

RYEDALE  
DISTRICT  
COUNCIL



The Ryedale Plan: Local Plan Sites Document

Staxton and Willerby Background Paper

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Ryedale District Council October 2017

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## Part 1: Introduction and Context

### Introduction

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

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

### Settlement Description Staxton and Willerby

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Staxton and the hamlet of Willerby are two settlements within the Parish of Willerby which have over time physically merged to one settlement, with Staxton to the east and Willerby to the west. Willerby is, however in two parts, with the Mediaeval Church and farm buildings forming a hamlet to the west. Two fields separate this part of Willerby from the twentieth century estate development which is joined to Staxton.

They lie on the far eastern boundary of the District of Ryedale. Like other villages in this area, they are located on the edge of the Wolds/Vale of Pickering Landscape Character Areas, adjacent the A64, following a pattern of settlement formation along the former shoreline of the prehistoric Pickering Lake. As a result the District –wide Landscape Character assessment defines this “Wolds Footslope” which is described as gently sloping terrain; chalky thin soil, strongly rural, open views out across the Vale of Pickering; and urbanised A64 road corridor. The Landscape Character Assessment concludes that this land should be in the Wolds National Character Area, because it is geomorphologically linked with the Wolds. To the north of the village, the land flattens out into the Vale of Pickering, and to the south, the land rises, significantly, rising to around 180m AOD. This gentle sweep up to the Wold’s Escarp is a very distinctive feature of this area. There are some important open areas of land within the settlement which allow important views into the surrounding landscape to be achieved.

The villages are along a linear sub road, parallel to the A64 with the rear of the properties looking onto the A64, only a small number of properties abut the A64. There is a variety of different build materials, and build styles. Some of the properties date back to the 17<sup>th</sup> Century, but the majority of development in the settlements has occurred in the 20<sup>th</sup> Century, in the form of estate-style development, and this is focussed on the northern, eastern and western extents. There is no unifying build character, however, on the south-western part of the village, the density of development is significantly reduced, with larger properties with associated curtilages.

## **Local Plan Objectives**

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

## **Strategic Policy Context**

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

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

Staxton and Willerby 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 in the case of Staxton and Willerby, this has almost fully occurred.

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 Staxton and Willerby this has not happened to date.

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 Staxton and Willerby

Staxton and Willerby	Issues	Information Sources
	<ul style="list-style-type: none"> <li>• Affordable housing viability is weak</li> <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>• SINC – Staxton Sand Pit</li> <li>• Green Infrastructure Corridor – Derwent</li> <li>• Grade 3 Agricultural Land</li> <li>• Visually Important Undeveloped Areas (VIUA) in the village</li> <li>• A few Listed Buildings throughout the village</li> <li>• Small areas of the village at risk of surface water flooding as identified by the Environment Agency</li> <li>• Scheduled Monuments               <ul style="list-style-type: none"> <li>○ Site of Hospital of St Mary, Staxton</li> <li>○ 4 x round barrows, Staxton Brow</li> <li>○ Staxton Brow entrenchment</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The Ryedale Plan: Local Plan Strategy (2013)</li> <li>• RDC Affordable Housing viability Study Report – Entec (2010)</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

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

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

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

Staxton and Willerby are settlements which have only seen 1 dwelling completed, and there are no further commitments.

### Site Submissions

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

Site Reference	Site Location
69	Land East of Ings Lane
72	Land North of Carr View & Meadow Court
112	Land North of Ings Lane
177	Land West of Church Walk
217	Land West of Grange Avenue
434	Land South of The Green and West of Kiln Field,
480	Land East of Mayfield Villas, Main Street, Staxton
557	Land North of Carr View & Meadow Court
591	Land South of the Old Vicarage, Staxton

### Site Descriptions

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#### Site 69 – Land East of Ings Lane (0.13ha)

The site is a small, irregular shaped site which falls below the site allocation threshold. It is a corner site, adjacent to the A64, and the Ings Lane, which provides the principal access to the Villages off the A64 through a junction serviced by traffic lights. The site is bounded by a mature hedge. To the front of the site is the Village War Memorial. The access is not identified.

### **Site 72– Land North of Carr View & Meadow Court (5.44ha)**

The site is the largest site submission in Staxton/Willerby. It is similar in extent to later submissions 112 and 557. The site is broadly rectangular, but for the land to the south west of the site which has been developed. The site is bounded by modern residential development to the south, and access tracks bound the site to the east and west. To the north the land is open, flat, into the Carrs. The land is grazed and bounded by mature hedgerows. A public right of way extends down the side of the site.

