

RYEDALE  
DISTRICT  
COUNCIL



The Ryedale Plan: Local Plan Sites Document

Thornton le Dale 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 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 - Thornton le Dale

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Thornton le Dale is a village on the northern boundary of the Ryedale Plan area. It is approximately 3 miles east of Pickering and is, like many settlements in the north of the Vale of Pickering, located on the main road A170. Most of the village lies within the North York Moors National Park. Only a small part of the eastern-most part of the Village is within the Ryedale District planning jurisdiction, and the boundary extends round to the southern-most extent of the built-up area of the village. Along this boundary, the land is covered by the Fringe of the Moors Area of High Landscape Value; a local policy designation which was instigated in the 2002 Local Plan, and which was continued in the Ryedale Plan: Local Plan Strategy.

A significant number of properties in Thornton le Dale are of traditional construction, with stone and pantile, giving a strong, unifying build character. However, properties in the southern extent of the village, and to the east are more modern and diverse in their age and character, and there is some estate-style development, particularly to the south of the older part of the village. The properties which are within the Ryedale Plan area are strung out along either side of the A170.

Thornton le Dale is a settlement situated within the zone of transition between two National Character Areas, as defined by Natural England: the flatter land of the Vale of Pickering, and the elevated plateaux of the North York Moors and Cleveland Hills. Within this zone of transition there is rising land, transected by a number of dales or valleys (Thornton le Dale is named after such a feature). The settlement straddles a smaller dale; with rising land to the western and eastern extents. As such, the land adjacent to the settlement, which is within the Ryedale Plan area, is on a higher elevation to the east of the settlement, with a prevailing sloping landform, which then gently falls away to the flatter, low-lying land which is to the southernmost extent of the settlement.

## **Local Plan Objectives**

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

## **Strategic Policy Context**

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The Local Plan Strategy (LPS) provides the strategic part of the Ryedale Plan. 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. Recent redevelopment of the former care home at Hurrell Lane, has resulted in 14 new dwellings, which have now been completed. There has also been the removal of occupancy conditions on part of the site which was for retirement bungalows, for 20 units, to be allowed to be sold on the open market.

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 Thornton le Dale:

<p>Thornton le Dale</p>	<p>Issues</p> <ul style="list-style-type: none"> <li>• Limited sewerage capacity</li> <li>• Proximity of North York Moors Special Area of Conservation (SAC) and the 10km buffer which covers the village</li> <li>• Ellers Wood and Sand Dale Special Area of Conservation (SAC) and SSSI and buffer</li> <li>• North York Moors National Park boundary is through the village</li> <li>• Green Infrastructure Corridor – Dalby Beck</li> <li>• Ponds close to the village</li> <li>• Grades 2 and 3 Agricultural Land surrounds Thornton le Dale</li> <li>• Areas of the village at risk of surface water flooding as identified by the Environment Agency</li> <li>• Groundwater source protection Zones – Keld Head Zone 3</li> <li>• A large number of Listed Buildings throughout the village</li> </ul>	<p>Information Sources</p> <ul style="list-style-type: none"> <li>• The Ryedale Plan: Local Plan Strategy (2013)</li> <li>• The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012)</li> <li>• EA surface Water Map and Groundwater 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>
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## Part 2: Consideration of New Housing Sites

### Residual Requirement for Housing

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

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

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

15 Dwellings have been completed at Thornton le Dale since the commencement of the Plan in 2012. The recent redevelopment of the former care home at Hurrell Lane, resulting in 14 new dwellings, which are completed as of 31 March 2017. There has also been the removal of occupancy conditions on part of the site which was for retirement bungalows, for 20 units, to be allowed to be sold on the open market.

Planning permission has also been granted in July 2017 for the development of 26 dwellings on a site which was submitted (site ref: 662).

### 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
82	Land West of Thornton Lane
97	Land south of A170 and east of Hurrell Lane
109	Land North of High Street
465	Land North of East Hill, Wilton Road
592	Land East of Sewage Works, Thornton Lane
593	Land North of Wilton Road
594	Land North of Wilton Road and South of Outgang Lane
595	Land East of Hurrell Lane
596	Land South of A170 and West of Eastfield Drain
662	Land at Easthill House

## **Site Descriptions - Thornton le Dale**

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### **Site 82 – Land West of Thornton Lane (2.42ha)**

The site is a rectangular field to the southernmost built extent of the Village. The site abuts the National Park boundary. It includes both the field, and land which was formerly the Helmsley to Scarborough Railway Line. The land is submitted for residential development. The site is adjacent to the road, which runs through Marishes to join the A169. The site is within 400 metres of the Waste Water Treatment Works. The Strategic Flood Risk Assessment identifies the land as being in Flood Zone 1. There is no evidence of land contamination or instability. The land is classified as Grades 2 and 3 in terms of its agricultural productivity. The site is also within the inner zone of the Health and Safety Executive concerning High Pressure Gas Pipelines.

### **Site 97 – Land south of A170 and east of Hurrell Lane (26.03ha)**

The site is a pair of large, linear fields, located to the south of the A170, and on land which is broadly equidistant from the villages of Thornton le Dale and Wilton. The site is classified as being in Flood Zone 1 within the Strategic Flood Risk Assessment. There is no evidence of contaminated or unstable land. The site is 26.03ha of land which is classified as grade 3 in terms of agricultural productivity.

