

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

**Pre-Submission Draft**

**December 2019**

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UNAPPROVED DRAFT - WORK IN PROGRESS

## Foreword

This document is a substantive but still incomplete working draft prepared by the core drafting team following a review of policy scope and coverage at the 7 October 2019 Steering Group.

It will be tabled at the Steering Group meeting of 16 December 2019 for review and discussion and any issues raised will inform the completion of the first full draft. Although this working draft is being made available to the public in the interests of transparency, it is not at this stage being issued for public consultation as it is incomplete.

The main tasks required to complete the first full draft are:

- Technical review of policies (identify and eliminate ambiguous wording, any overlap or inconsistencies between policies, gaps in policy coverage)
- Drafting of the site design policy and policy justification for the preferred site (this is left until last in the drafting process as it draws upon many of the other policies)
- Addition of various figures and references.
- Verification of evidential support for various statements made in document.
- Addressing any issues raised during the Steering Group review.
- Proof reading and QA checks.

Any comments made in relation to this draft will not receive a formal response. Public consultation will take place once a full draft has been completed and thoroughly checked to ensure it is fit for purpose as a consultation document, and after the Steering Group and Parish Council have given approval that it is fit for consultation. Amendments to the consultation draft will be made after consideration of the consultation response before moving on to the next stage of the process.

**Plan Drafting Team.**

**8 December 2019**

# 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 2011<sup>1</sup>, 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 2017<sup>2</sup>
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. As paragraph 29 of the National Planning Policy Framework (NPPF)<sup>3</sup> states, "*Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need*".
4. The Plan includes a Vision which was developed through consultation with the community and 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').
5. If passed by a local referendum, the Plan will be adopted by Hambleton District Council, the Local Planning Authority for the Parish, and will become part of the statutory development plan for the Parish, together with Hambleton District Council's 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 (i.e. Hambleton District Council) strategic planning policies.
8. The Plan covers the period to 2035. This period was purposefully chosen so that it mirrors the timescale of the Hambleton's emerging Local Plan<sup>4</sup>.
9. This is a great 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.

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<sup>1</sup> Localism Act 2011: <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

<sup>2</sup> Neighbourhood Planning Act 2017: <http://www.legislation.gov.uk/ukpga/2017/20/contents/enacted>

<sup>3</sup> National Planning Policy Framework (NPPF)

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

<sup>4</sup> Local Plan: [https://www.hambleton.gov.uk/localplan/downloads/file/1/new\\_local\\_development\\_scheme](https://www.hambleton.gov.uk/localplan/downloads/file/1/new_local_development_scheme)