### **Site 112 – Land North of Ings Lane (5.44ha)**

The site is the largest site submission in Staxton/Willerby. It is similar in extent to submissions 72 and 557. The site is broadly rectangular, but for the land to the south west of the site which has been developed. The site is bounded by residential development to the south, and access tracks bound the site to the east and west. To the north the land is open, flat, and into the Carrs. The land is grazed and bounded by mature hedgerows. A public right of way extends down the side of the site.

### **Site 177 – Land West of Church Walk (0.97ha)**

The site is an irregular shaped field, which is on land between Staxton village and the hamlet of Willerby. It is bounded on the east by residential development. To the north, Staxton and Willerby playing fields. To the south of the site is the lane which leads to Willerby, and to the west is a track to a farm to the north of the villages. The field is grazed and bounded by mature hedging. A Tree Preservation Order covers trees to the eastern edge of the site.

### **Site 217 – Land West of Grange Avenue (1.25ha)**

This site is a field which lies between residential development at Staxton, and the hamlet of Willerby. It is an irregular shaped field, grazed, and bounded by mature hedging which is relatively low. The site is on gently rising land. The site has an open field to the south, which is adjacent to the A64 and to the north is site 177.

### **Site 434 – Land South of the Green and West of Kiln Field, (0.13ha)**

The site is a small, irregular shaped site. It is a corner site, adjacent to the A64, and the Ings Lane, which provides the principal access to the Villages off the A64 through a junction serviced by traffic lights. The site is bounded by a mature hedge. To the front of the site is the Village War Memorial. It is identical in site extent to submission 69, but is proposed for retail use.

### **Site 480– Land East of Mayfield Villas, Main Street, Staxton (1.31ha)**

The site is a roughly rectangular site situated on the extreme eastern edge of Staxton. The land drops away to the north, and then quickly flattens out in grazed land. The site is perpendicular to the road, and as such, the site extends back from road to a considerable depth. Residential development is to the west, in the form of single depth, semi-detached properties. To the north and east is open farm land. The site is adjacent a Scheduled Monument: the Hospital of St. Mary.

#### **Site 557– Land North of Carr View & Meadow Court (5.52ha)**

The site is the largest site submission in Staxton/Willerby. It is similar in extent to submissions 72 and 557. The site is broadly rectangular, but for the land to the south west of the site which has been developed. The site is bounded by residential development to the south, and access tracks bound the site to the east and west. To the north the land is open, flat, and into the Carrs. The land is grazed and bounded by mature hedgerows. A public right of way extends down the side of the site.

#### **Site 591 – Land South of the Old Vicarage, Staxton (1.05ha)**

The site is an irregular shaped field, which is situated to the south west of Staxton. To the north of the site is a collection of larger properties, in substantial curtilages. The site extends from Wains Lane, to the north as its access point, and to the A64 in the south. The land is gently sloping in a northerly direction. It is grazed, and the field is bounded by some hedging, particular to the west, but the east is post and rail fencing, affording open views from the village across and up into the Wolds Footslope.

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

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

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

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

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

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

consideration of how sites compare with each other in terms of their impact or contribution to the form and character of specific villages. This is in part due to the fact that many of the Service Villages have strong historical form and character but also, unlike the Market Towns, in general, there are fewer settlement-wide issues/constraints that would influence the selection of sites in individual settlements.

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

- Sites impact on form and character
- archaeology and impact on designated heritage assets
- junction operation on the A64

Deliverability issues were also a key consideration, three sites (72,112 and 557) where the landowners were not able to discuss/confirm the development of the site.

### ***Settlement-Wide Considerations Staxton and Willerby***

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 Staxton, with crossing of the A64 required (which can be undertaken at a signalised junction. The A64 is the District's key road, and is a Trunk road and the responsibility of the Highway Agency. Any site being considered for development would be expected to use the established signalised junction.

#### **Flood Risk**

Sites in Staxton and Willerby 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. Staxton and Willerby are identified as being in a zone of ground water and surface water runoff flood risk. The Strategic Flood Risk Assessment identifies localised, and low- level risk of surface water flooding. 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 settlements of Staxton and Willerby are classified as predominantly Grade 3, which is typical of settlements in, and on the edge of the Vale of Pickering. There is no published data to distinguish

between grades 3a and 3b, the former being identified as being Best and Most Versatile (BaMV) agricultural land. Given that the Local Planning Authority needs to ensure that land for housing is made available, within the context of the Spatial Strategy, and consider sites which are in the first instance available, deliverable and developable, there is an acknowledgement that through development of a site Sheriff Hutton, 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. Of the sites submitted the largest sites, which is over 5ha would expect to be reduced in size due to its disproportionate scale to that of the existing settlement.

