

RYEDALE
DISTRICT
COUNCIL



The Ryedale Plan: Local Plan Sites Document

Nawton and Beadlam Background Paper

Ryedale District Council October 2017

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Part 1: Introduction and Context

Introduction

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

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

Settlement Description - Beadlam and Nawton

Nawton and Beadlam straddle the A170 and are located almost equidistantly between Helmsley and Kirkbymoorside. These villages are physically linked/ joined, but retain their own separate Parish Councils. Both settlements extend in a northerly direction on rising ground away from the A170.

The settlements are within a zone of transition in terms of national landscape character areas, of the Vale of Pickering to the South and the North York Moors and Cleveland Hills to the north. As such the prevailing overall land form is rising land. The settlements are on land which is proximal to the North York Moors National Park.

At a more localised level the land drops away to the south towards the Vale of Pickering. The villages are located within the Fringe of the Moors Area of High Landscape Value, which being a local landscape designation, reflects and acknowledges the visual sensitivities of the area, and the importance of the landscape to the setting of the National Park. The Landscapes of Northern Ryedale, landscape character assessment defines the landscape character of Nawton as 'Undulating Farmland', reflecting the enclosed nature of the field patterns and hedgerows. Due to the variances in the topography, Beadlam, to the west of Nawton, is described as Sloping Wooded Farmland, which reflects the greater topographical variance and areas of woodland, which transect down the hill side.

Beadlam has a mixed pattern of development. The traditional historic core of the settlement lies adjacent to High Lane which is north of the A170. The village expanded to the west in the 1960's and 70's. As such, the build pattern is mixed, reflecting this more modern development, with a mixture of materials and estate-style layout. There is very little development in Beadlam to the south of the A170 and where this does exist it is single depth.

Nawton's build character is less diverse, and is comprised predominantly of traditional style stone and pantile buildings which give the settlement a greater unity in build character. It has a strong pattern of frontage development along the main streets and lanes in the village with the historic built form and fabric of Nawton concentrated primarily to the north of the A170.

The village has extended to the east over time, and more recently to the south of the A170. Nawton, in particular has experienced recent housing development, including an Exception housing scheme.

The entrance to the villages from the east (A170) is open in character, and contributes to the setting of the villages. As such, designation of land as a Visually Important Undeveloped Area was undertaken in the 2002 Local Plan. The contribution of the site is even more significant now due to the development of another area of land previously identified as a VIUA in this part of Nawton.

Historically, both villages were served by the railway. The former line runs to the south of the settlements and part of the former station is used as a holiday park, with lodges. The land has been submitted for consideration as a site for residential development.

Beadlam and Norton have a distinct band/area of higher Flood Risk (Flood Zone 3) which runs between the settlements, within the undulating land between the settlements. There is no identifiable source (i.e. beck/stream/river), and the Environment Agency are of the view that despite the uncertainty, a precautionary approach should be taken.

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

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

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

Nawton and Beadlam are 'twinned' as a designated 'Service Village'. In policy terms, this means that the settlements are, in effect, treated as one for the purposes of identifying appropriate development sites. It is not the intention of the strategic approach that future housing should be split equally between twinned Service Villages. In identifying sites in the Service Villages for new housing, the Council's approach has focused on where the site

assessment process has identified the most appropriate housing site(s) without artificial amendment.

It is also important to recognise that these proximal settlements are grouped to be a 'Service Village' because of their existing collective capacity to share key services. It is not the strategy of the Ryedale Plan to coalesce settlements, although at Nawton and Beadlam this has already occurred. For Nawton and Beadlam, their designation as a Service Village was on the basis of exceptional circumstances: including one of only four secondary schools in the District.

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. For Nawton and Beadlam recent housing development has taken place, under just those circumstances.

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

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 Beadlam and Nawton

Beadlam and Nawton	Issue	Information Sources
	<ul style="list-style-type: none"> • Demand for affordable housing • Additional capacity may be needed at Ryedale School depending on phasing and location of sites • Limited sewerage capacity • Proximity of North York Moors Special Area of Conservation (SAC) and the 10km buffer which covers the village • “Fringe of the Moors” Area of High Landscape Value • SINC - Pinfold House Meadow Nawton • Green infrastructure corridor – Dove Ryedale • Visually Important Undeveloped Area (VIUA) in Nawton 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • EA Surface Water Map • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England -Green Infrastructure dataset

	<ul style="list-style-type: none">• Grade 3 Agricultural Land at Beadlam with grade 2 at Nawton• A number of Listed Buildings with a greater concentration in Nawton)• Areas of the village at risk of surface water flooding as identified by the Environment Agency• Scheduled Monuments<ul style="list-style-type: none">○ Pockley Gates round barrow○ Round Barrow east of Riccal Bridge○ Beadlam Minor Romano-British villa○ Stoney Cross - Wayside Cross	
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PART 2: CONSIDERATION OF NEW HOUSING SITES

Residual Requirement for Housing

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

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

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

Whilst Beadlam has not experienced any housing completions within the Plan period, Nawton has experienced development in the form of small, infill developments and a scheme of 21 dwellings which was completed in 2014/2015. Permission was granted for a scheme of 8 dwellings off Station Road- this has not been implemented, and has now expired. To date, 36 dwellings have come forward in Nawton, and none within Beadlam.

