

RYEDALE  
DISTRICT  
COUNCIL



The Ryedale Plan: Local Plan Sites Document

Sherburn Background Paper

---

Ryedale District Council 2017



## **Contents**

### **PART 1: INTRODUCTION AND CONTEXT**

Introduction

Settlement Description - Sherburn

Local Plan Objectives

Strategic Policy Context

Local Sustainability Issues

### **PART 2: CONSIDERATION OF NEW HOUSING SITES**

Residual Requirement for Housing

Site Submissions - Sherburn

Site Descriptions - Sherburn

Overview and Application of Site Selection Methodology in Summary

*Settlement-Wide Considerations*

*Site-specific Considerations*

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Interim Site Assessment Conclusions for Sherburn (2015)

Conclusions for proposed Site Allocations in Sherburn

### **PART 3: OTHER SITE-SPECIFIC POLICIES**

The Policies Map and Site-Specific Designations for Sherburn

### **Appendices**

Appendix 1 - Summary of Consultation Responses from 2009 to 2015

Appendix 2- Plan of Site Submissions

## Part 1: Introduction and Context

### Introduction

---

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

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

### Settlement Description - Sherburn

---

Sherburn is one of the larger villages located on the edge of the Wolds/Vale of Pickering Landscape Character Areas. The settlement is situated on the A64, following a pattern of settlement formation along the former shoreline of the prehistoric Pickering Lake. The village is also on the intersecting road which links Brompton (which is on the northern edge of the Vale of Pickering) with Weaverthorpe, a village in the Wolds.

The majority of the settlement lies predominantly to the north of the A64, on the flatter land of the Vale of Pickering. This is similar to a number of villages in this area. The District-wide landscape character assessment defines the land in which Sherburn is located as being: "Wooded Open Vale". This is a predominant landscape character type within the Vale of Pickering, with defining characteristics such as: flat, low lying terrain; open countryside; long views punctuated by geometric woodland blocks. Sherburn also abuts the northern slopes of the Wolds Area of High Landscape Value, a local landscape designation, which recognises the particular visual sensitivities of the land which rises from the Vale of Pickering to the Wolds Escarpment.

Most of the village lies to the north of the A64. Older properties are concentrated around the crossroads/ junction with the A64 and along the southern part of St Hilda's Street. This is also where most of Sherburn's Listed Buildings are concentrated and the build character is primarily single depth in this area. The Grade II\* Listed Church of St. Hilda, dates from the 12<sup>th</sup> Century and is squared sandstone under a slate roof. This has become, over time incorporated into the village-proper, through post-war development in the village. This has been concentrated, primarily, in the northern most two thirds of the village. These modern developments have been in an estate-style development, occurring at depth. There is also some isolated cul-de-sac developments to the south of the A64.

Wards – a large steel fabrication factory dominates the eastern edge of the settlement. This includes a collection of very substantial, relatively modern industrial units, which extend for approximately one kilometre from St. Hilda's Street and is a long-standing industrial operation.

Sherburn has a collection of green spaces, with two playing fields on the western edge of the village. There is also an allotment area and a play area which is centrally located in the village, and surrounded by residential development. The village also has two Visually Important Undeveloped Areas, the grassed area in front of the School, and the paddock adjacent to the Pastures development which contribute to the character and form of the settlement. Sherburn has two water courses running adjacent to it - West and East Becks.

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

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

The plan/site selection process is designed to identify appropriate future development sites if these are required. In some Service Villages recent (within the Plan Period) planning permissions may mean that a supply of new housing development will be delivered in some locations during this early part of the Plan Period and there may no longer be a need to allocate further sites for this Plan. In November 2015 planning permission was granted for 73 dwellings for one site at Sherburn.

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 Sherburn:

Sherburn	Issue	Information Sources
	<ul style="list-style-type: none"> <li>• Additional capacity required for primary school</li> <li>• Access to the A64</li> <li>• No sewerage capacity</li> <li>• The Yorkshire Wolds Area of High Landscape Value is to the south of the A64</li> <li>• Green Infrastructure Corridor – Wolds</li> <li>• Visually Important Undeveloped Areas (VIUA) in the village</li> <li>• Grade 3 Agricultural Land</li> <li>• Scheduled Monuments               <ul style="list-style-type: none"> <li>○ 1 x round barrow NE of Lawson’s Wold Farm</li> <li>○ 9 x round barrows of Prodham’s Wold Farm</li> </ul> </li> <li>• A few Listed Buildings throughout the village</li> <li>• Areas of the village at risk of surface water flooding as identified by the Environment Agency</li> </ul>	<ul style="list-style-type: none"> <li>• The Ryedale Plan: Local Plan Strategy (2013)</li> <li>• The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012)</li> <li>• EA surface Water Map</li> <li>• Historic Environment Record / Heritage Gateway <a href="http://www.heritagegateway.org.uk/gateway/">http://www.heritagegateway.org.uk/gateway/</a></li> <li>• Natural England -Green Infrastructure dataset</li> </ul>

## Part 2: Consideration of New Housing Sites

### Residual Requirement for Housing

---

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.

5 dwellings have been completed in Sherburn up to 31 March 2017 since the base date of the Plan in 2012. Permission was granted, but has expired, for a scheme of four dwellings within Development Limits. 9 dwellings have been granted in 2016 on site 126.

Outline permission was granted for a scheme of 73 dwellings in 2015 on land at Manor Farm adjacent to the A64. The scheme has however been subject to an appeal and an application for Judicial Review in respect of conditions concerning noise, and mitigation measures to relieve acoustic implication for prospective residents experiencing noise from the A64 and the factory which is across the road from the site. It is anticipated that a revised or detailed scheme may be submitted to include a reduced number of dwellings.