### **Archaeology**

There was an acknowledgement that being on the edge of the Vale of Pickering, Staxton and Willerby are settlements which are situated in an area of high archaeological sensitivity. there are the following Scheduled Monuments:

- Site of Hospital of St Mary, Staxton
- 4 x round barrows, Staxton Brow
- Staxton Brow entrenchment

The latter two areas are distanced from the settlement, but the site of the Hospital of St. Mary is in close proximity to the settlement. Whilst the Council did not require archaeological evaluation for sites to be considered through the SSM, site submissions would be expected to undertake geophysical survey and trial trenching in this area to establish the nature, state and significant of any archaeological assets.

Key designated heritage assets include the Grade II\* Church of St. Peter in Willerby, and the church yard wall and gateposts have their own Grade II listing. The church is of mediaeval origins, and parts of the church remain from this date.

There are six other Listed Buildings/groups, including the Methodist Chapel within Staxton, with farm houses and with associated buildings. A nineteenth century milestone is on the A64, south of Willerby Grange.

### ***Site- Specific Considerations Staxton and Willerby***

#### **Site 69**

##### *Stage 1:*

The site fails to comply with the stage one of the Site Selection Methodology due to site size.

#### **Site 72**

##### *Stage 1:*

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

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

The site is a large parcel of land, which is considered to be too large in terms of its ability to be integrated well into the form of the settlement, and would deliver an indicative yield of c.114 dwellings, which is significantly over what the Local Plan Strategy identified as "Limited small-scale" sites. The site would project out significantly into the Carrs, and from the elevated land of the Wolds to the south, would be viewable at distance. As such in order for the site to be considered acceptable as an allocation the site extent would have needed revising to an extent which did not project out so far.

The Highway Authority advised that access could be provided from either side of the site, but that the lanes would need substantial improvement to make them capable of being adopted. Highways England were accepting of a site which used the signalised access, and which was more reflective of a modest site extent.

Based on concerns about the size of the site from access and form and character issues, Officers tried to engage with the site submitter. It became apparent that the multiple site submissions reflected the numerous owners of the land (seven siblings) who were not able to be achieve a consensus about the site's development potential. As such Officers advised both Members and the site submitters that the site could not be taken further forward through the assessment process because the Council was aware that the site's developability was seriously undermined by the ownership complexity.

## **Site 112**

### *Stage 1:*

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

### *Key considerations at Stage 2:*

The site is a large parcel of land, which is considered to be too large in terms of its ability to be integrated well into the form of the settlement, and would deliver an indicative yield of c.114 dwellings, which is significantly over what the Local Plan Strategy identified as "Limited small-scale" sites. The site would project out significantly into the Carrs, and from the elevated land of the Wolds to the south, would be viewable at distance. As such in order for the site to be considered acceptable as an allocation the site extent would have needed revising to an extent which did not project out so far.

The Highway Authority advised that access could be provided from either side of the site, but that the lanes would need substantial improvement to make them capable of being adopted. Highways England were accepting of a site which used the signalised access, and which was more reflective of a modest site extent.

Based on concerns about the size of the site from access and form and character issues, Officers tried to engage with the site submitter. It became apparent that the multiple site submissions reflected the numerous owners of the land (seven siblings) who were not able to be achieve a consensus about the site's development potential. As such Officers advised both Members and the site submitters that the site could not be taken further forward through the assessment process because the Council was aware that the site's developability was seriously undermined by the ownership complexity.

## **Site 177**

### *Stage 1:*

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

### *Key considerations at Stage 2:*

Both site 177 and 217 are fields which significantly contribute to retaining a degree of separation between Staxton and Willerby. Adjacent to Twentieth Century cul-de-sacs, the current edge is capable of being improved. However, Heritage England have advised that an assessment is needed of what contribution this currently-undeveloped area makes to those elements which contribute to the significance of the Grade II\* Church of St. Peter and what effect the loss of this site and its subsequent development might have upon its significance. As a Grade II\* Listed Building, it is of the highest significance, and so where substantial harm to their significance should be wholly exceptional. Site 177 is one of two fields which separate the church from the existing twentieth century development which is viewable from the Church. It is considered that in developing the whole field, and having no ability to assess the landscaping/scale/massing of the site, the ability to establish what impact would occur on the church is not capable of being considered further due to the significance of the setting of the church, the current site extent being the full field, and no information concerning the landscaping or the scale of the buildings.

The field is also adjacent to the cricket pitch and sports pitches, and whilst the Council is aware of the aspirations of Parish Council to acquire this land, that in itself is not capable of being a material reason to not progress the site. However, given the existing use of the adjacent the Local Planning Authority is mindful that in developing the site of 177, the sports fields become more vulnerable to concerns about ball strike, and could raise a statutory nuisance issues.