Site Submissions

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

Site Reference	Site Location
	Nawton
54	Land South of A170, Snape Hill
55	Land West of Station Road and North of Beckett Close
105	Land South of A170 and North of Station Road
154	Valley View Lodges, Station Road
173	Land to the West of Beckett Close
252	Land to the West of Beckett Close
261	Land South of A170, Snape Hill
367	OS Field No.1521 (West of Wombleton Aerodrome), South of Sykehead Lane
522	Land adjoining Ashton House
610	Land North of Almay, Snape Hill, Nawton
611	Land South of Sykehead Lane
	Beadlam
13	Land East of Southfields, Main Street
147	Land North and West of 1-6 High Lane
267	Land South of High Lane, West of The Croft and North of A170
481	Land South of Birklands, Main Street
639	Land to west of Gale Lane

Site Descriptions - Nawton

Site 54 – Land South of A170, Snape Hill (0.17ha)

The site is an irregular shaped parcel of land on the easternmost edge of the village of Nawton. To the north of the site are an access track, and the A170, which the site is viewable from. To the south are four properties. The topography is undulating and to the east is a single property which sits within a depression and is not readily viewable. The Strategic Flood Risk Assessment identifies that the site is in Flood Zone 1. In terms of agricultural productivity the land is classified as Grade 2. There is no evidence of land instability or contamination. No (identified) heritage assets are proximal. (Same submission as 261 and 610).

Site 55 – Land West of Station Road and North of Beckett Close (0.55ha)

Since the inclusion of this site, a considerable period of time has elapsed, planning permission was sought and granted on the former Visually Important Undeveloped Area (VIUA), and the site is now built out.

Site 105 – Land South of A170 and North of Station Road (1.93ha)

This site is a broadly rectangular parcel of land, which is currently open and grazed, and which is to the eastern part of Nawton; the land is designated a Visually Important Undeveloped Area (VIUA). To the north is the A170 and the sports field. To the south is a residential scheme of mid-20th Century housing, whose backs face onto this field. The site is also bounded by mature trees. The site is in Flood Zone 1. In terms of agricultural land productivity, the land is classified as Grade 2. There is no evidence of land instability or contamination. No (identified) heritage assets are proximal.

Site 154 – Valley View Lodges, Station Road (0.58ha)

The site is part of the former Nawton station complex of the disused Helmsley to Pickering railway line. As a result the site is particularly distinct in its form, being linear, and narrow. The site is currently a holiday lodge complex. The site is the south of the central part of Nawton. The site is in Flood Zone 1, and there is no evidence of land instability. In terms of contamination, Environmental Health have identified that the land was part of the railway line, but no explicit contamination identified. No (identified) heritage assets are proximal. The land is classified as being Grade 3 in terms of agricultural productivity.

Site 173 – Land to the West of Beckett Close (0.99ha)

The site is an irregular shaped parcel of land, which is to the south, and therefore rear of properties on the main street of Nawton. Recent residential development has been undertaken to the east of the site at Beckett Close. The access point to the site is not explicitly identified. There is a car park area to the south eastern side of the site. There is a public footpath which runs to the south of the site. There is a collection of trees to the north-western corner of the site. The land is classified as Grade 3 in terms of agricultural

productivity. The land is not subject to contamination or land instability. No (identified) heritage assets are proximal.

Site 252 – Land to the West of Beckett Close (0.95ha)

The site is broadly similar in extent to the land submission of 173. Although a small part of the northernmost extent of the site has been removed from the site submission. The site is an irregular shaped parcel of land, which is to the south, and therefore rear of properties on the main street of Nawton. Recent residential development has been undertaken to the east of the site at Beckett Close. The access point to the site was not originally identified, but is now proposed as being through from Beckett Close. There is a car park area to the south eastern side of the site. There is a public footpath which runs to the south of the site. There is a collection of trees to the north-western corner of the site. The land is classified as Grade 3 in terms of agricultural productivity. The land is not subject to contamination or land instability. No (identified) heritage assets are proximal.

Site 261 – Land South of A170, Snape Hill (0.17ha)

The site is an irregular shaped parcel of land on the easternmost edge of the village of Nawton. To the north of the site are an access track, and the A170. To the south are four properties. The topography is undulating. The Strategic Flood Risk Assessment identifies that the site is in Flood Zone 1. In terms of agricultural productivity the land is classified as Grade 2. There is no evidence of land instability or contamination. No (identified) heritage assets are proximal. (Same submission as 54 and 610)

Site 367 – OS Field No.1521 (West of Wombleton Aerodrome), South of Sykehead Lane (6.63ha)

The site is some distance from Nawton, being over a kilometre from the edge of the village of Nawton. It is a regular, broadly rectangular shaped field, which is surrounded by farmsteads. The land has been submitted for residential purposes. The land is agricultural land, classified as Grade 3 in terms of its agricultural productivity. The site is within Flood Zone 1. There is no evidence of site contamination and land instability. No (identified) heritage assets are proximal.

Site 522 – Land adjoining Ashton House (0.19ha)

The site is rectangular in shape, and forms part of a series of small paddock/garden areas, and is surrounded by development. The primary school is to the immediate east of the site. There is a Public Right of Way which extends to the east of the site. The site use has not been specified. The access to the site has not been identified, although the land to the south west, which fronts onto the A170, is within the same ownership. However, planning consent has been sought and granted for a single dwelling on this parcel of land. This means that whilst the approval is extant, or the site is built out, the land would then be land locked. The site is surrounded by trees. The land is classified as being Grade 3 in terms of its agricultural productivity, although it is not used for agricultural purposes. There is no evidence of land contamination or instability. No (identified) heritage assets are proximal.

Site 610 – Land North of Almay, Snape Hill, Nawton (0.17ha)

The site is an irregular shaped parcel of land on the easternmost edge of the village of Nawton. To the north of the site are an access track, and the A170. To the south are four properties. The topography is undulating. The Strategic Flood Risk Assessment identifies that the site is in Flood Zone 1. In terms of agricultural productivity the land is classified as Grade 2. There is no evidence of land instability or contamination. No (identified) heritage assets are proximal.

