



**Rudby Neighbourhood Plan
(covering the Parishes of Hutton Rudby,
Middleton-on-Leven, Rudby, and
Skutterskelfe)**

Consultation Draft

July 2021



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Foreword

This version of the Rudby Neighbourhood Plan incorporates revisions which have been made to address feedback from Hambleton District Council and other consultees on the 'Pre-Submission draft' dated March 2020. Copies of the feedback and the previous draft are available for reference on the Neighbourhood Plan website.

The extent and nature of changes which have been made to address comments or recommendations is a matter which requires exercise of judgement. At this stage control of the content the draft Plan remains with the Parish. The changes brought forward in this version follow three main themes:

- reduction in overlap between the Neighbourhood Plan and emerging Local Plan policies;
- rewording policies to create clearer, testable criteria for development management; and
- improvements to document structure to aid readability.

In general, the Steering Group has adopted suggestions made by the bodies who have been consulted as this is likely to facilitate progress towards adoption of the Plan. The challenge in this stage of drafting has been how to adopt the feedback without losing focus on important community issues, so there are a few exceptions to the general rule.

Typically, the exceptions are for issues where consultee suggestions conflict with strong community preferences, but where there is some prospect that the community preference might prevail at examination. The Steering Group drafting strategy is that the submission version of the Plan should continue to present the community's preferences and that some of the differences in opinion between the community and consultees are best resolved at a later stage of the process either by Hambleton District Council or by the examiner.

This 'Consultation Draft' of the Plan is the basis for the statutory Regulation 14 consultation (minimum duration of 6 weeks) and, subject to Parish Council approval, the consultation will be initiated as soon as is reasonably practical after the Consultation Draft is published.

On completion of the consultation period, the consultation responses will be analysed and where appropriate modifications will be made to refine the Neighbourhood Plan before submission. Some of the process and contextual information which is included within the Consultation Draft to inform the reader how the Plan has been developed will be removed from the Submission Draft, and some parts will be transferred to Consultation Statement. The Submission Draft will have a tighter focus on policies and policy justification.

Neighbourhood Plan Steering Group.

July 2021

Glossary

Broadacres	A housing association with an area of operation which includes Rudby Parish.
Designated Neighbourhood Area	The area in which the Neighbourhood Plan policies will have effect if the Plan is adopted. In this case it is the whole of Rudby Parish.
Habitat Regulations	The Conservation of Habitats and Species Regulations 2017 and related legislation.
Hambleton District Council	The Local Planning Authority (LPA) for Rudby Parish.
Infill development	Defined by the Planning Portal ¹ as “the development of a relatively small gap between existing buildings”.
Local Green Space	A designation for small areas of land which has similar effect to Green Belt.
Local Plan	The planning policies of an LPA. New Local Plans under preparation are referred to as “emerging”, while those which have completed all the consultation, review and authorisation stages are referred to as “adopted”.
Local Planning Authority	The body responsible for determining (granting or refusing) planning applications for the Neighbourhood Area. The Neighbourhood Plan is ‘made’ (becomes fully effective) when adopted by the LPA after a successful referendum.
Neighbourhood Plan	Additional planning policies to those in the Local Plan which are applicable for a specific sub-area (the designated Neighbourhood Area).
North Yorkshire County Council	The Local Education Authority (LEA), Highways Authority and Lead Flood Authority for Rudby Parish.
Parish	Rudby Parish (as defined below)
Plan	The Neighbourhood Plan for Rudby Parish
Questionnaire	A Parish wide questionnaire organised by the Steering Group to gather evidence for the Plan
Qualifying Body	The organisation authorised to prepare a Neighbourhood Plan. In parished areas this can only be the Parish Council.
Rural Housing Enabler	An HDC officer with responsibility for improving the supply of (affordable) housing in rural areas.
Rudby Parish	The whole of the Civil Parish administered by Rudby Parish Council which includes the church parishes of Hutton Rudby, Middleton-on-Leven, Rudby, and Skutterskelfe.

Rudby Parish Council	The Qualifying Body for this Neighbourhood Plan.
Small scale development	Defined in conformity with the emerging Local Plan as 5 homes or less.
Strategic Environmental Assessment	A requirement under the Planning Practice Guidance for plan making.
Steering Group	A sub-committee established by Rudby Parish Council to lead the preparation of the Neighbourhood Plan consisting of councillors and co-opted community members.
Vision / Vision Statement	The Neighbourhood Plan Vision Statement set out in section 3.1.

Abbreviations

The following abbreviations are used in this document:

HDC	Hambleton District Council
HRA	Habitat Regulations Assessment
LGS	Local Green Space
LPA	Local Planning Authority
NDHA	Non-Designated Heritage Asset
NPPF	National Planning Policy Framework
NPSG	Neighbourhood Plan Steering Group
NYCC	North Yorkshire County Council
NYMNP	North York Moors National Park
PPG	Planning Practice Guidance
RHE	Rural Housing Enabler
RPC	Rudby Parish Council
SEA	Strategic Environmental Assessment
VDS	The 1999 Hutton Rudby Village Design Statement

List of Policies

- RNP1 Sustainable Development
- RNP2 Design Principles
- RNP3 Housing Provision
- RNP4 Windfall Housing
- RNP5 Affordable Housing
- RNP6 Redevelopment of Redundant Buildings in the Countryside
- RNP7 Safeguarding and Improvement of Community Facilities
- RNP8 Communication Technology
- RNP9 The Transport Network and Parking Provision
- RNP10 Natural Environment and Landscape
- RNP11 Biodiversity and Green Infrastructure
- RNP12 The Leven Valley
- RNP13 Local Green Space
- RNP14 Significant Views
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1 Introduction

1.1 What is a Neighbourhood Plan and how does it benefit the Parish?

1. A Neighbourhood Plan is a powerful planning tool that gives local people more control over how their community develops and evolves. It is a central part of the Localism Act 2011², which aims to devolve more decision-making powers from Central Government to local communities and Parish Councils. Some important changes to Neighbourhood Planning were made in The Neighbourhood Planning Act 2017³
2. The spirit of the Localism Act 2011 has been taken forward in producing this Neighbourhood Plan ('the Plan'), embracing the concept of local distinctiveness that contributes to a sense of place and well-being for the present community and for future generations.
3. Paragraph 29 of the National Planning Policy Framework (NPPF)⁴ states, "*Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*".
4. The Plan includes a Vision developed by consultation with the community, which sets out clear aims and planning policies to realise this vision for the four historic church parishes of Hutton Rudby, Middleton-on-Leven, Rudby and Skutterskelfe ('the Parish'). The Plan covers the whole of the Parish, the area shown in Figure 1 on the next page.

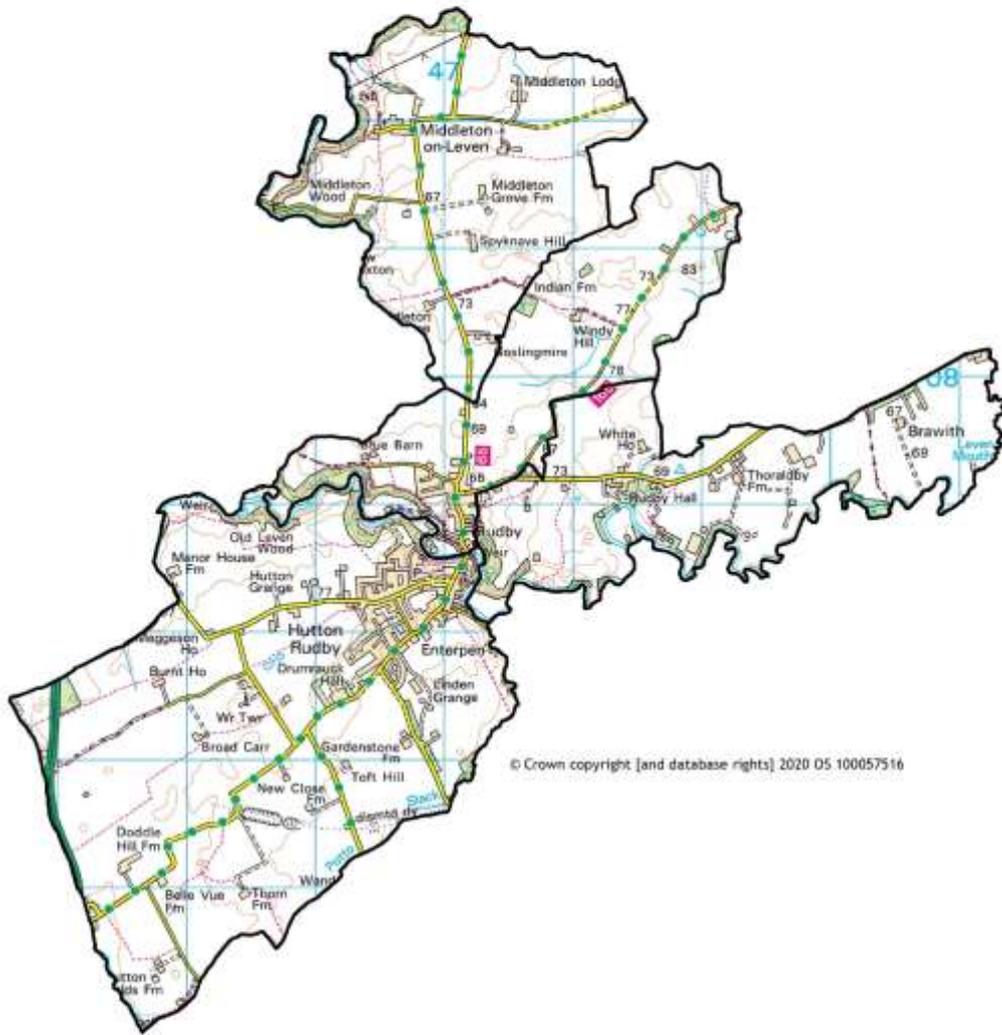


Figure 1: Designated Neighbourhood Area of This Plan

5. If passed by a Parish referendum, the Plan will be adopted by the Local Planning Authority, Hambleton District Council, and will become part of the statutory development plan for the Parish, together with the adopted Local Plan.
6. This means planning applications and other development proposals for land and buildings in the Parish must be determined in accordance with the Plan unless there are compelling planning reasons to do otherwise.

7. A Neighbourhood Plan is not prepared in isolation. There are rules and regulations governing its preparation and content. These include that it must have regard to national planning policies and be in “general conformity” with relevant local strategic planning policies.
8. The Plan covers the period to 2035. This period was purposefully chosen so that it mirrors the timescale of the emerging Local Plan⁵. However, at such time that the Local Plan is reviewed, it would be prudent to review this Plan in order to ensure continued conformity.
9. This is an opportunity for people living in the Parish to decide how it should evolve and develop up to 2035. By having a Neighbourhood Plan, the Parish is entitled to receive a larger share of the Community Infrastructure Levy raised from any development in the Parish. This funding can be used to improve the infrastructure of the Parish.

1.2 How the Parish decided to prepare the Plan

10. On 18 April 2016 the Parish Council organised a public meeting, attended by 268 residents, to seek community views about a planning application for a 56 homes development in Hutton Rudby. At this meeting members of the community became aware that many sites around the village had been submitted as potential development sites into the Local Plan process and that important decisions about the future of the Parish would be made over the next few years. A suggestion was made that the community should get involved in these decisions and prepare a Neighbourhood Plan.
11. The Parish Council organised a further public meeting on 23 May 2016 to provide interested members of the community with more information about Neighbourhood Planning, to gauge whether there was sufficient support for preparing a Neighbourhood Plan, and to determine whether there was a viable pool of volunteers to resource the project. Over 170 people attended the meeting, and around 50 people volunteered to contribute to the project.
12. The volunteer group met on 2 June 2016 and 9 June 2016 to develop an outline project proposal for the Parish Council.
13. At the Parish Council meeting on 13 June 2016, it was decided to proceed with the preparation of the Plan and the first four members of the Steering Group were appointed. Shortly afterwards an application was made to Hambleton District Council to designate the whole Parish as the Neighbourhood Area, and the Plan preparation got underway.

1.3 How the Plan was prepared

14. The preparation of the Plan is being led and championed by a Steering Group constituted as a sub-committee of Rudby Parish Council (the qualifying and accountable body for the Plan).
15. The Steering Group comprises Parish Councillors, the District Councillor for the local ward covering the Parish, and other members of the Parish community. It is supported by a professionally qualified planning consultant, KVA Planning Consultancy, and by Hambleton District Council acting under their duty to assist.
16. The Plan is based on robust evidence including statistical information gathered through sources such as the Census, the Environment Agency, Natural England, Historic England, evidence associated with the emerging Local Plan as well as evidence generated through consultation with the local community.

17. Effective and extensive consultation has been at the heart of its preparation. This includes a Parish-wide questionnaire⁶ ('the Questionnaire'), drop-in consultation events, and regular public meetings of the Steering Group through which the community have been able to participate in the development of the Plan. The findings from these consultations together with statistical information have been used to underpin the Plan and the policies contained within it and ensure that it fully articulates and reflects local needs and priorities.
18. Some of the key events in the Plan preparation are set out below:

May 16	Public meetings held to assess interest in Neighbourhood Planning Application for designation of Neighbourhood Area
Sep 16	Designation of Neighbourhood Area by Hambleton District Council
Sep 16–Mar 17	Development, distribution, analysis and response to Questionnaire
Jun-Aug 2017	Consultations/workshops on site selection criteria
Sep-Oct 2017	Consultations on site assessments
Oct 2017	Selection of preferred sites
Mar 2018	Consultation on preferred sites and Local Green Space proposals
Nov 2018	Housing needs survey commissioned for the Plan
Apr 2019	Consultation on amendments to policy intentions following revisions to Local Plan housing targets.
Mar 2020	'Pre-consultation' draft Plan circulated to statutory consultees for comment.
Aug 20 – Jun 21	Revisions and updates to take account of statutory consultee feedback and proposed modifications to the emerging Local Plan arising from the examination process.
Jul 2021	Issue of 'Consultation Draft' of the Plan
19. A suite of documents, including supporting evidence, reports, and maps has been produced to accompany the Plan. Minutes, working papers, reports and other documents are published on the Neighbourhood Plan website⁷.
20. The emerging Local Plan is at an advanced stage of examination but 'main modifications' have not yet been agreed with the Local Plan Inspectors, so there is still some uncertainty over the precise detail of policies that it will contain. It is anticipated that the 'main modifications' will be agreed soon, and that it will be possible to take them fully into account in the submission version of this Plan.

1.4 What next for the Plan

21. The Plan is now at the Consultation Draft stage. Comments received from residents, stakeholders, statutory consultees, and Hambleton District Council during the pre-submission consultation phase will, where appropriate, be incorporated into the final submission version.

22. The Plan will then be formally submitted to Hambleton District Council with all necessary supporting documents. At this point control of the Neighbourhood Plan process and of the content of the Plan passes from the Parish Council to Hambleton District Council.
23. Following a further period of consultation, the Plan will go to an Independent Examiner, who will check to see that it has been prepared in the prescribed manner.
24. If the Plan successfully passes the examination stage, it (with any modifications recommended by the examiner and agreed by Hambleton District Council) will be put forward to referendum, where those on the electoral register in the Parish will be invited to vote on whether they support it. More than 50% of those voting must approve it for the Plan to become a 'made' statutory planning document.
25. The major milestones and estimated schedule for completion of the Plan are set out below. However, it should be noted that the pace of progress may be contingent on the extent of Covid 19 restrictions which are in place from time to time, and on the timings of council meetings for obtaining administrative approvals which are required at various stages.

Jul-Aug 21	Pre submission community consultation (proposed 8 weeks duration rather than minimum 6 weeks to compensate for Covid restrictions and overlap with school holidays).
Sep-Oct 21	Amend draft Plan / respond to issues raised by consultation comments and submit plan to Hambleton District Council. HRA/SEA screening to be carried out in parallel with consultation and Plan redrafting.
Nov-Dec 21	Hambleton District Council Publicise plan for 6 weeks.
Feb 22	Plan Examination
Apr 22	Parish Referendum
26. Whilst planning applications will still be determined by the Local Planning Authority, once the Plan becomes 'made' they must take the provisions of the Plan and the relevant locally formulated policies into account when reaching planning decisions that affect the Parish. This means that the residents of the Parish will have far greater influence over where development takes place, and what it looks like.

1.5 How the Plan fits into the planning system

27. The Government's intention is for local people to have a greater say on how their area develops. However, there are some important rules and regulations that must be followed when preparing a Neighbourhood Plan. Among the most important of these is that the Plan must meet the 'basic conditions'. That is a Neighbourhood Plan must:
 - Have regard to national policies and advice contained in guidance issued, in particular the National Planning Policy Framework;
 - Be in general conformity with the strategic policies of the development plan for the area;

Hambleton District Council is preparing a new Local Plan, which will replace the policies in the adopted Local Plan. This sets the strategic planning framework for Hambleton District's future development needs up to 2035. The evidence base and the policies

contained within the emerging Local Plan have been considered in preparing this Plan, and it is the intention that this Plan will be in conformity with the emerging Local Plan.

- Not breach, and must be otherwise compatible with, European Union (EU) and European Convention on Human Rights (ECHR) obligations; and
 - Not have a significant effect on a European Site (as defined in the prevailing version of the Conservation of Habitats and Species Regulations) either alone or in combination with other plans or projects.
28. While a Neighbourhood Plan can provide for more development than set out in an approved Local Plan, it does not allow a Neighbourhood Plan to provide for less. Hambleton District Council's emerging Local Plan does not require a strategic contribution to meeting district level need from the Parish, so the Plan aims to meet identified Parish level need.
29. In addition, the NPPF requires the planning system (including Neighbourhood Plans) to contribute to sustainable development and details three dimensions to that development:
- An **economic** dimension – they should contribute to economic development;
 - A **social** dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services;
 - An **environmental** dimension – they should contribute to the protection and enhancement of the natural, built and historic environment.
30. It is anticipated that neither a full Strategic Environmental Assessment nor a Habitats Regulations Assessment will be required, but a screening determination will be carried out to confirm this assumption. It is noted that the proposed allocation is for a site which was screened to some extent within the Local Plan process.

2 About Rudby Parish

2.1 Parish Setting

31. Rudby Civil Parish is situated in the north of Hambleton District and is formed from the four historic church parishes of Hutton Rudby, Middleton-on-Leven, Rudby, and Skutterskelfe.

