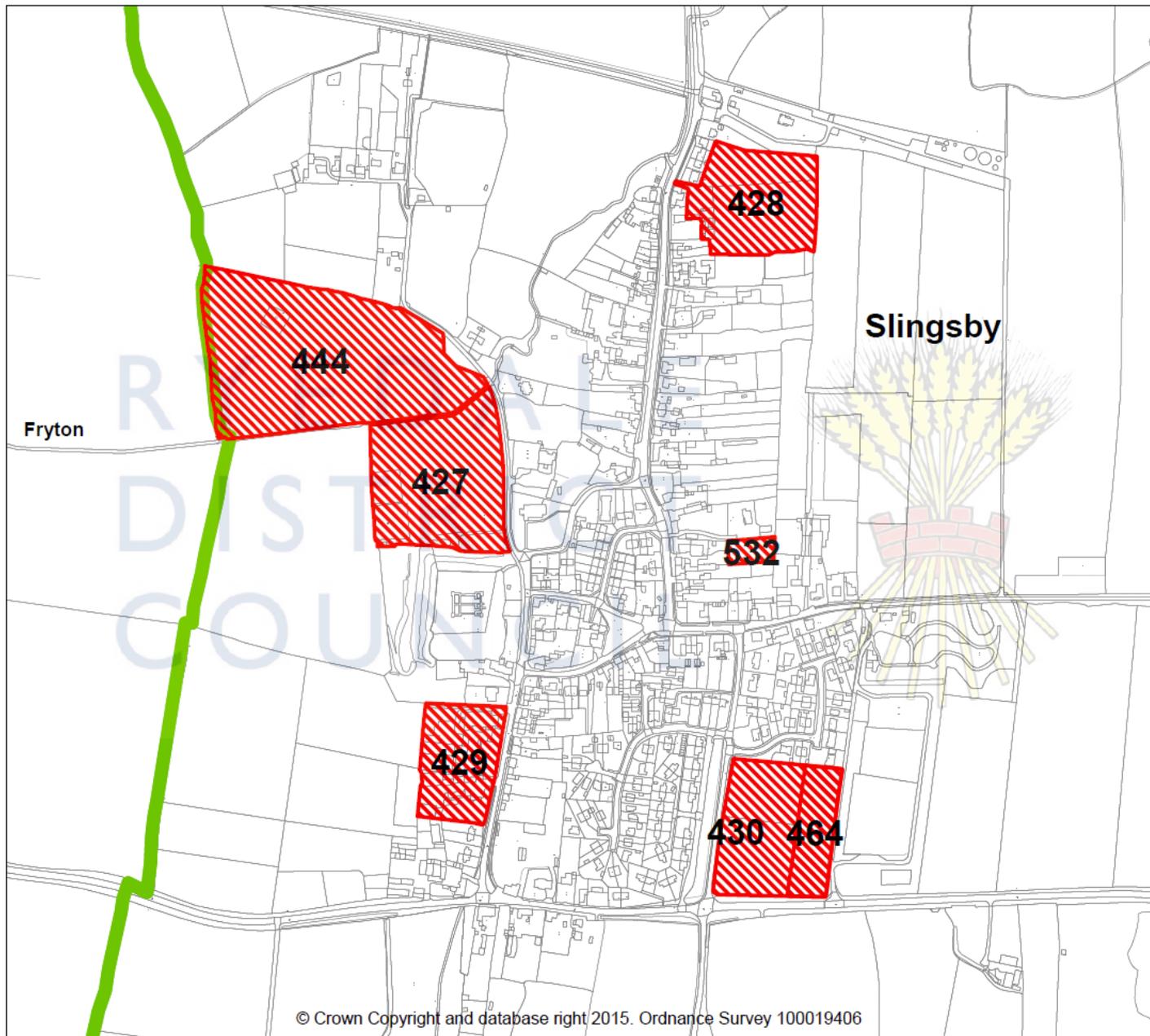
The site was submitted in response to the 2009 consultation.

# Slingsby

## Legend

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

 1 : 4000 on A3  
October 2015



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