Site 611 – Land South of Sykehead Lane (2ha)

The site is some distance from Nawton, being approximately a kilometre from the edge of the village of Nawton. It is an irregular, shaped field, which is surrounded by farmsteads and adjacent to another land submission at 367. The land has been submitted for mixed uses. The land is agricultural land, classified as Grade 3 in terms of its agricultural productivity. The site is within Flood Zone 1. There is no evidence of site contamination and land instability. No (identified) heritage assets are proximal.

Site Descriptions - Beadlam

Site 13 – Land East of Southfields, Main Street (0.16ha)

The circumstances of this site have now changed. The landowner has confirmed that he has sold on the property, and does not wish to pursue allocation further. The subsequent owner has not provided any indication of their desire to continue the submission.

Site 147 – Land North and West of 1-6 High Lane (3.14ha)

The site is an irregular shaped field to the north west of Beadlam. The land is in agricultural use, and is grazed. The land is elevated, and to the south is the road called High Lane, which is a minor access road to farm properties in the Moors. The land is in Flood Zone 1. There is no identified contamination, but there is unknown filled ground (pond, marsh, stream etc.). The land is classified in terms of its agricultural productivity as Grade 3. No (identified) heritage assets are proximal.

Site 267 – Land South of High Lane, West of the Croft and North of A170 (4.82ha)

The site is a substantial, broadly square cropped field which is to the western edge of Beadlam. The site runs from High lane, to the A170. The land is grade 3 in terms of its agricultural land classification. There is no evidence that the land is contaminated or unstable. No (identified) heritage assets are proximal.

Site 481 – Land South of Birklands, Main Street (5.17ha)

The site is to the south of the A170, abutting the road in part, and is also behind residential development which fronts onto the main road. The site is two cropped fields, one of broadly rectangular shape, and one square. A path runs through the site, between the two fields which gives access to other fields. The land is classed as Grade 3 in terms of it agricultural productivity. There is no evidence of land contamination or land instability. No (identified) heritage assets are proximal.

Site 639 – Land to west of Gale Lane (0.01ha)

The site is a small strip of land which runs to parallel to Gale Lane. It is adjacent to the Ryedale School Site. The land is grazed, and it is also fronted by substantial hedging and mature trees. No (identified) heritage assets are proximal.

Overview and Application of the Site Selection Methodology (SSM) in summary

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

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

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

Whilst the SSM helps to identify individual, site-specific matters, this does not in itself, always provide a clear distinction between sites, or provide the means to determine which site or sites are the most appropriate sites to be taken forward. A consistent issue that has arisen in the site selection process in a number of villages (particularly where a number of sites have been put forward) has been the extent to which sites are acceptable or represent the most appropriate choice(s). In 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 villages of Nawton and Beadlam key matters were:

- Form and character- contribution of sites to character;
- Accessibility of sites;
- Access issues- ability to create a compliant access
- Flood Risk
- Agricultural productivity
- Biodiversity

Settlement-Wide Considerations for Nawton and Beadlam

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

Accessibility

In terms of accessibility, most sites are within a relatively short distance of services and facilities available within villages. However, two of the site submissions, 367 and 611 were

over 1km from the settlement. Aside from the inability of such sites to be integrated into the existing settlement, they would also have residents who would be at a significant disadvantage in terms of accessing facilities in the villages, and the bus service.

Flood Risk

Sites submitted in Nawton and Beadlam are within Flood Zone 1, the lowest level of risk, and the only acceptable location for residential development, when there are sites available in this level of flood risk. This is required in order to comply with the requirements of national planning guidance and the Local Plan strategy in respect of the application of the Sequential Test, which has been endorsed by the Environment Agency. The Strategic Flood Risk Assessment identifies there is a localised high level flood risk running through the settlements. The settlements are identified as being in an area which is identified as being an area for potential groundwater and surface water flood risk. 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 Productivity

In terms of agricultural productivity, the sites proposed on land around the settlements of Nawton are classified as predominantly Grade 3 and some Grade 2 which is typical of settlements at 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 were a site required, 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.

International Level Biodiversity Considerations

Nawton and Beadlam are 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.

Form and character- contribution of sites to character;

Nawton and Beadlam are situated within a zone of transition in respect of landscape form and character. The A170, which runs through the villages, is situated broadly where the land begins to rise from the Vale of Pickering, into the Fringe of the Moors. Both settlements are within the area of High Landscape Value (Fringe of the Moors). The submissions in Beadlam were on elevated land. Some of the submissions in Nawton were on flatter land, one was particularly prominent, open undeveloped land which contributed significantly to the form and character of Nawton. Sites on the entrance to the villages would also be noticeable.

Access issues- ability to create a compliant access

A number of sites did not demonstrate a suitable access, this was sometimes due to not establishing whether an access could be achieved through from an existing road (173 and 252). In the case of site 522, the site submitter, revised the site extent to include land which was also in his ownership to provide access to the site.

Designated Heritage Assets

Neither Beadlam nor Nawton have defined Conservation Areas, there are concentrations of Listed Buildings to the north of both settlements. They are mixture of farms and cottages. In Nawton along the A170 is the Grade II Listed Rose and Crown Inn, and Manor Farm. As identified in the Sustainability Appraisal scoping work, there are some Scheduled Monuments which are whilst not being adjacent to the settlement, still need to be considered:

- Pockley Gates round barrow
- Round Barrow east of Riccal Bridge
- Beadlam Minor Romano-British villa
- Stoney Cross - Wayside Cross

These features are part of a significant, wider archaeological landscape of the Vale of Pickering, representing the long-standing occupation of this area. They are however, a considerable distance from the settlements.