Officers contacted the site submitter in February 2015 to ascertain if the landowner was interested in considering a reduced site extent, and providing details concerning landscaping. A response was received in late 2016, and a geophysical survey was produced as part of that response. It demonstrated that there was significant ground anomalies which by their form indicated long-standing human activity. Such was the archaeological evidence that the site submitter decided not to progress onto trial trenching. Due to the viability challenges with affordable housing, the costs of archaeological evaluation would be significant.

## **Site 217**

### *Stage 1:*

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

### *Key considerations at Stage 2:*

Both site 177 and 217 are fields which significantly contribute to retaining a degree of separation between Staxton and Willerby. Adjacent to Twentieth Century cul-de-sacs, the current edge is capable of being improved. This site, on the northern side of Church Walk, provides the only break between the hamlet of Willerby, which includes the church, and the

edge of Staxton (a twentieth century cul-de-sac). The field is one of two fields which keep open land between settlement and the A64. Due to the gently rising land, and the ability to view beyond it, allows views of the rising land of the Wolds Escarpment to be viewed, which would be lost through development. To improve the end-stop to the village, Officers contacted in February 2015 the site submitter to ascertain if the landowner was interested in considering a reduced site extent, and providing details concerning landscaping. A response was received in late 2016, and a geophysical survey was produced as part of that response. It demonstrated that there was significant ground anomalies which by their form indicated long-standing human activity, the scale was not quite to the extent as that of site 177, but such was the archaeological evidence that the site submitter decided not to progress onto trial trenching. Due to the viability challenges with affordable housing, the costs of archaeological evaluation would be significant.

### **Site 434**

#### *Stage 1:*

The site fails to comply with the stage one of the Site Selection Methodology due to site size and the proposed retail use. We have consulted the site submitter in May 2014, and they are no longer at this address.

### **Site 480**

#### *Stage 1:*

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

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

In respect of this site, form and character issues, due to the depth of the site in relation to the very linear and narrow form of the settlement raised concerns. The site projects well into open fields to the north of the site. Its development would have mean a very discordant limb projection out onto open land. Due to the narrow nature of the site, there would be limited means to develop a well-integrated scheme which provided both market and affordable housing at limited depth.

The site is adjacent to the Scheduled Monument 'The Hospital of St. Mary'. As such Officers wrote to the site submitter to provide further information regarding the archaeological context of this site. The County Council advised that the site lies and an area of "extremely high potential" for presence of prehistoric and later burials and associated settlement/activity up the mediaeval period along the southern edge of the Vale of Pickering between the 25-45m contour zone. They have advised that geophysical survey followed by trial trenching would be required to clarify the nature and significance of any archaeological remains. Officers wrote to the site submitter in October 2014 to advise them of the comments from the County Council. Some preliminary correspondence was received, but then no further material has been submitted since that time.

The site has significant constraints regarding the ability to access the site in a manner acceptable to the highway authorities of the County Council, and Highways England. A planning application was under consideration in 2007, and the Highways Agency raised

concerns about the site using an extant, but un-signalised access onto the A64. The Highway Authority have advised that there is insufficient land, and the gradient is unacceptable for achieving a satisfactory access. Some of the land which had been identified, by the County Council as possibly being in Highway Agency (as then) ownership.

Despite being a site which received some support for in the local community, and also received support from the Parish Council, Officers consider that due to the above matters this site cannot be progressed as a developable or deliverable site.

### **Site 557**

#### *Stage 1:*

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

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

The site is a large parcel of land, which is considered to be too large in terms of its ability to be integrated well into the form of the settlement, and would deliver an indicative yield of c.114 dwellings, which is significantly over what the Local Plan Strategy identified as "Limited small-scale" sites. The site would project out significantly into the Carrs, and from the elevated land of the Wolds to the south, would be viewable at distance. As such in order for the site to be considered acceptable as an allocation the site extent would have needed revising to an extent which did not project out so far.

The Highway Authority advised that access could be provided from either side of the site, but that the lanes would need substantial improvement to make them capable of being adopted. Highways England were accepting of a site which used the signalised access, and which was more reflective of a modest site extent.

Based on concerns about the size of the site from access and form and character issues, Officers tried to engage with the site submitter. It became apparent that the multiple site submissions reflected the numerous owners of the land (seven siblings) who were not able to be achieve a consensus about the site's development potential. As such Officers advised both Members and the site submitters that the site could not be taken further forward through the assessment process because the Council was aware that the site's developability was seriously undermined by the ownership complexity.

### **Site 591**

#### *Stage 1:*

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

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

In terms of the capability of this site to integrate well into the existing built form of the settlement, the site is within the south western part of the settlement, where there is a collection of substantial, detached properties, set within relatively large curtilages. They are also off-set back from the road. This site would present a significant incursion into the fields

which gently rise to the A64, and would present a prominent site, which would change the more rural/undeveloped character of this part of Staxton.