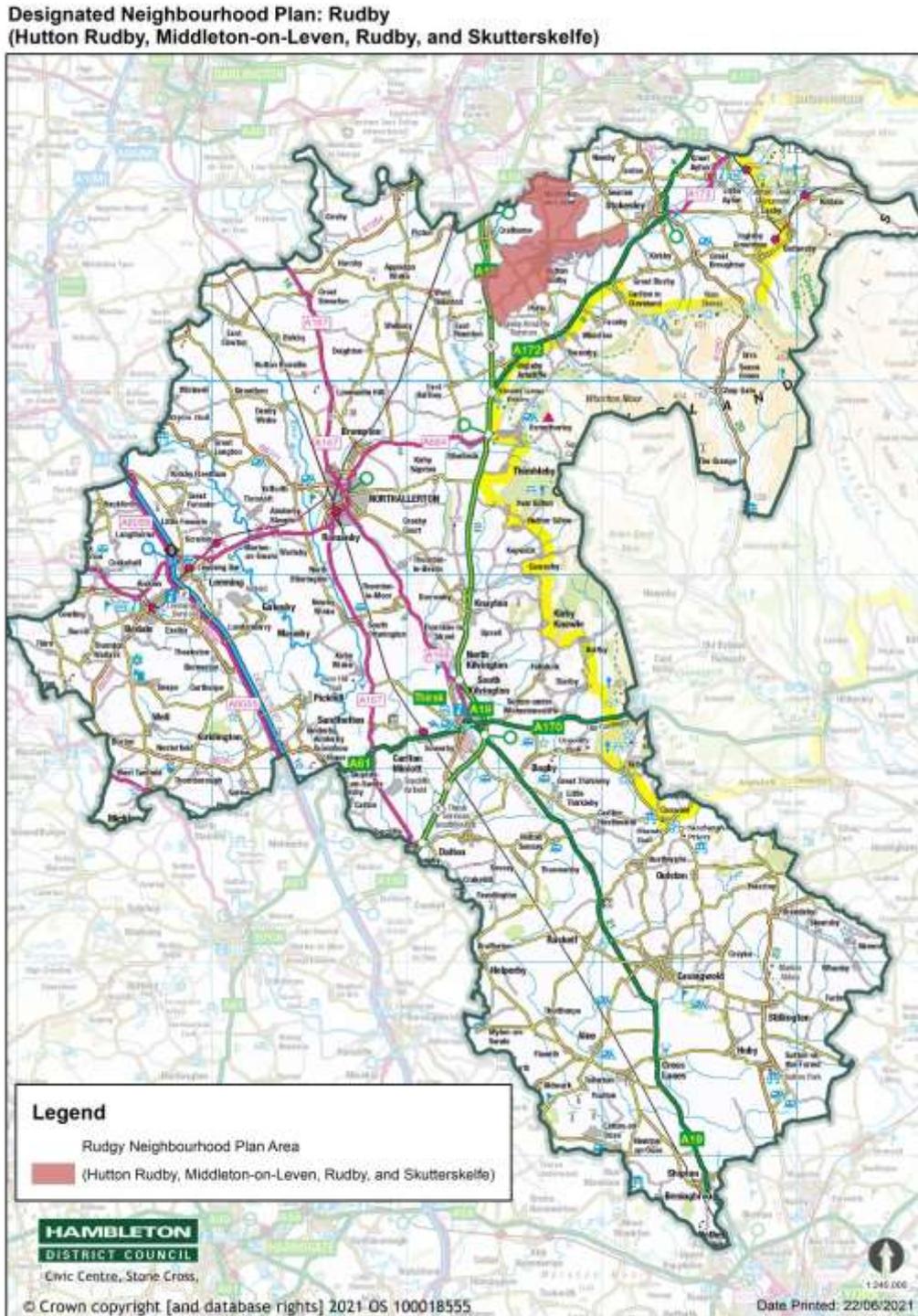


Figure 2: Location of Designated Neighbourhood Area within Hambleton District

32. In terms of National Landscape Character Areas, the Parish lies in the **Tees Lowlands**⁸ at the southern fringe of the broad, open plain around the lower reaches of the River Tees. The River Leven, a significant tributary of the Tees, runs through the Parish. Agricultural land is intensively farmed, with large fields and sparse woodland. There are wide views to the southeast towards the North York Moors National Park which rise in a steep escarpment.
33. At a local level, the landscape description is sourced from the Hambleton District Council Landscape Assessment⁹. This provided the basis for classification into 26 Landscape Character Areas (LCA) proposed in the Landscape Character Assessment and Sensitivity Study¹⁰ carried out for Hambleton as part of development of the evidence base for the emerging Local Plan.
34. The Parish includes parts of LCA 2: Welbury Plateau, the majority of LCA 3: Leven Valley, parts of LCA 4: Seamer Moor, and parts of LCA 5: Stokesley Vale. A summary description of their characteristics is provided in Appendix F .
35. The highest point in the Parish is Folly Hill at 92m and the lowest point is approximately 35m where the River Leven leaves the northwest of the Parish flowing towards Crathorne.

2.2 Historic Context

36. The oldest building in the Parish is the Grade 1 listed All Saints Parish Church, English Gothic with a part-Norman Chancel, a 14th Century nave and a 15th Century tower. However, there is evidence of much earlier settlement dating back into pre-history. Hutton Rudby is of Angle origin, but Rudby is of Danish origin.



Figure 3: Photograph of All Saints Parish Church

37. Most of the surviving historically significant buildings in the Parish are located within the Hutton Rudby Conservation Area, originally designated around 1970¹¹ by North Riding County Council prior to the 1974 local government reorganisation which created Hambleton District Council. The original designation had a main area incorporating the Village Greens and the Leven Valley, and a smaller satellite area at Enterpen. The Conservation Area was enlarged and redesignated on 23 October 1990, a western extension linked up the two original areas.
38. Notable buildings, some with associated parkland, located outside the Conservation Area include Rudby Hall (formerly Skutterskelfe Hall), Linden Grange, The Old Vicarage, Drumrauck Hall, and several of the older farmhouses and farm buildings around the Parish are listed.
39. In the 18th and 19th Centuries the village was important for its linen industry and the remains of the old mill are located at the bottom of Hutton Bank near the Parish Church.



Figure 4 Photograph of Linen Mill at the bottom of Hutton Bank

2.3 Parish Demographics

40. The 2011 census showed a Parish population of 2,097 residents in 916 households (2.3 per household). The majority of Parish residents live in the centrally located 'cluster' settlement of Hutton Rudby/Rudby. Other population centres in the Parish are the hamlet of Middleton-on-Leven and the dispersed settlement along the Stokesley Road in Skutterskelfe.
41. The parish has a higher proportion of older people (39% over 60s) than Hambleton as a whole (32%). It has correspondingly fewer younger adults (24% vs 32% in the 20 to 49 age range)¹². It is likely that this demographic mix is a consequence of relatively high house prices and limited supply of affordable housing in the Parish.

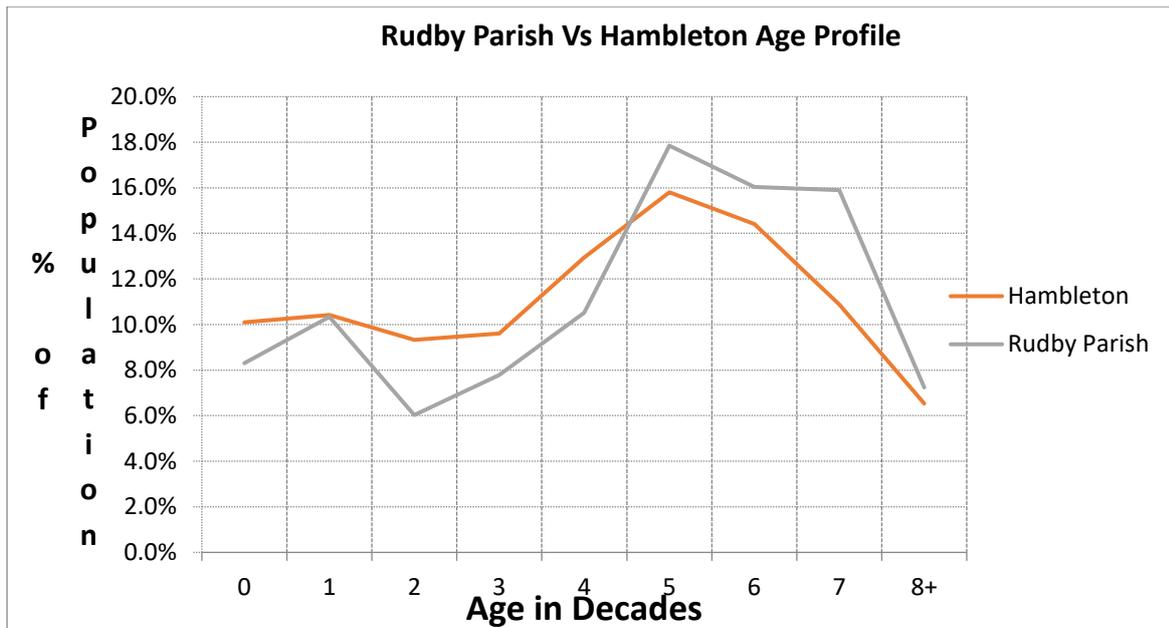


Figure 5: Age Demographics of Rudby Parish: Source NYCC

2.4 Portrait of the Parish Today

42. Hutton Rudby today is largely a residential commuter village dependent on the nearby Teesside conurbation to the north and market towns in Hambleton for its main sources of employment. Employment within the Parish is mainly in local services and agriculture, or by people working from home.
43. For a Parish of its size, it has a good and diverse range of services including a village school, a village shop with petrol station, a doctors' surgery, a village hall, several places of worship, church halls, pubs, a community Hub, and a variety of sports and leisure facilities.
44. The school operates at, or near, capacity which is good for the continuing viability of the school which the community sees as an important issue, but this can lead to difficulties for people moving into the area securing places at the school. Approximately one third of the school roll is made up of out of catchment pupils with closure of smaller schools and reputation of the school contributing to the demand for places. Enquiries with North Yorkshire County Council, the Local Education Authority (LEA), indicate that there are no plans to relocate or significantly expand the school capacity for the foreseeable future.
45. The LEA have advised that on the current 'landlocked' site there is only limited potential to create additional capacity by reconfiguration, but that modest development (of the scale envisaged in this Plan) can be accommodated by the displacement of out of catchment pupils over time.
46. There are large areas of green space surrounding and within the Parish, including significant green areas within the settlements. These are important to the amenity and setting of the Parish as well as providing natural habitat to the wildlife which they support.
47. There is an extensive network of footpaths providing access to the green spaces. The area is popular with cyclists and national cycle routes 65 and 165 pass through the Parish.

48. Public transport in the Parish is very limited. There is only one route with a low frequency local bus service still operating in the Parish.
49. The Parish has a rural atmosphere, with a good sense of identity and community spirit. It is a popular place to live and visit.

RUDBY NEIGHBOURHOOD PLAN CONSULTATION DRAFT

3 Vision and Objectives

3.1 Vision

50. Following a series of Parish wide consultation activities, a Vision Statement for the Parish was consulted upon and agreed by the community. The Vision is intended to guide the principles of development within the Parish over the lifetime of the Plan, which has been specifically designed to sit alongside the emerging Hambleton Local Plan, to 2035.

“The Parish will develop, but retain its unique identity, and be a strong, sustainable rural community with a thriving village at its heart. The village will remain distinct in character from nearby market towns and suburbs.”

3.2 Objectives

51. A number of key objectives setting out the priorities for planning purposes, as agreed by the community, for future development throughout the Parish have been created for the Plan. While planning decision making processes such as development management will play an important role in the delivery of these objectives, they cannot be realised solely through planning processes, and other actions may also be required.
52. The Plan objectives have been assessed and cross referenced against Hambleton District Council’s Sustainability Objectives¹³ (listed as ‘HDC SO’ in the table below, and set out in full in Appendix A) and are found to be in conformity with them. It is noted that new sustainability objectives are likely to be prepared whenever the Local Plan is reviewed.

No	Title	Neighbourhood Plan Objective	HDC SO
1	Housing	To provide safe places to live which provide the mix of sizes, types and tenures which meet identified Parish housing needs.	3, 7, 8, 11 & 12
2	Built Environment	To provide a good quality built environment incorporating Green Spaces and Green Infrastructure Corridors which retains the distinctive character of the Parish, and protects its heritage.	3, 5 & 10
3	Natural Environment	To protect and enhance the Natural Environment and biodiversity, and mitigate the adverse impacts of development and climate change	1, 2, 3, 4 & 8
4	Community	To enable opportunities for social connection and social inclusion, and to sustain and enhance local services to ensure access for all groups of the population to leisure, recreation, health and education facilities which are viable at a village scale and which promote health and wellbeing.	9 & 13
5	Economy	To sustain existing employment and commercial services within the Parish, and to encourage establishment of new businesses of appropriate type and scale for the village and the surrounding rural area.	13 & 14
6	Traffic & Transport	To mitigate the adverse impacts of motor vehicles by good road design and where practical by encouraging safe alternatives to the use of private cars.	3

3.3 Delivering the Plan Vision

53. The Plan consists of a number of planning policies, and once adopted will become an established part of the Local Plan adopted by Hambleton District Council to help guide future development within the Parish.
54. A neighbourhood plan is about the use and development of land. A wide variety of matters and community aspirations which fall outside the jurisdiction of the Neighbourhood Planning process (see Appendix B) have been formalised as a result of various consultation events held as part of the Neighbourhood Planning process and have been passed to the Parish Council.
55. The Parish Council is committed to working alongside Hambleton District Council, other organisations and agencies, and local landowners to support and encourage the delivery of the community aspirations where practicable for those which fall outside the planning system.

It is important to note that all planning policies and community aspirations contained within this Plan document have been prepared to deliver the Plan Vision in order to achieve a sustainable and thriving Parish.

4 Presumption in Favour of Sustainable Development

4.1 Policy Background

56. In conformity with national and local planning policies, the Plan has been prepared in accordance with the presumption in favour of sustainable development. It recognises and supports the strategic development needs set out in the adopted Development Plan documents and the emerging Hambleton Local Plan.
57. The Plan has focussed on planning for the development needs of the rural communities, countryside and businesses which are found within the Parish. At the same time, it recognises the importance of our countryside setting with its natural and historic environment which the community want to protect and enhance.
58. In this Plan the community expresses the importance it attaches to role of good design through Objectives 1 & 2, the protection of character and heritage through Objective 2, the protection of the environment and mitigation of the impacts of climate change through Objectives 2 & 3, the importance of a strong sense of community through Objective 4, the need to facilitate the development of the Parish economy through Objective 5, and the management of traffic and transport issues through Objective 6 when planning development.
59. These issues also formed the core of the predecessor to this Plan, the Hutton Rudby Village Design Statement¹⁴ (VDS) which, since its production in 1999, has been regularly referenced by the Parish Council and Hambleton District Council when considering planning applications in the Parish.
60. Community consultation carried out during the preparation of the Plan shows the community strongly supports retaining those parts of the VDS which are still relevant to current circumstances and incorporating them into the Neighbourhood Plan. Due to the age and of the VDS, and its status within the planning system this could not be achieved simply by 'saving' policies. The approach taken in this Plan is to create replacement policies where appropriate, and to bring forward and update extracts of supporting text from the VDS where relevant. The relationship between the policies in this Plan and VDS guidelines is set out in more detail in 'Successor Policies to VDS Guidelines'¹⁵.
61. The cluster settlement of Hutton Rudby/Rudby is the heart of the Parish for the community who want it to continue to be attractive and vibrant with housing, open spaces and community facilities suitable for people of all ages.
62. Agricultural and other businesses based in the rural area form the basis of the economy and the community want them to continue to thrive.
63. As a rural parish, the transport networks are a vital form of infrastructure and service to many within the community and this Plan seeks to ensure that where possible they are improved.

4.2 Policy RNP1 Sustainable Development

Policy RNP1 Sustainable Development

Where there are no policies in the Rudby Parish Neighbourhood Plan relevant to a planning application, a presumption in favour of sustainable development as set out by the provisions of the National Planning Policy Framework and those policy documents contained within the adopted development plan will apply.

4.3 Justification

64. The Plan seeks to facilitate sustainable development which meets the needs, the priorities and the aspirations of the local community which have been identified through the consultation and evidence gathering processes carried out during the preparation of the Plan.
65. Consultation work carried out during the preparation of the Plan, including the results of the Questionnaire demonstrate support for development which is aligned with the Vision set out in paragraph 50 of this Plan and which makes a positive contribution towards meeting the Plan Objectives set out in paragraph 52 of this Plan.

5 General Design

5.1 Policy Background

66. The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. It provides a Framework within which local people and their accountable councils can produce their own distinctive local and Neighbourhood Plans which reflect the needs and priorities of their communities.
67. Paragraph 124 of the NPPF makes it clear that *‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’* The NPPF reinforces that design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics. It sets out clearly at paragraph 125 that *‘Neighbourhood Plans can play an important part in identifying the special qualities of each area and explaining how this should be reflected in development.’*
68. Drawing on the earlier work in the Village Design Statement and on the evidence collated at the various consultation events, a general design policy which all developments coming forward within the Parish should conform to has been created. A specific ‘design brief’ for a land allocation is set out in RNP3 . Proposals for that site should also conform with all other relevant policies within this Plan and the adopted Local Plan.

5.2 Policy RNP2 Design Principles

Policy RNP2 Design Principles

Proposals for all new development within the Parish should:

- 1. Reinforce the character of the Parish and the particular setting of the development by:**
 - a. respecting the local vernacular building character in terms of scale, form, materials used, plot density, and special architectural or landscape features;**
 - b. safeguarding and enhancing heritage assets, settlement and landscape character, and the natural environment of the Parish; and**
 - c. safeguarding and enhancing the existing Green Infrastructure Networks and Green Spaces, and where possible, introduce new green corridors into the Parish.**
- 2. Positively contribute to mitigation of climate change and meeting climate change targets by:**
 - a. incorporating high standards of energy efficiency and use of renewable energy;**
 - b. reducing lifecycle carbon emissions through design such as building layout and orientation, or choice of materials and construction techniques;**
 - c. supporting the transition to low carbon or zero emissions forms of transport by measures such as installation of electric vehicle charging points in new dwellings, in public spaces, and in retail or commercial development;**
 - d. incorporating infrastructure which encourages active forms of transport; and**
 - e. facilitating employment patterns which involve reduced levels of travelling.**
- 3. Ensure that all new buildings are designed to be flexible to meet the changing needs of future generations (‘lifetime homes’).**

5.3 Justification

69. In the Questionnaire respondents were asked:

"When considering new development how important a factor is the impact on the following?"

Eight factors were listed covering the natural and built environment. Almost 90% of respondents considered these eight factors either important or very important with over 50% of respondents considering them very important. The importance of the distinct character of the Parish (e.g. the Conservation Area, the Leven Valley, its buildings and heritage), the need to protect and enhance the environment and its open/public spaces were recurring themes that came through the many consultations and public events. In a separate question on housing density, again over 90% considered it either important or very Important.

70. The VDS includes an extensive description of the local vernacular, the architecture and heritage of the village and how it complements the natural environment of the village, and especially the Village Green and public open spaces. The importance of this to the community was raised regularly during consultation. The VDS is the principal source for the description of the local vernacular and significant architectural features and buildings set out in Appendix E of this Plan which is provided to assist applicants in preparing proposals in compliance with criteria 1 of this policy.
71. Some concerns about impacts of back-plot developments on settlement character were raised during consultation which is not a common pattern of development in the village. Any such applications are subject to the requirements of RNP2 and relevant Local Plan policies on issues such as plot density and impacts on settlement character.
72. As described in the VDS, there is a relatively uncluttered street scene which is consistent with the rural character. Apart from Speed Limit signs on entering the village, there are very few "traffic signs" (e.g. no yellow lines, only two Give Way signs). There are still two old style finger signposts. The community sees this lack of street furniture as important to the character of the village.
73. The rural nature of the Parish, together with its recognised Sites of Interest for Nature Conservation (SINC), its ancient woodlands, its green spaces, the Leven Valley, and the River Leven and its tributaries provide the Parish with an environment rich in biodiversity recognised and cherished by the community. In the Questionnaire, 91% of respondents considered wildlife/biodiversity as important or very important. In line with the community's strong wishes, this Plan seeks to secure demonstrable net gains in biodiversity under policy RNP11 which is in conformity with the aim of the NPPF to "identify and pursue opportunities for securing measurable net gains for biodiversity".
74. The Plan recognises the importance of responding to Climate Change and supporting the drive towards net zero carbon emissions through a holistic approach including elements such as low carbon building design, reduction in resource demands and environment impacts through greywater solutions, incorporation of renewable energy solutions in individual buildings or site designs, provision of electric charging points, and use of hedging rather than fencing for site boundaries. Community support for addressing climate change is evidenced through three quarters of the responses to the Questionnaire rating renewable energy/carbon footprint to be either important or very important. The Parish Council is considering adopting a Climate Action Plan and will be consulting on this separately to the Neighbourhood Plan.

75. Developers are encouraged to incorporate best available design techniques such as renewable energy and high energy efficiency methodologies (e.g. Passivhaus, NABERS, BREEAM excellent or BREEAM outstanding) to offset the greater climate change impact of development in a rural area.
76. In recent times parts of the village have suffered flooding and there are a number of low lying areas in the Parish susceptible to surface water flooding. Over 90% of Questionnaire responses considered flood risks as either important or very important. The Plan seeks to avoid development on areas with flood risks, to address flood risks associated with development by incorporating additional green areas to manage floodwater, and to incorporate other measures which respond to and mitigate the impacts of climate change.
77. There is very limited public transport in the Parish so the need for private cars and the adverse impact of parking, especially within the conservation area, was a recurring theme. In the Questionnaire, over 90% believed there should be "More parking provision in new developments". Consultation evidence shows that most land in the centre of the village which could be converted from existing use to provide additional parking capacity is valued as Local Green Space or could not be developed without significant adverse heritage impacts.
78. The Plan supports measures likely to reduce the use of vehicles, mitigate the adverse impacts of their usage on amenity and the environment, and support the transition to electric vehicles through provision of charging points in public and private locations. Working from home provides opportunities for Parish residents to remain or become economically active without incurring the adverse environmental impacts of commuting. This is particularly important in areas such as this Parish where public transport provision is very limited.
79. It is recognised that not all home-working activities require planning permission, for example a dining room being turned into a home office. There is a need to balance the benefits of homeworking against potential adverse impacts on neighbour amenity as required by local development plan policies which must be given appropriate weight in the determination of any applications. Important considerations include noise, odours, unsightly storage areas, frequency of visitors, hours of operation and adequacy of parking.
80. The importance of access to footpaths for wheelchair users and those with pushchairs whether it be to village facilities or accessing the countryside was raised regularly. Interest in providing cycle ways; and better links to existing and new footpaths for people with mobility issues or people with pushchairs as well as able bodied people were all identified. Almost 50% of respondents considered accessibility for mobility scooters and wheelchair users as either Poor or Very Poor. Over 90% of Questionnaire respondents considered the dangers of speeding in the village and rural areas as important or very important.
81. There was strong recognition of the need:
- to consider the whole population;
 - to encourage young families to stay and come to the Parish;
 - of residents as they age; and
 - of those with mobility or caring needs.