### Site Submissions

---

A 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
12	Land Rear of 54 St Hilda's Street
71	Manor Farm, High Street
74	Land Rear of 54 St Hilda's Street
77	Corner House Farm, High Street
126	Land North of High Street
251	Land North of Sand Lane
253	Land West of The Pastures, High Street
258	Land North of Mill Field
264	Land Rear of 54 St Hilda's Street
283	The Old Vicarage, Vicarage Lane
348	Land South of High Street (A64) and East of Low Mill
605	Land East of Springfield Terrace, High Street

## **Site Descriptions -Sherburn**

---

### **Site 12 – Land Rear of 54 St Hilda's Street (0.34ha)**

The site is a flat paddock to the north-eastern extent of the village. The site is bounded by residential development to the south and west. To the north is the residential curtilage of a single dwelling and to the east is East Beck, which intermittently runs to the eastern side of the village. The site contains a collection of mature trees, a number of which form the boundary treatment for the eastern and northern boundaries. The site does not identify the means of access.

### **Site 71 – Manor Farm, High Street (3.54ha)**

The site is a large, broadly rectangular field with a farm complex to the western side of the site. The site is situated on the southern side of the A64, and extends out from the cross-roads. The field is bounded by a mature hedge and is grazed. The Farm complex includes a series of de-listed farm buildings, which are an attractive complex and contribute to the street scene. Since the site was submitted, planning permission has been sought and granted for 73 dwellings. The farm house and outbuildings are excluded from the planning application.

### **Site 74 – Land Rear of 54 St Hilda's Street (0.56ha)**

The site is a flat paddock to the north-eastern extent of the village. The site is bounded by residential development to the south and west. To the north is the residential curtilage of a single dwelling and to the east is East Beck, which intermittently runs to the eastern side of the village. The site contains a collection of mature trees, a number of which form the boundary treatment for the eastern and northern boundaries. This site is larger than the site submission 12, and also does not show the means of access.

### **Site 77 – Corner House Farm, High Street (0.51ha)**

The site is a parcel of land to the immediate north of the A64, and adjacent the existing built up area of the village. The land is scrubby, with no identified use, although it used to have buildings on the site, but these have been demolished. The shape of the site is an “L” form, and so it wraps around a modern housing estate. The boundary treatments to the site are mixed, with intermittent hedging, and fencing. To the immediate west of the site is the Grade II Listed Corner Farmhouse, which also contains a number of outbuildings which are also listed in their own right.

### **Site 126 – Land North of High Street (0.17ha)**

The site is a former paddock area close to the A64, on the western side of the village, in close proximity to the cross-roads. There is no frontage development, but properties are to the east and west of the site, and to the rear is a further paddock. The site is adjacent to the Listed Building known formerly as 'Pigeon Pie', which was converted back to dwellings recently. No access is identified, but the site is adjacent to the access which serves the recent conversion scheme of the Pigeon Pie. Planning permission has been sought and granted on this site, and the land to the front (which was not part of this site submission), and utilises the established access onto the A64.

### **Site 251 – Land North of Sand Lane (0.8ha)**

Situated to the extreme south of the village, the site is a triangular plot which follows the form of the field boundaries, straddled between two roads, and set back away from the village. The land is grazed, and bounded by mature hedging. The site is not proximal to any designated heritage assets.

### **Site 253 – Land West of The Pastures, High Street (0.3ha)**

The site is a regular shaped, grazed paddock. It is situated immediately south of the A64, between the Forge/Brewery and the later twentieth century development, the Pastures. There is designated heritage assets proximal, in particular the Brewery House, a grade II listed Farmhouse. The site is designated as a Visually Important Undeveloped Area within the 2002 Ryedale Local Plan.

### **Site 258 – Land North of Mill Field (1.77ha)**

The site includes a relatively large, single grazed field, which is to the rear (northwards) of a small collection of properties (residential) which are isolated from the settlement-proper. The site extent was revised to include land to the front of existing properties, with two strips, which provide access between the sites. This means the land abuts the A64, adjacent to the lane called 'Millfield'. The fields are bounded by a mixture of hedging and fencing. To the north are large, open fields. To the east, paddocks associated with properties on St. Hilda's Street. To the south is the collection of residential properties and to the east are further fields.

### **Site 264 – Land Rear of 54 St Hilda's Street (0.41ha)**

The site is a flat paddock to the north-eastern extent of the village. The site is bounded by residential development to the south and west. To the north is the residential curtilage of a single dwelling and to the east is East Beck, which intermittently runs to the eastern side of the village. The site contains a collection of mature trees, a number of which form the boundary treatment for the eastern and northern boundaries. Concerning heritage assets, the Listed St. Hilda's church is a reasonable distance from the site, and so development is

unlikely to affect the setting of the Church, as there is a collection of residential properties which would act as a buffer. The site is the latest site submission in this part of the village. It also identifies the access from East Beck Close, which the Highway Authority confirmed is capable of being achieved in a compliant manner.

#### **Site 283 – The Old Vicarage, Vicarage Lane (0.16ha)**

This site just falls within the allocation site-threshold. It is situated within the built-up area of the settlement, to the rear of the vicarage (currently its garden area). The site is adjacent to car parking for existing properties, an area of allotments, and an area of public open space. The circumstances of this site have changed since it was submitted. The site was subject to a planning permission granted in 2011, application reference 11/00166/FUL, for the erection of 4no. two-bedroom dwellings. However, this development was not commenced, and the scheme has now expired, but is within Development Limits.

