



RYEDALE
DISTRICT
COUNCIL



Oswaldkirk Conservation Area Assessment & Management Plan

Pre-Production Consultation Statement

May 2010

1.0 Introduction

The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to prepare and publish a Consultation Statement alongside any draft Supplementary Planning Document which is being formally consulted on. This must describe how the local community and other stakeholders were involved in the development of the document including:

- The names of any persons the authority consulted in connection with the preparation of the draft document;
- How they were consulted;
- A summary of the main issues raised in the consultations;
- How the issues raised have been addressed in the draft document.

The Statements of Community Involvement of the North York Moors National Park Authority (adopted August 2006) and Ryedale District Council (adopted November 2006) set out how people will be consulted on planning applications and policy documents including Supplementary Planning Documents.

This Consultation Statement describes the involvement of the community, organisations and any statutory consultees in the preparation of the draft document to comply with the 2004 Regulations and the Statements of Community Involvement. It is being made available during the formal six week consultation period alongside the draft Conservation Area Assessment and Management Plan SPD.

2.0 Background to the Conservation Area Assessment and Management Plan

Conservation Area Assessments and Management Plans (CAAMPs) are identified in the National Park Authority's Core Strategy and Development Policies Document (adopted in November 2008) as Supplementary Planning Documents (SPD) to accompany Development Policy 4. Ryedale District Council has also planned to adopt CAAMPs as SPDs.

Residents were initially consulted at an Open Day, held at the Village Hall on 3 November 2007, which outlined the purpose, production and contents of the Assessment and asked

residents about the Oswaldkirk Conservation Area and what elements were important to them. The feedback from this consultation formed the basis of the draft SPD.

3.0 Issues Raised and Addressed

The initial Open Day held on 3 November 2007 provided a wealth of useful information particularly in relation to the development of the village and opportunities for enhancement. The open day was attended by a large number of people from the local community.



Village Residents at the CAAMP Open Day

The following table records the issues raised at the Open Day along with a response detailing how the local planning authority aims to address them. Many areas of concern, such as traffic issues, fall outside of the remit of the planning authority; however the document is intended to provide guidance for other statutory bodies to consider when formulating proposals.

The following table is derived from the comments from residents of Oswaldkirk received at the Open Day and sets out how residents' concerns could be addressed.

Buildings & Development:

Opportunity for Enhancement	<i>How this could be addressed</i>
Use building materials consistent with the area	<i>The Conservation Area Appraisal has identified the local building materials. See also 4.2 of the Management Plan.</i>
Do not permit further infill of gardens	<i>Where a gap site is not considered to add to the character of the Area, good quality proposals should be considered. Where a gap site makes a significant contribution to the Area, it should be clearly identified in the maps accompanying the Assessment and development resisted.</i>
Heights of building will affect views (new build and conversions)	<i>To be identified in the Management Plan and assessed through the planning process before determining applications.</i>
Maintain % / ratio of buildings/hard standings to garden/open area within boundaries and local areas, no development as infill plots of garden areas	<i>Important gap sites should be identified as part of the Assessment and appropriate hard standing and boundary treatments explained in the Management Plan.</i>
No conversion of farm buildings outside the village Conservation Area	<i>This will depend on the relevant authority's development policies and the site's closeness to the Conservation Area, but any conversion should be carefully detailed to retain external character..</i>
No new buildings or development outside the village Conservation Area.	<i>This will depend on the relevant authority's development policies.</i>
Sensible build which does not destroy views across the valley	<i>Should be controlled through the planning process. Account taken in the CAAMP as</i>

	<i>well as other guidance such as the NYM Design Guide</i>
Height of new buildings very important to avoid blocking views	<i>Should be controlled through the planning process. Importance noted in CAAMP as well as other guidance such as the NYMNPA Design Guide. See 4.8 of the Management Plan.</i>
The bungalows in St. Oswald's close should be retained (not altered to become full houses)	<i>Development would require planning permission but views over the rooftops of St.Oswald's Close should be identified in the CAAMP</i>