### **Site 109 – Land North of High Street (2.91ha)**

The site is an irregularly shaped field, on the eastern edge of the village, bounded by hedging and fencing, and is bounded on its southern extent by existing residential development, and the A170, in the south eastern corner of the site. The land abuts to the west the boundary with the National Park, and rises to the north. The land rises, forming land within the Fringe of the Moors Area of High Landscape Value. The site is classified as being in Flood Zone 1 within the Strategic Flood Risk Assessment. There is no evidence of contaminated or unstable land. The site is 2.91ha of land which is classified as grade 3 in terms of agricultural productivity. The site is within Ground Water Source Protection Zone 3.

### **Site 465 – Land North of East Hill, Wilton Road (2.72ha)**

The site is a regular, linear shaped field, situated to the north of the A170, to the east of the Village. The land rises, forming land within the Fringe of the Moors, Area of High Landscape Value. The site is classified as being in Flood Zone 1 within the Strategic Flood Risk Assessment. There is no evidence of contaminated or unstable land. The site is 2.91ha of land which is classified as grade 3 in terms of agricultural productivity. The site is within Ground Water Source Protection Zone 3.

### **Site 592 – Land East of Sewage Works, Thornton Lane (7.33ha)**

This site is to the extreme south of the village, adjacent to the sewage works. It is an irregular shaped field. The site is close, but not adjacent to the boundary with the North York Moors National Park. Parts of the site are designated within the Strategic Flood Risk Assessment (SFRA) as Flood Zone 3, and the SFRA states that in order to appropriately manage flood risk, undeveloped areas within Flood Zone 3, are considered to be Flood Zone 3b, functional flood plain, and therefore only appropriate for certain water-compatible uses. The site is 7.33ha of agricultural land which is considered to be grade 2 and 3 in terms of its agricultural productivity. The site is also within the inner zone of the Health and Safety Executive concerning High Pressure Gas Pipelines.

### **Site 593 – Land North of Wilton Road (3.87ha)**

The site is a linear field, situated directly to the north of the A170. It is proximal, but does not abut, the National Park Boundary. The land rises, forming land within the Fringe of the Moors, Area of High Landscape Value. The field is within Thornton le Dale parish but is at distance from the village. The site is 3.87ha of agricultural land which is considered to be of grade 3 in terms of its agricultural productivity. The site is classified as being in Flood Zone 1 within the Strategic Flood Risk Assessment. There is no evidence of contaminated or unstable land. The site is within Ground Water Source Protection Zone 3.

### **Site 594 – Land North of Wilton Road and South of Outgang Lane (9.34ha)**

The site is a narrow linear field, situated directly to the north of the A170. Its northernmost extent abuts the National Park Boundary. The land rises, forming land within the Fringe of the Moors, Area of High Landscape Value. The field is within Thornton le Dale parish but is at distance from the village. The site is 9.34ha of agricultural land which is considered to be of grade 3 in terms of its agricultural productivity. The site is classified as being in Flood Zone 1 within the Strategic Flood Risk Assessment. There is no evidence of contaminated or unstable land. The site is within Ground Water Source Protection Zone 3.

### **Site 595 – Land East of Hurrell Lane (1.4ha)**

The site is a relatively thin, isolated field, which is to the south of the former Railway line, and distanced from both the A170 and village of Thornton le Dale. It is however, proximal to the boundary with the North York Moors National Park, which extends out from the east of the village of Thornton le Dale. The site is 1.4ha of agricultural land which is considered to be of grade 3 in terms of its agricultural productivity. The site is classified as being in Flood Zone 1 within the Strategic Flood Risk Assessment. There is no evidence of contaminated or unstable land. The site is also within the inner zone of the Health and Safety Executive concerning High Pressure Gas Pipelines.



### **Site 596 – Land South of A170 and West of Eastfield Drain (18.83ha)**

The site is two substantial linear fields, of broadly regular form, which are immediately to the south of the A170, the site is one field from the parish boundary with Wilton making the site broadly equidistant between Thornton le Dale and Wilton. The site runs from the A170, to the former Railway line. The site is 18.83ha of agricultural land which is considered to be of grade 3 in terms of its agricultural productivity. The site is classified as being in Flood Zone 1 within the Strategic Flood Risk Assessment. There is no evidence of contaminated or unstable land.

### **Site 662 - Land at Easthill House (1.1ha)**

This site was submitted during the Sites Consultation 2015. It is a broadly rectangular site, which has frontage development, and is perpendicular to the A170, with access onto this road. It is in part a brownfield site due to the presence of holiday lodges. There is also a house at the frontage. The site is on the southern side of the easternmost extent of the village. Consequently the site is open on two sides, with the western boundary adjacent to the recently re-developed care home site (Thornton Heights). The western half of the site is subject to an area TPO concerning mixed conifers. These conifers provided a woodland setting for the lodges, and screening from the former care home. The site is classified as being Flood Zone 1. There is no evidence of contaminated or unstable land. The site is not adjacent to the National Park boundary.

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

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

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

[www.ryedaleplan.org.uk/local-plan-sites-publication](http://www.ryedaleplan.org.uk/local-plan-sites-publication)

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

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

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

- Proximity of High Pressure Gas Pipelines\*
- Landform and settlement form and character
- Proximity of the National Park\*
- Ground water Source Protection Zone\*
- Accessibility
- International Designations for Biodiversity North York Moors SAC and SPA and Eilers Wood and Sands Dale SAC
- Treatment of surface water\*

Site specific matters are denoted by an \* and considered within the context of the site.