### **Comparative Assessment Grouping Conclusions of the 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

<b>Site ID</b>	<b>Location</b>	<b>Outcome grouping</b>	<b>Principal reason for outcome</b>
69	Land South of The Green and West of Kiln Field.	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
434	Land South of The Green and West of Kiln Field.	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
72 (112,557)	Land North of Ings Close.	2	Unlikely that as part of Stage 2 of the Site Selection Methodology that the site is deliverable/developable in view of land ownership complexity.
112 (72,557)	Land North of Ings Close	2	Unlikely that as part of Stage 2 of the Site Selection Methodology that the site is deliverable/developable in view of land ownership complexity.
557 (72,557)	Land North of Ings Close	2	Unlikely that as part of Stage 2 of the Site Selection Methodology that the site is deliverable/developable in view of land ownership complexity.
480	Land East of Mayfield Villas, Main Street, Staxton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning the delivery of the access can be sufficiently mitigated.

Site ID	Location	Outcome grouping	Principal reason for outcome
591	Land South of the Old Vicarage, Wain's 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.
177	Land West of Church Walk	3 (2015) 2 (2016)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (form and character) is potentially achievable in 2015. However, no indication that mitigation is achievable. as such 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. Subsequent significant archaeology findings.
217	Land West of Grange Avenue	3 (2015) 2 (2016)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (form and character) is potentially achievable in 2015. However, no indication that mitigation is achievable. as such 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. Subsequent significant archaeology findings.

### **Interim Site Assessment Conclusions for Staxton and Willerby (2015)**

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In terms of the site performance, sites 177 and 217 were the only sites to be considered to have some potential for development, and were identified as Group 3 sites. However, this was on the basis that the site extent could be reconsidered, through site reduction, to allow matters such as form and character, and setting of the Grade II\* Listed Church to be explored and addressed. As a result of contacting the agent in February 2015, and no response, the Local Planning Authority considered that it was not prudent to rely on the potential of such sites. Despite the absence of any recent development, it was concluded that until satisfactory information was provided, no sites were suitable for preferred site status.

In 2016, a response was received from the site submitter's agent. A geophysical survey was undertaken which identified a level of archaeology which rendered the development of site 177 and 217 to be unlikely to be supported by the Local Plan Strategy in respect of the treatment of the archaeology, and the viability implications for the provision of affordable housing. On the basis Council does not consider that the Group 3 status can be retained on sites 177 and 217, and the sites are re-categorised as Group 2 sites.

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## **Conclusions for Proposed Site Allocations in Staxton and Willerby**

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The Local Planning Authority has concluded that, through the site assessment process, Staxton and Willerby does not have any developable and deliverable sites which could be relied upon to meet planned housing requirements for the Service Villages.

## Part 3. Other Site-Specific Policies

### **The Policies Map and Site-Specific Designations for Staxton and Willerby**

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The Policies Map articulates the site allocations, it also articulates features and designations which are associated with the Local Plan Strategy. This includes, amongst other matters, Development Limits and Visually Important Undeveloped Areas.

#### ***Development Limits***

The current Development Limits for Staxton and Willerby were established in the previous Ryedale Local Plan (2002). They do not define the extent of the two settlements; the eastern part of Willerby is within Development Limits. The rest of Willerby, which includes the Church, is separated off from the part of Willerby which has joined with Staxton, with a field either side of the road providing visual and physical separation. The Development Limits 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. The process of selecting new development sites and subsequently, redrawing the Development Limits for the village will reflect the following longstanding objectives which are to:

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

Other than to take account of new land allocations, the Council does not intend to make any further alterations to the existing defined Development Limits unless this is in response to an obvious anomaly which has remained undetected since the limits were originally adopted or to take account of any subsequent new development or change. No such anomalies have been identified for Staxton and Willerby, and no allocations are proposed.

#### ***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 will consider whether it is appropriate to identify further VIUA's.

There are two identified VIUAs within Staxton, the first is a linear field between the vicarage and the village hall. The site provides the opportunity to experience the rurality of the southern edge of western Staxton. Which is in contrast to the estate-style development to the north of Wains Lane. The properties in this part of the village are 'status' properties of substantial size and set within a relatively large curtilage, (compared to the rest of the village).

The second VIUA was incorrectly drawn on the Proposals Map, and did not identify the full extent of the VIUA. The VIUA is an open, rectangular paddock, bounded by intermittent mature trees, situated within the village. It affords views of the Vale of Pickering, and the North York Moors to the North and to the South the Wolds, the land is also adjacent to the Grade II Listed Methodist Chapel. As such this was consulted upon in 2016 to expand the VIUA from a small, triangular area of land to the full extent of the field.