Site- Specific Considerations Nawton

Site 54

Stage 1:

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

Key considerations at Stage 2

The character and development form of Nawton in this part of the village is open and rural in character. This a relatively small site, on sloping ground at the eastern entrance to the village. The development of the site, given the topography may have more of a localised impact, but would be prominent because of the topography. The mature hedging may offer

some limited screening, but the elevated, and sloping topography is such that development would be visually prominent, and with the increase in the density of development, be to the detriment of its semi-rural qualities.

The site is close to the 60 mph sign, and as such, development of the site may result in a need to set the speed limit back.

Site 55

Circumstances have changed since this site was submitted. Outline consent was sought and granted in 2011 for 21 dwellings, with the reserved matters application approved in 2012. This site is being developed, and is nearing completion. The development of these houses will be factored into the supply, and will reduce the amount of further land required for housing in the Service Villages, particularly within Nawton-Beadlam.

Site 105

Stage 1:

The site complies with the Stage 1 criteria.

Key considerations at Stage 2:

This site is an open, grazed paddock/field, which is fenced and surrounded by trees and dwellings on three elevations. Situated on the southern side of the eastern entrance to Nawton; is an attractive open area, which complements the relatively undeveloped northern side of the eastern approach of the village. In the eastern corner of the field, adjacent to the hedge, stands a mature oak tree which is prominent in the landscape locally. It is considered that in the wider landscape the impact of this site would be limited, by virtue of topography and built form. However, the impact in a local landscape context and impact of settlement character would be significant. The open field, in combination with the established boundary character, is a distinctive, attractive rural setting to the entrance of the village.

The land is designated as a Visually Important Undeveloped Area, this is a policy designation which was in the 2002 Local Plan, and continued into the Local Plan Strategy. In examining the site as a site for development, it has confirmed to the Local Planning Authority that the contribution that this field makes to the setting and character of Nawton is sustained, and that its retention as an area of open land is justified.

There is unlikely to be adverse impact on the setting of the National Park, as the site is at some distance from the national park boundary, and the topography in this area is flat. However, the site is in the Fringe of the Moors Area of High Landscape Value, and the site contributes to the character of the settlement.

Site 154

Stage 1:

The site complies with the Stage 1 criteria.

Key considerations at Stage 2

This site is the former railway line, with the ability to allow green infrastructure opportunities. The site has a Public Right of Way, and currently contains a grouping of holiday lodges.

This site is physically separate from the village-proper, and the site is thin and linear (given its historic use), and such it is a feature which is not in keeping with the natural landscape and physiographic features of the area, nor would permanent development be reflecting a nucleated settlement form. It is also at the southernmost extent of the settlement, as the land gently falls away to the lower elevations of the Vale of Pickering. It is considered that permanent development would be of a scale which is not within the capacity of the landscape to accommodate development.

It is a site which runs close to Beadlam, but the villages are already merged, however, this site is physically poorly related to Nawton, and would represent a new 'direction' in Nawton's evolution of form and character.

It is considered that whilst development of this site is unlikely to harm the setting of the National Park, by virtue of its distance and the topography, development of its linear form, in a prominent location when looking from south, and it is considered that development of this, physically distanced and linear site, would be contrary to the established nucleated form of Nawton, to the detriment of its character, and it would be contrary to the objectives of the Fringe of the Moors Area of High Landscape Value.

The site is currently used for holiday lodges. Officers are concerned about the impact on residential amenity from the store/warehouse for carpets. There may be noise levels above that of a residential area, mitigation could potentially be considered, however, this is considered unnecessary given the concerns around form and character.

Site 173

Stage 1:

The site complies with the Stage 1 criteria.

Key considerations at Stage 2:

Initial site observation showed that the site did not have a demonstrable vehicular access. Although there may be the possibility to access the site from Beckett Close, where there is a hammer head and car parking/turning area. Later submissions identify specifically that access will be from Beckett Close.

This site is to the immediate south of residential (and commercial) development within a central situation within the village. The site, by virtue of previous development, and the presence of a high, mature hedge, would mean that this site is physically well screened. The topography is flat, and to the south the land undulates and then begins to fall away, gradually, into the Vale of Pickering.

There is a collection of trees, forming what appear to be the remnants of an orchard to the north eastern part of the site. No details have been provided as to their retention.

The established hedging to the south of the site is a strong physical feature, the form of the site is open and flat. It is considered that the landscape in this area is capable of accommodating development without adversely harming the village

The land is subject to the Area of High Landscape designation. However, it is considered that development of this site would not be harmful to the character of the village, because it

would be a well-contained continuation of nucleated extension of the settlement, and the site is not a visually prominent site, by virtue of the topography and established screening. As such it is considered that the objectives of the Area of High Landscape Value would not be compromised.

Site 252

Stage 1:

The site complies with the Stage 1 criteria.

Key considerations at Stage 2:

The site size is slightly smaller than site 173, through the discounting of a small parcel of land which is to the north east of the main field. Initial site observation showed that the site did not have a demonstrable vehicular access. Although there may be the possibility to access the site from Beckett Close, where there is a hammer head and car parking/turning area. Later submissions identify specifically that access will be from Beckett Close.

This site is to the immediate south of residential (and commercial) development within a central situation within the village. The site, by virtue of previous development, and the presence of a high, mature hedge, would mean that this site is physically well screened. The topography is flat, and to the south the land undulates and then begins to fall away, gradually, into the Vale of Pickering.