### ***Settlement-Wide Considerations - Thornton le Dale***

There are some matters which can be considered on a 'settlement-wide' basis (within the context of sites submitted), and these are discussed below.

## **Accessibility**

In terms of accessibility, only sites which are immediately adjacent to Thornton le Dale perform well. A number of site submissions are a considerable distance from the existing settlement. Whilst this clearly has form and character issues, it also stymies the ability of sites to allow access to facilities and services by non-vehicular modes, in particular access to buses. The distance of these sites from the settlement, accordingly, does not reflect the approach of SP2 of the Local Plan Strategy, as such a number of sites are ruled out in stage 1 due to their distance from the settlement.

## **Flood Risk**

Thornton le Dale is a settlement which has pockets of high flood risk. However, sites put forward for site assessment have been primarily 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. This has resulted in one site being discounted due, amongst other matters, the high level of flood risk across the site, which could not be reasonably excluded to allow the remainder of the site to be considered. The Strategic Flood Risk Assessment identifies that the settlement is within an area of potential ground and surface water flooding, and there is a need to ensure that flood risk levels are not increased by development. 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 Thornton le Dale are classified as predominantly Grade 3 and some sites are Grade 2, which is typical of settlements in the Vale of Pickering. There is no published data to distinguish between grades 3a and 3b, the former being identified as being Best and Most Versatile (BaMV) agricultural land. Given that the Local Planning Authority needs to ensure that land for housing is made available, within the context of the Spatial Strategy, and consider sites which are in the first instance available, deliverable and developable, there is an acknowledgement that through development of a site at Thornton le Dale, 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 whilst generally the Local Planning Authority would not artificially reduce such sites as general presumption, if they were considered to be of undue scale and loss of BaMV agricultural land, this could be undertaken.

## **Biodiversity**

Thornton le Dale is one of the District's settlements within a 10km buffer zone of the North York Moors Special Protection Area (SPA). This is an international level biodiversity designation, so designated for the protection of ground nesting birds, the primary species for

protection being the Golden Plover. As part of the Habitats Regulations Assessment of the Local Plan Strategy, it was identified that further work be undertaken to establish presence of the Golden Plover on sites being considered for development. This was to ensure the integrity of the SPA was not compromised. A survey of the sites concerned was conducted over the months of April and May 2014 confirmed: *“We can therefore be confident that none of the survey sites are of significant importance to the Golden Plover and safe to conclude that the loss of these sites will not be detrimental to the species in the North York Moors SPA”*. Other bird species were recorded, which are on the Red and Amber lists of Birds of Conservation Concern. None of the species recorded were recorded in numbers sufficient to suggest that any of the sites were particularly significant. These birds would also be covered by the statutory framework of protection afforded by the Wildlife and Countryside Act.

Thornton le Dale is within two kilometres of the Ellers Wood and Sand Dale SAC site, the integrity of which will need to be ensured. The site has been considered through the Habitats Regulations Assessment, and it identified that since the site had no public access, and the level of development as a result of the Local Plan Strategy would not elevate levels of atmospheric pollution within this locality. As such likely significant effects could be ruled out.

### **Heritage Assets**

Within this part of Thornton le Dale there are no designated heritage assets. Listed Buildings are focused further to the west, in the older part of the village. The Conservation Area is focused along the properties of the main street, and does not extend on this eastern edge beyond the National Park boundary. As such there are modern properties intervening between a number of the sites and the Conservation Area. Site 109 is in closest proximity, and is elevated.

### **Settlement form and character**

The majority of Thornton le Dale sits within a hollow, however, the part of the settlement within the Ryedale Plan area is on higher land, which is rising from the Vale into the fringe of the Moors. As such, there are topographic sensitivities, which would mean that sites have the capability to be visually prominent within the wider landscape.

### **Site- Specific Considerations Thornton le Dale**

#### **Site 82**

##### *Stage 1*

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

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

Considering the site's context adjacent to the settlement, with some modern residential development and prevailing landscape, in which the topography, is flatter and lower in level than other sites submitted. Notwithstanding this, the site does feel very open, and at the 'edge' of the village.

The site is within 400 metres of the sewage works, and whilst this is not an absolute constraint, it may render parts of the site unacceptable.

The site is proximal to High Pressure Gas Pipelines. Notwithstanding the need to maintain a buffer zone to protect the physical integrity of the pipelines, the nature and scale of new development must be assessed in the context of potential risks to humans/property should there be an adverse event. The site is within the inner zone as defined by the Health and Safety Executive (HSE) Planning Advice Web Application. Given the nature of the development (residential development up to and including 30 dwelling units and at a density of no more than 40 per hectare) when the site is assessed through the risk assessment framework, the assessment concludes 'advise against development'. On this basis, this site cannot be considered further.

## **Site 97**

### *Stage 1*

The site does not comply with the stage 1 of the Site Selection Methodology. The site is of a considerable size at 26.03ha, and distanced from the settlement, being 0.4km from the edge of the village of Thornton le Dale. The Highways Agency have identified that by virtue of its size, the resulting development would have an impact on the Strategic Road Network. It is considered that the site is so far removed from Thornton le Dale that it does not represent a realistic site to deliver residential development which is in accordance with the objectives and policies of the Local Plan Strategy. The accessibility of key facilities is not capable of being accessed on foot.

However, the site was appraised through stage two which identified further significant constraints:

### *Key considerations at Stage 2*

In settlement character terms it is considered that this site would make a significant contribution to the erosion of the distinctive, and individual characters of Thornton le Dale, and Wilton. Indeed it would significantly contribute to the impression that the two villages are merging into one. Although viewed from a distance it would appear that a new village has appeared between the settlements.