Views & Vistas:

<ul style="list-style-type: none"> • Any development along Gilling Road has to be restricted • No buildings erected south of terrace towards Cawton and beyond • Land south of Martins [Havoc Hall] looks ripe for development and should be strongly resisted • Protect views across fields to Cawton • Protect views to the south which people see when they take their stroll along the terrace • Protect the view of the village from the south as people approach 	<i>To be identified in the CAAMP and annotated as 'important open spaces' on the attached maps</i>
Although The Hag doesn't present much of a view – building on (or) on top of it would ruin distant views from the south	<i>The Hag is not on the street frontage and would therefore not have potential for development under the NYM LDF. The view is noted in the CAAMP and identified on the associated maps</i>
The garden to the north of the Red House should be designated an open space. It offers a strategic view and to lose it would spoil the village.	<i>Any development on important sites identified in the Assessment should preserve positive elements of character and appearance.</i>

Landscaping:

Sewage farm continued to be landscaped and screened / Rotate tree planting to ensure works screened by trees	<i>Certain trees within the Conservation Area are protected, see 13.2 of the Assessment and 4.6 of the Management Plan</i>
Maintain and retain old stone walling	<i>Walls fronting a highway or important open space are protected under the Article 4(2) Direction in the National Park as well as walls of a height exceeding 1m adjacent to a highway, or 2m in all other cases will require planning permission to alter or demolish</i>

Street Lighting:

Requirements on buildings should include limits on the type of outside lighting used and light emissions.	<i>For the types of development that cannot be managed through the development control process, succinct guidance for homeowners can be found in 4.10 of the Management Plan</i>
No more street lamps to prevent light pollution. The sky at night is magnificent looking south.	<i>Maintain communications between NYCC, the local planning authority and the Village Meeting to ensure future proposals are appropriate</i>
Underground electricity cables and protect trees.	<i>The historical association between Colonel Benson and the existing poles supporting the street lights has been noted in the Conservation Area Assessment. Given the expense associated with under-grounding, such work would require substantial community support and environmental benefit. New junction boxes would be required to every house wall, causing visual intrusion.</i>

Heritage:

St Oswald's church should be an	<i>The Local Planning Authority holds some</i>
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archaeological site	<i>archaeological information on this site and others within the CA but always welcomes further archaeological information to add to the Historic Environment Record.</i>
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Traffic:

30 mph speed limit entering village / speed restriction for bank / There are problems with heavy traffic, there should be a limit enforced	<i>Speed restrictions have now been implemented by the local highways authority</i>
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Conservation Area:

The conservation area should have a set of principles for living in the area such are reminders of the old countryside code/ rural life what is to be valued and retained	<i>This is outside of the remit of the CAAMP but parts will be relevant in terms of resisting creeping suburbanisation etc.. The village website would be a suitable access point for such information if a village group or individual wishes to collate it: www.oswaldkirk.org</i>
If anything the boundary includes too little, but certainly the boundary should not be reduced	<i>The majority of development outside the Conservation Area is modern housing that is not considered to add to the architectural and historical character of the Area. However this can be reviewed on a quinquennial basis through the review of the Management Plan</i>
Conservation Area should include the whole village; all houses should also be based on field boundaries and not gardens. Should aim to protect whole village and views.	<i>At present the Conservation Area boundary follows field boundaries, especially to the south. See above.</i>
The boundary of the east end of the Conservation Area should be moved further south in order to protect the views that people get when walking along The Terrace.	<i>The important views will be noted in the CAAMP. Extending the boundary further into the fields to the south of The Terrace would not enhance protection further.</i>

Footpaths and Rights of Way:

Extend Hagg footpath to above Ampleforth college; this would be a major enhancement.	<i>Whilst this is outside the scope of the CAAMP the proposal is currently being actively pursued under the NYM Lime and Ice project.</i>
Extend millennium footpath along to Ampleforth	