#### **Site 348 – Land South of High Street (A64) and East of Low Mill (4.8ha)**

The site is distanced from the village proper, and is proposed to be a leisure and tourism enterprise. The field is broadly rectangular, but the presence of a waterway means the western boundary is irregular in form. There is currently a farm and outbuildings, and an existing specialist caravan and camping enterprise. The site is adjacent to the A64, to the south of the road, and is to the east- southeast of the village.

#### **Site 605 – Land East of Springfield Terrace, High Street (1.08ha)**

This is a broadly rectangular field which is situated to the south west of the village, to the immediate south of the A64. It is positioned between a post war cul-de-sac development, and the former brewery/forge complex. The land is a grazed paddock. It is an archaeologically sensitive area. In terms of heritage assets there is a Listed Mile Post, which is not a discernible distance to the site. There is also a former brewery complex which includes the listed Brewery House. Records show that the site overlaps with a former Brewery site which was in operation from 1854 to 1950.

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

---

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

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

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

- Accessibility and A64 Access
- Setting of Listed Buildings, archaeology
- Flood risk
- Form and character
- Agricultural land productivity
- Amenity considerations - proximity of Atlas Wards
- Views of the Wolds

### ***Settlement-Wide Considerations - Sherburn***

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

#### **Accessibility**

In terms of accessibility, the sites are within a relatively short distance of services and facilities available within Sherburn. The settlement is on the A64, and as such access would need to be provided ideally not off the A64 directly, so that it can be served by the signalised junction. Existing access points can be reutilised, or moved, but new access points will be generally not considered appropriate.

#### **Flood Zone**

Sites in Sherburn are within Flood Zone 1, the lowest level of risk, and the only acceptable location for residential development, when there are sites available in this level of flood risk.

This is required in order to comply with the requirements of national planning guidance and the Local Plan strategy in respect of the application of the Sequential Test, which has been endorsed by the Environment Agency. Surface water drainage issues have been anecdotally identified. The Strategic Flood Risk Assessment identifies localised, and low-level risk of surface water flooding. The settlement is not within a Critical Drainage Zone. It is within zone of potential of groundwater and surface runoff flood risk (Zone A). There are some discreet areas of high and medium surface water flood risk. As such a Flood Risk Assessment would be required to consider the flood risk management further. However, for sites over 1ha, a flood risk assessment is required to ensure that surface water attenuation is maximised to at least greenfield runoff rates.

### **Agricultural Land Productivity**

In terms of agricultural productivity, the sites proposed on land around the settlement of Sherburn are classified as predominantly Grade 3, 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 Sherburn, there is the potential loss of BaMV agricultural land. However, this loss has to be balanced against the above matters, and that any development will use the land in an efficient manner. Sites within the Service Villages are unlikely to be of a significant scale, and a number of sites adjacent to the settlements are grazed.

### **Archaeology/Heritage Assets**

Sherburn lies within the Vale of Pickering landscape character area. English Heritage have prepared a Statement of Significance to demonstrate the unique qualities of the Vale of Pickering, particularly in terms of its rich archaeological heritage. The village (like many villages along the foot slope of the Wolds) have existed for multiple centuries and there is a immense archaeological record showing settlement chronology dating back millennia. All sites would need to undertake geophysical surveying in the first instance to establish the archaeological features within this area. As referred to earlier, it is acknowledged that a specific policy framework is needed to ensure that where development occurs, there is a means to ensure that an appropriate evaluation is possible of any archaeological assets which may be found through site development.

Scheduled Monuments include a round barrow NE of Lawson's Wold Farm and nine round barrows of Prodham's Wold Farm. These are of a considerable distance from Sherburn, which is where residential development would be focussed. As such there would be no impact on the setting of these assets.

Sherburn contains 10 Listed Buildings are concentrated the village, and a Milepost which is out with the main village along the A64. The Listed Buildings are concentrated in two areas, primarily along the A64, close to the cross roads, and include of two farmsteads, a former public house, two cottages and the forge. There is a further concentration to the north of the

village- including the Church, Lynch Gate and Wall and the village cross. The church of St. Hilda's is Grade II\*, dating from the 12<sup>th</sup> Century with 20<sup>th</sup> Century re-building in parts. Whilst the sites submitted were located so as not to affect the setting of the northern assets. Sites to the south had the potential to affect the setting of listed buildings.

## **Landscape**

The Yorkshire Wolds Area of High Landscape Value is to the south of the A64. It begins close to the built extent of Sherburn, where the land begins to rise. The setting of Sherburn is very strongly influenced by the rising backdrop of the Wolds. Views to the rising land are achieved from a number of positions within the village, and the ability to view the land is achieved through the gaps in development along the A64.

## **Amenity Considerations**

Atlas Wards (Severfield) is a major employer, alongside Kingspan, and occupies a site over 20 hectares within the Village of Sherburn, and provides various metal working, construction and engineering producing low rise steel frames for a range of use. Activities can be noisy, and operations. As such, sites in close proximity would be potentially adversely affected by the noise from the site. As such, noise assessments would be required to establish the nature of acoustic amenity and any development proposals would need to respond to any issues that are raised.

## ***Site- Specific Considerations Sherburn***

### **Site 12**

#### *Stage 1:*

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

#### *Key considerations at Stage 2*

Concerning heritage assets, the Listed St. Hilda's church is a reasonable distance from the site, with intervening development which would act as a buffer, and so development would have no affect the setting of the Church.

Regarding the impact on the highway, the site potentially can access the main street, and so be served by the junction which is served by traffic lights. However, the site extent does not include the access onto East beck Close, and such access cannot be inferred. The later submission 264 identifies the access.