There is a collection of trees, forming what appear to be the remnants of an orchard to the north eastern part of the site. No details have been provided as to their retention.

The established hedging to the south of the site is a strong physical feature, the form of the site is open and flat. It is considered that the landscape in this area is capable of accommodating development without adversely harming the village

The land is subject to the Area of High Landscape designation. However, it is considered that development of this site would not be harmful to the character of the village, because it would be a well-contained continuation of nucleated extension of the settlement, and the site is not a visually prominent site, by virtue of the topography and established screening. As such it is considered that the objectives of the Area of High Landscape Value would not be compromised.

Site 261

Stage 1:

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

Key considerations at Stage 2

The character and development form of Nawton in this part of the village is open and rural in character. This a relatively small site, on sloping ground at the eastern entrance to the village. The development of the site, given the topography may have more of a localised impact, but would be prominent because of the topography. The mature hedging may offer some limited screening, but the elevated, and sloping topography is such that development would be visually prominent, and with the increase in the density of development, be to the detriment of its semi- rural qualities.

The site is close to the 60 mph sign, and as such, development of the site may result in a need to set the speed limit back.

Site 367

Stage 1:

The site does not comply with the Stage 1 criteria. The site is a considerable distance, at 1.3km, from the main part of the village of Nawton. It is not considered that this site is capable of providing acceptable levels of non-vehicular access to the facilities and services within Nawton and Beadlam. Also, the distance from the village would not be in compliance with SP1 and SP2 of the Local Plan Strategy which requires allocations for residential development to be adjacent to the built form of a settlement. This is not only for reasons of maximising accessibility, but also to minimise impact on wider landscape character.

Site 522

Stage 1:

The site complies with the Stage 1 criteria.

Key considerations at Stage 2

As a result of planning permission the site has no demonstrable access which is deliverable. As such it is not considered that this site can pass further through to Stage 2.

Site 610

Stage 1:

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

Key considerations at Stage 2

The character and development form of Nawton in this part of the village is open and rural in character. This a relatively small site, on sloping ground at the eastern entrance to the village. The development of the site, given the topography may have more of a localised impact, but would be prominent because of the topography. The mature hedging may offer some limited screening, but the elevated, and sloping topography is such that development would be visually prominent, and with the increase in the density of development, be to the detriment of its semi- rural qualities.

The site is close to the 60 mph sign, and as such, development of the site may result in a need to set the speed limit back.

Site 611

Stage 1:

The site does not comply with the Stage 1 criteria. The site is a considerable distance, at 1.3km, from the main part of the village of Nawton. It is not considered that this site is capable of providing acceptable levels of non-vehicular access to the facilities and services within Nawton and Beadlam. Also, the distance from the village would not be in compliance with SP1 and SP2 of the Local Plan Strategy which requires allocations for residential

development to be adjacent to the built form of a settlement. This is not only for reasons of maximising accessibility, but also to minimise impact on wider landscape character.

Site- Specific Considerations Beadlam

Site 13

The circumstances concerning the position of this site have changed. The site submitter has said that he no longer owns the land and has moved away. The subsequent owner has not expressed interest in continuing the site through the process. Although the site complies with the stage 1 tests, the site is only capable of a small yield. and the access to the site is likely to be prohibitively expensive to bring forward, with an adverse impact on the appearance of the street screen, as identified by the Highways Authority.

Site 147

Stage 1:

The site complies with the Stage 1 criteria.

Key considerations at Stage 2:

To the north of the A170 at this point, the Local Landscape Character type is "Sloping Wooded Farmland", which includes elevated and sloping limestone plateau, with medium sized, regular and linear shaped arable fields, and that there is strong linearity in the landscape features and form. It is considered that the landscape form is sensitive to accommodating development. The site is on elevated land, which is sloping downwards to the south. The site is large, and the land is open. It is considered that the site would be visually intrusive.

It is considered that although distanced from the National Park boundary, the scale of this site, coupled with the open sloping nature of the site will mean that from distance the site will be very visually prominent and harm the setting of Beadlam as a result, and this would be harmful to the Fringe of the Moors Area of High Landscape Value, so designated for the visual sensitivities of the land in this part of the District, and would ultimately detract from the setting of the National Park.

Site 267

Stage 1:

The site complies with the Stage 1 criteria.

Key considerations at Stage 2:

To the north of the A170 at this point, the Local Landscape Character type is "Sloping Wooded Farmland", which includes elevated and sloping limestone plateau, with medium sized, regular and linear shaped arable fields, and that there is strong linearity in the

landscape features and form. The site is on elevated land, which is sloping downwards to the south. The site is large, and the land is open. It is considered that the site would be visually intrusive. It is considered that the landscape form is sensitive to accommodating development.

It is considered that the scale, situation and landscaping of this site would result in development which was visually prominent, and would harm the character and setting of Beadlam as a result, and this would be harmful to the Fringe of the Moors Area of High Landscape Value, so designated for the visual sensitivities of the land in this part of the District. As a result, it is considered that although distanced from the National Park boundary, the scale of this site, coupled with the open sloping nature of the site, will mean that from a distance the site will be very visually prominent and would detract from the setting of the National Park.

Site 481

Stage 1:

The site complies with the Stage 1 criteria.

Key considerations at Stage 2:

The submitter of the site suggested provision of a new access to Ryedale School through the site, and giving an 'improved access' onto the A170. This would be from the existing access point onto the A170 which is within the 30 mph speed restriction, and currently serves a cul-de-sac (Birklands). The Headmaster of Ryedale School, is supportive of the delivery of a new access onto the A170 to serve the school. The Highway Authority advised that access would be acceptable onto Birklands. However, this response was only made on the basis that the access was for a modest housing scheme, not serving the school. The delivery of road infrastructure is a significant expense, and in terms of site viability the delivery of a road to the School would necessitate a level of development which would be visually discordant in this location, and the access may not be technically achievable.