The site has been appraised for its impact on landscape character. In landscape terms the fields are open, and on land which is rising from the Vale of Pickering. The site is open, with sweeping topography on rising land; there is also the presence of the strongly defined, linear field form. It is considered that the landscape is not able to accommodate development without it having an adverse impact on this area of the Vale of Pickering.

This site is proximal to the boundary with the National Park, it is considered that by virtue of its nature, in terms of its isolation, scale, and situation on the topographical variations, it is considered that development would be akin to a new settlement, on a visually prominent elevation and it is considered that development in this location would have an adverse impact on the setting and qualities of the National Park.

## **Site 109**

### *Stage 1*

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

### *Key considerations at Stage 2*

The site is considered to have reasonable accessibility to the facilities and services within the village of Thornton le Dale, the site is adjacent to the settlement.

As identified in the settlement wide considerations, there is a need to minimise the run-off rates on the site, this is to ensure that the risk of flooding elsewhere is not intensified, this would usually be undertaken through surface water attenuation measures. The site is part of a Source Protection Zone 3 which is defined by the Environment Agency and is described as a "Source Catchment Protection Zone". Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. The purpose of such designations is to identify hydro-geologically sensitive areas, where ground water is abstracted, and require particular operations and activities to be controlled, ultimately to protect drinking water supplies. In considering this site further for development, there would need to be a reducing flood risk without increasing the risk of ground water pollution. The sensitivity increases as the topography rises, a reduced site extent would help, and a hydrogeological risk assessment undertaken at the planning application stage to establish what risks are present and the means to mitigate those risks, would be necessary.

The site is a broadly linear field which fronts onto the A170, and extends round the back of existing properties, on rising land. The land is rising from the Vale, and so the topography is steepening in gradient, where the land begins to rise considerably, into the Fringe of the Moors Area of High Landscape Value Designation. The linear field patterns are considered in the landscape character assessment to be an important visual characteristic which should be retained. The site does not extend as far up the hill slope as other site submissions, but it extends well beyond the existing northern extent of the built up area of Thornton le Dale. A key difference to other submissions is that it is adjacent to the existing built extent of Thornton le Dale, and so it is more physically related to the settlement. The Site Selection Methodology identifies that the site extends northwards beyond the built extent of Thornton le Dale, and the entirety of the site would be excessive. It is considered that the site has medium landscape sensitivity, given the topography it will be necessary to look at the scale of the site, and landscaping through trees and hedging and any siting and design of development.

As such, without revision to the extent of the site for landscape setting, form and character issues and hydrogeology considerations this site would need revisions to its extent.

## Site 465

### *Stage 1*

The site complies with the stage one of the Site Selection Methodology. The site, although not absolutely physically adjacent to the settlement, the site is very proximal to the edge of Thornton le Dale.

### *Key considerations at Stage 2*

The site is considered to have reasonable accessibility to the facilities and services within the village of Thornton le Dale. The site fronts onto the A170, and extends only so far up the slope. This site is proximal to the boundary with the National Park, and whilst not as prominent as some of the other sites submitted, it is considered that by virtue of its nature, in terms of its scale, and situation on the topographical variations, it is considered development here, which is not well physically related to the settlement, on a visually prominent elevation and it is considered that development in this location would have an adverse impact on the setting and qualities of the National Park.

This site is a linear field, perpendicular to the road. The land is rising from the Vale, and so the topography is steepening in gradient. The land is to the north of the A170, where the land begins to rise considerably, in a sweeping unbroken manner, into the Fringe of the Moors Area of High Landscape Value. The linear field patterns are considered in the landscape character assessment to be an important visual characteristic which should be retained. The site does not extend as far up the hill slope as other site submissions, but it extends well beyond the existing northern extent of the built up area of Thornton le Dale. The Site Selection Methodology identifies that the open, sweeping landscape form, or rising land and hedgerow patterns in a strongly defined linear form mean the landscape is particularly sensitive to accommodating development. The Site Selection Methodology also identifies the site is within the Fringe of the Moors Area of High Landscape Value, a local landscape designation which recognises those sensitivities. This site is not physically adjacent to the village, and because of the sensitivities of the landscape identified, this gap will be reinforced by the linear form and as such it will adversely affect the setting of the village.

As identified in the settlement wide considerations, there is a need to minimise the run-off rates on the site, this is to ensure that the risk of flooding elsewhere is not intensified, this would usually be undertaken through surface water attenuation measures. As with site 109, this site is part of a Source Protection Zone 3 which is defined by the Environment Agency and is described as a "Source Catchment Protection Zone". Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. The purpose of such designations is to identify hydro-geologically sensitive areas, where ground water is abstracted, and require particular operations and activities to be controlled, ultimately to protect drinking water supplies. In considering this site further for development, there would need to be a reducing flood risk without increasing the risk of ground water pollution. The sensitivity increases as the topography rises, a reduced site extent would help, and a hydrogeological risk assessment undertaken at the planning application stage to establish what risks are present and the means to mitigate those risks, would be necessary.

## **Site 592**

### *Stage 1*

Running through the westernmost extent of the site, where the site access is, is a discrete strip of land which is defined in the Strategic Flood Risk Assessment (SFRA) as Flood Zone 3. The land is undeveloped. The SFRA determines that land within Flood Zone 3 which is undeveloped, is considered in the application of the Sequential Test as being in Flood Zone 3B, which is Functional Floodplain, and where residential development should only be granted in exceptional circumstances (through the Exception Test) and with appropriate mitigation. This raises significant concerns about its capability to pass the stage 1 of the Site Selection Methodology.