This site is within the Vale of Pickering National Character Area. The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain which is punctuated by woodland blocks. The site is adjacent the existing built form of the village. The adjacent properties are large, low density builds, and the scheme would extend from the existing cul-de-sac development. The site is surrounded by mature trees, and bounded on the east by

the Beck. It is considered that in landscape terms the site could be accommodated in the landscape. The most notable landscape features relate to the presence of the mature trees which would provide some form of natural, intermediate screening. The land is flat, and this is not a feature which could, or indeed should be mitigated.

## **Site 71**

### *Stage 1:*

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

### *Key considerations at Stage 2*

The site is within an acceptable walking distance of the village facilities. There would be a need to retain or divert (within site) the existing section of PRoW which transverses the south-western corner of the site. Regarding the impact on the highway, the site potentially can access the main street, and so be served by the junction which is served by traffic lights.

This site is within the Vale of Pickering National Character Area. It is considered to be in the "Sand and Gravel Vale Fringe" in the North Yorkshire Landscape Character Assessment, which recognises this as a transition zone between the Vale of Pickering and the Wolds. The village of Sherburn is broadly concentrated to the North of the A64, and historically development to the south of the A64 has been limited and sporadic, acknowledging and protecting the open, sweeping, gently rising land which rises to ultimately form the Wolds escarpment. The site is within the Wolds Area of High Landscape Value designation in recognition of this sensitivity. It is considered that development to the south will therefore require very careful consideration to ensure that the character, approach to, and form of Sherburn are not altered to its detriment. It is considered that this site is visually prominent, and its development would have a significant impact on the setting and character of Sherburn. The open sweeping nature of this site, in relation to the Wolds, combined with the absence of development (other than the farm) mean that the inherent landscape features make the ability for development of this scale to be assimilated into the landscape difficult.

The site contains the de-listed farm buildings which are to the east of the Grade II Listed Pasture House Farmhouse, but belong to the Manor Farm. They are an attractive complex of buildings, with a cart and implement shed, which contribute to the character of this part of Sherburn, their retention would be desirable.

The Council's Tree and Landscape Officer has made the following recommendations: retain existing hedged boundaries and instigate management techniques to ensure their enhancement with additional planting and new trees. Retain existing two sycamores within site and include within any new open space area and protect as necessary throughout the development phase. Ensure a good quality of landscaping throughout the development.

## **Site 74**

### *Stage 1:*

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

### *Key considerations at Stage 2*

Concerning heritage assets, the Listed St. Hilda's church is a reasonable distance from the site, with intervening development which would act as a buffer, and so development would have no affect the setting of the Church.

Regarding the impact on the highway, the site potentially can access the main street, and so be served by the junction which is served by traffic lights. However, the site extent does not include the access onto East beck Close, and such access cannot be inferred. The later submission 264 identifies the access.

This site is within the Vale of Pickering National Character Area. The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain which is punctuated by woodland blocks. The site is adjacent the existing built form of the village. The adjacent properties are large, low density builds, and the scheme would extend from the existing cul-de-sac development. The site is surrounded by mature trees, and bounded on the east by the Beck. It is considered that in landscape terms the site could be accommodated in the landscape. The most notable landscape features relate to the presence of the mature trees which would provide some form of natural, intermediate screening. The land is flat, and this is not a feature which could, or indeed should be mitigated.

## **Site 77**

### *Stage 1:*

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

### *Key considerations at Stage 2*

The site is within a reasonable walking distance of the village's services. Access is not achievable directly off the A64. The existing access serves the Corner Farm Listed Building complex which is now a converted holiday let. The means to access this land has been blocked off. Given a new access cannot be created, access would need to be provided through the existing estate, this would then link onto St. Hilda's Street, and then be served by the signalised junction. However, the ownership of the grass has been ascertained and is unlikely to approve the access.

This site is within the Vale of Pickering National Character Area. The land is flat, and is considered to be in the "Sand and Gravel Vale Fringe" in the North Yorkshire Landscape Character Assessment, which recognises this as a transition zone between the Vale of Pickering and the Wolds. The site is adjacent to existing development to the north of the A64, on land which is relatively flat, and has some hedging which provides some screening. It is considered that in landscape terms development of the site could be accommodated,

and indeed there is an opportunity to enhance the entrance to the village, and is a patch of scrubland, with sporadic hedging providing some screening. The site is a previously developed site, with various outbuildings on the site which have now been demolished.

This site is adjacent to the Listed Corner Farmhouse, and the listed outbuildings that are associated with the farmhouse. Development would need to consider the setting of these elements, but mitigation is possible. Given the situation within the village, and the scale of the site, it is also to the rear of a listed former farm complex, and indeed with appropriate landscaping there is an opportunity to enhance the entrance to the village.

Previous planning permissions have sought to redevelop the site. Concerns raised on an application made in 2011 led to the refusal of permission due to unacceptable harm to prospective residents due to levels of noise from the operations of Wards, at sensitive times of the day and night, and no reasonable mitigation.

## **Site 126**

### *Stage 1:*

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

### *Key considerations at Stage 2*

The site is a short walk from the village's facilities. Development of the site, would increase the use of the access which is directly onto the A64, and in close proximity of the signalised junction, which may impede ingress and egress. Highways England are satisfied with the increased use of the existing access due to the slower speeds.

This site is within the Vale of Pickering National Character Area. The land is flat, and is considered to be in the "Sand and Gravel Vale Fringe" in the North Yorkshire Landscape Character Assessment, which recognises this as a transition zone between the Vale of Pickering and the Wolds. The site is partly previously developed land, and is surrounded by developments, with some paddock areas, but it is predominantly within the built form of the village, to the north of the A64. It is considered that given that it is within the built up part of the village, small in scale and on flatter land the development is unlikely to harm the character and setting of Sherburn, and that the landscape can accommodate development.