### ***Other site-specific 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.

On the southern side of the A64, the Wolds Area of High Landscape Value designation begins, and follows the gently rising contours of the land into the Wolds Escarpment. This will be identified on the Policies Map.

## **Appendix 1: Summary of representations from 2009 up to 2015**

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

#### **Site 69 – Land East of Ings Lane**

2009 Public Consultation – Issues raised:

- Site is very close to traffic lights where there was a fatal accident
- Drainage issues
- The village is already big enough- further development would harm the character
- Facilities aren't sufficient
- Housing development should be based in the market towns, where infrastructure and transport links already exist
- Many properties have been for sale for some time in the village
- If a housing estate is built- it would not be a village
- Concerns about impact on wildlife
- Where would the new residents come from?
- School already full
- Rural, agricultural village
- There isn't the physical infrastructure to support this development

(A Ridsdale, Mr and Mrs P Burrows, B Gunshon, A Dury, A Gunshon and E Stephens)

#### **Site 72– Land North of Carr View & Meadow Court**

2009 Public Consultation – Issues raised:

- Area of wetlands and meadows- thus drainage issues
- Lack of amenities- the village has a small butchers and shell garage shop (which isn't used as to do so would mean crossing the A64)
- School is too small to accommodate pupils from this new development
- Could accommodate some development linked from Ings Close
- Support
- Came to live in a rural area, but there are no facilities for teenagers and so there has been antisocial behaviour
- Existing properties for sale for quite a while
- Traffic increase would have adverse impact on residential amenity.
- Good site to be included
- Existing housing can link into the proposed site
- Recognises the designation that Staxton and Willerby are a Service Village
- Within existing village line
- Would not disrupt the A64

- Ideal location for Wolds, coast and city of York and Hull- giving local people more choice
- Main street is already narrow and congested
- The public transport is often full in the summer
- Will disturb and harm wildlife
- Who would be moving into these new homes?
- Concerned about increased development harming character of a rural village
- Cricket field would be ruined
- We do not want to be like Eastfield
- Concerned about drainage issues

(D Henshaw, C M Wilkinson, E D Major, E Pearson, A Bycroft, Mr and Mrs P Burrows, M Stonehouse, S Sims, B Gunshon, A Dury, A Gunshon, M Bennison, S Edwards, J Keegan, P Richards, S Richards and S Richards)

### **Site 112 – Land North of Ings Lane**

2009 Public Consultation – Issues raised:

- Natural area of wetlands and meadows, wild plants- shame to lose them
- Facilities- small butcher and a filling station shop which you have to cross the A64 for
- School is too small to meet this proposed housing
- This site would overwhelm the village
- Yes
- Village has already substantially grown- with adverse impacts
- A number of properties are for sale and cannot be sold
- It will no longer be a village if a housing estate is built
- Residential amenity impacts from increased traffic
- Site is poor draining
- Impacts on wildlife
- Expensive fuel as not on mains gas
- Would extend an existing site in a service village
- Road on housing estate links up to the proposed site
- Good site to be included
- Wouldn't alter the outline of the village
- Wouldn't disrupt the A64
- Ideal location for access to the Wolds, Coast and city of York and Hull
- Making work commutable whilst living rurally- giving local people more choice
- Main Street narrow and congested
- Public transport is often full in the summer and not usable
- Impacts on sewerage system
- Who would be moving into these houses?
- Our village is a small rural village based on agriculture, development like this and other schemes will turn the village into a small town, and lose its rural identity
- Cricket field would be ruined
- We do not want to be like Eastfield

- The infrastructure is able to cope with this level of development, and if it were, then the village would no longer be the quiet village it is now
- Drainage issues
- Footpath runs through the site. Development should avoid any negative impact on use of the path

(D Henshaw, C M Wilkinson, E D Major, E Pearson, A Byecroft, Mr and Mrs P Burrows, M Stonehouse, S Sims, B Gunshon, A Dury, A Gunshon, M Bennison, S Edwards, J Keegan, P Richards, S Richards, S Richards and Natural England)