82. The results of the Questionnaire and other consultation evidence showed strong support for development which enables local people to remain within their own community. Consultation evidence showed support for retirement homes (73%), supported/sheltered living accommodation (69%) as well as a range of affordable/rented accommodation with a strong bias towards smaller properties demonstrating the need to provide accommodation for all ages and at all stages of their life. Addressing the needs of disabled members of the community was frequently raised during consultation.

6 Housing

6.1 Introduction

83. Policy S 3 of the emerging Local Plan sets out Hambleton's strategy for meeting the district housing requirements mainly in market towns with only 'limited development' in 'identified rural communities'. The cluster settlement of Hutton Rudby/Rudby is identified as a Service Village but was not selected as a location which was required to contribute to meeting district housing needs. Policy S 4, therefore, provides the main strategic context for housing delivery in this Plan. It states that Neighbourhood Plans do not need to allocate sites to meet district level requirements but are expected to identify and address local development requirements arising from within their Neighbourhood areas.
84. In conformity with the emerging Local Plan policy, a housing needs survey¹⁶ for the Parish was carried out for the Neighbourhood Plan. Another housing needs survey¹⁷ with broadly similar findings was carried out independently by Broadacres Housing Association. This Plan seeks to meet the need identified by these surveys, and in particular to meet the need for affordable housing, by:
- the build-out of sites with extant permissions or allocations for new housing;
 - the allocation of land for mixed developments of new housing in this initial version of the Plan and/or in subsequent reviews of this Plan; and
 - the anticipated contribution from windfall sites over the Plan period.
85. Broadacres also commissioned an Initial Desktop Review¹⁸ by Housing Research looking at the demand for age restricted accommodation and care needs arising in the north of Hambleton and adjacent parts of Teesside. This evidence has been reviewed during the preparation of this Plan, but it is of very limited relevance to the Plan principally because:
- The Parish makes up only about 10% of the population in the north of Hambleton and makes up only around 3% of the population of the wider area included in the study. Almost all the identified need arises from outside the Parish. Serving housing needs which mostly arise from outside the Parish is not consistent with the community's vision or the emerging Local Plan.
 - The same evidence was tested at the Local Plan hearings, but this did not lead to an amendment to the spatial strategy of the emerging Local Plan, or any new requirement for the Parish to contribute to district housing needs. Policy S 4, therefore, remains the primary policy for determining housing needs which should be met by the Plan.
86. Objective 1 of this Plan sets out a guiding principle, consistent with S 4, that housing delivery should be matched to Parish needs. In conformity with the emerging Local Plan strategy, the Plan does not seek to address housing needs arising from outside the Parish. Community priorities for housing delivery have been identified through consultation work and evidence gathering as:
- affordable housing for people with local connections;
 - housing for local people looking to downsize while remaining within the community; and
 - housing for young people/families with local connections.

The community think it is important that the needs of members of the community requiring some support for independent living (e.g. by the provision of rooms for carers or special fittings) are addressed within the housing supply.

87. Objective 2 sets out the principle that housing development in the Parish should deliver a good quality built environment, while objective 3 sets out the importance of protecting the natural environment and mitigation of climate change impacts.
88. Completed development in recent years includes: 5 self build units at Stokesley Road, Paddocks End, a rural exception site of 16 affordable homes completed in 2016, a small development of 2 affordable and 5 market homes at Deepdale/North End completed in 2012, and several single dwellings (some as replacement for existing dwellings or as back-plot development). Although the Paddock's End rural exception site development of 16 affordable homes completed in 2016 is generally considered a successful addition to the village, the community's clear preference is for mixed sites rather than exception sites as a delivery model.
89. Since its introduction in 2015, applicants for single dwelling and multi-dwelling self-build sites have made extensive use of Hambleton District Council's 'Interim Policy Guidance'¹⁹ (IPG) windfall policy. It is anticipated that this trend will continue under the successor windfall policies in the emerging Local Plan. Windfall approvals for new dwellings in the Parish average 3 dwellings/year since 2015, but none of these are for affordable housing.
90. In addition to the extant permissions set out in Appendix C, two further multi-dwelling windfall sites have recently been refused on the grounds of adverse impacts on settlement and landscape character: one for 5 homes at Belbrough Lane, and one for 4 homes at Embleton Farm. The former was appealed, and the inspector upheld the grounds for refusal. Settlement character issues have commonly been the determining factor between success and failure for applications made under this policy in the Parish. Control of housing mix through conditions has been a key issue for development management on multi-dwelling self-build application sites.
91. The main focus for housing delivery in this Plan is plan led development of mixed market and affordable housing on allocated land. It is envisaged that windfall sites will contribute to housing delivery over and above the plan led development at around the historic rate. Experience shows that the type of housing brought forward on these sites is more likely to be large sized market homes rather than the type of homes which are community priorities. Therefore, the plan led development prioritises housing less likely to be delivered through windfall (i.e. affordable homes, smaller homes and bungalows). The Plan seeks to direct windfall development towards the most suitable locations and to deliver a mix more in line with Parish housing need.
92. The quantum of development proposed is based on a Parish level supply and demand analysis set out in Appendix C which takes into account the level of need identified in the housing surveys and the anticipated delivery from extant permissions for ca. 40 homes across a number of sites. The central case assumes a new mixed site allocation and that all extant permissions are delivered. Alternative scenarios and delivery strategies are examined in Appendix C to test the Plan robustness.

93. The Plan seeks to deliver slightly more affordable housing than the currently identified need, thereby making some allowance for any additional need which might arise over the period to 2035. Should significant additional affordable housing need arise during the Plan period, it would be addressed through a Plan review. It is envisaged that, in line with community preferences expressed through consultation, that any such need would mostly likely be addressed by another allocation of land for a mixed housing site.
94. Around two thirds of the extant permissions in the Parish are on one site (16/01836/FUL) which was granted approval in October 2017. The promoter has obtained approval for the majority, if not all, of the pre-commencement conditions, with the most recent approvals being in April 2021. However, as no substantive work has yet been carried out on site, it is considered that this represents a supply side risk as the approval could lapse before commencement occurs. It is understood that Broadacres are interested in taking the site forward as the developer and are in discussions with the site promoter.
95. The most significant impact if this risk were to crystallise is an estimated reduction in completions of affordable housing by 5 homes, thereby, moving the Plan from a small surplus into a small deficit. This is of a scale that can reasonably be addressed at the first Plan review. The impact assessment assumes that the site would remain allocated and that a replacement application would be brought forward at the indicative allocation density of 18 dwellings per hectare and in conformity with the housing policies of this Plan and the emerging Local Plan.
96. It is noted that the consultation evidence shows that only 4% of the responses supported 'Park homes (caravans / lodges)' as a form of housing provision for the Parish. The Plan, therefore, focuses on housing delivery through a built form which is consistent with both community preferences and with the local vernacular.
97. There are a small number of Gypsy sites within the Parish, but it is not considered appropriate or practical to deal with Gypsy or Traveller sites at the level of this Plan. The wider perspective of the Local Plan is needed to quantify need and set policy, hence nothing in this Plan is intended to vary Local Plan policy in respect of Gypsy or Traveller sites.

6.2 Policy RNP3 Housing Provision

Policy RNP3 Housing Provision

An allocation for residential development of approximately 1.7 ha of land to the south of Paddocks End as shown on the Policies Map (Figure 6) is supported. Development proposals which are consistent with the design brief set out below will be supported:

- 1. The site will deliver approximately 25 homes.**
- 2. The housing mix will be predominantly 2 and 3 bed homes and will include a high proportion of bungalows. The proportion of affordable housing delivered on the site will be in alignment with the adopted local development plan policy**
- 3. Vehicular access will be from Paddocks End. Any culverting of Hundale Gill will be kept to the minimum necessary to achieve access.**
- 4. A pedestrian access to the village shop will be provided from the north east corner of the site.**
- 5. The site layout should facilitate the provision of a footpath/cycleway connecting the site to Langbaugh Road.**
- 6. Public open space in line with the adopted development plan policies will be delivered on site. This will be located to preserve and enhance Hundale Gill and incorporate opportunities for delivering net biodiversity gain.**
- 7. The site design will incorporate a Sustainable Urban Drainage Systems (SUDS).**
- 8. As far as practical existing mature hedgerows around and within the site will be retained, and any unavoidable losses will be offset by replacement planting elsewhere on site.**
- 9. An integrated landscaping and public open space design will be provided which demonstrates how the development meets open space and recreational space standards and how net biodiversity gains will be achieved.**

6.3 Justification

98. The proposed allocation was selected as the preferred site for housing through a structured site assessment and selection process by using a quantitative scoring system to rank candidate sites based on criteria defined by the community through consultation. An overview of the site selection process is set out in section 6.4. The preferred site is the most suitable site (in terms of the community's selection criteria) out of all the available sites for meeting the identified Parish housing need.
99. The site is currently Grade 3 semi-improved and improved grassland used for grazing. There is a small area of higher quality habitat along the margins of Hundale Gill which forms part of the northern edge of the site. The site is mostly enclosed by mature hedgerows, with further mature hedgerows forming internal field boundaries.

100. The Policies Map (Figure 6) shows the location of the proposed development site. The northwest corner of the site is located so that it aligns with the westernmost extent of Paddock End. There are mature hedgerows on the north boundary, and on part of the south and west boundaries. For these boundaries, the redline is located inside the hedgerow to provide a root protection zone. The width of the root protection zone is the greater of 1m and the distance calculated from the Woodland Trust guidelines (12 times the trunk diameter).

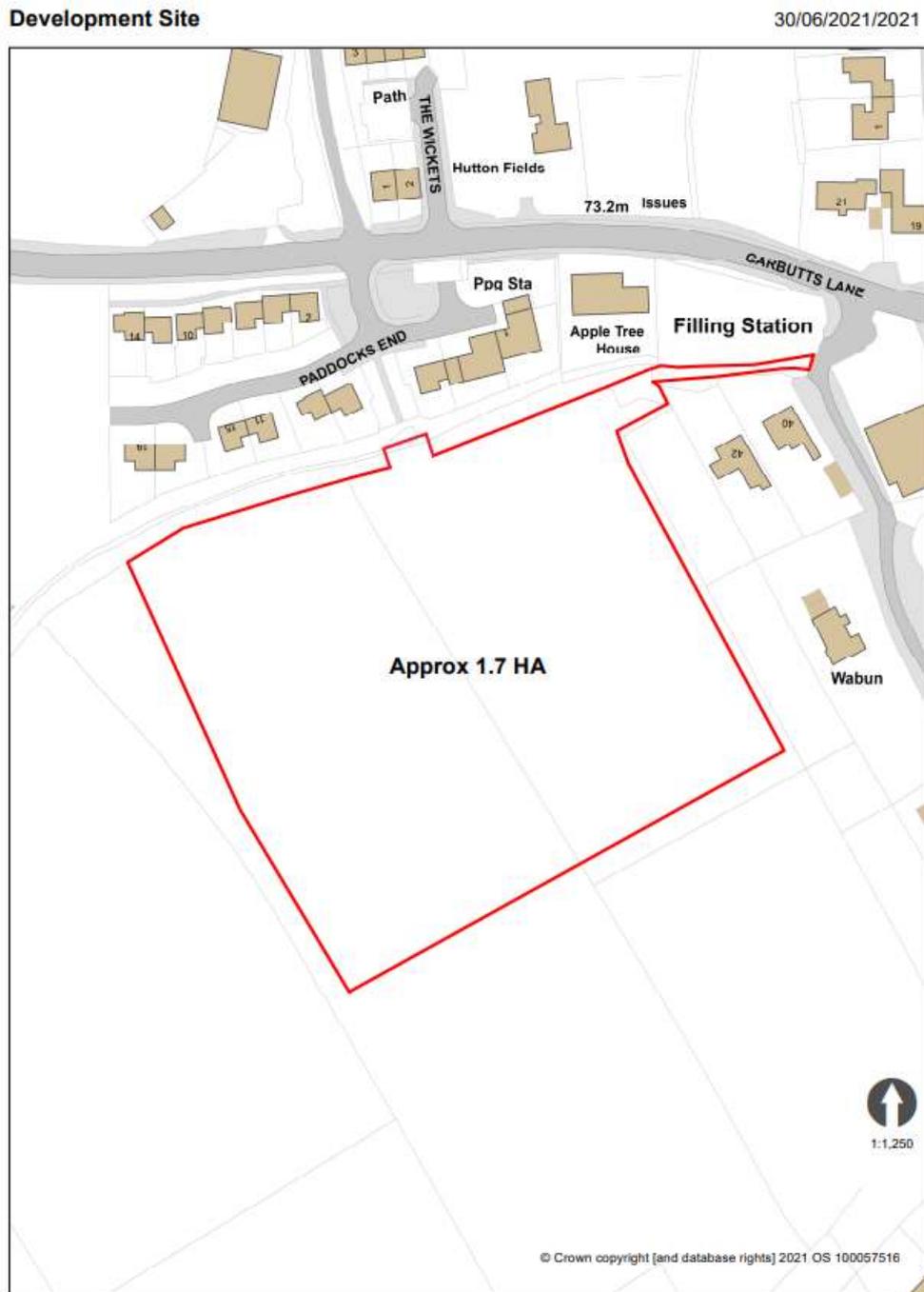


Figure 6: Site Plan and Indicative Layout of Preferred Site

101. As summarised in paragraphs 92 to 96 and set out in more detail in Appendix C, the proposed quantum of development is based on analysis of recent housing surveys, extant permissions, and emerging Local Plan policy.
102. The proposed density of approximately 15 dwellings per hectare is intermediate between the 100% affordable housing immediately to the north (27dph) and an area of lower density housing to the east. It is slightly lower than the density of the nearby extant permission north of Garbutts Lane (allocated at 18 dph, approved at 20dph) which mostly consists of houses rather than bungalows, and does not include any public open space. The density is considered appropriate given the mix of housing, the on-site provision of public open space, and the context provided by existing development to the north and east of the site.
103. The proposed housing mix is based on the housing needs surveys, consultation evidence generated for the Neighbourhood Plan on community preferences, and the emerging Local Plan policies. Mix is aligned with Local Plan policy, so the viability analysis in the Local Plan evidence base is considered applicable. If there is a delay in bringing the site forward, the mix may be amended if justified by evidence from more recent Parish housing needs surveys.
104. Community consultation²⁰ showed a clear preference for vehicle access to be from the north (Paddocks End) side. The site promoter has provided evidence of an agreement for access from Paddocks End. The community consultation also shows strong support for creating a footpath / cycleway link to Langbaugh Road thereby providing shorter and safer walking routes to the village shop and school. The development should facilitate this link, but as it would have to cross land outside the proposed allocation, the provision of the link does not form part of the site development brief. The location of the site near local services and the associated improvements in connectivity of footpaths and cycleways should help mitigate climate change impacts of net additional traffic.
105. The village is poorly served by public transport, and is not located close enough to employment or service centres for significant levels of substitution of car journeys by walking or cycling to be realistically achievable. Hence, the current high levels of car ownership (the Questionnaire indicates close to 1 car per adult) are likely to persist. The Plan seeks to mitigate the adverse impacts of car ownership through facilitating the transition to electric vehicles by the provision of sufficient off-street parking to accommodate the anticipated need for electric vehicle charging facilities at each dwelling, and by selecting as preferred site a location within walking distance of local services.
106. There is no provision of public open space in this part of the village, hence on-site delivery of amenity space is considered particularly important. The amenity area should be located adjacent to Hundale Gill where there is opportunity for biodiversity improvement, and to locate development away from the small area of the site at risk of surface water flooding.
107. The native species mature hedgerows which serve as field boundaries within and on the perimeter of the site are consistent with those shown on OS maps from 1856/57. Retention of these provides a connection to the historic field pattern and recognises that due to their age they make a significant contribution to biodiversity.

6.4 Site Selection Process

108. Some of the candidate sites considered were identified through the Local Plan process, others were directly submitted to the Neighbourhood Plan by the landowner/promoter, with the remainder suggested by members of the community through consultation work.
109. Extensive community consultation²¹ took place during the development of the site selection criteria, and on the draft site assessments. The criteria were agreed through community consultation first, then draft site assessments were prepared, and finally the site assessments²² were updated based on comments submitted before any decisions on site selection were made.
110. Three sites were shortlisted as *preferred* sites at a public meeting held on 25 October 2017. The proposed allocation is part of the best scoring site. Several other lower ranked candidate sites were classified as '*non-preferred*' sites, although they are understood to be still available.
111. Two *preferred* sites were subsequently eliminated: one was withdrawn by the landowner, and the other was eliminated due to unacceptable impact on settlement character. Further information on the site selection process is available on the Neighbourhood Plan Website²³.

6.5 Policy RNP4 Windfall Housing

Policy RNP4 Windfall Housing

- 1. Applications for small-scale infill housing developments within the built form of settlements will be supported where the proposals meet the following criteria:**
 - a) Applications which are for more than one dwelling will deliver a housing mix in terms of size, type and tenure which is in line with community priorities as set out in this Plan; and**
 - b) The application demonstrates that the cumulative impact of the proposal along with any extant approvals or recently completed windfall developments nearby has been considered and does not result in materially adverse impacts on that part of the settlement.**
- 2. Applications for small scale housing developments adjacent to the built form of existing settlements will only be supported in exceptional circumstances and where the proposal meets all of the infill criteria set out in part 1 of this policy and in addition meets the following criteria:**
 - a) There is robust independent evidence of current Parish level housing need for the proposed type of housing which exceeds the supply expected from allocations and extant approvals; and**
 - b) Is for a site which is directly linked to the built form along at least 25% of its perimeter (where directly linked means separated only by weak boundary features such as domestic fences or hedgerows); and**
 - c) Most of the rest of the perimeter of the site is formed from existing strong defensible boundaries such as roads, becks, mature woodland or other significant and well-established landscape feature.**
- 3. Applications for sites which are in the open countryside will only be supported in exceptional circumstances and where in addition to satisfying the criteria in part 1 and 2 a) of this policy, the application also meets the following criteria:**
 - a) The application demonstrates that it meets a housing need which cannot be met in a more sustainable location or by the delivery of allocated sites in the Parish or by the build out of extant approvals within the Parish.**
 - b) The development is a low carbon emission design which materially exceeds the energy performance standards of the building regulations which are in force at the time of the application.**
 - c) The development delivers a significant measurable net increase in biodiversity.**

6.6 Justification

112. Small scale windfall development is recognised by this Plan and by Hambleton District Council as an important form of incremental development which helps sustain rural communities. Small scale is defined in conformity with the emerging Local Plan as 5 homes or less.
113. The policy addresses all three contexts which can arise: infill within settlements; development immediately adjacent to settlements; and development in the countryside. The criteria set out for each of these contexts while rooted in national policy, also take into account policies of the emerging Local Plan, but the focus is on issues of particular concern to the community as expressed through Q15, Q16 and Q32 of the Questionnaire and meeting local housing need.