This is adjacent to the Grade II Listed Former 'Pigeon Pie', which was converted back to dwellings; the setting of these dwellings will be a key consideration. It is considered that through the appropriate scale and massing and orientation of development that mitigation is possible, and this was established (subject to conditions) through the consideration of the planning application 16/01088/FUL

Noise considerations concerning noise from the A64 have been established, considered and addressed in a Plan-compliant manner through the determination of the planning application 16/01088/FUL.

The site was originally only reasonably capable of delivering 3 units, and as such is not capable of delivering any affordable housing provision. However, utilising frontage land, and

using the established access a total of 9 units have been granted permission, with a 35% affordable housing commuted sum contribution.

## **Site 251**

### *Stage 1:*

The site complies with the stage one of the Site Selection Methodology. However, the site is not well-related to the existing built form of the settlement, and this is considered through the stage 2 assessment:

### *Key considerations at Stage 2*

The site is reasonably close to the village's facilities. In terms of traffic implications, the site would access the A64 from a minor road which is served by the signalised junction.

This site straddles both the Yorkshire Wolds and the Vale of Pickering National Character Area. The land is gently rising, and is considered to be in the "Sand and Gravel Vale Fringe" in the North Yorkshire Landscape Character Assessment, which recognises this as a transition zone between the Vale of Pickering and the Wolds. It recognises the strong intervisibility between these areas, and that the rising land of the Wolds creates a prominent backdrop. The site is on very gently sloping land, it is beyond this field that the land begins to rise significantly.

The village of Sherburn is broadly concentrated to the North of the A64, and historically development to the south of the A64 has been limited, reflecting and protecting the open sweeping, gently rising land. It is considered that development to the south will require very careful consideration to ensure that the character, approach to, and form of Sherburn is not altered to its detriment. This site in particular, extends further south than any other submission.

It is considered that this site does not reflect the settlement evolution of Sherburn; being on the rising land to the north of the A64, but also by virtue of its form the triangular plot is isolated and has a poor visual association with the rest of the village. This site is not capable of utilising existing landscape features. The site straddles between two roads, and set back from the village does not have a strong association with the village. The land is gently rising, as the land rises into the Wolds, and so it would be visually prominent, and appear as an intrusive wedge.

## **Site 253**

### *Stage 1:*

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

### *Key considerations at Stage 2*

The site is within an acceptable walking distance of the village's facilities. Access to the site has not been identified, access could be achieved directly off the A64, which would be a

challenge in light of Highways England advice, or access may be achievable off the 'Pastures' development.

This site is within the Vale of Pickering National Character Area. The land is gently rising, and is considered to be in the "Sand and Gravel Vale Fringe" in the North Yorkshire Landscape Character Assessment, which recognises this as a transition zone between the Vale of Pickering and the Wolds. It recognises the strong intervisibility between these areas, and that the rising land of the Wolds creates a prominent backdrop. This is a paddock area, and the open land provides intermittent views of the Wolds. The village of Sherburn, is broadly concentrated to the North of the A64, and historically development to the south of the A64 has been limited, reflecting and protecting the open sweeping, gently rising land. It is considered that development to the south will require very careful consideration to ensure that the character, approach to, and form of Sherburn is not altered to its detriment.

This site is designated a Visually Important Undeveloped Area, and through the site assessment process it is considered that its retention is justified: it affords the ability to read the sweeping rise of the land to the Wolds (at distance) and provide a physical break between residential development and the former brewery. The site is adjacent to the Brewery House, a grade II listed former farmhouse. The Listed Building is offered only limited screened from the site by existing out buildings, which run the depth of the site. It is considered that the development of this site would harm that intermittent intervisibility, and detract from setting of the Listed Buildings.

## **Site 258**

### *Stage 1:*

The site complies with the stage one of the Site Selection Methodology. However, the site is not well-related to the existing built form of the settlement, and this is considered through the stage 2 assessment:

### *Key considerations at Stage 2*

Development of this site would be a very substantial development in a westerly direction for the village. The site is not visually or physically well related to the existing settlement, and there would still be fields which separated the housing from the main village.

This site is within the Vale of Pickering National Character Area. The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain, which affords long views, which are punctuated by woodland blocks. The site is to the rear and frontage of a small, sporadic collection of properties, which have organically developed. These properties have a limited visual and physical relationship to Sherburn, with the majority of Sherburn's development following the road which links into the Vale of Pickering. This site is accessed from the A64 and is offset to the west of the village proper. The site is relatively large, and currently affords the open views. It is considered that this site, in terms of its scale, the topography and, in particular, its lack of physical association with the village-proper, means that the site would be incongruous, and that the landscape is not capable of accommodating this form of development.

The site access would be directly onto the A64, and it is not possible to physically link onto St. Hilda's Street which is served by the traffic-lighted junction. Highways England would have significant concerns about the creation of new access points onto the A64, particularly in relation to the proximity of existing junctions. The Highway Authority has advised: The site does not include sufficient frontage to enable an access of acceptable standards to be formed on the public highway. The existing access would require significant improvement and need widening to meet adoptable standards. Improvements are restricted due to existing infrastructure. Junction spacing should be considered carefully, adhering to North Yorkshire County Council's residential design guide. There is the existing access to Mill Field, but the site extent does not include it, but abuts it.

Part of the site has been subjected to geophysical surveying, undertaken by the Landscape Research Centre, and anomalies were identified, but no trial trenching (the County Council's Heritage Unit) has been undertaken. Trial trenching has been advised to clarify the nature and significance of any archaeological remains.