The site is on elevated land, which is sloping downwards to the south. The site is large, and the land is open. It is considered that the development of this site would be visually intrusive. To the south of the A170 at this point, the Local Landscape Character type is "Riverside Wooded Farmland", but, this area has characteristics which are more akin to the adjoining LCA "Sloping Wooded Farmland" which includes elevated and sloping limestone plateau, with medium sized, regular and linear shaped arable fields, and that there is strong linearity in the landscape features and form. This collection of fields perpetuates that character, and then the landform levels out. It is considered that the landscape impact is as significant here as in the two sites to the north of the A170.

It is considered that the scale, situation and landscaping of this site would result in development which was visually prominent, and would harm the character and setting of Beadlam as a result, and this would be harmful to the Fringe of the Moors Area of High Landscape Value, so designated for the visual sensitivities of the land in this part of the District. It is considered that although distanced from the National Park boundary, the scale of this site, coupled with the open sloping nature of the site will mean that from distance the site will be very visually prominent and would detract from the setting of the National Park.

Site 639

Stage 1:

The site does not comply with the stage 1 assessment. The size of the site fails to meet the site size threshold.

Site Findings and Comparative Assessment Grouping Conclusions of SSM for Nawton and Beadlam

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
55	Land West of Station Road and North of Beckett Close, Nawton	Developed	
367	OS Field No.1521 (West of Wombleton Aerodrome), South of Sykehead Lane, Nawton	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
611	Land South of Sykehead Lane, Nawton	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
639	Land to west of Gale Lane, Beadlam	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold)

Site ID	Location	Outcome grouping	Principal reason for outcome
			and therefore is not carried forward/suitable for allocation
13	Land East of Southfields, Main Street, Beadlam	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (access) can be sufficiently mitigated. Site submitter is no longer interested in developing site.
54	Land South of A170, Snape Hill, Nawton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
105	Land South of A170 and North of Station Road, Nawton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
147	Land North and West of 1-6 High Lane, Beadlam	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
154	Valley View Lodges, Station Road, Nawton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
261	Land South of A170, Snape Hill, Nawton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
267	Land South of High Lane, West of The Croft and North of A170, Beadlam	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
481	Land south of Birklands, Main Street, Beadlam	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
522	Land adjoining Ashton House, Nawton	2	Some potential for development was identified at Stage 2 of the Site Selection Methodology. However, planning permission has been recently granted on the access to the site for a dwelling thereby blocking the access.
610	Land South of A170, Snape Hill, Nawton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on

Site ID	Location	Outcome grouping	Principal reason for outcome
			form and character of settlement) can be sufficiently mitigated.
173 /252	Land to the West of Beckett Close, Nawton	4 (approximate yield 20 dwellings)	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations.

In consideration of the sites submitted in Nawton and Beadlam, two sites were potentially capable of, if required, being considered as suitable sites for residential development: site 522 and if the access could be resolved, sites 173/252. In the process of considering site 522, planning permission was granted on the means to access the site (with the site submitter's awareness of the consequences of this). This site was then subsequently categorised as a Group 2 site. Material has been submitted concerning site 173/252 which has confirmed that access is capable of being delivered. As such in the site assessment grouping, the site 173/252 is a categorised as a Group 4 site.

However, Nawton and Beadlam have seen a level of development (34 units in the Plan period to date) which the Local Planning Authority considers 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 Nawton and Beadlam, despite site 173/252 being a site assessed as a Group 4 site.

Conclusions for Proposed Site Allocations in Nawton and Beadlam

There has been no change in the site specific assessment considerations since the 2015 consultation. As such, it is considered appropriate to not allocate a site for further development at Nawton Beadlam within the Plan period. Not prejudging any future spatial approach which a new Plan may define, it is considered that site 173/252 will be considered in the SHLAA update (in terms of sites available) as being a category 1 site.

PART 3: OTHER SITE-SPECIFIC POLICIES

The Policies Map and Site-Specific Designations for Nawton and Beadlam

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 Nawton and Beadlam 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 site specific land allocation(s) once these are formally adopted or any significant recent development that has occurred at the settlements. The redrawing the Development Limits for the village will reflect the following longstanding objectives which are to:

- To provide clear and unambiguous guidance as to where development is likely to be permitted
- To prevent the outward spread of development from settlements spoiling the countryside
- To direct development to existing settlements
- To relate development opportunities in settlements to the number of houses required in the plan period
- To ensure that new development is sympathetic in scale and location to the form and character of settlements
- To assist with the identification of 'exceptions' sites for affordable housing.

Other than to take account of new land allocations, where these are proposed, 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 Beadlam and Nawton. The Development Limits at the settlements are however, proposed to be altered to reflect the recent development at Beckett Close.

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.

Two areas of land are currently designated as VIUA's at Beadlam and Nawton. One of those areas (Beckett Close) has been developed for housing. The remaining site is a field, with treed boundaries, and which is surrounded by development on three sides. The field (which is also a site submission) is considered to make a significant contribution to the setting of the village, providing open space, and a softening, rural edge to the settlement. It is proposed to be retained as a VIUA in the Sites Document.

Area of High Landscape Value

Nawton and Beadlam sit within the Fringe of the Moors Area of High Landscape Value, the gently rising land, strongly rural character, open sweeping elevations mean that with very limited exceptions the land surrounding the village is sensitive to further development.