114. The response to Q15 shows the community preference is for development to be delivered on infill sites if possible (59% support) rather than on greenfield sites adjacent to the settlement (60% oppose). Several potential infill sites were proposed for allocation during consultation which took place during the preparation of this Plan. None of these were available for development and most were unsuitable for various reasons.
115. This Plan intends that most of the housing need in the Parish is met by delivery of housing on allocated land rather than from the accumulated delivery from multiple windfall sites. It is expected and intended that the main role of windfall in the Parish will be for small infill sites.
116. This policy's intent is to support windfall development in suitable locations where the benefits to the community through supply of housing significantly outweighs any harm caused to settlement or landscape character, or to heritage assets, or to the natural environment. The policy supports proposals for infill locations which deliver housing aligned with community priorities and for which there is evidence of Parish level need. Greater weight should be given to community benefit if the proposed housing is for members of the community with care needs or disabilities whose particular housing needs are not addressed by existing stock.
117. In line with community preferences, windfall development at the edge of the settlement should demonstrate a strong connection with the existing built form. The maps in Appendix J show the location of the edge of the built form as at September 2020 defined in accordance with the guidelines set out in the emerging Local Plan. However, the edge of the built form is not static, and these maps should not be understood as indicating a development limit. The edge of the built form will change over time as and when new development contiguous with the existing built form is approved and built out.
118. Due to its small size, it is unlikely that any application sites in Middleton-on-Leven will meet the definition of infill so it is anticipated that applications in Middleton will fall under parts 2 or 3 of this policy. Skutterskelfe has a dispersed development pattern so has no built form, therefore, all applications in Skutterskelfe are expected to fall under part 3 of this policy.
119. It is intended that most housing will be delivered in settlement areas which are more sustainable locations than the open countryside. In part 3, the Plan places extra weight on securing net biodiversity gains and to enhanced energy performance to offset the harm that would be caused by the use of less sustainable locations. Housing in the countryside is likely to have greater reliance on private cars than an equivalent development in a settlement, and hence is likely to have greater adverse environmental impact from transport emissions.
120. The housing mix criteria is in conformity with the emerging Local Plan and community preference expressed through the Questionnaire and other consultation work that development in the Parish should focus on meeting clearly identified local needs.
121. Mix considerations cannot be meaningfully applied for single dwelling applications which are typically for the applicant's own use, but they can be addressed to varying extent in applications for 2 or more dwellings. Conditions or other development management mechanisms should be used where appropriate to ensure that multi-dwelling sites with outline permission deliver the intended contribution towards the development and maintenance of a balanced housing stock in the Parish.
122. Reuse and re-purposing of traditional buildings located in the open countryside for housing can help preserve and enhance the character of the built form contribution to the landscape.

However, use as a location for small businesses contributing to the rural economy in accordance with RNP6 may be more appropriate, and this Plan does not seek to provide explicit support for conversion to housing unless there is an associated economic benefit. Repurposing for housing only is addressed by Local Plan policies.

6.7 Policy RNP5 Affordable Housing

Policy RNP5 Affordable Housing

- 1. Unless the application demonstrates that local occupancy restrictions would have a material adverse impact on access to grant funding for affordable housing, occupancy will be prioritised in perpetuity to a person in housing need and resident or working in the Parish, or who has strong links to the Parish in conformity with Hambleton's Local Occupancy Criteria, both on initial occupancy and on subsequent changes of occupancy. A cascade approach to the locality issue will be adopted. The locality to which the occupancy is to be applied is taken as the Neighbourhood Area, and then to other rural parishes in the Stokesley Area, unless otherwise agreed with Hambleton District Council and the Parish Council.***
- 2. Applications for rural exception sites will only be supported where all housing delivered by the development is subject to local occupancy restrictions.***

6.8 Justification

123. The Vision Statement endorsed by the community expresses an aspiration to “be a strong, sustainable, rural community”. This policy seeks to deliver on that Vision and meet Objective 1 of this Plan by securing housing provision for those with local connections but who cannot afford market housing. The Plan seeks to deliver this objective: by the build out of an extant approval which includes 10 affordable housing units; the allocation of a new site for a mixed development; and by seeking local occupancy restrictions conditions so that local needs are prioritised in the allocation of affordable housing.
124. Targeting the housing mix to meet the needs of key groups such as young families and older residents looking to downsize is considered an important contributor to a sustainable community as it supports those who wish to remain members of this community rather than being forced to relocate elsewhere due to lack of suitable housing provision.
125. The November 2018 housing needs survey¹⁶ carried out by the Rural Housing Enabler for the Neighbourhood Plan identified a total of 13 local households from the Parish in need of affordable housing. The local connections definition used for this survey was the respondent has: lived in the Parish for at least 1 year; a close relative (parent, sibling, etc.) who has lived in the Parish for at least 1 year; be permanently employed or taking up permanent employment in the Parish; or lived in the Parish for at least 5 of the last 10 years.
126. The more recent January 2020 survey commissioned by Broadacres was not explicitly designed to quantify affordable housing need or to test eligibility of respondents, but it did identify 17 respondents who ‘would prefer to rent from a council or housing association’ which is indicative of a similar level of affordable housing need to the earlier survey.

127. The Plan seeks to deliver sufficient affordable housing to service this local need, and to make some provision for emerging need which is likely to arise over the plan period through allocated sites. The historic pattern of development indicates that it is unlikely that windfall sites will contribute to the affordable housing supply, and the community preference is to avoid the use of 100% affordable rural exception sites.
128. There is an extant approval for the delivery of 25 homes (10 affordable) on a site on Garbutts Lane near 'The Wickets', and the proposed allocation is expected to deliver a further 8 affordable homes. The total affordable homes delivery from the extant consents and the new allocation is 18 homes or approximately 30% higher than identified in the Rural Housing Enabler's housing needs survey.
129. In accordance with community preferences, the Plan seeks to deliver affordable housing on mixed sites with the proportion of affordable housing at 30% in line with Hambleton District Council's emerging Local Plan policy HG 2. As the proposed housing mix for the Parish is as defined in the emerging Local Plan, the viability analysis carried out as part of development of the Local Plan evidence base is considered applicable.

7 Rural Economy

7.1 Introduction

130. In accordance with Objective 5, this Plan seeks to enhance the rural economy by encouraging diversification and promotion of agriculture, tourism, craft and trades, and retail business. Employment opportunities should be enhanced, and local entrepreneurs should be encouraged. For the success of the rural economy, improved telecommunications and internet connectivity and speed across the whole area is essential to enable businesses in the area to operate effectively and competitively and to enable people to work from home.

131. Hambleton's Local Plan makes strategic provision for larger businesses by allocating employment sites throughout the district, including land at the nearby Stokesley Business Park, the growth of which will help provide employment opportunities for Parish residents.

132. It is anticipated that the Plan's economic development objective, which is complementary to Hambleton's Local Plan policies, will be realised through the relevant local development plan policies rather than by explicit policy support in this Plan. The Plan supports:

- The retention or expansion of existing agricultural and other local businesses where of an appropriate type and scale.

The long-term viability of businesses operating from their current locations may depend on their ability to diversify or expand. The Plan seeks to sustain and enhance employment opportunities by supporting appropriate business development and diversification using suitably designed, modest scale, new or repurposed buildings.

- The re-use of previously developed land, or the re-use or replacement of suitable buildings for employment generating uses in villages or in the countryside.
- Employment generation from appropriate tourism or recreational initiatives.

There are several examples of successful catering and retail businesses such as cafes, farm shops, and garden centres serving a customer base of local and Teesside residents in and around the Parish. However, there is less evidence that the Parish or the surrounding area is a successful location for tourism and recreation related businesses, probably because the North York Moors National Park draws visitors and tourists away from the Parish. Applications for tourism or recreation related developments should be supported by a suitably substantive business plan to demonstrate business viability.

- Adaptation of existing dwellings or buildings to support increased levels of home working in accordance with RNP2 .
- The provision of live-work units or small-scale business units in suitable locations.

7.2 Policy RNP6 Redevelopment of Redundant Buildings in the Countryside

Policy RNP6 Redevelopment of Redundant Buildings in the Countryside

Proposals for the conversion or re-use of buildings into live-work units or business premises for artisan-style food, traditional rural craft or trade, or other appropriate small scale business uses will be supported where the buildings to be converted or re-used are of a construction and location that is suitable for the proposed development without the need for major, additional construction works.

7.3 Justification

133. The response to Q34 of the Questionnaire showed 77% support for conversion of agricultural buildings to provide premises for small scale or craft type business in the Parish. The Stokesley Business Park is a more suitable location for larger scale business particularly those involving extended business hours, significant noise levels, or high volumes of deliveries and shipments.
134. Re-use and re-purposing of redundant buildings helps sustain and grow the rural economy, and providing that the design is appropriate also helps retain the contribution of the traditional built form to the rural landscape. In order to retain the original character of the built form, any extension necessary to create a viable business space should be complementary to and subsidiary to the original buildings.
135. Live-work units are an appropriate means of providing facilities for small scale or start-up business in a rural setting (e.g. traditional crafts, galleries etc.) and do not compete with Local Plan strategic sites such as the Stokesley Business Park.
136. The Parish is a rural area with relatively low volumes of traffic, and local roads have capacity to support more traffic. However, significant increases in traffic volume would detract from the tranquillity and rural character of the Parish, so consideration and appropriate weight should be given to the suitability of the proposed location for the business both in terms of impact on traffic volumes on the local road network and the adequacy of parking provision.

8 Services and Facilities

8.1 Introduction

137. For a community of its size, the Parish has a good range of services and facilities, and the Questionnaire shows that these are valued and important to the community. In Hambleton District Council's settlement hierarchy, Hutton Rudby/Rudby is ranked as a Service Village. Sustaining this good range of services and facilities is an important part of our Plan Vision.
138. The most valued services available in the village were the GP surgery, the village school and the village shop. These cover a range of themes including well-being, community bonds, and retail opportunities. Maintaining the range of services is key to delivering on Objective 4: Community. However, protection and retention of the school, the village shop, the doctors' surgery, and the village pubs fall outside the scope of policies in this Plan.
139. Hutton Rudby is well served with both indoor and outdoor facilities which support a wide variety of clubs and activities. These play an important role in building and sustaining a sense of community, and the response to the Questionnaire suggests that people of all ages are well served apart from teenagers.
140. There was strong support for increased green space / corridors (56%) and public open space (44%) and in addition to the protection of existing facilities, this is addressed through the proposed designations of Local Green Spaces. There was more limited support for increased provision of allotments (16%) which seems consistent with the demand side evidence of a small waiting list. The current level of provision of allotments is considered sufficient.
141. Good communications infrastructure is important for the rural economy and in the personal lives of residents and visitors. As is common in rural areas, services in the Parish are not as good as is typical in urban areas:
- Mobile phone network coverage in the Parish is 'patchy'. There is partial coverage of 4G across the Parish. Even in the main settlement there are areas with no 4G and only limited 3G coverage from some networks.
 - High speed broadband is available in the main settlement and in some other areas, but it is supplied over copper, so performance is very variable and dependent on distance from the cabinet.

8.2 Policy RNP7 Safeguarding and Improvement of Community Facilities

Policy RNP7 Safeguarding and Improvement of Community Facilities

- 1. Unless proven to be surplus to requirements or unless alternative provision of better quality and size is provided the following community buildings, play areas, sports and recreation facilities and open spaces will be safeguarded from development:**
 - a) All Saints Parish Church;**
 - b) The Hub and Methodist Chapel;**
 - c) St Cuthbert's Church at Middleton-on-Leven;**
 - d) The Village Hall and adjacent recreation facilities;**
 - e) Church House;**
 - f) The cricket ground and clubhouse;**
 - g) The recreation areas at Station Lane and Middleton-on-Leven;**
 - h) The allotments at Goldie Hill;**
 - i) The fishponds at Campion Lane; and**
 - j) All Local Green Spaces set out in policy RNP13 which are not listed above.**
- 2. Developer financial contributions as an alternative to on-site provision of recreational or open space will only be permitted in exceptional circumstances and where all of the financial contributions are directed towards the improvement of existing facilities within the Parish.**

8.3 Justification

142. The Questionnaire explicitly tested community support for most of the public spaces and facilities listed in this policy which help promote a sense of community and enable activities which contribute to health and well-being. The response shows that the community places high value on all these spaces and facilities.
143. Most of the facilities listed in the policy also make an important contribution to settlement character through their heritage or natural environment attributes providing additional reasons for safeguarding them from development over and above their function as social or recreational spaces.

8.4 Policy RNP8 Communication Technology

Policy RNP8 Communication Technology

All new buildings and developments within the Parish will be connected to infrastructure for high-speed internet and electronic communications networks via the most-up-to-date method that it is practical and viable to deploy at the particular location.

8.5 Justification

144. This policy seeks to deliver on our Vision of “***a strong, sustainable rural community with a thriving village at its heart***” by ensuring that high performance communications systems are part of the design of all new buildings and developments which require connectivity.
145. High performance communications technology is an essential ingredient for successful rural business and to support home working. Poor connectivity to on-line payment systems can put the viability of businesses at risk due to the rapid transition from cash based to cashless transactions. Homeworkers increasingly require access to high bandwidth to support intensive data access and video conferencing facilities.
146. In the social dimension access to good communications technology is part of everyday life and increasingly is a pre-requisite for access to important public services. In addition, it can help combat rural isolation and loneliness.
147. The majority of telecommunication masts are constructed under permitted development rights, so issues such as their location or design generally fall outside the scope of policies which could be incorporated into this Plan and is not addressed explicitly.

9 Traffic and transport

9.1 Introduction

148. As set out in Objective 6, this Plan seeks to mitigate the adverse impacts of motor vehicles and to encourage safe alternatives to the use of private cars. This is important for safety reasons, for environmental and climate change reasons, and to facilitate access to services outside the village in line with Objective 4 (Community). Location and design of development should facilitate and encourage walking, cycling, and use of public transport to achieve associated health and environmental benefits.
149. Public transport in the Parish is very limited and low frequency. This leads to a high dependency on private cars for access to services and to employment both within and outside the Parish, and a high level of car ownership (consultation evidence indicates an average of just under 1 car per adult member of a household).
150. The high level of car ownership and limited off-street parking results in a shortage of capacity in some areas of the village, particularly in the Conservation Area where most of the social facilities within the Parish are located. The Conservation Area was built largely before motor vehicles existed so there are very few garages and on street parking is the norm. This constraint presents challenges for the installation of home charging infrastructure needed for the transition to electric vehicles. The only public car park is for Village Hall users.
151. There are no parking restrictions or traffic calming measures in the Parish or any obvious opportunities to increase parking capacity in central areas of the village where there is high demand without loss of valued green spaces.
152. The volume of traffic around the Parish is well below the capacity of the roads but parking, speeding, impacts of goods and farm vehicles travelling through the villages, and other road safety concerns are regularly raised by residents at Parish Council meetings and featured heavily in Plan consultation evidence.
153. National cycle routes 65 and 165 pass through the Parish which results in a high level of cycling activity and cycle races passing through the Parish including the Tour of Yorkshire.
154. There is an extensive network of public footpaths around the Parish and a small number of bridleways. There are, however, no footpaths alongside the public highways except within the main settlement. Even here, there are a small number of areas without footpaths.
155. Whenever development takes place, the Plan seeks to:
- make provision for electric vehicle charging infrastructure;
 - encourage active forms of transport such as walking and cycling as an alternative to vehicle use to the extent that this is practical in a rural area;
 - support improvements in safety and connectivity of footpaths or cycleways particularly within the main settlement areas;
 - avoid exacerbating parking congestion within the Conservation Area;
 - encourage good road design and access arrangements and promote good driver behaviour and traffic calming where possible; and
 - mitigate the adverse impacts of increased motor vehicles throughout the Parish.

9.2 Policy RNP9 The Transport Network and Parking Provision

Policy RNP9 The Transport Network and Parking Provision

- 1. Development should encourage active forms of transport by:
 - a) linking the site to the existing footpath and pavement network except in the case of development in the countryside;**
 - b) making improvements to footpath and pavement connectivity wherever possible with access to the school, to retail facilities, to social facilities and to recreational facilities prioritised; and**
 - c) to the extent appropriate for the size of the development incorporating footpaths or cycleways within site layouts.****
- 2. Allocated off-street parking provision for the residents of each dwelling within new residential developments must meet or exceed the numbers of spaces for rural areas set out in North Yorkshire County Council's Interim Parking Standards 2015 or its successor documents and incorporate electric vehicle charging facilities.**
- 3. In developments of more than one dwelling, an appropriate provision for parking needs of intermittent users such as visitors and tradespeople must be made within the development site.**
- 4. Any residential development in the Conservation Area expected to result in a net increase in parking demand must meet the increase in demand by off-street parking provision within the development. Parking demand will be assessed using the parking provision standards set out in North Yorkshire County Council's Interim Parking Standards 2015 or its successor documents.**
- 5. Applications for non-residential development in the Conservation Area should provide estimates of the parking demand that would be generated and an assessment of impact on neighbour amenity.**

9.3 Justification

156. There are areas of the village which are physically close but without direct footpaths between them. Improving connectivity of the footpath network provides opportunities to improve pedestrian safety, health and well-being and to mitigate the impacts on climate change by facilitating active forms of transport as an alternative to vehicle use.
157. The Questionnaire response indicates an average of 0.93 cars per adult, which is unsurprising given the rural nature of the Parish and poor public transport.
158. All new development should provide sufficient parking capacity for its own residents and visitors to avoid harm to the amenity of other residents by exacerbating parking problems elsewhere in the village.
159. Homes of 4+ bedrooms in the Parish are likely to have higher levels of car ownership than is provided for under the NYCC parking standard, but these types of homes are typically on large plots with sufficient room to provide adequate off-street parking. The appropriate level of excess provision over the NYCC standard should be determined on a case by case basis.

160. On-street parking capacity is constrained in the Conservation Area due to the traditional layout of terraced housing and narrow lanes. Increase in demand for on-street parking especially in the evenings and at weekends has adverse impact on the amenity of existing residents and potentially creates access difficulties for emergency services. On-street parking presents challenges for home electric vehicle charging – spaces near the charging point may not be available, and there are potential hazards to the public from trailing cables.

161. Within the Conservation Area:

- Residential developments should absorb any net increase in demand for parking spaces by providing off-street parking within the development site to avoid increasing parking congestion and to facilitate the transition to electric vehicles by the installation of charging points in safe locations.
- Non-residential developments in the Conservation Area should provide proportionate evidence quantifying the parking demand arising from the development and how this will be accommodated without having material adverse impact on residential amenity.

10 Natural Environment

10.1 Introduction

162. The NPPF requires that Neighbourhood Plans contain an **environmental dimension** through which *'they should contribute to the protection and enhancement of the natural, built and historic environment'*. Protection and enhancement of the built environment is addressed through Chapter 11, Heritage Assets and Chapter 5, General Design.
163. This chapter addresses the Natural Environment aspect of the NPPF. It describes the natural environment and landscape setting of the Parish and sets out how the Plan seeks to protect, manage and enhance the intrinsic character and beauty of the Parish and surrounding countryside whilst supporting thriving communities within it. The Plan seeks to deliver on our Plan Vision and Plan Objective 3: Natural Environment through the following policies:
- RNP10 Natural Environment and Landscape
 - RNP11 Biodiversity and Green Infrastructure
 - RNP12 The Leven Valley
 - RNP13 Local Green Space
 - RNP14 Significant Views
164. These policies reflect the importance which the community attaches to protecting various aspects of the natural environment, as has been expressed through the Questionnaire and a wide range of consultation exercises.
165. The Parish forms part of the Yorkshire and the Humber Green Infrastructure Corridors (S27)²⁴. Local Plan policy E 4 requires that sites “within or in close proximity to a green infrastructure corridor” ... “enhance the functionality of the corridor“. Hambleton's Landscape Character Assessment and Sensitivity Study¹⁰ highlighted the distinctive landscape and views of the Parish. This was strongly reinforced by comments submitted during the public consultations carried out during the development of the Plan. The assessment splits the Parish into several character areas which are described in Appendix F.
- Character Area 2: 'The Welbury Plateau' in the west of the Parish;
 - Character Area 3: 'The Leven Valley', forming the heart of the Parish;
 - Character Area 4: 'Seamer Moor' in the north east of the Parish; and
 - Character Area 5: 'Stokesley Vale', in the east of the Parish.
166. The River Leven, its tributaries including the habitats alongside them, plus other open spaces, woodlands, hedges, etc. form major wildlife corridors through the Parish and are highly valued by the community. In the Questionnaire, over 90% of all respondents who expressed a view considered Green spaces/corridors, Landscape/vistas, Water quality/River Leven, Wildlife/biodiversity and Woodland/protected trees as important or very important.
167. Within the main settlement, the Leven Valley provides a natural landscape separator and wildlife corridor between Hutton Rudby and Rudby, and it forms the setting of the Grade 1 listed parish church. Hambleton District Council's Settlement Character Study²⁵, identifies “Levenside” as one of three settlement character areas in Hutton Rudby. It also hosts the 18th

century stone bridge over the River Leven, the site of the former paper mill/linen mill and the former moated site at the rear of the Church.

168. The Settlement Character Study recognises the opportunity to conserve and enhance biodiversity, maintain the gap between the two settlements and to enhance footpaths. It also notes the SINC, dense woodland and watercourse.
169. The importance of the Leven Valley to the community was also recognised twenty years ago in the Hutton Rudby Village Design Statement where the following description can be found:

"The most significant feature in the topography is the valley of the River Leven dividing Hutton and Rudby. Along the banks of the river a rich and varied treasure of flora and fauna is to be found. The valley is particularly unspoilt towards the western boundary of the Parish. A few elms survive from what was once the most abundant species along with sycamore, ash, oak, spruce, birch and hazel, together with thorn, bramble and alder.