### **Site 177 – Land West of Church Walk**

2009 Public Consultation – Issues raised:

- Harm residential amenity and loss of view
- Harm setting of the village
- Road between 217 and 177 is in Parish ownership, and therefore requires consent of the Parish for access and egress
- Drainage issues
- Further development would enlarge the village and spoil its character
- The A64 is alive with traffic – do we need more?
- The existing infrastructure will be unable to cope
- Not support – devastating impact on the area
- Valued hedgerow and trees could be lost as not protected
- Site would be ideal as a playing area for older children and teenagers
- Need to have recreational space for children- reduce anti-social behaviour
- Long regarded as the natural extension to adjacent playing field when funds permit
- Use of the current sports pitch could harm new properties, and cause issues, and a buffer would need to be instated
- Current pitch has periodic drainage issues
- Important to retain for future generations and their health and well-being
- Existing facilities are insufficient – in particular shops
- Housing development should be based in market towns where infrastructure and transport links already exist
- Road is not suitable for extra traffic – main street narrow and already congested
- If there are no facilities for young people anti-social behaviour will increase it is reasonably peaceful at the moment
- A number of existing properties remain unsold
- Harm wildlife
- See it would be an infill site, but shame for the village to lose the openness of the countryside
- Public transport, often full in the summer
- Who would be moving into the new houses?
- If this development occurs will spoil the small rural agricultural village and if this keeps happening form a small town

- So many derelict properties round and about these should be filled, and people haven't the money to buy new properties at the moment
- We do not need any more traffic, houses or families. We do not want to be like Eastfield
- Subsidence on the road

(A Ridsdale, C M Wilkinson, J and A Calam, Staxton Playing Fields and Sports Association, E D Major, C Dalby, A Bycroft, Mr and Mrs P Burrows, D Henshaw, B Gunshon, J Keegan, S Richards and S Richards)

### **Site 217 – Land West of Grange Avenue**

2009 Public Consultation – Issues raised:

- Harm residential amenity, and loss of view and character of the area
- Stretch of land between 217 and 177 is in the ownership of the Parish, would need the consent of the Parish to access/aggress the site
- Drainage issues, too wet to build upon
- Small rural village it should remain like that
- The village doesn't have a range of facilities, the utilities couldn't cope
- See it would be infill, but a great shame for our village to lose the openness with the local countryside
- The school will be too small to meet the needs of the occupants of the new housing
- How would community facilities cope?
- The A64 is alive with traffic now, do we need more traffic
- The loss of this field and 177 would be a desecration of the village
- The boundaries are planted with a hedgerow which marked a commemorative event- there is no preservation order on it
- Site should be designated as greenbelt, and the government have stated that brownfield sites should be considered first
- The services, in particular shops are insufficient
- We do not want extra houses
- The extra houses are not needed
- The village has already expanded, and as the children have grown up there is nothing for them to do- anti-social behaviour has increased
- There are already a number of properties for sale
- Will not be a village if a housing estate is built
- Extra traffic implications
- Impact on the wildlife
- Main Street narrow and congested
- Public transport is often full in the summer
- Who would be moving into these houses?
- This is a rural village based on agriculture, to build on this site and other would cause the village to lose its character and become a small town.
- We don't need any more traffic, houses or families. We do not want to be like Eastfield
- Subsidence on the road

(A Ridsdale, D Henshaw, C M Wilkinson, J and A Calam, Staxton Playing Fields and Sports Association, E D Major, C Dalby, A Bycroft , Mr and Mrs P Burrows, B Gunshon, A Dury, A Gunshon, E Stephens, Mr and Mrs A Wilks, J Keegan, S Richards and S Richards)

#### **Site 434 – Land South of the Green and West of Kiln Field, (0.13ha)**

2009 Public Consultation – Issues raised:

- Close to traffic lights at the bottom of Staxton Hill and it could be dangerous. The scene of a fatal accident not too long ago
- Some areas are too wet to build upon
- Village is big enough, and further development would spoil the uniqueness of the village
- Don't have the facilities to support the proposed development- shops insufficient
- How would the utilities cope?
- Housing development should be based in market towns, where infrastructure and transport links already exist
- Plenty of properties in the village cannot be sold
- No post office or grocery store- only a butchers
- It will not be a village if a housing estate is built
- Concern about the impact on the wildlife (barn owls/bats), and loss of open countryside
- Who would be moving into these houses?
- This is a rural village based on agriculture, to build development on this site would spoil the village, and with the other sites grow the place to a town and Staxton would lose its identity
- Staxton is a very small village and the amenities would never cope. Out roads are not suitable for more traffic, let alone the drains, electric and school, and if these were to change it would no longer be the quiet village that we are

(A Ridsdale, Mr and Mrs P Burrows, B Gunshon, A Dury, A Gunshon and P Richards)

#### **Site 480– Land East of Mayfield Villas, Main Street, Staxton (1.31ha)**

2009 Public Consultation – Issues raised:

- Previously proposed for development, but rejected
- Could serve local needs and a balanced progression which did not overwhelm the village
- Access considerations
- Depends on the scale and number of houses
- The existing facilities are limited
- Archaeological investigations have concluded that there is no such material
- Consider other sites poor, but this one could be acceptable subject to it being a small scale development only
- None of the Staxton sites are acceptable, it is a small village and the amenities would never cope. If these were to change, it would no longer be the quiet village that we are