## **Site 264**

### *Stage 1:*

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

### *Key considerations at Stage 2*

Concerning heritage assets, the Listed St. Hilda's church is a reasonable distance from the site, with intervening development which would act as a buffer, and so development would have no affect the setting of the Church.

Regarding the impact on the highway, the site potentially can access the main street, and so be served by the junction which is served by traffic lights. Unlike earlier submissions (12 and 74) the site extent does identify the access onto East beck Close. The Highway Authority have confirmed that a compliant access is capable of being achieved.

This site is within the Vale of Pickering National Character Area. The Local Landscape Character type is Wooded Open Vale, reflecting the flat, low lying terrain which is punctuated by woodland blocks. The site is adjacent the existing built form of the village. The adjacent properties are large, low density builds, and the scheme would extend from the existing cul-de-sac development. The site is surrounded by mature trees, and bounded on the east by the Beck. It is considered that in landscape terms the site could be accommodated in the landscape. The most notable landscape features relate to the presence of the mature trees which would provide some form of natural, intermediate screening. The land is flat, and this is not a feature which could, or indeed should be mitigated.

## **Site 283**

### *Stage 1:*

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

### *Key considerations at Stage 2:*

The circumstances of this site have changed since it was submitted as a potential allocation. The site obtained planning permission for 4 dwellings, but this has, in the intervening period, expired. The site performs well through the site assessment process. The site is well contained within the built form of the settlement. It displays good levels of accessibility, and accesses the A64 by signalised junction. The site is small, and planning permission was only for 4 units. As such, the site delivers no affordable housing.

### **Site 348**

#### *Stage 1:*

The site does not comply with the stage 1 sift as the proposed use is tourism and leisure. The site selection process is concerned with, in the Service Villages, the allocation of land for residential development. Other forms of development would be considered through the planning application process, and assessed against the policies of the Local Plan Strategy. Also, the site is not adjacent to the built form of the village of Sherburn.

### **Site 605**

#### *Stage 1:*

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

#### *Key considerations at Stage 2*

Highways England have advised that the site access would be directly onto the A64, and it is not possible to physically link onto St. Hilda's Street which is served by the traffic-lighted junction. For the number of houses capable of being delivered, it is not able to support an application with a new access onto the A64. The County Council Highways Officer has advised: Access can be achieved off the high street. Accessibility criteria can be met. Consideration should be given to the cumulative impact of sites accessing the High Street. Junction spacing should be considered carefully, adhering to NYCC's residential design guide.

This site straddles both the Yorkshire Wolds and the Vale of Pickering National Character Area. The land is gently rising, and is considered to be in the "Sand and Gravel Vale Fringe" in the North Yorkshire Landscape Character Assessment, which recognises this as a transition zone between the Vale of Pickering and the Wolds. It recognises the strong intervisibility between these areas, and that the rising land of the Wolds creates a prominent backdrop. This is open field, which is positioned between the mid-twentieth century cul-de-sac, and the Forge. The land provides intermittent views of the Wolds. It thus contributes the character of Sherburn by affording a visual relationship with the Wolds, and providing a continuation of the development pattern to the south of the A64 being limited and intermittent. It is considered therefore that the landscape development at this site would detract from the existing open qualities.

The village of Sherburn, is broadly concentrated to the North of the A64, and historically development to the south of the A64 has been limited, reflecting and protecting the open sweeping, gently rising land. It is considered that development to the south will require very careful consideration to ensure that the character, approach to, and form of Sherburn is not altered to its detriment. This site affords the ability to read the sweeping rise of the land to the Wolds, and development would detract from that ability. Site 605 contributes to the character of the area, alongside site 253 which provides these intermittent open views of the Wolds. The "council housing" scheme is a harsh edge. But is a product of its time.

This is an Archaeologically Sensitive Area, and preliminary investigations have been undertaken. NYCC Heritage Unit advises: This site has already been subject to geophysical survey carried out by the Landscape Research Centre. However, no trial trenching has, to our knowledge, been undertaken to assess the anomalies identified by the survey. Therefore, trial trenching is advised to clarify the nature and significance of any archaeological remains.

### Site Findings and Interim Comparative Assessment Grouping Conclusions of SSM

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

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

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

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

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

Site ID	Location	Outcome grouping	Principal reason for outcome
348	Land South of High Street (A64) and East of Low Mill	1	Fails Stage 1 of the Site Selection Methodology (proposed use) and therefore is not carried forward/suitable for allocation.
605	Land East of Springfield Terrace, High Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character can be sufficiently mitigated.
253	Land West of The Pastures, High Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an

Site ID	Location	Outcome grouping	Principal reason for outcome
			adverse impact on settlement form and character can be sufficiently mitigated.
251	Land North of Sand Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character can be sufficiently mitigated.
77	Land to east of Corner House Farm, High Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character and residential amenity can be sufficiently mitigated.
71	Land to south and east of Manor Farm, High Street	3	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (reduced site area) is potentially achievable. Currently there are, however, alternative sites at the settlement which are capable of being delivered which better protect/enhance the form and character of the settlement (This site is now a 'minded to approve' planning application for 73 dwellings)
283	Land to rear of The Old Vicarage, Vicarage Lane	4 (approximate yield 4 dwellings)	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations (This site was subject to planning approval which has expired)
126	Land North of High Street and west of St. Hilda's Street	Originally group 2, now 4	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations, as identified through conditions on planning permission 16/01088/FUL
264 (12/74)	Land to the north of East Beck Close	4 (approximate yield 8 dwellings)	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations (site 12 and 74 do not identify the access and are not considered to be group 4 sites)

### Interim Site Assessment Conclusions for Sherburn (2015)

In terms of individual site performance, sites 283 and site 264 performed well as Group 4 sites, the former was subject to a planning permission which has since expired, and due to the size of the site, and lack of affordable housing, was originally not progressed as a preferred site for allocation. However, the site could be considered within the context of Policy SP2 of the Local Plan Strategy.