The slopes leading down to the valley, and undulating ground on both the Hutton and Rudby sides, provide opportunities for views and vistas which add to the character of the Village as a whole. Although the wooded valley is the most important landscape feature of the Village the landscape quality is further strengthened by the presence of so many mature trees within the built environment reflecting the surrounding countryside."



Figure 7: Photograph of The River Leven at Hutton Rudby

170. The second character area in the village described in the Settlement Character Study is "*The Green and North End*" with its Conservation Area and wide Village Green with significant avenue of trees and the opportunity to retain and manage the trees is noted. The Village Green in Hutton Rudby is dominated by its 140 years old trees and creates the setting for the historic core of the village. The open spaces are important to the community, and extensive consultation shows there is strong support for their designation as Local Green Spaces.

171. The third character area identified is "Enterpen and Belbrough Lane" where key features include the larger detached dwellings set back from the roadside and the tree cover. The Study highlights the opportunity to preserve and enhance the green setting and to retain the views of the Cleveland Hills to the south. The non-designated park and gardens at Linden Grange are described as a sensitive site. A potential development site within this settlement character area at Enterpen was eliminated on heritage grounds.
172. Some Non-Designated Heritage Assets are situated on Belbrough Lane. The Settlement Character Study states that "*the site to the south east of Drumrauck Hall has high visual landscape value, providing a setting to the village and to Drumrauck Hall (NDHA)*" and is identified as a sensitive site.
173. The North Yorkshire Moors National Park to the south of the Parish, and the River Leven which runs through the centre of the Parish, provide the distinctive setting for the Parish and for the village, with outstanding views both into and out of the Parish. The roads from the main settlement to Stokesley, and from Belbrough Lane to the A19 which run roughly parallel to the escarpment offer excellent views of the National Park along most of their length.
174. Many high-status buildings in the Parish are oriented to take advantage of these views and vistas to enhance their own setting. The importance of these views as a character feature was highlighted in the VDS. Protection of views from and to the landscape was strongly supported in the Questionnaire, and was the subject of much discussion at consultation events.

10.2 Policy RNP10 Natural Environment and Landscape

Policy RNP10 Natural Environment and Landscape

Development which would significantly affect internationally and nationally recognised designated sites including those of the types listed below and identified in the Polices Map (Figure 17 and

Figure 18) will only be supported in exceptional cases and where the benefits of the development are evidenced to clearly outweigh the harm to the conservation interest of the site.

- ***Sites of Importance for Nature Conservation (SINCs),***
- ***Ancient woodland and ancient trees,***
- ***Woodland on the Priority Habitat Inventory and National Forest Inventory,***
- ***Other priority habitats,***
- ***Network Enhancement Zone 2, and***
- ***Recognised Parkland at Rudby Hall (formerly Skutterskelfe Park) and Linden Grange***

10.3 Justification

175. Consultation evidence shows that the community value the natural environment and the role it plays in the distinctive character of the Parish and villages. This richness and diversity of the natural landscape is recognised through the Questionnaire, where over 90% of the respondents on the natural environment questions considered the issue to be either

Important or Very Important. Protection and enhancement of the natural environment is central to the Plan Vision and guided by Objective 3.

176. The allocated site and the quantum of development contemplated in this Plan can reasonably be expected to be delivered without impacting on sensitive sites. Any development impacting on sensitive sites should, therefore, be rare and the reasons for it evidenced as clearly outweighing the harm to the conservation interest of the site and its surroundings.
177. The Parish hosts nationally recognised SINC, ancient woodland²⁷, ancient trees²⁶, woodland on the priority habitat inventory and national forest inventory as well as other priority habitats and recognised parkland²⁷.
178. In line with the NPPF, and in recognition of the strong community support for protection of the natural environment all new development is expected to have compensatory measures applied on-site. Any development will be expected to enhance the unique nature of the local landscape and its surroundings.

10.4 Policy RNP11 Biodiversity and Green Infrastructure

Policy RNP11 Biodiversity and Green Infrastructure

- 1. All new development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and treelines) and deliver a measurable net gain for biodiversity.**
- 2. Applications for previously undeveloped sites larger than 0.1 ha or which are for more than one dwelling will demonstrate measurable net gains using Defra's Biodiversity Metric 2.0 (JP029) or its successors until a methodology of equivalent or better standard is adopted by Hambleton District Council at which time their adopted methodology will take precedence over the metric specified here.**
- 3. The landscaping schemes for new developments should include tree planting which, when mature, as a minimum provides 25% canopy cover within the development.**
- 4. The felling of any tree which is subject to a Tree Preservation Order will be expected to be accompanied by a replacement planting arrangement of at least one broad leaf native tree (of at least 2m in height) in the vicinity of the felled tree.**

10.5 Justification

179. The Parish forms part of the Yorkshire and Humber Green Infrastructure Corridor network, and the Leven Valley is an important corridor at local level. Any proposals for development should demonstrate how they link with and enhance these wildlife corridors or at least provides stepping stones to wildlife corridors.
180. The importance of the environment, biodiversity and green infrastructure to the Parish is identified by Hambleton District Council in their Landscape Character Assessment and Sensitivity Study (Character Area 3 - Leven Valley)¹⁰ and in their Settlement Character Study²⁵ where 'Levenside' is identified as one of the three Character areas in the village area.

181. Section 15 of the NPPF (Conserving and enhancing the natural environment) highlights the need to protect and enhanced the environment and to "identify and pursue opportunities for securing measurable net gains for biodiversity". Strong support for this is indicated in the Questionnaire where over 90% of all respondents who expressed a view considered Green spaces/corridors, Landscape/vistas, Water quality/River Leven, Wildlife/biodiversity and Woodland/protected trees as Important or Very Important.
182. Any development which will affect existing ecological networks in the Parish or enable new routes to be created, is expected to follow the Town & Country Planning Association / The Wildlife Trusts 'planning for a healthy environment – good practice guidance for green infrastructure and biodiversity'²⁸ or similar guidance promoting Best Available Techniques.
183. The community see the protection and retention of trees as important for character and environmental reasons. New development should provide a similar or better level of canopy cover than is currently present in the settlement. As far as possible any tree felling should be accompanied by replacement planting in line with best practice of two for one replacement of mature trees. However, replacement planting for felled trees can only be secured as a planning condition when a tree is subject to a Tree Preservation Order (TPO). The notification procedure for works to trees in the Conservation Area which are not subject to TPOs cannot be used to secure replacement planting.
184. The Parish Council is proactive in increasing the tree cover in the Parish. It has signed up to be a Charter Branch of the Woodland Trust, and it has instigated a community "Trees for Tomorrow" programme with the aim of planting trees across the whole Parish. The loss of any tree is discouraged throughout the Parish, except where justified and approved by Hambleton District Council as essential for health and safety reasons. Replacement trees should be planted to the specified heights to ensure that the environmental and amenity benefits from the replacement tree are secured as quickly as is reasonably practical. This will help maintain the settlement character and combat climate change.

10.6 Policy RNP12 The Leven Valley

Policy RNP12 The Leven Valley

1. ***Development within the Leven Valley will only be supported where the benefits to the community arising from the development will materially outweigh any detrimental impact upon the Leven Valley, and in particular to the Hutton Rudby Conservation Area and most particularly to the open setting of All Saints Church within the landscape and the natural environment.***
2. ***Applications for development on previously undeveloped land within the Leven Valley will provide proportionate evidence giving an holistic assessment of any harm which would be caused taking into account any interactions between the heritage, natural environment, landscape and recreational attributes of the Leven Valley, its function as a wildlife corridor, and its function as a separator preventing coalescence between the settlement areas of Rudby and Hutton Rudby.***

10.7 Justification

185. The River Leven, the Leven Valley, and the woodlands along the river and the valley, run through the heart of the Parish stretching from the eastern boundary in Skutterskelfe, through the heart of the cluster settlement of Hutton Rudby and Rudby, and on to the north western boundary in Middleton-on-Leven. The Leven Valley is a key element of sub-regional green infrastructure corridor (S27). The Valley hosts Sites of Importance for Nature Conservation (SINCs), ancient woodland, woodland on the Priority Habitat Inventory and National Forest Inventory, and other priority habitats. The River Leven, its tributaries and the habitats alongside them, form major wildlife corridors through the Parish.
186. The Leven Valley is important for recreational fishing and walking with many well used public footpaths running along and across the Leven Valley and its tributaries which offer outstanding views.
187. In the village area the Valley provides the setting for the Grade 1 listed parish church, a Grade II listed bridge and the remains of the Linen Mill which is locally important as part of the industrial heritage of the Parish.



Figure 8: Photograph of the Leven valley with remains of the Linen Mill and Grade II listed bridge in the foreground

188. The protection of the character and natural environment of the Leven Valley is of particular concern to the community, and this policy applies to the Leven Valley as a whole and not just the section which runs through the village where development pressures are greatest. Measures to protect and preserve the Leven Valley were extensively consulted on during the preparation of this Plan, and a proposal to designate the whole of the Leven Valley in the village area as Local Green Space was contemplated but ultimately rejected due to the extensive area under consideration being incompatible with the NPPF criteria.

189. The significance of the Leven Valley to the community is much greater than the sum of its parts, hence the requirement in part 2 of this policy to consider development impacts on a holistic basis. Assessment should be prepared to a standard that would be expected from a suitably qualified professional and address all aspects relevant to the particular site.
190. Recognition of the importance of the Leven Valley to the community pre-dates the Neighbourhood Plan. It was acknowledged in the Village Design statement which stated "The Leven valley is of great importance and should be protected from any adverse impact".
191. All development in the Leven Valley should as a minimum provide a screening assessment indicating the type and scale of impact. If significant impact is likely (e.g. for large scale developments or development in particularly sensitive locations) full landscape, heritage and environmental impact assessments should be provided.

10.8 Local Green Space

192. Local Green Space work has been carried out in parallel by the Local Plan and Neighbourhood Plan processes. The Local Plan proposals have been tested at examination and landowner objections have been considered in the examination process. It is now expected that the sites listed below (all of which are supported by the Neighbourhood Plan) will be proposed as Local Green Space in the Local Plan once main modifications are agreed by the Inspectors:

- ALT/S/073/014/G: Cricket ground at Garbutts Lane, Hutton Rudby
- ALT/S/073/015/G: Allotments at Goldie Hill, Hutton Rudby
- ALT/S/073/016/G: Land at Hutton Rudby between North Side
- ALT/S/073/017/G: Village Green, Hutton Rudby
- ALT/S/073/018/G: North Green, Hutton Rudby
- ALT/S/073/019A/G: Recreation area at Station Lane, Hutton Rudby
- ALT/S/073/020/G: Land at Sexhow Lane adjacent to River Leven, Hutton Rudby
- S/125/004A/G: Part of Bank Wood, Rudby
- S/125/004B/G: Land next to Bank Wood, Rudby
- ALT/S/125/007: Burial Ground at All Saints Church, Rudby

Should any of these sites be omitted from the Local Plan proposals when the main modifications are agreed, they will be added to this Plan's proposals at the submission stage. Any such additions will be supported by the site assessments and justifications set out in the Rudby Neighbourhood Plan Local Green Space Proposals and Assessment²⁹. These assessments have been prepared for this Plan and contain some variations from the assessment narrative and justification text used by HDC.

193. The Local Green Space work carried out for this Plan concluded that six of the Local Plan sites should be extended, so this Plan proposes to designate additional land adjacent to:

- ALT/S/073/016/G: Land at Hutton Rudby between North Side
- ALT/S/073/017/G: Village Green, Hutton Rudby
- ALT/S/073/018/G: North Green, Hutton Rudby
- S/125/004A/G: Part of Bank Wood, Rudby
- S/125/004B/G: Land next to Bank Wood, Rudby
- ALT/S/125/007: Burial Ground at All Saints Church, Rudby

For procedural reasons, it is intended that the Plan designates only the additional land and relies on the Local Plan process to designate the associated site. This is so that the Plan does not attempt to modify boundaries of Local Plan sites prior to their adoption. However, the assessment narratives and justifications consider the full area (i.e. the Local Plan site plus the adjacent land proposed in this Plan).

194. The Plan also assessed sites which were not submitted to the Local Plan, and one site which was submitted but was not assessed in the Local Plan for procedural reasons. Some of these additional sites are also proposed for designation.

10.9 Policy RNP13 Local Green Space

Policy RNP13 Local Green Space

The sites identified on the Policies Map (shown in Appendix G: Figure 10, Figure 11, and Figure 12) and listed below, will be designated as Local Green Space and safeguarded from any development which does not preserve their openness and permanence. Development proposals within these areas will not be permitted other than in very exceptional circumstances.

1. **GS016: Land adjacent to ALT/S/073/016/G**
2. **GS017: Part of Hutton Rudby village green adjacent to ALT/S/073/017/G**
3. **GS018: Part of Hutton Rudby village green adjacent to ALT/S/073/018/G**
4. **GS013: Land at Rudby Farm adjacent to S/125/004A to include footpath**
5. **GS014: Land at Rudby Farm adjacent to S/125/004B to include heritage features**
6. **GS015: Land near Parish Church adjacent to S/125/007/G to include footpath through wood, burial ground extension, and adjacent valley bottom land**
7. **GS003: Recreational facilities at Village Hall, Hutton Rudby**
8. **GS004A: Part of 'Flagpole Field' at Enterpen, Hutton Rudby**
9. **GS007A: Part of field south of Southview, Rudby**
10. **GS009A: Churchyard at Middleton-on-Leven**
11. **GS009B: Play area at Middleton-on-Leven**

10.10 Justification

195. In the Parish questionnaire, 93% of the respondents considered Green Spaces/Corridors as either important or very important. The identification and assessment of potential Local Green Space (LGS) designations was a major area of work for the Plan process. The LGS proposals put forward in the Plan are predominantly sporting, community, and historic interest areas. The designation of these will help protect the character and fabric of the settlements, and promote community cohesion.
196. All candidate Green Spaces were assessed by the Neighbourhood Plan Steering Group using Hambleton District Council's proforma checklist developed for the emerging Local Plan. The assessments²⁹ are published on the website.
197. Through a series of public consultation workshops, potential Local Green Spaces satisfying paragraph 100 of the NPPF were presented with participants "voting" on each site to determine whether there was community support. The final list of proposals is the result of

these consultations and a public decision-making process to determine which proposals would be recommended as being technically sound, community supported, and would also "be capable of enduring beyond the end of the plan period" (NPPF paragraph 99 test). Some, but not all, landowners engaged with this community-based process.

198. The approach taken on LGS during the Plan preparation has been to seek a balance between public and landowner interests wherever possible. The Plan recognises that landowner support for a designation is desirable as such support means it is more likely that the attributes justifying the designation will endure. In some cases, the boundaries of LGS proposals as initially proposed have been modified to secure landowner support.
199. In line with national policy, the Plan does not accept that landowners have an effective veto through opposing designation. To have effect, a landowner's objection must demonstrate how a proposed site fails to satisfy the NPPF criteria. In cases where there is strong community support and a sound technical justification for designation, but a landowner opposes even a partial designation, the Plan will favour the community interest and propose designation.

10.11 Policy RNP14 Significant Views

Policy RNP14 Significant Views

- 1. Development which affects views (from existing roads, footpaths, bridleways, village greens, common land or any other public spaces) of the North York Moors National Park or of the Leven Valley or which affects any of the particular views listed in Appendix A will only be supported where the application demonstrates that the public enjoyment of the view would not be materially harmed.**
- 2. An independent landscape assessment demonstrating how the proposal protects or enhances the view including where relevant the impact on the setting of listed or non-designated heritage assets will be provided unless a screening assessment demonstrates that:**
 - a. no views within the scope of this policy are impacted; or**
 - b. the application is for a previously developed site and the development will not materially reduce the field of vision from any relevant public place; or**
 - c. the development is for a site of less than 0.1 ha or for no more than one dwelling and is at sufficient distance that there will be no material reduction in the field of vision from any relevant public place; or**
 - d. the development will be fully screened by existing landscaping features and the screening would not be removed or reduced as part of the development or by routine land management activities.**

10.12 Justification

200. The community values the natural landscape of the Parish and its surroundings. Great importance is attached to the way in which it contributes to the setting of the village and of the Parish. Views of the Cleveland Hills escarpment of the North York Moors National Park and of the Leven Valley are particularly valued.

201. The 1999 VDS highlighted the importance of the views around the settlements, and this was reinforced by the questionnaire (Q16) and the public consultations. The views and vistas into and out of the settlements help to give them their unique identity. Hambleton's Settlement Character study identified the open countryside to the southwest of Hutton Rudby as an 'Area of Sensitivity'.
202. Following lengthy public consultation, a list of significant views into and from the main settlement area was developed. This list is not exhaustive, and no attempt was made to itemise significant views from viewpoints in the open countryside well away from the main settlement area.
203. In order to protect the unique identity of the Parish, and the settlements, it is important that the views and vistas are preserved. It is recognised that the impact of any proposal on a significant view is subjective, so an independent landscape assessment on how the proposal will protect and enhance the view should be produced. A screening protocol is proposed so that minor developments or developments which are unlikely to cause harm to views do not need to incur the cost of a landscape assessment.

11 Heritage Assets

11.1 Introduction.

204. The NPPF requires that Neighbourhood Plans contain an ***environmental dimension*** through which 'they should contribute to the protection and enhancement of the natural, built and historic environment.
205. This requirement of the NPPF is implicitly expressed in our Vision Statement which states that 'the village will remain distinct in character' and is explicitly set out in Objective 2: Built Environment. This chapter addresses the historic aspect.
206. The Hutton Rudby Conservation Area³⁰ was originally designated in the early 1970s and extended in 1990. It covers the historic centre of Hutton Rudby including the Village Green, the southern area of Rudby and part of the undeveloped Leven Valley. The Conservation Areas around the Village Green and North End are situated within the valley with dense tree cover to the north, east and west. Its key characteristics are described in Appendix D. The description is sourced from the original conservation area designation.
207. The Grade I listed church, the adjoining Grade II listed bridge over the River Leven, and a large proportion of all listed and historically significant buildings in the Parish are situated within the Conservation Area.

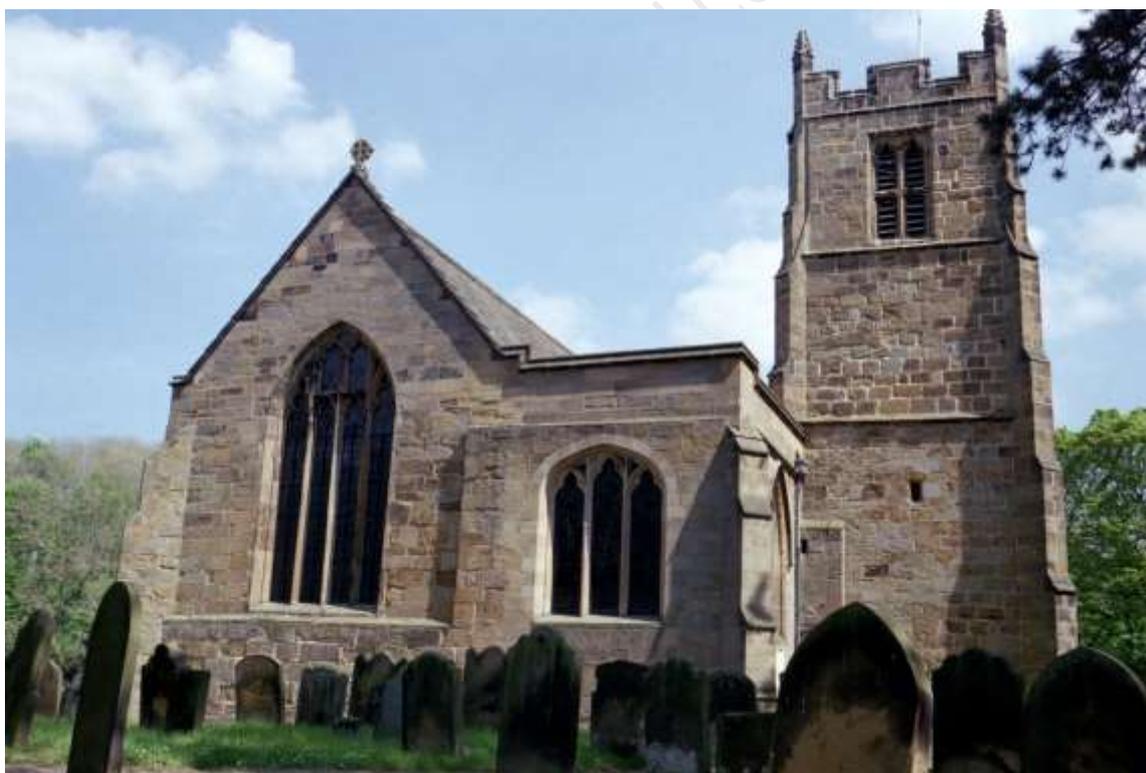


Figure 9: Photograph of the Grade 1 listed, All Saints Parish Church at Rudby Bank

208. Within the Conservation Area the open spaces on either side of the River Leven are crossed by a number of public footpaths allowing public access to much of this area.