### *Key considerations at Stage 2*

Taking on board concerns raised at Stage 1 regarding the flood risk across the means to access the site, it was considered that since the rest of the site was in Flood Zone 1, the site could be considered through stage 2 of the Site Selection Methodology.

The Site Selection Methodology (SSM) has identified that whilst the landscape sensitivity to accommodate development is less constrained in this area due to the reduced topographic variation. The land is still open, and this site is not well physically related to the village, and would, if developed, be a disparate limb somewhat distanced from the main village.

However, the SSM has identified two further serious concerns, which are unable to be mitigated. The first is the Sewage Works being adjacent to the site, and the amenity conflicts which would ensue. The second is the site is proximal to High Pressure Gas Pipelines. Notwithstanding the need to maintain a buffer zone to protect the physical integrity of the pipelines, the nature and scale of new development must be assessed in the context of potential risks to humans/property should there be an adverse event. The site is within the inner zone as defined by the Health and Safety Executive (HSE) Planning Advice Web Application. Given the nature of the development (residential development up to and including 30 dwelling units and at a density of no more than 40 per hectare) when the site is assessed through the risk assessment framework, the assessment concludes 'advise against development'. On this basis, this site cannot be considered further.

## **Site 593**

### *Stage 1*

The site does not comply with the stage 1 of the Site Selection Methodology. The site is distanced from the settlement, being 0.4km from the edge of the village of Thornton le Dale. This represents a considerable distance for occupants to access the facilities and services of Thornton le Dale. It is considered that the site is so far removed from Thornton le Dale that is



does not represent a realistic site to deliver residential development which is in accordance with the objectives and policies of the Local Plan Strategy.

However, the site was appraised through stage two which identified further significant constraints:

#### *Key considerations at Stage 2*

The Site Selection Methodology identifies that there are particular concerns about the nature of the site, and its impact on the landscape. The land is rising from the Vale, and so the topography is steepening in gradient. The land is to the north of the A170, where the land begins to rise considerably, into the Fringe of the Moors Area of High Landscape Value.

It is considered that development of this land would in effect be very visually intrusive by virtue of its scale and positioning on the rising land of the Vale. The site is open, with sweeping topography on rising land. The topography in combination with the nature of the linear, form of field pattern, means that the development of this site, and the adjacent proposal would be visually intrusive, in particular given the absence of development in this area. The linear field patterns are considered in the landscape character assessment to be an important visual characteristic which should be retained.

It is considered that the landscape is not able to accommodate development without it having an adverse impact on this area of the Vale of Pickering, but also the Fringe of the Moors Area of High Landscape Value. This site is close to the boundary with the National Park, it is considered that by virtue of its nature, in terms of its isolation, scale, and situation on the topographical variations, it is considered that development would on a visually prominent elevation and it is considered that development in this location would have an adverse impact on the setting and qualities of the National Park.

### **Site 594**

#### *Stage 1*

The site does not comply with the Stage 1 of the Site Selection Methodology. The site is some distance (0.4km) from the edge of the village of Thornton le Dale, and it also extends upslope by a distance of 0.86km. This represents a considerable distance for occupants to access the facilities and services of Thornton le Dale. It is considered that the site is so far removed from Thornton le Dale that it does not represent a realistic site to deliver residential development which is in accordance with the objectives and policies of the Local Plan Strategy.

However, the site was appraised through stage two which identified further significant constraints:

#### *Key considerations at Stage 2*

This site is very substantial in size, it would begin the significant erosion of the land between Thornton le Dale and Wilton, to the detriment of their respective settlement's character.

The Site Selection Methodology identifies that there are particular concerns about the nature of the site, and its impact on the landscape. This site, which is a linear field, perpendicular to

the road, is in the North York Moors and Cleveland Hills National Landscape Character Area, and Linear Scarp Farmland in the local landscape Character type. The land is rising from the Vale, and so the topography is steepening in gradient. The land is to the north of the A170, where the land begins to rise considerably, into the Fringe of the Moors Area of High Landscape Value.

It is considered that development of this land would in effect be very visually intrusive by virtue of its scale and positioning on the rising land of the Vale. The site is open, with sweeping topography on rising land. The topography in combination within the nature of the linear, 'strip field' form of field pattern, means that the development of this site, and the adjacent proposal would be visually intrusive, in particular given the absence of development in this area. The linear field patterns are considered in the landscape character assessment to be an important visual characteristic which should be retained.

It is considered that the landscape is not able to accommodate development without it having an adverse impact on this area of the Vale of Pickering, but also the Fringe of the Moors Area of High Landscape Value. This site is also adjacent to the boundary with the National Park, it is considered that by virtue of its nature, in terms of its isolation, scale, and situation on the topographical variations, it is considered that development would be akin to a new settlement, on a visually prominent elevation and it is considered that development in this location would have an adverse impact on the setting and qualities of the National Park.

## **Site 595**

### *Stage 1*

The site does not comply with the Stage 1 of the Site Selection Methodology. This is a considerable distance (1.2km) from the edge of the village of Thornton le Dale. This represents an unacceptable distance for occupants to access the facilities and services of Thornton le Dale. It is considered that the site is so far removed from Thornton le Dale that it does not represent a realistic site to deliver residential development which is in accordance with the objectives and policies of the Local Plan Strategy.