Site 71 was identified as being a site which performed reasonably well, but for the scale of the site and the consequential impact on the form and character and landscape setting of the settlement. It was considered that some form of scaling back, ensuring that the site did not extend to its full eastern extent, would have created a more integrated form of development. The Sites Consultation did identify that the full site was 'Minded to Approve' as part of a planning application.

As such, despite group 4 status for sites 283 and 264, no preferred allocation sites were identified for Sherburn, on the basis of the likelihood of planning permission being granted for site 71. During the Sites Consultation event, the s.106 agreement was signed.

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

---

During the Sites Consultation 2015, site 71 was granted planning permission for 73 units and is identified as a commitment in the Sites Document.

The Local Planning Authority considers that 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 Sherburn.

This site, at 73 units, is a significant component of the supply in the Service Village 'tier', and it will be identified as a commitment in the Local Plan Sites Document. This permission has subsequently been the subject of a number of court judgements regarding the ability to deliver Plan-compliant acoustic environment for residents. This is likely to result in a lower number of units, but it is considered that this will not result in an undersupply of dwellings across the service villages- taking account of completions, commitments and allocations proposed in the Sites Document.

Site 283 was subject of a planning permission, which has now expired. The site is only above the allocation threshold (albeit by a small margin). The Local Planning Authority will not allocate this site as a commitment due to the site's inability to provide affordable housing, and clear deliverability issues. The Local Plan Strategy framework (Policy SP2 in particular) provides the ability to consider the site, over the Plan period, should the site be reconsidered for planning permission.

Site 126 has undergone a significant change in its circumstances, with the granting of planning permission in 2016 for 9 units, due to the enlargement of the site, and utilisation of the access onto the A64.

## Part 3. Other Site-Specific Policies

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

---

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 Sherburn were established in the previous Ryedale Local Plan (2002). They have been carried forward for use in the Ryedale Plan Local Plan Strategy and will be redrawn to include any new land allocation once these are formally adopted. The process of selecting new development sites and subsequently, redrawing the Development Limits for the village will reflect the following longstanding objectives which are to:

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

Other than to take account of new land allocations where appropriate, the Council does not intend to make any further alterations to the existing defined Development Limits unless this is in response to an obvious anomaly which has remained undetected since the limits were originally adopted or to take account of any subsequent new development or change. No such anomalies have been identified for Sherburn. Sherburn has two isolated collections of dwellings, and these are subject to their own Development Limits. These are the cul-de-sac development of the A64 at Springfield Terrace, and collection of properties to the east of Sherburn Village. It is considered reasonable to retain these 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 VIUA's.

Sherburn has two Visually Important Undeveloped Areas; a parcel of land between the late 20th Century Development 'The Pastures', and the Old Brewery (Including Grade II Listed Brewery House) south of the A64. The site has been submitted for consideration as a site for development. However, it is considered that open space contributes to the form and character of Sherburn, by providing a break between the modern development and the former brewery complex (which is also listed). The second is a section of verge in St. Hilda's Street, in front of the Primary School. Both VIUAs have been considered as being still relevant and appropriate. No further VIUAs are proposed at this settlement.

### ***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.

Atlas Wards of Sherburn is a sizable complex which undertakes advanced engineering. The site is identified as a Core Employment site in SP6 of the 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 12 – Land Rear of 54 St Hilda's Street**

2009 Public Consultation – Issues raised:

- No sites should be developed
- Development would spoil the country-feel and wildlife
- No need for housing in the village.

(The responses received for this were anonymous)

#### **Site 71 – Manor Farm, High Street**

2009 Public Consultation – Issues raised:

- No sites should be developed
- Development would spoil the country-feel and wildlife
- No need for housing in the village
- Good site for larger development of mixed housing
- Dry sound land
- Easy access to roads

(Anon. and RGP Mason)

#### **Site 74 – Land Rear of 54 St Hilda's Street**

2009 Public Consultation – Issues raised:

- No sites should be developed
- Development would spoil the country-feel and wildlife
- No need for housing in the village
- Outside development area
- Area of national archaeological importance

(The responses received for this were anonymous)

#### **Site 77 – Corner House Farm, High Street**

2009 Public Consultation – Issues raised:

- Outbuildings to rear of Corner Farmhouse are grade II Listed, development of the site will need to ensure that the special character and setting of these buildings is safeguarded
- No sites should be developed
- Development would spoil the country-feel and wildlife
- No need for housing in the village

(English Heritage and Anon.)

### **Site 126 – Land North of High Street**

2009 Public Consultation – Issues raised:

- No sites should be developed
- Development would spoil the country-feel and wildlife
- No need for housing in the village

(The responses received for this were anonymous)

### **Site 251 – Land North of Sand Lane**

2009 Public Consultation – Issues raised:

- No sites should be developed
- Development would spoil the country-feel and wildlife
- No need for housing in the village
- Good site on sound dry land
- Previously developed
- Good access achievable.

(Anon. and RGP Mason)

### **Site 253 – Land West of The Pastures, High Street**

2009 Public Consultation – Issues raised:

- Adjacent to the curtilage of the Brewery House on High St. Grade II Listed Building. Will need to ensure that development safeguards the special character and setting of this building
- Sewer, retention tank and overflow sewer. Sewers need diverting or site layout to reflect infrastructure
- No sites should be developed
- Development would spoil the country-feel and wildlife

- No need for housing in the village.  
(English Heritage; Yorkshire Water, and Anon.)