209. Interesting buildings of 18th and 19th Century dates are also to be found within the main settlements but outside the Conservation Area. Of equal importance to the buildings is the setting of the buildings and the views around them. Hambleton's Settlement Character Study under "Sensitive Sites" makes the following observations:
- the site to the south east of Drumrauck Hall has high visual landscape value, providing a setting to the village and to Drumrauck Hall (NDHA).
 - the non-designated parkland setting of Linden Grange is of significance
210. A number of listed buildings and non-designated heritage assets (NDHA) exist across the Parish. Those located in the main settlement are listed in the Village Design Statement, and an extended list covering the whole Parish is given in Appendix H which also includes a list of other historically significant features.
211. Outside of the Conservation Area, Heritage Assets are varied in age, type and form. They include formal landscapes such as the parkland at Rudby Hall, high status but undesignated buildings such as Drumrauck Hall, and relatively modern structures like the two World War 2 pill boxes at the eastern edge of Rudby. Due to their nature, the setting within the wider landscape is important for many of these Heritage Assets. These all contribute to the character of the settlements and the surrounding rural landscape but are given protection under national policy or under the adopted Local Development Plan.

11.2 Policy RNP15 Protection and Enhancement of the Conservation Area

Policy RNP15 Protection and Enhancement of the Conservation Area

Applications within the Hutton Rudby Conservation Area, or those which affect the setting of the Conservation Area, will only be supported where:

- 1. Original features of special architectural interest such as walls, gateways, and chimneys are retained and loss of contribution by the site to the overall vernacular form of the Conservation Area described in Appendix E is kept to a minimum including in any exceptional cases where demolition and reconstruction is proposed;***
- 2. The sense of spaciousness of the Conservation Area is maintained by retaining the open space separating Rudby and Hutton Rudby, and by retaining gaps between buildings which provide views of the wider landscape in general, and most particularly by retaining views of the North York Moors National Park or the Leven Valley;***
- 3. The development does not require the removal or loss of amenity of any healthy mature trees.***
- 4. The landscaping scheme maintains or increases the tree cover within the site and as far as possible retains any existing hedgerows.***

11.3 Justification

212. In the Questionnaire, of those who responded, 90% considered the Conservation Area as either important or very important. The importance of views into, out of, and within the Conservation Area and more generally around the village area was highlighted during the many workshops and consultations. These are documented in Appendix A.
213. The VDS noted that "From the upper slopes of the Green and other vantage points, views of the hills, woods and the surrounding agricultural fields confirm the rural environment". It further highlighted "the open space adjoining Highfield providing an open vista of the Hills".
214. In order to maintain the character of the Conservation Area it is important that any development or modification is of appropriate scale and nature to fit in with the existing architecture, utilises building material and styles in keeping with the neighbouring built environment and retains original features of architectural interest. What gives the Conservation Area its distinctive character is not just the buildings or the natural environment, but the setting of the buildings within this natural environment. It is therefore important buildings and settings are considered together.
215. The VDS included an extensive description of the building materials, styles, decorative features, etc of the Conservation Area. This description of the vernacular form has been brought forward into this Plan as Appendix E. It is important that this is considered as part of the design of any development within the Conservation Area.
216. The open aspect of parts of the Conservation Area such as the Village Greens, the Leven Valley, and the 'Flagpole Field' at Enterpen defines the settlement character. It provides the important separation of Rudby and Hutton Rudby, contributes to the setting for the Grade I listed church, and to the setting of other buildings of historic interest.
217. The 140 years old trees on the Village Green and the woodland along the Leven Valley are distinctive features of the Conservation Area and it is important they, along with other trees, hedgerows and green space, are maintained to protect the character of the Conservation Area. Wherever possible, opportunities should be undertaken to enhance this environment.
218. The Conservation Area includes a wide mixture of historic and more modern buildings which make varying contributions to the character of the Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires any development to preserve or enhance the character and appearance of a Conservation Area. It is recognised that removal or replacement of a poor quality building can be justified in exceptional circumstances. However, to maintain the character of the settlement any demolition within the Conservation Area is expected to be a very rare occurrence and will require exceptional justification demonstrating how this would enhance the Conservation Area.
219. Unsuitability or inconvenience for 21st century living of a building which was suitable for occupation in the 18th or 19th century or earlier does not of itself provide sufficient justification for demolition. Any removal or replacement should make a net positive contribution to character of the Conservation Area.

220. In recognition of the strong community support for the Conservation Area, the requirements of Section 72, and to maintain the unique character of the Conservation Area, proposals involving any demolition should demonstrate how the benefit from the destruction of any feature or building materially outweighs any detriment caused by its removal.

RUDBY NEIGHBOURHOOD PLAN CONSULTATION DRAFT

Appendix A Hambleton's Local Plan Sustainability Objectives

The [Local Plan] Scoping Report which was prepared at the Issues and Options stage set fourteen Sustainability Objectives. The Objectives were established following a review of existing plans and consideration of key environmental, social and economic issues in the [Local] Plan area. Comparison of the emerging Local Plan policies and sites allows the Sustainability Appraisal to consider the extent to which it is likely to deliver a locally defined understanding of sustainable development.

1. To protect and enhance biodiversity and geo-diversity.
2. To protect and enhance water quality and reduce water consumption.
3. To protect and improve air quality and reduce climate change, in particular by providing a transport network which encourages the use of public transport, cycling and walking and minimises traffic congestion.
4. To protect and enhance soils and make the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield land.
5. To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised.
7. To ensure all development is resilient to climate change and reduce the risk of flooding.
8. To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONBs and National Park.
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and wellbeing improves.
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity to meet their housing needs.
12. To reduce crime and the fear of crime.
13. To provide a range of good quality employment opportunities available to all local residents.
14. To provide conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations.

These objectives are considered to address the topics identified in the SEA Directive as issues for consideration in an Environment Report (see page 13, section 6 of The Environmental Assessment of Plans and Programmes Regulations 2004³¹)

Appendix B Community Aspirations

There are a number of issues or themes which were frequently raised during consultation, but which fall outside the remit of the Plan. The community feel these are an important part of delivering on a broader vision for the Parish than can be delivered through the Plan alone.

Some of these issues can be directly addressed through action within the local community or Parish Council, while others can only be delivered with the support of other organisations or agencies.

The main themes were:

Support for and Promotion of Social Activities to Improve Social Inclusion and Well-being.

The Parish Council manages the annual Village Event and Fireworks Display, and the Parish Council are also Trustees of the Village Hall. The community consider these, and related activities, as important activities serving the whole population and helping to sustain a thriving community. A broad range of social activities organised by various bodies take place in the Village Hall, the Hub and Church House. The Plan seeks to encourage the continuation of a diverse range of activities through protection of these venues as community assets.

The community sees the retention of the village shop, the village pubs, the doctors' surgery, the village school, and churches as important for access to services and for social inclusion. The Plan has limited ability to directly influence the retention of these facilities, but sustaining a balanced community helps maintain the viability of businesses and services and therefore reduces the risk of closure. Control over any proposed change of use is addressed by Local Plan policies.

Maintenance of Public Spaces

The community wants to see public spaces which are attractive and are well maintained. The Parish Council organises maintenance of the Village Green and other public spaces and provides support and funding for a community organisation, Care for our Village, which plants tubs around the village and carries out other 'gardening' activities in public areas to enhance the appearance of the village.

Trees for Tomorrow

The community values the mature attractive trees on the Village Green and elsewhere in the Parish. A community project has been established (supported, and partly funded, by the Parish Council) to plant trees and hedgerows across the Parish.

Bus service / Public Transport

Maintaining, and ideally, improving public transport links to the Parish is seen as an important issue. The Parish Council has very limited influence on service providers.

Parking, Highway Safety/Speeding, and Highway Maintenance

Highways issues which are frequently raised with the Parish Council by residents were also raised through the Neighbourhood Plan consultation process. These issues, other than the provision of parking in new development, sit outside the scope of the Plan. They are also issues for which the Parish Council has no enforcement powers.

Parking congestion is particularly notable in the village centre due to the traditional layout with narrow roads and terraced housing not designed for current levels of car ownership. The Green, North End, Enterpen and Doctors Lane are the problem areas most frequently raised. There were some suggestions that the Plan should allocate land for a car park to relieve congestion, but no suitable opportunities were identified. The Plan does, however, seek to prevent new development from exacerbating parking problems through policies RNP3 and RNP9 .

In recent years the Parish Council has attempted to address the issue of speeding through Vehicle Activated Speed signs, and by setting up a Community Speedwatch Project in conjunction with North Yorkshire Police. Initially there was a good size pool of volunteers for the Speedwatch project, but numbers have dwindled rapidly and unless more volunteers come forward the project is unlikely to be viable for much longer.

Road, pavement and footpath maintenance is a responsibility of North Yorkshire County Council, the local Highway Authority. The Parish Council regularly lobbies on behalf of residents who raise highway maintenance issue, but it has no powers to force action. The Parish Council has entered into a Path Keeper Agreement with NYCC. This means that the Parish Council can fund and carry out minor maintenance to keep footpaths in good condition.

The Parish will seek to support and facilitate the transition to electric vehicles for example through encouraging the installation of infrastructure for public charging points at suitable locations. This will assist those people who don't have off street parking to more easily transition before 2030, and reduce the potential problems for all residents from trip hazards of cables crossing pavements.

Social / Sporting Activities

The Parish has a very wide range of social and sporting activities for all ages and the community is keen that these are continued and, where possible, developed. The Parish Council is pro-active in maintaining links with many of these organisations and is the owner of a number of these properties/facilities. The Plan seeks to help secure the future of the outdoor recreational facilities of the Parish through designation of Local Green Space under policy RNP13

Appendix C Housing Supply and Demand Analysis

1. November 2018 (the date of the Rural Housing Enabler's housing needs survey) is taken as the baseline for the supply and demand analysis. Extant permissions which have not lapsed, and which were not built out at that date form the supply. Demand is estimated from the Rural Housing Enabler¹⁶ and Broadacres Housing Needs Surveys¹⁷, and the estimate takes into account the Plan strategy and advice from the Rural Housing Enabler.
2. For reasons set out in paragraph 85, the purpose and methodology of the Broadacres Initial Desktop Review¹⁸ is not relevant to this Parish level analysis, and it is not possible to extract Parish specific data from the report.
3. Extant supply and completions since November 2018 are set out in the table below.

Ref	Location	Type	Mix	Status at June 2020
16/01836/FUL	Garbutts Lane	25 units development	10 affordable (5x2 bed, 5x3 bed) 15 market (2x3 bed, 13x4 bed)	Conditions discharged April 2021. Site work not started.
18/01602/OUT	Stokesley Road (North side)	5 x self-build	1x2 bed, 2x3 bed, 2x4 bed	Build out in progress, nearing completion.
19/02068/OUT	Stokesley Road (Rudby Lea)	5 x self-build	1x2 bed, 2x3 bed, 3x4 bed	Full applications for 2 plots submitted. Site works started
21/00424/FUL	Enterpen	1 x self-build (vacant plot)	1x6 bed	Site work not started
20/00584/FUL	The Wickets	1 x self-build	1x3 bed	Build in progress
20/00121/OUT	Blue Barn Lane	1 x self-build	1xunspecified	Plot advertised but full application not yet brought forward.
19/00413/FUL	South Side	1 x Retail to domestic	1x4 bed	Build in progress
20/00971/FUL	Belbrough Close	1 x self-build (vacant plot)	1x4 bed	Site work not started
Total			10 affordable 30 market	

4. A demolition and rebuild which is in progress at North End (19/00175/FUL), is excluded from the supply side analysis as it does not deliver a net gain of a dwelling from the baseline date. Also excluded is the lapsed permission (16/01771/FUL) for a dwelling on the Flagpole Field, as is the contribution made from residential annexes such as the recent approvals at Embleton Farm (19/02530/FUL) and New Close Farm (21/00734/FUL). While it could reasonably be argued that annexes have the effect of reducing the rate of household formation, the analysis does not take this into account.

5. It is assumed that there is no supply risk on sites which have commenced, but that for sites which have not started there is some residual risk. The risk is assessed as follows:

16/01836/FUL: Risk reduced from medium to low due to discharge of pre-commencement conditions in April 2021. Base case assumption is the site will be delivered as approved. The reasonable worst case assumption is that a revised application is brought forward at the allocation density of 18dph with 30% affordable housing per the emerging Local Plan policy. This would yield approximately 22 units of which 6 would be affordable i.e. a net increase of 1 unit of market housing and a reduction of 4 units of affordable housing.

21/00424/FUL: A similar permission lapsed, and it is thought that there may be a risk of further delay due to applicant's circumstances, but it is likely that the site will be delivered with the Plan period. The plot has recently been advertised for sale.

20/00971/FUL: No information indicating a delivery risk is available. It is assumed that the site will be delivered with the Plan period.

20/00121/OUT: Seven of the ten self-build plots on the nearby Stokesley Road have sold and are either built-out or in progress. It is assumed that delivery risk is low.
6. The Plan proposes to allocate a site for 25 units of which 7 would be affordable based on the emerging Local Plan mix. There is strong evidence of developer interest in the site. It is assumed that delivery risk is low.
7. Total supply expected from the Plan without allowing for any windfall contribution is 65 units (40 from completions of extant approvals and 25 from the new allocation) of which 17 would be affordable. The worst-case estimate is 62 units of which 13 would be affordable.
8. The Plan strategy for the allocation site is to focus on housing needs that are not met from windfall. As the table of extant permissions shows, self-build is well supplied from the 15 windfall units, and while the windfall mix lean towards larger homes, there is a mix of sizes. The obvious omission from the windfall contribution is the absence of any affordable housing.
9. The Rural Housing Enabler's survey aimed to quantify the affordable housing need. The results showed a total 46 households in need, of which 13 needed affordable housing. The estimated supply of affordable housing over the Plan period is 17 on the base case assumptions, and 13 on the reasonable worst case assumptions. In both cases the affordable need assessed by the Rural Housing Enabler's survey is satisfied.
10. The recommendation of the Rural Housing Enabler was that in response to the survey results the Neighbourhood Plan should bring forward an allocation with the following overall mix:

Houses (12 off):	4 x 2 bed, 6 x 3 bed, 2 x 4 bed,
Bungalows (13 off)	9 x 2 bed, 4 x 3 bed,
of which the affordable housing (8 off*) should be:	
Houses (6 off):	4 x 3 bed, 1 x 4 bed
Bungalows (3 off):	3 x 2 bed,

* The RHE's recommendation was slightly above the emerging local plan policy percentage.

11. The RHE usual practice is to assess need, seek to address around 50% to 75% of the response through a development project, and on completion of the project reassess the residual need. The reason is that some responses indicate needs which do not materialise in the project time frame due to individual circumstances, and some which never materialise.
12. The RHE recommendation assumed there was significant delivery risk on the extant permission at Garbutts Lane, so the recommendation fell into line with standard practice on the assumption that this site was not delivered. The risk on this site is materially reduced following the discharge of pre-commencement conditions.
13. Broadacres has advised that their Housing Needs Survey of January 2020 did not seek to quantify housing need. However, Q19 “Will you require a change in housing / size / type in the next 5 or 10 years?” provides an estimate of overall need to which there were 51 “yes” responses. The estimated supply over the Plan period (excluding windfall) is 65 units.
14. Similarly, Q11 “Which tenure would you prefer?” which had a response of 17 for “renting from a council or housing association” is a rough proxy for affordable need. It is noted that the total response to Q11 is 110 so by definition over half the respondents are not looking to change housing within the next 5 or 10 years.
15. The overall level of need identified by the two surveys is similar: 46 by the RHE survey vs 51 from the Broadacres survey. The proportion of the overall need which is affordable is also similar: 28% in the RHE’s survey, and 33% in the Broadacres survey on the interpretation on the assumptions set out in the paragraph above.
16. Having considered the evidence from both housing needs surveys, it is clear that the combination of completions from extant approvals and delivery from the proposed allocation can be expected to more than satisfy both the overall need, and the need of the type least likely to be delivered from windfall (i.e. affordable housing). At historic rates, windfall (15 approvals over the last 3 years) would make a substantial additional contribution to the supply of market housing. The proposed allocation of a 25 unit mixed site is, therefore, considered to be an appropriate response to the evidence of Parish housing need and is in accordance with the requirements of Local Plan policy S 4.

Appendix D Conservation Area Description ca. 1970 - extract from Original Designation

The Hutton Rudby Conservation Area was originally designated around 1970 by North Riding County Council (the Planning Authority for the Neighbourhood Area before the 1974 local government reorganisation created Hambleton District Council). The Conservation Area description set out below is extracted from the original designation report.

The village is situated on a spur overlooking the River Leven valley. It has grown up around a large green which is broad at its eastern end and tapers gradually away to the west. A rise towards the centre of the green from both directions divides it into two virtually separate spaces. The avenue of mature trees which is planted alongside the road is one of the most attractive features of the village. The approach roads lead in through narrow gaps emerging into the enclosed space of the main green.

While there are no buildings of outstanding architectural merit in the village, the groups of mainly 18th century cottages create a pleasant rural environment which is greatly enhanced by the mature trees on the village green. The best buildings in the village are the Bay Horse public house (category II listed 17th and 19th century), and Hutton House (category III) 19th century.

A network of footpaths provides access to the densely wooded banks of the River Leven and there are some good walks from the village, with fine views of the river. This is an important amenity area adjoining the village and is therefore included in the Conservation Area valley.

Enterpen, which forms the southern extension of the village, has a few minor listed buildings in pleasant surroundings and forms an attractive approach to the village from this direction.

Conservation policy in Hutton Rudby will aim at preserving the existing environment by the careful exercise of development control over any new development. Consideration will be given to the protection of the trees on the village green by a Tree Preservation Order.

The Conservation Area was later extended to include more land on the west side of the main section and this extension integrated the satellite area at Enterpen into the single larger Conservation Area which was designated on 23 October 1990. This was the form of the Conservation Area at the time the 1999 Village Design Statement was produced, and the description given in the VDS is reproduced in Appendix E.

The footprint of the Conservation Area remains as it was in the 1990 designation, and there have been no major changes to the character of the Conservation Area described in the VDS.

Appendix E Village Design Statement Extracts

1. Introduction.

The Village Design Statement (VDS) was prepared by the community in 1999 and subsequently adopted as a Supplementary Planning Document (SPD) by HDC. An SPD has less weight within the planning system than the Neighbourhood Plan will have. Since its adoption the VDS has been regularly referenced by the community, by the Parish Council and by Hambleton District Council when considering planning matters in the Parish and consultation work carried out as part of the Neighbourhood Plan demonstrates that the community values the VDS.

The Neighbourhood Plan seeks to retain the important contextual information on settlement character and vernacular style contained within the VDS, but it replaces the 'Guidelines' with new policies which are in conformity with the NPPF and the emerging Local Plan. This preserves the enduring elements of the VDS within a new framework and eliminates any potential confusion over the precedence between the Plan and the VDS. It is expected that the VDS will be 'retired' as part of the adoption process for either the Local Plan or Neighbourhood Plan so that there is only one planning document specific to the Parish which needs to be taken into account by applicants.

1. Hutton Rudby/Rudby Settlement Form and Layout (extract from VDS)

1.1. The Conservation Area.

The Conservation Area covers the historic centre of Hutton Rudby, part of the undeveloped Leven Valley, and Rudby. The built areas around the Green and North End are situated on quite steep slopes. The Wynd and Enterpen were developed on more level ground to the south in the 19th century. There are sixteen listed buildings (either Grade I or Grade II) throughout the conservation area (see list in Appendix H).

The route from Crathorne to Stokesley runs through the middle of the sloping Village Green. Small service roads, accessed by "cuts" from the main road, serve the surrounding properties. The Green itself is wide and spacious. With its avenue of mature native trees (planted around 1880) bordering the main road and the old houses at its edges, it is the most distinctive and memorably attractive feature of the village. North End, running down northwards from the west end of the Green where the War Memorial stands, is the oldest part of the Village. It has small attractive greens, old houses and great charm, but is narrower and less immediately noticed by the visitor.