However, the site was appraised through stage two which identified further significant constraints:

### *Key considerations at Stage 2*

The site is distanced from the village, and given its modest size, it is unlikely to create an impact of coalescence or the appearance of a new settlement. However, in the immediate locality, the Site Selection Methodology has identified that this site is on lower ground, in the Vale of Pickering. It is on 'Enclosed Linear Farmland', although the land is gently sloping to the north. It is considered that given the open nature of this area, although the site is not as visually exposed as other sites in this area, and the site is relatively small, compared to other sites, but the site is open, with mature hedges, is a significant distance from the settlement. It is considered that neither the landscape, nor any new landscaping, would provide adequate mitigation.

## **Site 596**

### *Stage 1*

The site does not comply with the Stage 1 of the Site Selection Methodology. This is distanced (0.2km) from the edge of the village of Thornton le Dale. This represents an unacceptable distance for occupants to access the facilities and services of Thornton le Dale. It is considered that the site is so far removed from Thornton le Dale that it does not represent a realistic site to deliver residential development which is in accordance with the objectives and policies of the Local Plan Strategy.

However, the site was appraised through stage two which identified further significant constraints:

### *Key considerations at Stage 2*

Given its size at nearly 19ha, were it to be developed it would be akin to a new settlement between Thornton le Dale and Wilton and could contribute to a significant sense of coalescence between the settlements.

This field straddles two National Character Areas, The Vale of Pickering, and the North York Moors and Cleveland Hills. The land is rising from the Vale, and so the topography is steepening in gradient. It is defined as Linear Scarp Farmland in the local landscape Character type. The land is to the south of the A170, where the land begins to rise considerably. It is considered that development of this land would in effect be very visually intrusive by virtue of its scale and positioning on the rising land of the Vale. The linear field patterns are considered in the landscape character assessment to be an important visual characteristic which should be retained.

## **Site Assessment Conclusions for Thornton le Dale (2015)**

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
97	Land to the south of the A170 and East of Hurrell Lane	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation
592	Land East of Sewage Works, Thornton Lane	1	Fails Stage 1 of the Site Selection Methodology (Flood risk) and therefore is not carried forward/suitable for allocation. Also HSE advise against development due to high pressure gas pipelines
593	Land North of Wilton Road	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation
594	Land North of Wilton Road and South of Outgang Lane	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation
595	Land East of Hurrell Lane	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation. Also HSE advise against development due to high pressure gas pipelines
596	Land South of A170 and West of Eastfield Drain	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation
82	Land West of Thornton Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (HSE advise against development) can be sufficiently mitigated
465	Land North of East Hill, Wilton Road	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character as site is not adjacent to the settlement) can be sufficiently mitigated
109	Land North of High Street	3 (approximate yield 61 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation to address concerns over: form and character issues and the presence of higher vulnerability to ground water further north, could be mitigated through a reduced site area.

### Interim Assessment Conclusions for Thornton-le-Dale (2015)

Based on the application of the Site Selection Methodology, all but one of the site submissions performed poorly, or was outright discounted through the Site Selection Methodology process. Site 109, whilst still having some matters which required further investigation, and namely, a reduction in site extent, was a site which was identified as a Group 3 site.

Recent development at Thornton le Dale with the redevelopment of the former care home at Hurrell Lane (14 units), and the removal of an occupancy condition on part of the site which was for retirement bungalows, this has released 20 units. As such, Thornton le Dale has experienced a level of development which has allowed it to achieve, early in the Plan period, its housing requirement expected as part of the implementation of the Local Plan Strategy. As such no site was actively pursued as a preferred site in the 2015 consultation, particularly when site 109 still had identified sensitivities and was a Greenfield site.

### **Consideration of New Site Submissions**

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Through the production of the Local Plan Sites Document, the Local Planning Authority has responded to the submission of further sites. As a result of the 2015 Sites Consultation, a number of new sites were submitted, one of which was on land adjacent to Thornton le Dale's Development Limits (site 662). The Local Planning Authority have advised the submitters of these sites, that the submission of further information will be required, and that it will be on the onus of 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.

#### **Site 662 - Land at Easthill House (1.1ha)**

##### *Stage 1*

The site complies with the Stage 1 of the Site Selection Methodology.

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

It is a broadly rectangular site which is read within the context of existing development. There is also a former farm house at the frontage. The site is on the southern side of the easternmost extent of the village. Consequently the site is open on two sides, with the western boundary adjacent to the recently re-developed care home site (Thornton Heights). It is considered that the site is in a location which does require careful consideration regarding the siting, scale, and massing of development. The site is not adjacent to the National Park boundary, however, it is close to the National Park boundary. The National Park Authority have made comments on the site. They consider that further development of the site would detract from the rural, agricultural qualities of the site, and being an entrance to the village detract from the overall setting of the village. Officers are of the view that the site has, in principle, the potential to allow a well-designed sensitive layout which respected the topography and setting of the village. The site is a Brownfield site, and that the presence of the block of conifers does not contribute to the setting of the village. However, much will depend on the siting, scale and design of the development. Such detail has not been provided to date.