10. The Plan covers the whole of the Parish, the area shown in Figure 1.

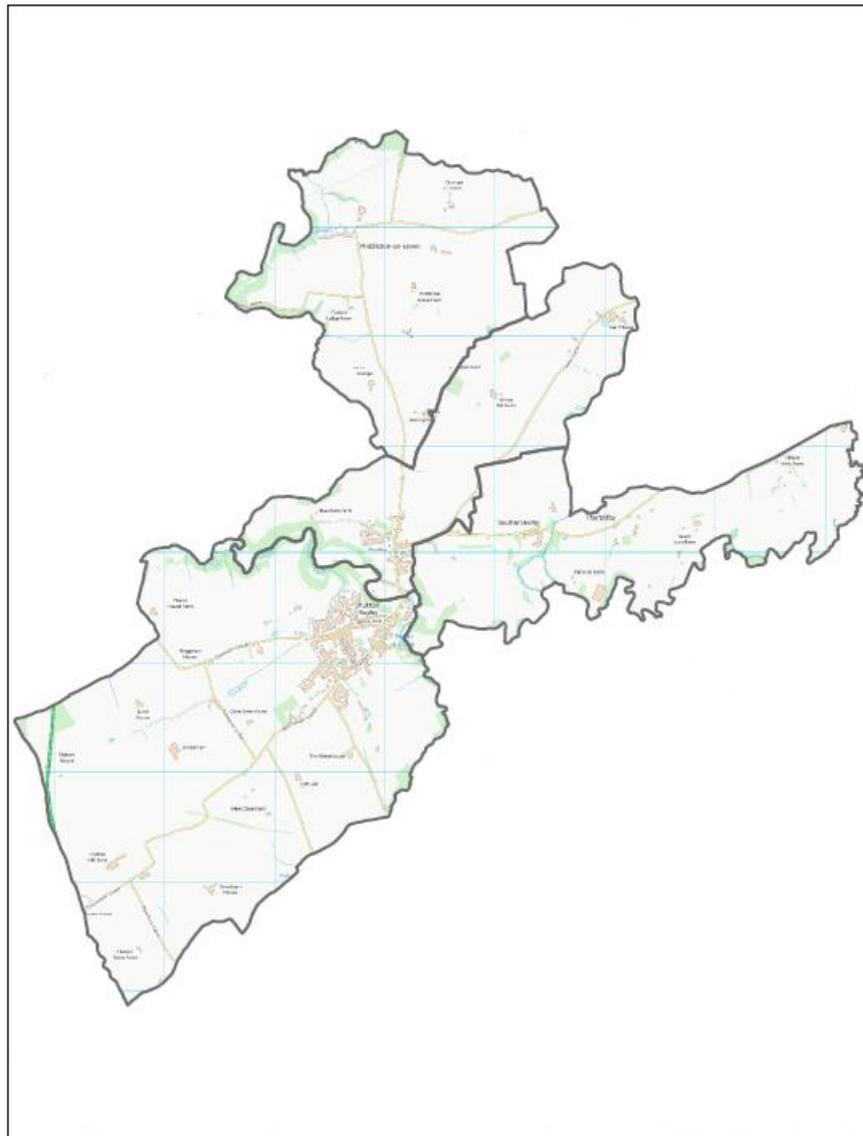


Figure 1: Designated Area - Contains OS data © Crown copyright [and database right] 2016

## 1.2 How the Parish decided to prepare the Plan

11. 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.
12. 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.

13. The volunteer group met on 2 June 2016 and 9 June 2016 to develop an outline project proposal for the Parish Council.
14. 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

15. The Plan is being led and championed by the Rudby Parish Neighbourhood Plan Steering Group ('the Steering Group'), which is constituted as a sub-committee of Rudby Parish Council (the qualifying and accountable body for the Plan).
16. 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.
17. The Plan is based on robust evidence including statistical information gathered through sources such as the Census, the Environment Agency, Natural England, English Heritage, evidence associated with the emerging Local Plan as well as evidence generated through consultation with the local community.
18. Effective and extensive consultation has been at the heart of its preparation. This includes a Parish-wide questionnaire<sup>5</sup> ('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 this consultation 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.
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 website<sup>6</sup>.

### 1.4 What next for the Plan

20. The Plan is now at the pre-submission draft stage. Comments received from residents and stakeholders during the pre-submission consultation phase will, where appropriate, be incorporated into the submission version of the Plan.
21. The Plan will then be formally submitted to Hambleton District Council with all necessary supporting documents. Amendments may be required to address comments made by Hambleton District Council.

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<sup>5</sup> Rudby Neighbourhood Plan Questionnaire.  
<http://plan.rudbyparishcouncil.org.uk/wp/wp-content/uploads/2017/02/Rudby-NP-questionnaire-summary.pdf>

<sup>6</sup> Rudby Neighbourhood Plan Website: <http://plan.rudbyparishcouncil.org.uk/wp/>

22. 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.
23. If the Plan successfully passes the examination stage, it (with any modifications) 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.
24. Whilst planning applications will still be determined by Hambleton District Council, 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

25. 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<sup>3</sup> (more commonly known as the NPPF);
  - 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 will set out 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 Conservation of Habitats and Species Regulations 2012) either alone or in combination with other plans or projects.
26. 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.
27. 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.

UNAPPROVED DRAFT - WORK IN PROGRESS

## 2 About Rudby Parish

28. Rudby 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.
29. In terms of National Landscape Character Areas, the Parish lies in the **Tees Lowlands**<sup>7</sup> 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 Yorkshire Moors National Park which rise dramatically in a steep escarpment.
30. At a local level, the landscape description is sourced from the Hambleton District Council Landscape Assessment<sup>8</sup>. This provided the basis for classification into 26 Landscape Character Areas (LCA) as proposed in a study<sup>9</sup> carried out for Hambleton as part of development of the evidence base for the emerging Local Plan.
31. 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.
32. 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 toward Crathorne.
33. The 2011 census showed a Parish population of 2,097 residents in 916 households (2.3 per household). The majority of the 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.
34. The parish population age profile [ is similar to the average for Hambleton with xx.x% over 65 but significantly above the national average of xx.x% -also quote info on health statistics recently published]
35. 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.
36. Most of the surviving historically significant buildings in the Parish are located within the Hutton Rudby Conservation Area around the traditional Village Green, but notable buildings and associated parkland located elsewhere include Rudby Hall, Linden Grange and Drumrauck Hall, and several of the older farmhouses and farm buildings around the Parish are listed.
37. 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.