All the housing around the Green and North End is two- storey, with staggered rooflines of pitched, gable-ended design and predominantly with red or brown pantile roofs. The oldest dwellings, terraced cottages dating from about the mid-18th Century, are cobble or brick built. The few scattered infills of detached and semi-detached houses are brick built. There is one stone built house, 'The Elms', at the east end of North Side. A few of the later houses have ashlar stone quoins, some of which are painted. A number of properties scattered through the Conservation Area have rendered or painted cobble or brickwork.

Hutton House is a large, red brick house with a tower which stands at the south end of East Side overlooking the Green. It has now been divided into two dwellings. Some of the outbuildings which formerly belonged to Hutton House have been converted to houses or taken up for commercial use, the latter retaining much of their original character. On land along the Wynd, which used to belong to the house, there has been some infill development. The resultant mix of styles, sizes and alignments of buildings extends to the junction of the Wynd with Sexhow Lane and Enterpen. At this point is the notable feature provided by the old stone built Village School which has been converted to four dwellings.

Enterpen has three larger 19th Century two storey properties set in large gardens fronting on to a grass verge or a wide footway. Of these, Enterpen Hall, the largest, has a front elevation of ivory brick with stone sills and lintels. Its brick-built former stable block is now a white rendered dwelling, Enterpen House. Opposite, on the southwest side of Enterpen, is Highfield House, built of red brick. There are also farmhouse and cottage dwellings dating from the mid-18th Century, all constructed of red brick, some with rendering. Enterpen Hall has been converted into flats. The overall impression of Enterpen is one of tree-graced spaciousness enhanced by views to the southwest, between the properties, of the Cleveland Hills.

Throughout the Conservation Area, no matter from which direction it is approached, the overall impression of the buildings is of an interesting and attractive diversity of styles, size, materials, orientation and rooflines, mingling comfortably to reflect the different periods of construction and various residential and community needs. A more subtle, but still important, contribution to the rural character of the village comes from the verges and many small grassed areas which occur both inside and outside the Conservation Area.

Another noteworthy factor is the restraint manifest in the fronts of shops and business premises, where obtrusive styling could be so detrimental.

A noteworthy feature of the Conservation Area is the absence of back lanes, such as are found in some old North Yorkshire villages. Instead, many houses have rather long back gardens especially those behind North Side where the ground drops away towards the river. Between South Side and Enterpen is a roughly bowl-shaped open area made up of allotments, and a large copse. This last has been allowed to grow wild and provides a haven for wild life, particularly for shy birds such as woodpeckers.

1.2. The Remainder of the Settlement.

Interesting buildings of 18th and 19th Century dates are also to be found outside the Conservation Area.

20th Century developments have extended Hutton Rudby beyond the Conservation Area, at first in a slow, piecemeal fashion. Between the wars some 26 modest detached houses and bungalows of varied design were erected in Garbutts Lane and Doctors Lane, and 7 detached bungalows in Campion Lane, a mile west of the Village. All were brick built, with pitched roofs, mainly pantile, but occasionally of slate. Several properties of this period have hipped roofs, rare elsewhere in the Village.

In the years immediately after 1945 the most significant development was the construction of 36 local authority houses, 34 in Belbrough Close and Belbrough Lane, and 2 on Rudby Bank. These were two-storey, brick with pantile gable-ended roofs, in a pleasing variety of design, some semi-detached, some terraces of 4 dwellings, some flat-fronted, some with bay windows.

Private housing was piecemeal and scattered, with two houses being built in Rudby and sixteen in Hutton, until the dramatic growth which began in the nineteen sixties. In Hutton Rudby, the main estates of this period are:

- The Levendale Estate - this speculatively built development comprises 66 mixed houses and bungalows, all of which are detached and of brick construction. Although there is a degree of uniformity in the design and materials there are some variations to add a limited amount of interest. In addition there are 22 bungalows in the adjoining Deepdale originally warden supervised. Deepdale has been extended recently with an additional two semi-detached social houses and three private houses.
- The Lindens - this is another speculative development: 32 four and five bedroom houses and two bungalows, constructed of stone-coloured brick with stone facings. There is a significant variety in their design, enhanced in recent years by extensions to some properties, and because most of these dwellings are situated on reasonably sized plots containing many mature trees (subject to tree preservation orders) the estate has a pleasing character
- Eden Park - this development comprises 56 mixed houses and bungalows which are all detached and brick built. Having been built to order, piecemeal over several years, these dwellings have significant differences in size and design which lend some visual variety.
- Westholme - this development of 16 brick built bungalows was constructed to order over some years, and again there are notable differences in the size and style of the dwellings.
- Langbaugh Road Extension - another speculative venture, this estate comprises 30 large houses built of brick and part rendered in white or pale cream. These are constructed on relatively narrow plots, giving a somewhat cramped appearance only partly compensated for by the open plan frontages.

The contrast between the speculative and built-to-order developments is brought out to show the greater likelihood of uniformity resulting when bulk orders for materials are placed for the speedy development of an estate of properties based on “pattern-book” designs. The Lindens demonstrate that speculative developments can be given variety.

Off North End, 20 dwellings were built in Northfields, including 10 small flats. 14 houses and bungalows were erected in Codlin Road, North Meadow and Willow Garth. These form a number of groups with differing styles and sizes. Although all are built of brick there are distinct differences in the materials used.

This period of development saw the introduction of the practice of leaving front gardens as open-plan lawns without hedges, walls or fences at their front boundaries. This did not reflect the older Village and it is to be noted that, for example, in the Lindens many of the residents have softened the resulting bareness by planting hedges, shrubs, trees or flowerbeds.

In Rudby, developments in this last phase added some 113 dwellings. These are mainly bungalows, to be found along the frontage roads and along and extending off Blue Barn Lane. Rudby Lea, hidden off the Stokesley Road, has 13 larger houses. Though modern, these properties do not on the whole detract from the rural character of Rudby. However, one large house, at the high point of Blue Barn Lane, is out of scale with the bungalows opposite. Hedging is gradually softening this impression.

There are two sharply contrasting developments in the Leven Valley. At the foot of Rudby Bank is South View. This consists of six houses of a sharply angular design in stone - coloured brick, constructed in a prominent position on the sloping valley side. At the foot of Hutton Bank, Levenside is a small estate of 13 houses. These are pleasantly varied in style, and because they are well hidden behind the 19th-Century Leven House and surrounded by mature trees the visual impact on the valley is minimised. The one exception is the bungalow, erected later, on a very narrow plot at the entrance to Levenside. This bungalow, like South View, is of a style generally inappropriate to its setting.

1.3. Middleton-on-Leven [New Section - not an extract from VDS]

Middleton is defined as an 'Other Settlement' within Hambleton's settlement hierarchy.

It is a small hamlet located approximately 3.5km north of Hutton Rudby with a linear pattern of development on either side of a minor road which ends in a cul-de-sac. The 18th century church is Grade II listed, there are some older traditionally built brick buildings interspersed with 20th century dwellings.

The churchyard, and the adjacent play area maintained by the Parish Council are the only public open space in the settlement, and are both proposed for Local Green Space designation in the Neighbourhood Plan.

1.4. Skutterskelfe [New Section - not an extract from VDS]

Skutterskelfe has a dispersed pattern of development and does not contain any settlements listed within HDC's settlement hierarchy.

There is a loose cluster of development associated with Rudby Hall (formerly Skutterskelfe Hall) and its walled parkland which includes several Grade II listed structures. The parkland itself is registered and the boundary wall, which is a non-designated heritage asset, is a prominent visual feature on the Hutton Rudby to Stokesley Road. Heritage issue and landscape character are important considerations for development in this area.

Elsewhere in Skutterskelfe, most development is relatively modern. There are several traveller sites located along the road between Rudby Hall and Tame Bridge.

2. Building Design (Extract from VDS)

2.1. General.

Much of the visual attraction of the buildings in the Conservation Area derives from the variety of roof levels and pitches, roof materials, finishes to brick walls and the detailing of brickwork and window design. Some of the new estates have included architectural details echoing those of the older Village but these in the main are lacking in character by comparison. The designs of the 1960's and 70's were generally less imaginative, having regulated building lines together with an absence of decorative features. Following that period, there are some examples of a more appropriate design approach, but in future developments, whether large or small, their inspiration should come from the Conservation Area, and other Listed Buildings in the Village. This is not to suggest slavish imitation, so much as sensitive and sensible adaptation to the needs and styles of the day. It cannot be too strongly stressed, however, that the ratios between built development, open space and planted areas are crucial in providing the setting for new development.

For example, no amount of decorative detail can correct for cramming too many large houses of essentially similar design into too small a space.

2.2. Materials.

2.2.1. Walls of Buildings.

Red or brown brick is the dominant material of choice, with some walls rendered, mostly in white, grey or cream shades. Patterned brickwork, brick quoins and stringcourses are to be found on older properties, as are ashlar stone quoins, sills and lintels. There are a few stone-built properties.

2.2.2. Roofs.

There is a variety of roofing materials with red pantiles and Welsh slate predominating. Decorative features include stone copings and kneelers; occasional stone finials occur and there are stepped and cogged brick eaves on a few cottages. Chimneys and stacks are in brick, except on stone-built properties such as the Old School. Dormer windows have been added to a number of both old and new houses, although these are not traditional features.

2.2.3. Windows.

Windows are, in the main, white painted casements with small panes. There are several examples of the Yorkshire sliding sash and canted bay windows. Larger sash windows typically have smaller panes in the upper half and some have a curved top to the upper panes. Other features include stone sills, some with decorative carving, as well as stone lintels with keystones. A few of the oldest cottages still have the small, square 4-light spinner's window beside their front doors.

2.2.4. Doors and porches.

Doors are mostly four or six panelled. Doors with decorated fanlights or partial glazing in various styles are also found. In several of the terraces a narrow lean-to roof serves as a porch and continues over an adjoining bay window. This feature is echoed in many properties outside the Conservation Area, most recently on the Langbaugh Road extension estate.

2.2.5. Front gardens and boundaries.

Most of the buildings on the Green and North End front directly on to the pavement. There are some very narrow flowerbeds bounded by low brick walls, some with iron railings. In Enterpen, where plots are larger, houses are set well back with front boundaries mainly of hawthorn, privet or beech hedging together with low walls and board fencing. A number of properties front upon wide grass verges which adjoin the road. These kinds of boundary markings are to be found throughout the Village. A few residents have removed their boundaries to allow access to new hard standing or a carport: this reduces on-street parking, but tends to detract from the appearance of the Village.

2.2.6. Street furniture.

Around the Green there is a range of standard street furniture, including lighting and road signs. There has perhaps been insufficient attention to the traditional setting and designs more appropriate to the area should be adopted in future. Additionally, there are bus stops, seats, a notice board, a listed K6 red telephone kiosk dating from 1935, and a village pump which is an interesting decorative feature retained for its historical associations.

Appendix F Landscape Character Area Descriptions

1. The Leven Valley (Character Area 3) forms the core of the Parish and Hambleton District Council's Landscape Character Assessment and Sensitivity Study¹⁰ identified its key characteristics, as:
 - Incised river valley of the River Leven, surrounded by large-scale intensive arable farmland, and some pasture on higher, more open ground.
 - The sinuous and meandering rivers, with their steep wooded sides, locally tranquil and intimate in scale, and visible as a dense band of mature woodland passing across the character area.
 - The large village of Hutton Rudby at the heart of the character area, extending from the valley bottom on to the surrounding slopes.
 - Field boundaries defined by hedgerows of good overall condition, with occasional mature hedgerow trees.
 - The distinctive landmark of the Cleveland Hills in views east and south, in close proximity.
 - Peacefulness and tranquillity associated with the secluded riverside, and an overall sense of being in the countryside.

2. The western part of the Parish lies in the Welbury Plateau (Character Area 2) with key characteristics described as:
 - A wide and gently undulating area, open and large in scale. Flat horizons lend a plateau-like character.
 - An extensive area of arable farmland, and some pasture, with hedgerow field boundaries of good overall condition, and a mix of mature and semi-mature hedgerow trees.
 - An even, scattered distribution of small woodlands or plantations.
 - A regular pattern of dispersed villages and farmsteads connected by minor roads, with some larger scale infrastructure features in the east.
 - Long-distance views to the North York Moors looking east, and to the Yorkshire Dales looking west, as well some closer views of the North York Moors from the eastern part of the character area.
 - Overall countryside setting with associated sense of tranquillity, locally reduced in areas close to larger scale infrastructure features (trunk road, railway, overhead power lines).

3. The north eastern part of the Parish and the hamlet Middleton-on-Leven lies within Seamer Moor (Character Area 4). The key characteristics of the part of Seamer Moor which lies within the Parish are similar to those of the Welbury Plateau.

4. The east of the Parish lies in Stokesley Vale (Character Area 5) with key characteristics:
 - Intensively farmed lowland area surrounding the market towns of Stokesley and Great Ayton, on the River Leven.
 - Very flat floodplain of the upper River Leven and tributary becks.
 - Trunk roads A172 and A173 pass through the area connecting the market towns with Middlesbrough and Guisborough to the north, and feeding into a network of minor roads and a more dispersed settlement pattern of farmsteads.

- Medium scale field pattern, with a predominance of arable crops, some areas of pasture, and associated network of hedgerows, with some mature hedgerow trees.
- The River Leven runs through the centre of this character area from east to west; the river is unincised and less wooded than further west.
- The Cleveland Hills are a distinctive landmark in views east and south

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Appendix G Local Green Space Proposals Maps

Local Green Space proposals submitted through the emerging Local Plan or submitted directly to the Plan have been assessed. The Plan recommendations for or against designation are set out in the following maps:

- Figure 10: Local Green Space Proposals at Hutton Rudby
- Figure 11: Local Green Space Proposals at Rudby
- Figure 12: Local Green Space Proposals at Middleton-on-Leven

There were no proposals submitted to the Plan for Local Green Space in Skutterskelfe.

The Plan assumes that HDC's position on main modifications to the Local Plan LGS proposals as stated at the hearings on 1 June 2021 will be agreed by the Inspectors. The Plan proposals are incremental but separate to those of the Local Plan even where they are adjacent to Local Plan sites. They should not be understood as boundary amendments to the Local Plan proposals.

The submission version of the Plan will only include recommended sites on the policies maps.

The site assessments are published in a supporting document²⁹

Clarification Notes & Erratum on Local Green Space Maps

The following drafting points will be addressed in the submission version of the Plan:

1. Some HDC sites do not use the 'ALT' prefix. The legend will be amended.
2. Some NOT recommended sites are hatched and shaded in pale green, while others are only hatched. *-
3. Both Hundale Gill sites (ALT/S/073/022/G and ALT/S/073/022A/G) are NOT recommended and are shaded accordingly. They will be removed from the policy map.
4. The following correction will be made to site labels:
 - a. The recreation area at Station Lane should be labelled ALT/S/073/019A/G
 - b. The northern part of Hundale Gill should be labelled ALT/S/073/022A/G
 - c. The burial ground should be labelled ALT/S/125/007/G
 - d. The Plan Local Green Space proposal at North Green should be labelled GS018 on both the Rudby and Hutton Rudby Maps.
5. Minor inconsistencies in site boundaries between the Hutton Rudby and Rudby Maps will be corrected by reference to the definitive source (the NYCC village green designation maps or the HDC LGS proposal as appropriate). The following sites are affected:
 - a. GS017
 - b. GS018
 - c. ALT/S/073/018/G
 - d. S/125/004/G

Figure 10: Local Green Space Proposals at Hutton Rudby

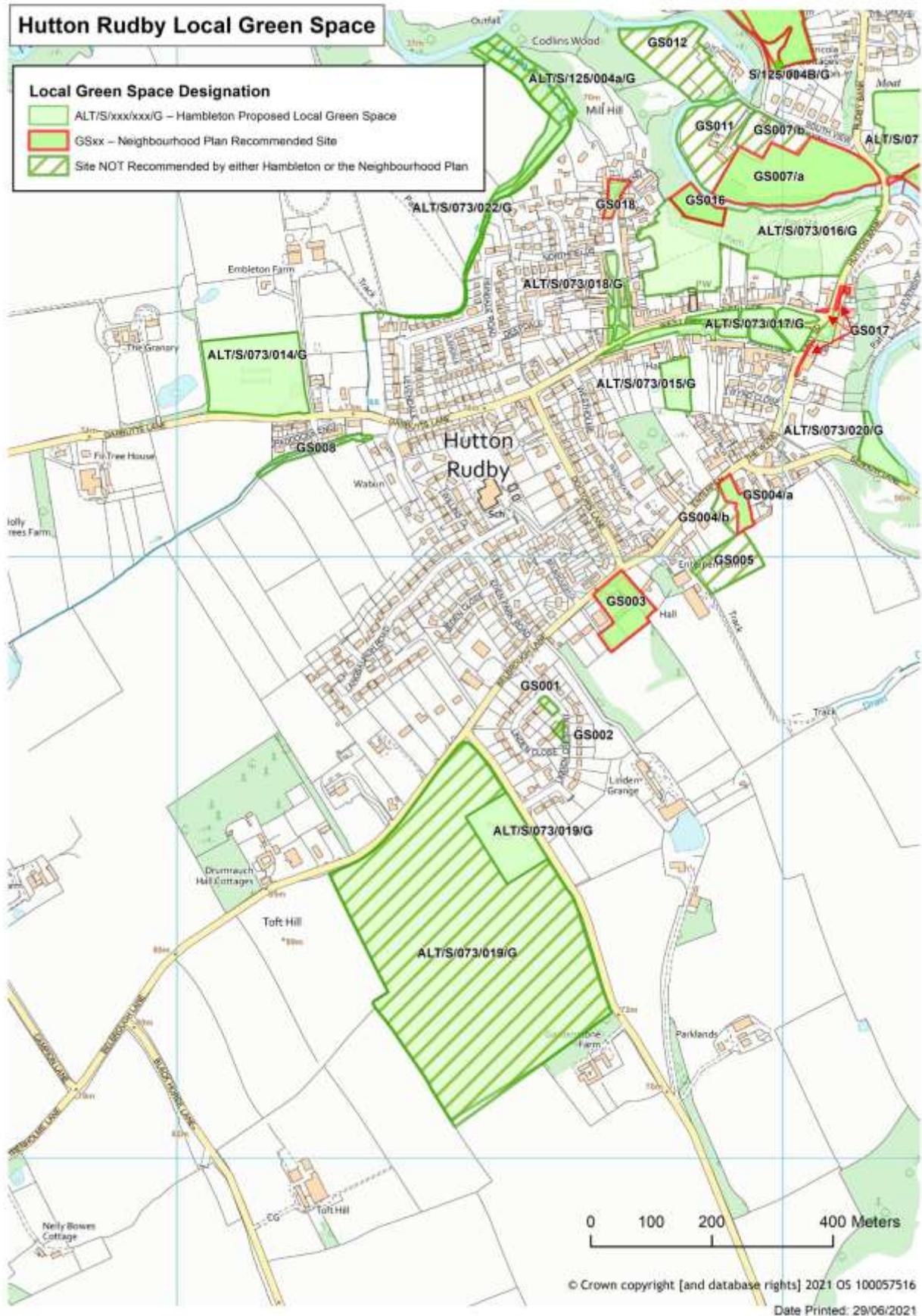
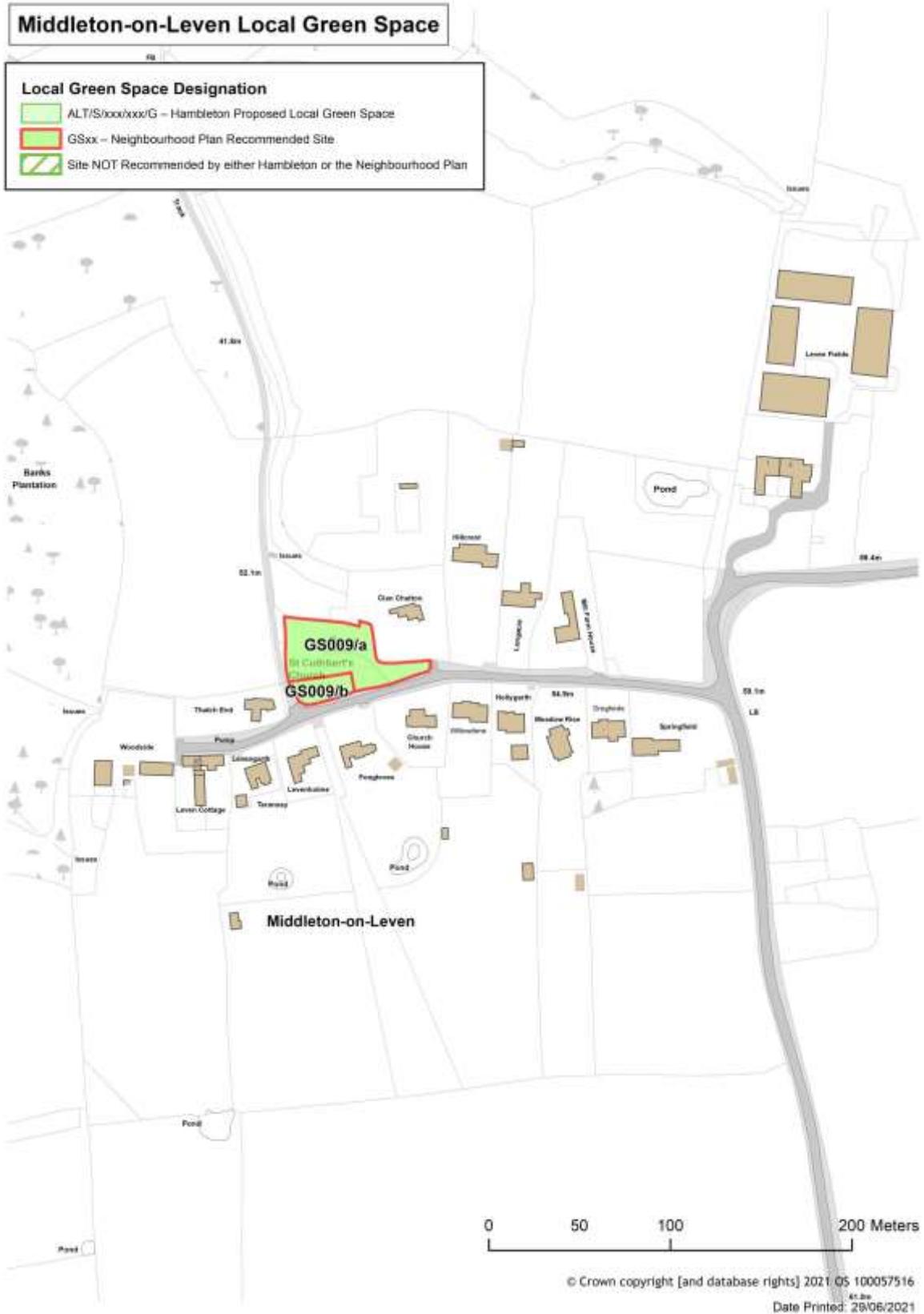