The western half of the site is subject to an area TPO concerning mixed conifers. These conifers provided a woodland setting for the lodges, and screening from the former care home. Since the former care home has been lost, and clearly the intentions of the owner are to remove the lodges, the functional presence of the trees from those two perspectives is undermined. Officers assessed the intrinsic contribution of the trees to the character and setting of the settlement. The presence of the group of mixed conifers does not in itself contribute to the setting of the settlement. They are densely planted, monotonous, and they screen rather than soften. Were they to be removed, it is likely that wider views into the Vale of Pickering would be achievable. Replacement planting of a more sensitive nature could be undertaken which contributes to the setting. It was noted on the site visit that the mature hedging on the eastern boundary does provide an attractive feature to the entrance to the setting, and that the retention, and indeed enhancement, of this boundary feature would be important.

Site 662 would be accorded Group 3 status, as a site with potential for development identified at Stage 2 of the Site Selection Methodology, subject to ensuring an appropriate scale and massing, and a robust landscaping scheme, which strengthened the eastern boundary, but removed the conifers.

### **Conclusions for Proposed Site Allocations in Thornton le Dale**

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Based on the application of the Site Selection Methodology, all but one of the site submissions performed poorly, or was outright discounted through the Site Selection Methodology process. Site 109, whilst still having some matters which required further investigation, and namely, a reduction in site extent, was a site which was identified as a Group 3 site. No further information has been provided in respect of the surface water treatment and the hydrogeology.

Site 662, a later submission, has also performed reasonably well through the Site Selection Methodology process. It is a Brownfield site, and it also does not have the landscape sensitivities, and hydrogeological sensitivities identified with site 109. As acknowledged by the National Park, the site is on the entrance to Thornton le Dale, and as such development would need to consider the layout, scale and massing of the development. The loss of the conifers on the site would be an enhancement to the form and character of Thornton le Dale, and the reinforcement of the planting on the eastern boundary can be achieved.

The redevelopment of the Hurrell Lane Care home has resulted in a net increase of 14 dwellings. The existing bungalows now have relaxed occupancy conditions in respect of age of occupancy, but were not restricted in any other capacity, as such.

In the intervening period from the submission of the site in early 2016, planning permission has now been granted on the site 662 for 26 dwellings. This will be identified as a commitment on the Policies Maps.

The Local Planning Authority considers that in terms of completions and commitments at Thornton-Le-Dale, 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 Thornton-Le-Dale.

## Part 3. Other Site-Specific Policies

### **The Policies Map and Site-Specific Designations for Thornton le Dale**

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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 Thornton le Dale 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 Thornton le Dale, and recent developments have taken place within the established 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 considered whether it is appropriate to identify further VIUAs. There are no VIUAs within the Ryedale Plan area of Thornton le Dale. No prospective VIUAs have suggested or identified as part of consultation undertaken and no sites are proposed to be identified as VIUA's.

### ***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.

For Thornton le Dale, only a small part of the settlement (the easternmost extent) is within Ryedale Local Planning Authority Area. The rest of the settlement is within the North York Moors National Park, and this is illustrated on the Policies Map. The village is situated on the northern side of the A170, on rising land, and as such the land is within the Fringe of the Moors Area of High Landscape Value. Both these landscape designations are identified on the Policies Map.

Thornton le Dale has a wealth of heritage assets. However, all Listed Buildings are within the boundary of the National Park, and are surrounded by pre-existing development. The easternmost boundary of the Conservation Area corresponds with the National Park boundary. This is surrounded by existing development. It is nevertheless a statutory designation which the District Council must give due regard to in considering proposals which have the potential to impact on the setting of the Conservation Area. As such, whilst the Policies Map does not identify the extent of the Conservation Area, it does on the Policies Map key, describe the general extent to ensure that the setting of the Conservation Area is considered appropriately.



## **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 82 – Land West of Thornton Lane**

2009 Public Consultation – Issues raised:

- Inability to manage the increase in traffic, spoil the entrance to the village
- Crossed or located within close proximity to National Grid's underground gas transmission pipelines. Will need to consider the safety implications of high pressure gas pipelines in accordance with HSE standards
- Adjacent to the North York Moors National Park. Site should be informed by Landscape character assessment and potential development should not impact on the footpath
- Old railway- heritage
- Public footpath
- Harm views and countryside

(Thornton Le Dale Parish Council, National Grid, Natural England and L Russell)

#### **Site 97 – Land south of A170 and east of Hurrell Lane**

2009 Public Consultation – Issues raised:

- Outside village boundary
- Near the North York Moors NP boundary. Site informed by Landscape character assessment
- Considered to have significant impact on the Strategic Road Network. This would require mitigation though sustainable transport options developed through travel plans. Improvements to the SRN are as a last resort

(Thornton Le Dale Parish Council, Natural England and Highways Authority)

#### **Site 109 – Land North of High Street**

2009 Public Consultation – Issues raised:

- Support site
- Edge of existing development

- Bordered by public roads, and screened from public view by a shelter belt to eastern boundary
- No flooding issues
- No archaeological features
- Single ownership, available for development
- Good public transport accessibility
- Shops and facilities a short walk away
- Development would be to a high standard and incorporate sustainable energy – solar panels
- Possible access problems and outside of the village boundary
- Adjacent to the National Park. Site should be informed by Landscape character assessment
- Too large for development
- Intrusive on the approach to the village
- Access onto A170 on a blind corner at the top of a hill
- Surface water drainage issues
- Site is adjacent a landfill site and quarry – concerns about leaching and health implications
- Changing in character from traditional area to commuter village, new development will accelerate this change in character
- Confine future development to the south of the A170 into the Peaslands and Longlands areas, and westwards to Pickering

(J Fields, Thornton Le Dale Parish Council, Natural England, M Pitt and L Russell)