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<sup>7</sup> Natural England (2013) National Character Area profile 23 Tees Valley. NE349.

<sup>8</sup> Woolerton Truscott (1991) Hambleton Landscape Character Assessment. Hambleton District Council.

<sup>9</sup> Land Use Consultants Ltd (2016), Landscape Character Assessment and Sensitivity Study, Hambleton District Council

38. 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.
39. 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 and a variety of sports and leisure facilities.
40. 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.
41. 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.
42. 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.
43. The Parish has a rural atmosphere, with a good sense of identity and community spirit. It is a popular place to live and visit.

## 3 Vision and Objectives

### 3.1 Vision

44. 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

45. A number of key objectives have been created for the Plan setting out the priorities for planning purposes, as agreed by the community, for future development throughout the Parish. All of these have been assessed against the objectives of Hambleton District Council’s (HDC) Sustainability Objectives<sup>10</sup> and are found to be in conformity with them.

**Objective 1: Housing** – to provide safe places to live which provide the mix of sizes, types and tenures which meet identified Parish housing needs (*aligned to HDC Sustainability Objectives: 3, 7, 8, 11 & 12*);

**Objective 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 (*aligned to HDC Sustainability Objective’s: 3, 5 & 10*);

**Objective 3: Natural Environment** – To protect and enhance the Natural Environment and biodiversity, and mitigate the adverse impacts of development and climate change (*aligned to HDC Sustainability Objectives: 1, 2, 3, 4 & 8*);

**Objective 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 (*aligned to HDC Sustainability Objectives: 9 & 13*);

**Objective 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. (*aligned to HDC Sustainability Objectives: 13 & 14*);

**Objective 6: Traffic and 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 (*aligned to HDC Sustainability Objective: 3*).

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<sup>10</sup> Hambleton District Council Sustainability Appraisal of Preferred Options Report  
[https://www.hambleton.gov.uk/localplan/downloads/file/29/sustainability\\_appraisal\\_of\\_preferred\\_options\\_report\\_-\\_appendices\\_1-5](https://www.hambleton.gov.uk/localplan/downloads/file/29/sustainability_appraisal_of_preferred_options_report_-_appendices_1-5)

### 3.3 Delivering the Plan Vision

46. The Plan consists of a number of planning policies, and once adopted, will become an established part of the Development Plan adopted by Hambleton District Council to help guide future development within the Parish.
47. A wide variety of matters and community aspirations which fall outside the jurisdiction of the Neighbourhood Planning process 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.
48. 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

49. 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.
50. 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.
51. 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.
52. Agricultural and other businesses based in the rural area form the basis of the economy and the community want them to continue to thrive.
53. 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 Hambleton District Council Local Development Framework will apply.***

### 4.3 Justification

54. 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.
55. Consultation work carried out during the preparation of the Plan, including the results of the Questionnaire<sup>5</sup> demonstrate support for development which is aligned with the Vision set out in paragraph 44 of this Plan and which makes a positive contribution towards meeting the Plan Objectives set out in paragraph 45 of this Plan.

## 5 General Design

### 5.1 Policy Background

56. The National Planning Policy Framework<sup>3</sup> ('the 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.
57. 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.*'
58. Through this Plan the community expresses the importance it attaches to role of good design in Objective 1, the protection of character and heritage in Objective 1, the protection of the environment and mitigation of the impacts of climate change in Objective 2, and the management of traffic and transport issues in Objective 6 when planning development.
59. These issues also formed the core of the predecessor to this Plan, the Hutton Rudby Village Design Statement<sup>11</sup> (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 'saving' policies from the VDS which are relevant to current circumstances and incorporating them into the Neighbourhood Plan. Appendix [1] sets out how the VDS policies which remain relevant have been updated and transposed into this Plan, and the VDS is included as Appendix [1].
61. With that in mind and based 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. The policy emphasises good design principles and is informed by the consultation carried out during the preparation of this plan and by the Village Design Statement (VDS).
62. A specific 'design brief' has been created for a land allocation, shown within Section 6.4 of the Plan. Any proposal being put forward on that site, or for any other development within the Parish, should conform with the policies contained within the Plan including policy RNP2.

