

Forward Planning,  
Ryedale District Council,  
Ryedale House,  
Old Malton Road,  
MALTON  
YO17 7HH

Our Ref: HD/P5340/04  
Your Ref:  
Telephone: 01904 601977  
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02 November 2016

Dear Sir or Madam,

**re: Ryedale Local Plan – Consultation on the identification of Visually Important Undeveloped Areas**

Thank you for consulting Historic England on the latest review of the existing and proposed Visually Important Undeveloped Areas.

Many of the areas identified as VIUAs the 2002 Ryedale Local Plan made an important contribution to the character of the District's Conservation Areas, to the landscape setting of its towns and villages, and to the setting of its numerous Listed Buildings and other heritage assets. The VIUAs in have proved to be a very successful Policy tool and have helped to safeguard some of the District's most important open spaces. As such, they have ensured that many of the open spaces which are important to the distinct identity of Ryedale's settlements have been safeguarded.

Given that the existing VIUAs are now some 14 years old it is wholly appropriate that the existing areas are reviewed and that consideration is given as to whether there are any other areas which would warrant protection through the provisions of this Policy. In terms of those that are proposed to be deleted or amended, we would concur with the amendments suggested which appear to better-reflect definable boundaries or take account of planning permissions.

We have the following comments to make regarding the proposed new VIUAs:-

**Proposed new VIUs**

Page	Site	Comments
15	Welburn: Wedge of Land to west of Church of St. John,	This open area lies within the boundary of the Welburn Conservation Area and contributes to the setting of the Grade II Listed St John's Church. Therefore we support its identification as a VIUA.

Page	Site	Comments
16	Land to north of Slingsby Castle and west of the Lawns	This area contributes to the setting of the Grade I All Saints Church, to the Scheduled Monument at Slingsby Castle, and to the Slingsby Conservation Area. Therefore we support its identification as a VIUA.
18	Hovingham: Land to the north of the Worsley Arms and south east of the Village Hall and Tennis Courts	This area contributes to the setting of the Hovingham Conservation Area and of views towards the village from the east. Therefore we support its identification as a VIUA.
21	Ampleforth: Land known as Knoll Hill, and land to the west of The Bungalow. Land to the south east and west of Brookfield	This area contributes to the setting of the Ampleforth Conservation Area and to the setting of the Grade II Listed Building at Fern Villa. Therefore we support its identification as a VIUA.
22	Ampleforth: Land to the south of St. Hilda's Church	This area contributes to the character of this part of the Ampleforth Conservation Area and to the Grade II Listed Church of St Hilda. Therefore we support its identification as a VIUA. Therefore we support its identification as a VIUA.
23	Ampleforth: Land to the rear of Ludley house	This area contributes to the character of this part of the Ampleforth Conservation Area. Therefore we support its identification as a VIUA.
23	Ampleforth: Green verges along Main Street, between the White Swan Public House and Ford End House	These green verges contribute to the character of the Ampleforth Conservation Area and the setting of its Listed Buildings. Therefore we support its identification as a VIUA.
23	Ampleforth: Land east of St. Benedict's School and properties of St. Hilda's Walk	This area contributes to the setting of the Ampleforth Conservation Area. Therefore we support its identification as a VIUA.
24	Pickering: Undeveloped area of a collection of Strip Fields known as Mickle Hill, and land to the south of Mickle Hill extending south to land to the north of Rogers Nursery	The historic field pattern is still legible on this site and forms part of an extensive network of medieval strip fields around Pickering. This network of historic field boundaries is a distinctive feature of the landscape setting of the town and make a significant contribution to the character its character. With increasing pressure for development around Pickering, this landscape is becoming increasingly threatened. Therefore we support its identification as a VIUA.
33	Old Malton: Triangular shaped area of land to	These fields contribute to the setting of the Old Malton Conservation Area. Therefore we support its identification as a

Page	Site	Comments
	the west of Old Malton, north of Westgate Lane, and south of the A64	VIUA.

If you have any queries about any of the matters raised in this letter or would like to discuss anything further, please do not hesitate to contact me.

Yours faithfully,

**Ian Smith**

Historic Environment Planning Adviser (Yorkshire)

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