Figure 11: Local Green Space Proposals at Rudby



Figure 12: Local Green Space Proposals at Middleton-on-Leven



Appendix H Heritage Assets and Features

Table H.1: Listed Buildings: Source: <https://historicengland.org.uk/listing/the-list>

Middleton-on-Leven.	
GRANARY STABLE TO NORTH EAST OF MIDDLETON GRANGE,	Grade: II
MIDDLETON GRANGE (FARMHOUSE AND COTTAGE),	Grade: II
CHURCH OF ST CUTHBERT,	Grade: II
GOSLINGMIRE FARMHOUSE,	Grade: II
Rudby	
RUDBY GREEN FARMHOUSE, RUDBY BANK,	Grade: II
HUTTON BRIDGE, RUDBY BANK,	Grade: II
CHURCH OF ALL SAINTS, RUDBY BANK,	Grade: I
Hutton Rudby	
HUTTON BRIDGE,	Grade: II
8, NORTH END,	Grade: II
K6 TELEPHONE KIOSK, THE GREEN,	Grade: II
BARN TO EAST OF MANOR HOUSE FARMHOUSE, CRATHORNE ROAD, Hutton Rudby	Grade: II
MANOR HOUSE FARMHOUSE, CRATHORNE ROAD,	Grade: II
HUTTON GRANGE FARMHOUSE, GARBUTTS LANE,	Grade: II
17, NORTH SIDE, THE GREEN,	Grade: II
OBER GREEN FARMHOUSE, CAMPION LANE,	Grade: II
THE OBUS, 5, NORTH SIDE, THE GREEN,	Grade: II
22, NORTH SIDE, THE GREEN,	Grade: II
LINDEN GRANGE, BELBROUGH LANE,	Grade: II
41, ENTERPEN,	Grade: II
THE BAY HORSE INN, HUTTON BANK,	Grade: II
24, NORTH END,	Grade: II
29, NORTH END,	Grade: II
3 AND 4, EAST SIDE, THE GREEN,	Grade: II
GARDENSTONE FARMHOUSE WITH ADJOINING GRANARY AND STABLE, STATION LANE,	Grade: II
ENTERPEN FARMHOUSE AND ATTACHED STABLE, ENTERPEN,	Grade: II
THE OLD SCHOOL, THE WYND	Grade: II
HUTTON HOUSE, 1, EAST SIDE, THE GREEN,	Grade: II
Skutterskelfe	
PUMP HOUSE TO SOUTH-WEST OF SKUTTERSKEFFE HALL, SKUTTERSKEFFE PARK,	Grade: II
TERRACE WALLS AND BALUSTRADE, GARDEN WALL AND GATE PIERS TO SOUTH AND WEST OF SKUTTERSKEFFE HALL, SKUTTERSKEFFE PARK,	Grade: II
SKUTTERSKEFFE HALL, THE BUTLER'S PANTRY, ROSEDENE AND BRIARDENE,	Grade: II
NORTH LODGE AND GATEWAY, SKUTTERSKEFFE PARK,	Grade: II

Table H.2: Non-Designated Heritage Assets

All of the entries except for the pill boxes are mentioned in 'A History Walk round Hutton Rudby'³²

Brought Forward From The Village Design Statement	
Enterpen, Hutton Rudby	
Chestnut Cottage	
Highfield House	
Layton House	
Lowfield	
Rose Cottage	
The Station Hotel (Deleted due to conversion to housing)	
Belbrough Lane, Hutton Rudby	
Drumrauch Hall	
Ganavan	
The Old Vicarage	
The Village Hall	
Doctor's Lane	
Albion House	
Albion Terrace	
Ravensthorpe	
Rudby	
Bathurst Cottage	
Buildings Proposed Under This Plan	
Other Structures	
Remains of Linen Mill at bottom of Hutton Bank	
WWII pill boxes to east of Rudby on north and south sides of Stokesley Road	

Appendix I Significant Views

The views given specific protection under policy RNP14 are described in the table below, and their locations are marked on the associated proposals map (Figure 13)

View	Public Place	Field of View	Protected Characteristic
V01	Highway	SE quadrant	View over farmland of Folly Hill and beyond to Cleveland Hills (NYMNP)
V02	PRoW	SE quadrant	View over farmland of Leven Valley and beyond to Cleveland Hills (NYMNP)
V03	PRoW	S quadrant	View over Leven Valley towards Hutton Rudby village centre
V04	PRoW	NW quadrant	Across the field towards Bank Wood
V05	Highway	E quadrant	View towards Bathurst Cottage, All Saints Church (Grade I), Church Wood and the Leven Valley
V06	Highway	W quadrant	View along the Leven Valley and River, towards deciduous woodland on DEFRA's priority habitat inventory
V07	Highway	N quadrant	View of All Saints Church (Grade I), Bathurst Cottage, and up Rudby Bank
V08	Highway	E quadrant	View alongside All Saints Church (Grade I), along the River Leven and towards Church Wood
V09	PRoW	N quadrant	View across open fields to Bramble Ends Wood, Codlins Wood and over the Leven valley
V10	PRoW	S quadrant	View across the field and over the village to the Cleveland Hills (NYMNP) to the south
V11	Highway	E quadrant	View over the houses in North End towards the Cleveland Hills (NYMNP)
V12	PRoW	N quadrant	View of the Leven Valley and Bank Wood on the opposite side of the valley
V13	Highway	N quadrant	View over the bungalows in Levendale towards Bramble Ends Wood and over Leven Valley
V14	Village Green	E quadrant	View along the Village Green and over East Side to the Cleveland Hills (NYMNP)
V15	Village Green	W quadrant	View from East Side along the Village Green and the avenue of trees
V16	Highway	S quadrant	View up Hutton Bank and the start of the Village Green
V17	Highway	NE quadrant	View over the fields towards Bramble Ends Wood
V18	Highway	S quadrant	View across the field towards the woods surrounding Drumrauck Hall (NDHA)
V19	PRoW	NE quadrant	View across the fields towards Crathorne and the Leven Valley
V20	PRoW	N quadrant	View over the cricket ground across the fields towards the Leven Valley
V21	PRoW	S quadrant	View across the fields towards the Cleveland Hills (NYMNP)
V22	PRoW	E quadrant	View across the River Leven and along the Leven Valley
V23	Highway	SE quadrant	View across the LCPA towards the Cleveland Hills (NYMNP)
V24	PRoW	S quadrant	View across the fields to the Cleveland Hills (NYMNP)

V25	Highway	NE quadrant	View along the tree lined road along River Leven towards Hutton Rudby
V26	Highway	S quadrant	View across the open field to the Cleveland Hills (NYMNP)
V27	Highway	SE quadrant	View across the fields to the Cleveland Hills (NYMNP)
V28	Highway	E quadrant	View over the Sports field and Linden Parkland to the Cleveland Hills (NYMNP)
V29	Highway	SE quadrant	View across the fields towards Gardenstone Farm and to the Cleveland Hills (NYMNP)
V30	Highway	SW quadrant	View across the open field to the Cleveland Hills (NYMNP)
V31	Highway	E quadrant	View across the fields towards Drumrauck Hall (NDHA)
V32	Highway	NW quadrant	View approaching Hutton Rudby along Station Lane

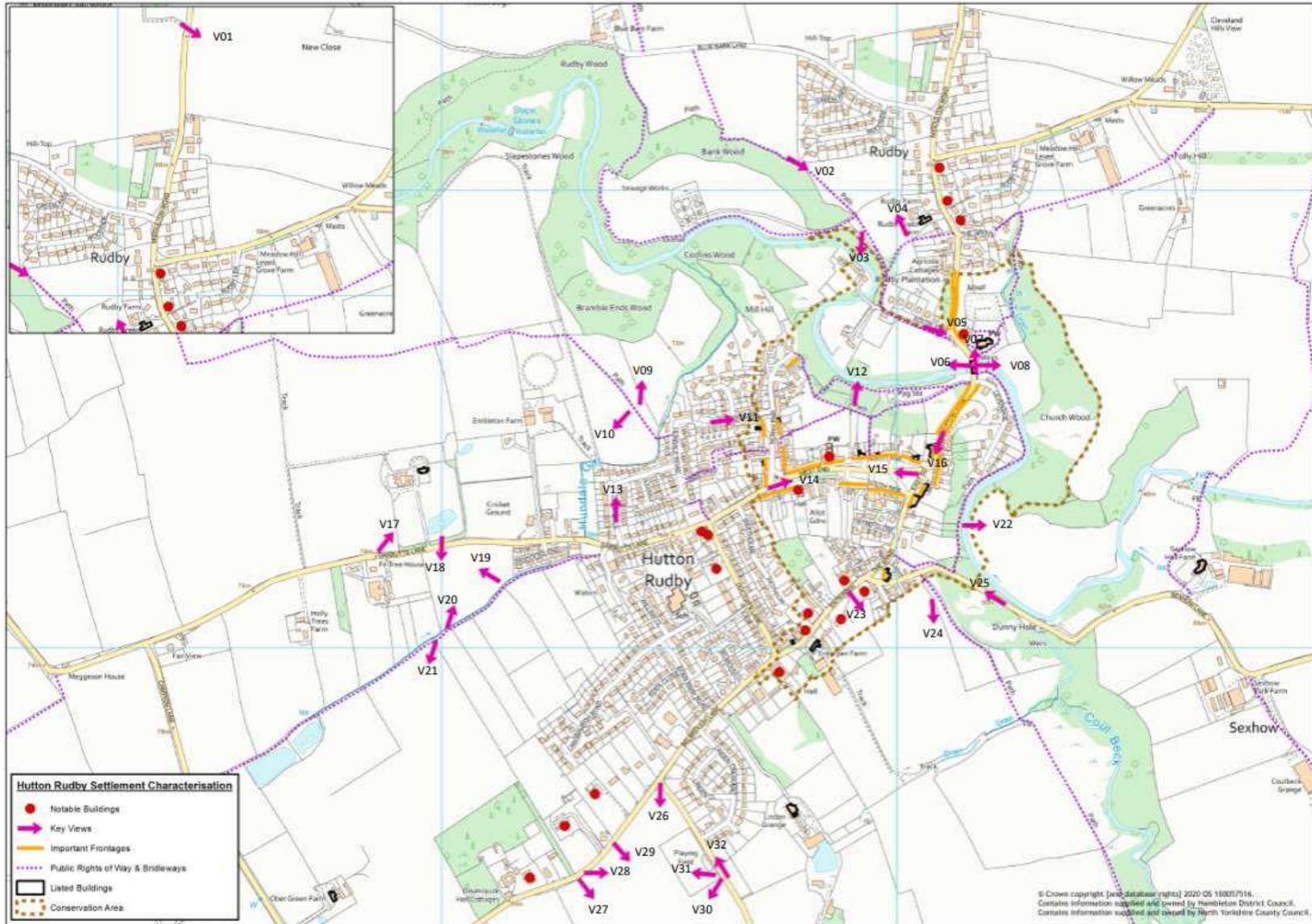
Notes:

1. The '**view**' is defined in terms of an observer located at the foot of the arrow labelled with the view reference number on the associated map. In most cases, similar views are available for some distance along the road or footpath on either side of the nominal location, and these alternative viewpoints are included in the scope of the defined **view**.
2. The '**public place**' indicates whether the **view** is available primarily or only to pedestrians (PRoW or Village Green), or to all classes of road users including pedestrians (Highway).
3. '**Field of View**' indicates the direction the observer is facing (S, NW etc.), and the extent of the field of vision which is protected. '**Framed**' means the field of vision is constrained by landscape features (e.g. valley sides) or built form features (e.g. gaps between buildings); '**quadrant**' means an approximately 90° field of vision centred on the stated compass direction; and '**panoramic**' means an approximately 180° field of vision centred on the stated compass direction.
4. '**Protected characteristic**' describes the most important features of the view which should be considered in an assessment. Development within the field of vision which is not harmful to the **protected characteristic** may be acceptable under this policy e.g. for V11 the protected characteristic is "view over the houses in North End..." so development increasing roof heights would be harmful to the protected view, but low level development probably would not be harmful to the view.

Map Erratum and Clarification Notes:

1. The Map title will be changed to 'Hutton Rudby and Rudby Settlement Character.
2. Some arrows will be slightly adjusted if required to position the foot of the arrows on the relevant PRoW or highway.
3. An unclassified, unsurfaced road (UUR) from Langbaugh Road to Belbrough Lane which is marked as a PRoW on Figure 17, Natural Environment and Biodiversity Policies Map is not shown on this map. Public access rights over this route are not known.

Figure 13: Hutton Rudby and Rudby Settlement Character Attributes and Important Views



Appendix J Settlement Built Form Maps as at June 2021.

The extent of the built form will vary from time to time when allocations are made, when approved applications are built out, or when approvals lapse without any development taking place. The relationship of proposals to the existing built form should be given appropriate weight in the determination of applications, but the relevant relationship is to the built form as it is at the time of the application, and not to the 'snap shot' at June 2021 which is shown in the figures overleaf.

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Figure 14: Hutton Rudby Built Form, as at June 2021



Figure 15: Rudby Built Form, as at June 2021



Figure 16: Middleton-on-Leven Built Form, as at June 2021



Appendix K Natural Environment and Biodiversity Policy Maps

Map Clarification Notes

1. The Policy map shows sites of Importance for Nature Conservation (SINCs), Tree Preservation Orders, Tree Preservation Order Areas, Non-designated parks & gardens, deciduous woodland, and Ancient Woodland in and around Hutton Rudby/Rudby
2. An inset or additional map will be added to show all the ancient woodland near Middleton
3. An unclassified, unsurfaced road (UUR) from Langbaugh Road to Belbrough Lane is incorrectly marked as a PRow. Public access rights over this route are not known.

Figure 17 Natural Environment and Biodiversity Policies Map

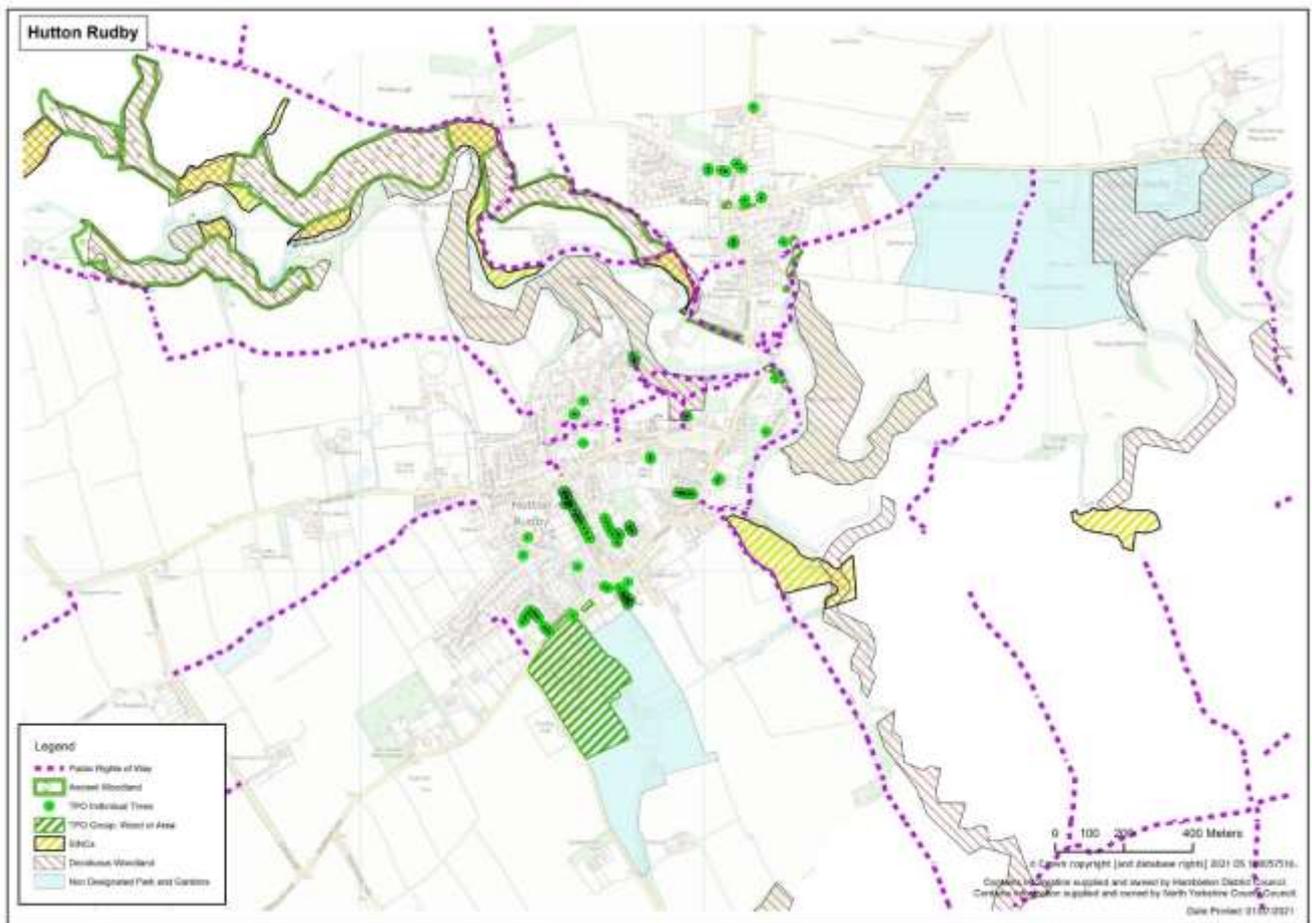


Figure 18 Restorable Habitat and Network Enhancement Zone 2 (DEFRA)



Note: The crosshatched area of the Leven valley sides and bottom west of the Grade II listed bridge is a Network Enhancement Zone 2.

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf
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- ¹⁶ Rural Housing Enabler Housing Needs Survey November 2018.

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¹⁸ Broadacres Initial Desktop Review - Proposed Provision to Meet Housing & Care Needs

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²² Site Assessments

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