Other site-specific designations

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

Appendix 1: Summary of representations from 2009 up to 2015

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

Site 54 – Land South of A170, Snape Hill

2009 Public Consultation – Issues raised:

- Small scale infill development would be consistent with the Council's proposed development rules
- Previous planning applications refused- harm to Snape Hill- sporadic development. Appeal upheld- did not contribute to the character of the settlement
- Conflicts with services and residential amenity issues
- Creation of larger site with 105
- Far more land has been submitted than needed, better sites available
- North York Moors 3000m to the west of Nawton. Sites should be informed by a Landscape character assessment

(Nawton Parish Council, LGW Mathews and Natural England)

Site 55 – Land West of Station Road and North of Beckett Close

2009 Public Consultation – Issues raised:

- 55 and 106 sensibly allocated as visually important undeveloped land in the present local plan
- Already subject to a planning approval
- North York Moors 3000m to the west of Nawton. Sites should be informed by a landscape character assessment

(P Sutor, Nawton Parish Council and Natural England)

Site 105 – Land South of A170 and North of Station Road

2009 Public Consultation – Issues raised:

- North York Moors 3000m to the west of Nawton. Sites should be informed by a landscape character assessment
- One of the main approaches to the village would like it to remain open.
- Already quite a density of new development, double the built up area of Nawton
- Too much development in a small area, with adjacent sites to be developed
- Not appropriate for development as Visually Important Undeveloped Area, does not fall within Council's proposed development rules

- Developing this site would increase concentration of new housing disproportionately

(Natural England and Nawton Parish Council)

Site 154 – Valley View Lodges, Station Road

2009 Public Consultation – Issues raised:

- North York Moors 3000m to west of Nawton. Sites should be informed by landscape character assessment
- 225mm sewer- will require relocation or site layout will need to reflect infrastructure
- Not appropriate for development- doesn't fall within the Council's development rules
- Need to address sewerage, vehicular access onto A170 plus pedestrian safety for crossing it
- Quite unrelated to existing village housing

(Natural England, Yorkshire Water, Nawton Parish Council and P Sutor)

Site 173 – Land to the West of Beckett Close

2009 Public Consultation – Issues raised:

- Not appropriate for development- doesn't fall within the Council's development rules
- It would concentrate more development around the axis of Station Rd
- North York Moors 3000m to west of Nawton. Sites should be informed by landscape character assessment

(Nawton Parish Council and Natural England)

Site 252 – Land to the West of Beckett Close

2009 Public Consultation – Issues raised:

- Where is the entry to this site
- North York Moors 3000m to west of Nawton. Sites should be informed by landscape character assessment
- Not appropriate for development- doesn't fall within the Council's development rules
- It would concentrate more development around the axis of Station Rd

(Natural England and Nawton Parish Council)

Site 261 – Land South of A170, Snape Hill

2009 Public Consultation – Issues raised:

- Previous planning applications refused- harm to Snape Hill- sporadic development. Appeal upheld- did not contribute to the character of the settlement
- Conflicts with services and residential amenity issues
- Creation of larger site with 105
- Far more land has been submitted than needed, better sites available
- Small scale infill development would be consistent with the Council's proposed development rules
- North York Moors 3000m to west of Nawton. Sites should be informed by landscape character assessment

(LGW Mathews, Nawton Parish Council and Natural England)

Site 367 – OS Field No.1521 (West of Wombleton Aerodrome), South of Sykehead Lane

2009 Public Consultation – Issues raised:

- Too large site
- No services and facilities
- Wildlife would be affected
- Harome nor Wombleton are Service Villages
- Highway constraints- narrow poor roads to settlements
- Congestion through parking in Wombleton on the street
- Sewerage issues
- Loss of good agricultural land
- Very isolated from the existing villages of Nawton, Harome or Wombleton not sustainable
- Contrary to the principles of the Local Development Framework
- Very remote from public sewers and water mains
- Struggle to imagine housing on this land-who would it appeal to?
- Does not fall within the Council's proposed development rules
- Adjacent to woodland. Ecological survey required in this area
- Urban block in the middle of nowhere

(Mr and Mrs K Hill, P Sutor, Yorkshire Water, Nawton Parish and Natural England)

Site 522 – Land adjoining Ashton House

This site was submitted after the 2009 Public Consultation.

Site 610 – Land North of Almay, Snape Hill, Nawton

This site was submitted after the 2009 Public Consultation, but it is the same site extent as that of 54 and 261.

Site 611 – Land South of Sykehead Lane

This site was submitted after the 2009 Public Consultation.

Beadlam

Site 13 – Land East of Southfields, Main Street

2009 Public Consultation – Issues raised:

- Concerned about access onto the A170 from this site
- Curtilage, therefore previously developed land, and on that basis principle of development acceptable
- Service Village definition in the Core Strategy
- Consultation with NYCC has confirmed access is achievable into the A170
- North York Moors boundary close to settlement. Sites should be informed by Landscape character assessment

(S Thurlow (Parish Council), P Sutor and Natural England)

Site 147 – Land North and West of 1-6 High Lane

2009 Public Consultation – Issues raised:

- No need for this development
- More suitable, smaller sites from the existing village
- Loss of good agricultural land
- If the reason is for presence of Ryedale School, development should be to the south of the A170
- Unacceptably increase traffic onto the road through the village
- On rising land west of Beadlam- would be particularly prominent
- Surprised that Beadlam is a service village
- Any development should follow the pattern of existing development
- Would harm the character of the nucleated settlement
- Development in depth would harm residential amenity enjoyed to the rear of Beech Grove due to rising land levels behind.
- Frontage development should follow the existing building line and take account of existing trees along the road side
- Outside the village boundary
- Impact on residential amenity
- Spoil the compact form of the village- infringement of the natural landscape
- Ryedale school is already oversubscribed
- The primary school is also oversubscribed