### **Site 465 – Land North of East Hill, Wilton Road**

2009 Public Consultation – Issues raised:

- Possible access problems and outside the village boundary
- Adjacent to the North York Moors National Park. Site should be informed by Landscape character assessment
- Too large for development
- Intrusive on the approach to the village
- Access onto A170 on a blind corner at the top of a hill
- Surface water drainage issues
- Site is adjacent a landfill site and quarry – concerns about leaching and health implications
- Changing in character from traditional area to commuter village, new development will accelerate this change in character
- Confine future development to the south of the A170 into the Peaslands and Longlands areas, and westwards to Pickering

(Thornton Le Dale Parish Council, Natural England and M Pitt)

**Site 592 – Land East of Sewage Works, Thornton Lane**

This site was submitted after the 2009 public consultation.

**Site 593 – Land North of Wilton Road**

This site was submitted after the 2009 public consultation.

**Site 594 – Land North of Wilton Road and South of Outgang Lane**

This site was submitted after the 2009 public consultation.

**Site 595 – Land East of Hurrell Lane**

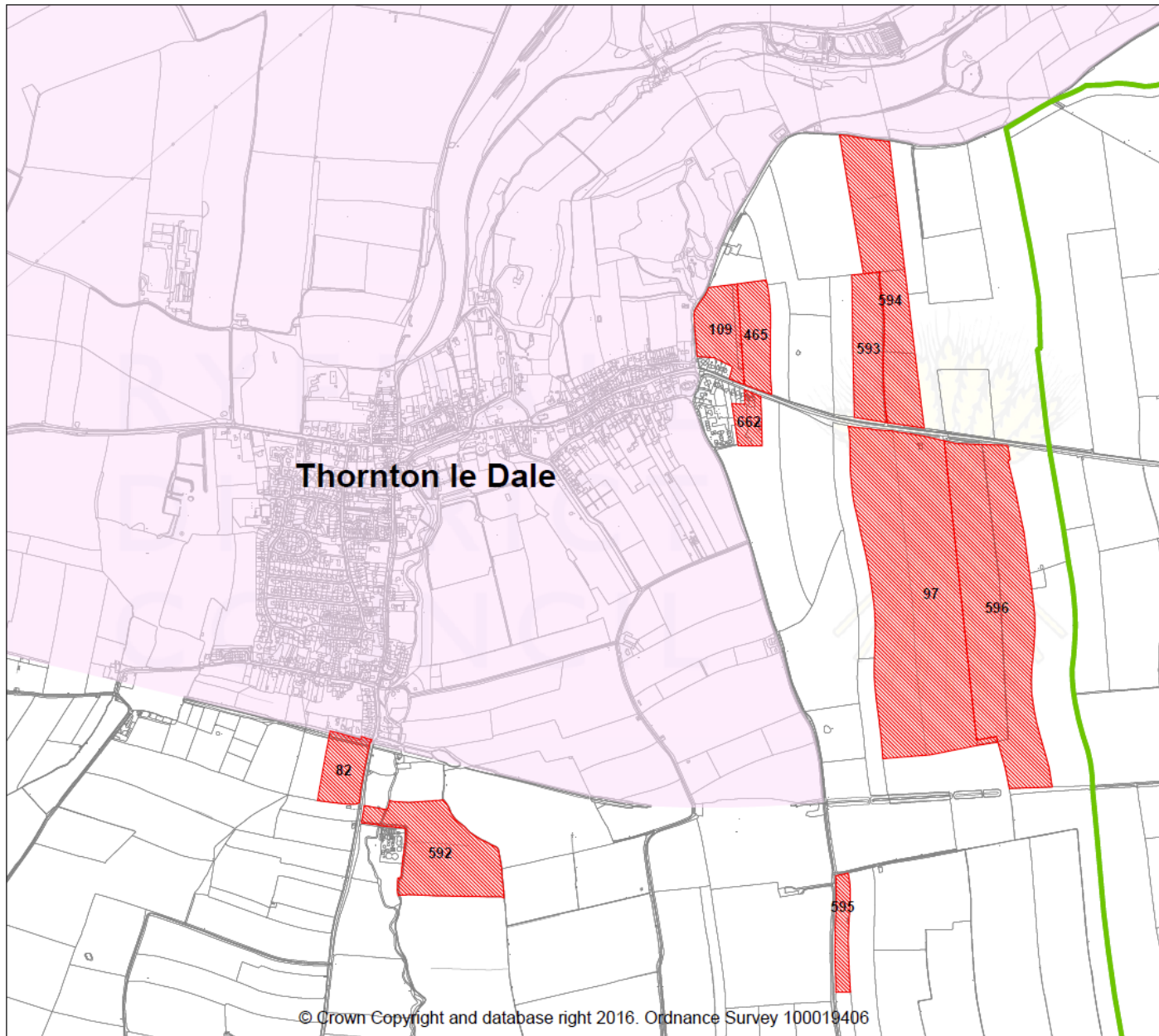
This site was submitted after the 2009 public consultation.

**Site 596 – Land South of A170 and West of Eastfield Drain**

This site was submitted after the 2009 public consultation.

**Site 662 - Land at Easthill House (1.1ha)**










This site was submitted after the 2015 public consultation.

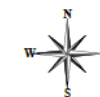


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# Thornton le Dale

## Legend

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



1 : 11 000 on A3  
March 2016

**RYEDALE  
DISTRICT  
COUNCIL**