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<sup>11</sup> Hutton Rudby Village Design Statement (VDS): [http://www.rudbyparishcouncil.org.uk/docs/HR\\_VDS.pdf](http://www.rudbyparishcouncil.org.uk/docs/HR_VDS.pdf)

## 5.2 Policy RNP2: Design Principles

### **Policy RNP2: DESIGN PRINCIPLES**

***Proposals for all new development within the Parish should demonstrate, where appropriate:***

- How the design reinforces the character of the Parish by being individual, respecting the local vernacular building character in terms of scale, form, materials used, plot density, special architectural and landscaping features, whilst safeguarding and enhancing the heritage assets of the area, the settlement and landscape character, and the natural environment;***
- How the design delivers biodiversity gains;***
- How the design helps to reinforce the existing streetscape and green public spaces;***
- How the design incorporates the highest standards of energy efficiency and positively contributes to mitigation of climate change;***
- How the design can be accessed safely from the highway incorporating sufficient off-street parking [Policy RNPxx];***
- How the design makes provision for access by people with limited mobility;***
- How the design uses sustainable surface water management solutions in new developments to reduce all water disposal into public sewers and manage the release of surface water effectively;***
- How the design ensures that safety and security have been taken into account to ensure the proposals are safe and accessible;***
- How the design has incorporated appropriate infrastructure for high-speed internet and electronic communications networks [Policy RNPxx]; and***
- How the design ensures that buildings are flexible to meet the changing needs of future generations ('lifetime homes').***

## 5.3 Justification

63. 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), 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.

64. 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.

65. The rural nature of the Parish, together with its recognised SINC, its ancient woodlands, its green spaces, and the Leven Valley 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 policy seeks to secure demonstrable net gains in biodiversity which is in conformity with the aim of the NPPF to "identify and pursue opportunities for securing measurable net gains for biodiversity".
66. As described in more detail 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.
67. Three quarters of the respondents to the Questionnaire considered renewable energy/carbon footprint to be either important or very important.
68. There is very limited public transport to and from 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".
69. There was a 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.
70. 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.
71. 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 flooding. The need to protect against this, potentially by incorporating additional green areas to capture floodwater, is a concern of the Parish. Over 90% of Questionnaire responses considered flood risks as either important or very important.
72. A need to provide cycle ways; and a need to better link existing and new footpaths for people with mobility issues, 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.
73. Limited public transport, social inclusion, the trend of working from home, and the effectiveness and efficiency of the rural economy all drive the need for high speed electronic communications across the Parish.
74. 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.

UNAPPROVED DRAFT - WORK IN PROGRESS

## 6 Housing

### 6.1 Introduction

75. Policy S 4 of the publication draft of the emerging Local Plan states:

*“The district housing requirements will be met through a combination of completions since the base date of the plan, existing sites with planning permission that will be built during the plan period and through allocation of sites for development as part of the spatial development strategy.*

*As such there is no requirement for housing development to be allocated in Neighbourhood Plans to meet identified district level requirements. The Council will expect communities preparing Neighbourhood Plans to identify local development requirements, and to address them in their plans where possible, reflecting the overall strategy”*

76. In conformity with the emerging Local Plan policy, a housing needs survey<sup>12</sup> for the Parish has been carried out. The Plan seeks to meet the need identified in the survey, and in particular to meet the need for affordable housing, by:

- the development of sites in the Parish with existing consent for new housing; and
- the delivery of mixed sites allocated for new housing.

77. Objective 1 of this Plan sets out a guiding principle that housing delivery should be matched to Parish needs. 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 but remain 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 support (e.g. by the provision of carers rooms or special fittings) are addressed within the housing supply.

78. The main focus for housing delivery is plan led development through allocated sites for mixed market and affordable housing. The community prefer allocation of mixed sites in preference to 100% affordable exception sites as a delivery model. It is envisaged that small scale windfall sites will contribute to housing delivery over and above the plan led development, but it is anticipated that the type of housing brought forward on these sites is most likely to be large sized market homes rather than the type of homes which are community priorities.