- Existing route to school is next to a dangerous road, it has to be crossed with limited views
- The sites are too big

(E B Wilton, P Sutor, Mr and Mrs Teasdale and Mr and Mrs A Scott)

Site 267 – Land South of High Lane, West of the Croft and North of A170

2009 Public Consultation – Issues raised:

- Strong boundary edge to the village, incorporates a number of mature trees
- May be considered to be a visually important undeveloped area
- Development in depth unlikely to be acceptable, and far exceed housing need
- Frontage development may be acceptable if the mature trees are taken into account and respected
- Outside the village boundary
- Impact on residential amenity
- Spoil the compact form of the village- infringement of the natural landscape
- Ryedale school is already oversubscribed
- The primary school is also oversubscribed
- Existing route to school is next to a dangerous road, it has to be crossed with limited views
- The sites are too big
- Development would virtually double size of the village- which has little or no local amenities (unless provided as part of the development)
- On rising land west of Beadlam- would be particularly prominent
- No need for this scale of development
- More suitable sites within the village
- Prime agricultural land
- If the reason for development is Ryedale School – this should mean development is to the south of the A170
- Traffic implications for the rest of the village

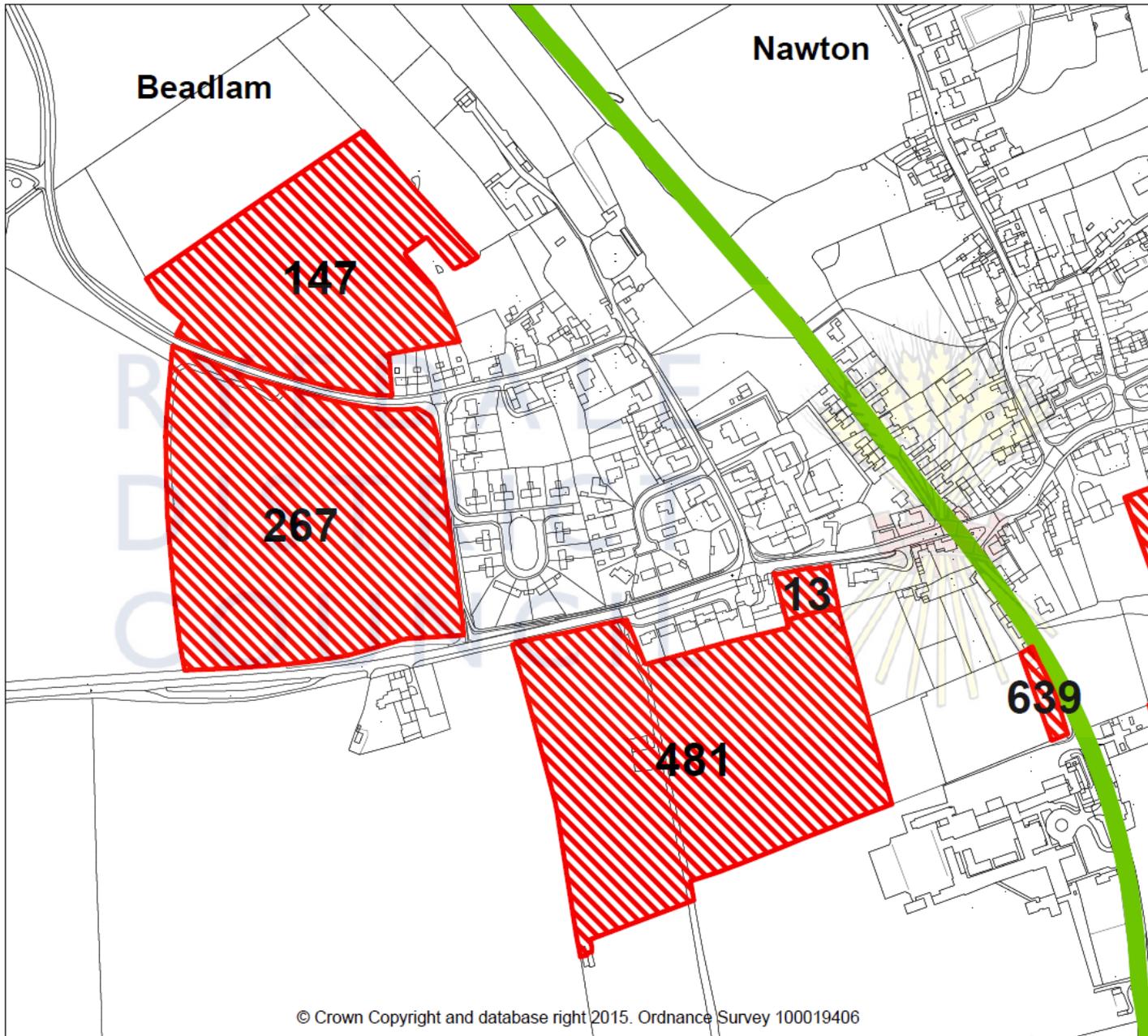
(Mr and Mrs Teasdale, Mr and Mrs Scott, P Sutor, E B Wilton and K Hill)

Site 481 – Land South of Birklands, Main Street

This site was submitted after the 2009 Public Consultation.

Site 639 – Land to west of Gale Lane

This site was submitted after the 2009 Public Consultation.



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Beadlam

Legend

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



1 : 3000 on A3
March 2015

**RYEDALE
DISTRICT
COUNCIL**