(E Cooper, M Richardson, M Liversidge and P Richards)

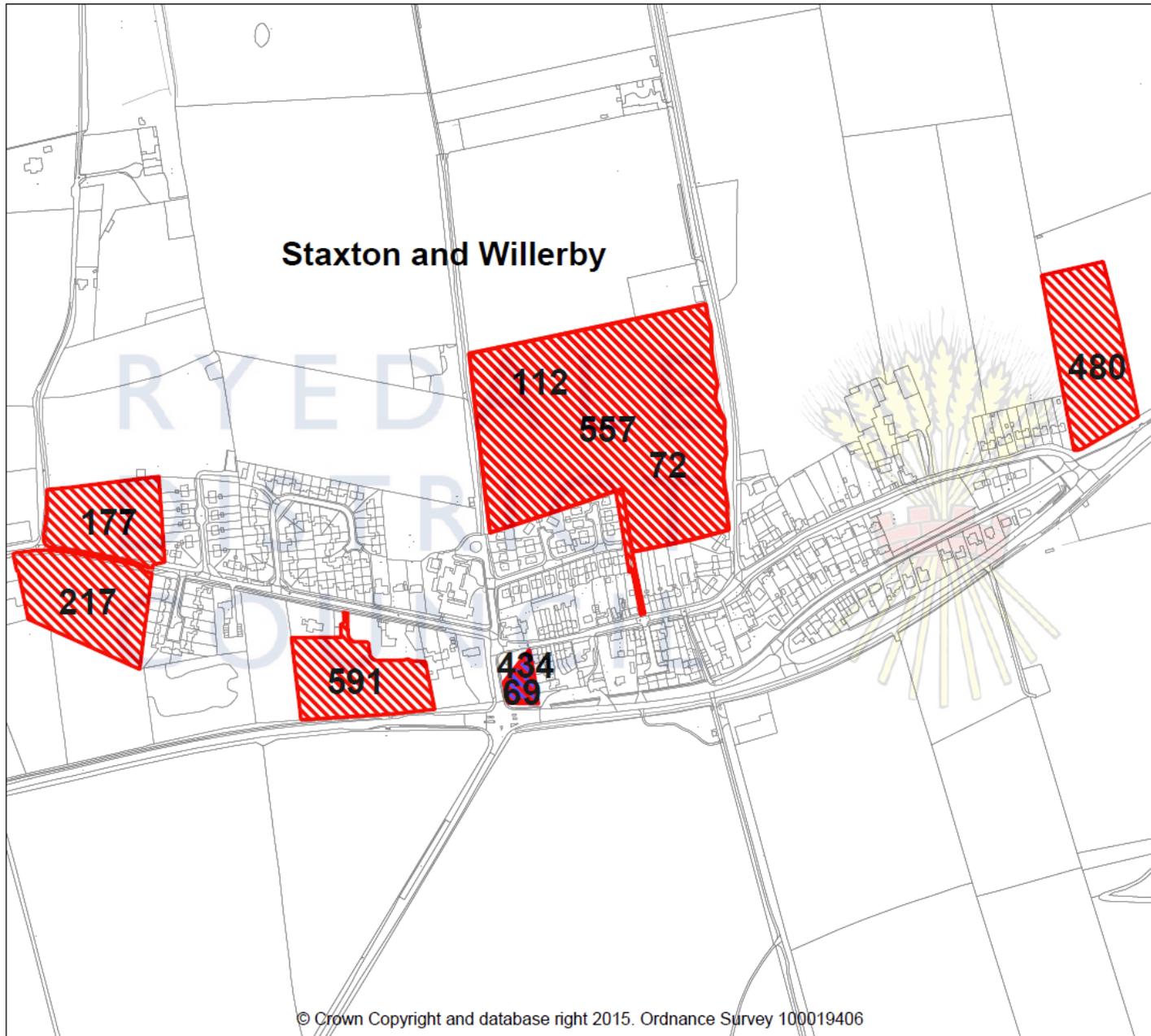
**Site 557– Land North of Carr View & Meadow Court (5.52ha)**

This site was submitted after the 2009 Public Consultation, but see the representations on sites 72 and 112.

**Site 591 – Land South of the Old Vicarage, Staxton (1.05ha)**

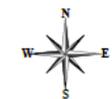
This site was submitted after the 2009 Public Consultation.

# Staxton and Willerby



## Legend

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



1 : 4000 on A3  
October 2015

RYEDALE  
DISTRICT  
COUNCIL