#### **Site 258 – Land North of Mill Field**

2009 Public Consultation – Issues raised:

- 225 mm Sewer will require relocation or site layout to reflect infrastructure
- No sites should be developed
- Development would spoil the country-feel and wildlife
- No need for housing in the village.

(Yorkshire Water and Anon.)

#### **Site 264 – Land Rear of 54 St Hilda's Street**

2009 Public Consultation – Issues raised:

- No sites should be developed
- Development would spoil the country-feel and wildlife
- No need for housing in the village

(The responses received for this were anonymous)

#### **Site 283 – The Old Vicarage, Vicarage Lane**

2009 Public Consultation – Issues raised:

- No sites should be developed
- Development would spoil the country-feel and wildlife
- No need for housing in the village

(The responses received for this were anonymous)

#### **Site 348 – Land South of High Street (A64) and East of Low Mill**

2009 Public Consultation – Issues raised:

- No sites should be developed
- Development would spoil the country-feel and wildlife
- No need for housing in the village

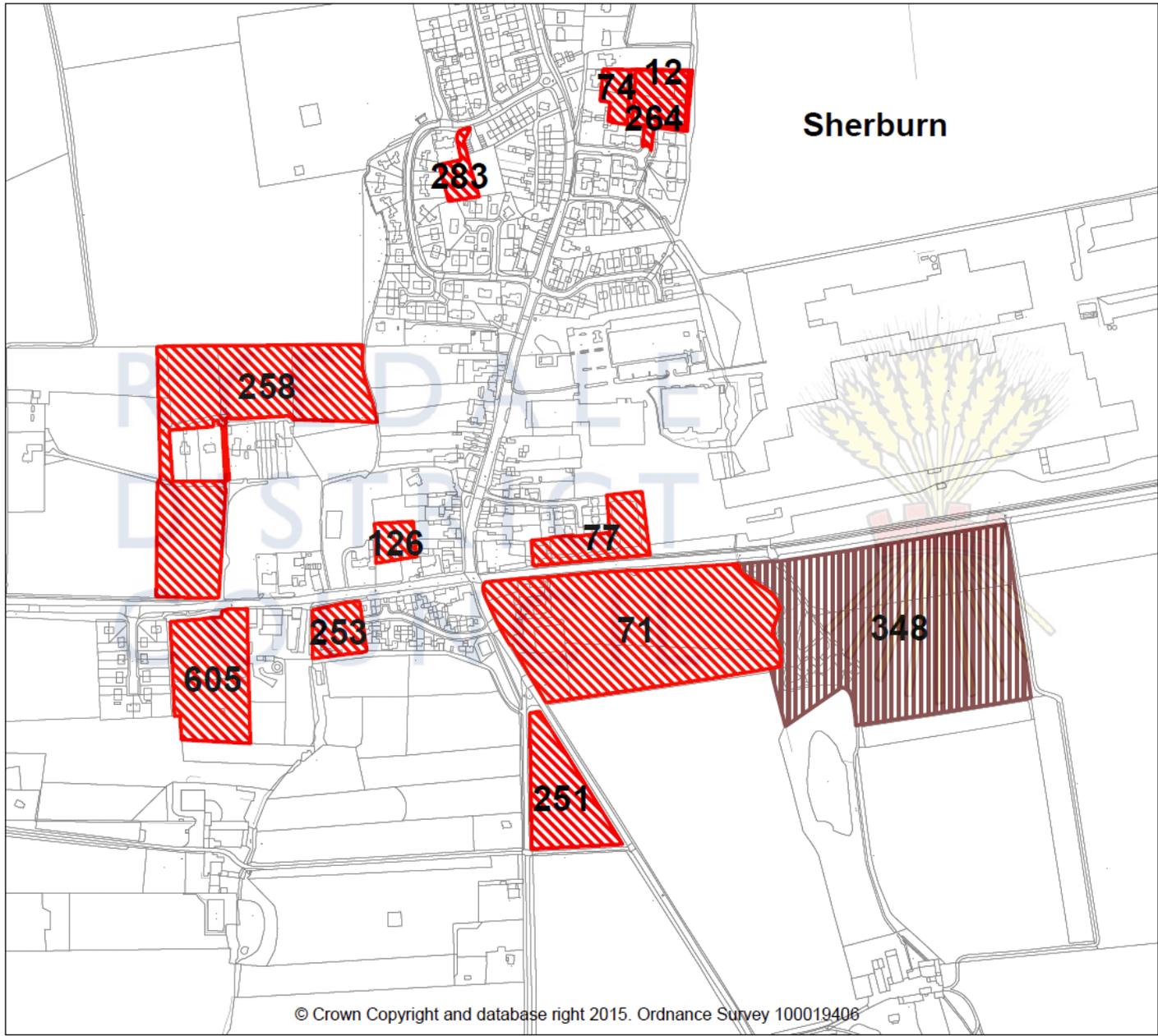
- Considered to have a significant impact on the strategic road network which will require mitigation. Improvements to the SRN are only as a last resort. Instead sustainable transport choices need to be developed through the use of Travel Plans.

(Anon. and Highways Agency)

### **Site 605 – Land East of Springfield Terrace, High Street**

2009 Public Consultation – Issues raised:

This site was submitted after the 2009 public consultation. No comments to date have been received on this site.



© Crown Copyright and database right 2015. Ordnance Survey 100019406

# Sherburn

## Legend

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



1 : 4000 on A3  
October 2015

**RYEDALE  
DISTRICT  
COUNCIL**