79. The Plan seeks to deliver slightly more Affordable Housing than the currently identified need, thereby making some allowance for additional need which arises over the period to 2035. Should significant additional affordable housing need arise during the Plan period, it is envisaged, in line with community preferences as expressed through consultation, that the need would be met by an additional allocation of a mixed housing site as part of a Plan review.

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<sup>12</sup> Rural Housing Enabler Housing Needs Survey 2018.

## 6.2 Policy RNP3: HOUSING PROVISION

### **Policy RNP3: HOUSING PROVISION**

**An allocation for residential development of 25 dwellings at land to the south of Paddocks End is supported, where the proposals accord with Policy RNP2 (Design Principles), Policy RNP4 (Site Development Brief), RNP6 (Affordable Housing), and the relevant policies contained within this Neighbourhood Plan as a whole.**

## 6.3 Justification

80. The proposed allocation was selected as a 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.
81. 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.
82. Extensive community consultation<sup>13</sup> took place during the development of the criteria, and on the draft site assessments. The criteria were agreed through consultation before any decisions on site selection were made.
83. 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. Two preferred sites were subsequently eliminated: one was withdrawn by the landowner, and the other was eliminated due to unacceptable adverse impact on settlement character following consideration of additional evidence from a Heritage Impact Assessment report<sup>14</sup> prepared for the Plan by a specialist heritage consultant. Further details on the site selection process are available in the Consultation Statement<sup>15</sup>.
84. The site to the South of Paddocks End is proposed for allocation in the Plan as it is considered to be the most suitable (in terms of the community's selection criteria) out of the available sites for meeting the identified Parish housing need.

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<sup>13</sup> Rudby Neighbourhood Plan Site Selection Process: <http://plan.rudbyparishcouncil.org.uk/wp/site-selection/>

<sup>14</sup> Heritage Impact Assessment: <http://plan.rudbyparishcouncil.org.uk/wp/wp-content/uploads/2018/11/Enterpen-HIA-with-qualifications.pdf>

<sup>15</sup> Consultation Statement (not yet written)

## 6.4 RNP4: SITE SPECIFIC POLICY

### Policy RNP4: SITE SPECIFIC POLICY

#### Development Brief – to be inserted inc. plan.

#### *e.g. Including but not limited to.....*

- *no of units on site (including no. of affordable units where possible);*
- *expected density;*
- *expected mix;*
- *expected form;*
- *access arrangements;*
- *On-site parking arrangements;*
- *Alternative access to settlements for non-vehicular journeys (cycleways/paths/bus stops etc);*
- *Details of important landscape features to be retained (including any TPOs);*
- *Details of existing green infrastructure networks to be retained and enhanced;*
- *Any other matters...*

## 6.5 Justification

85. To be written up Include details in here as to where each point within the brief has come from
- HDC / Village consultation evets / VDS etc

## 6.6 Policy RNP5: WINDFALL HOUSING DEVELOPMENTS

### **Policy RNP5: WINDFALL HOUSING DEVELOPMENTS**

***Applications for small-scale infill housing developments within existing settlements will be supported where they would enable residents already living within the Parish who are in housing need, or who wish to down-size to remain residents of the Parish, and where the proposals:***

- ***Deliver a housing mix in terms of size, type and tenure which is in line with community priorities and for which there is robust independent evidence of current Parish level housing need for the proposed housing which is in excess of the supply from allocations and extant permissions; and***
- ***Meets the provisions of Policy RNP2; and***
- ***Are in-keeping with the scale, form and character of their surroundings; and***
- ***Will not adversely impact upon the amenities of existing and future residents in the area with regard to light, privacy, air-quality, noise and light pollution; and***
- ***Provide opportunities to enhance and maintain existing Green Infrastructure Networks and Green Spaces, or where possible, introduce new green corridors into the Parish; and***
- ***Provide a safe and suitable access to the site for all.***

***Applications for small scale housing developments adjacent to the built form of existing settlements will be supported where the proposal meets all of the above criteria and in addition meets the following criteria:***

- ***Is for a site 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 fences or hedgerows); and***
- ***Most of the rest of the perimeter of the site is formed from existing strong defensible boundaries; and***
- ***Will not adversely impact on the settlement and landscape character as experienced from existing roads, footpaths and other public spaces in the vicinity of the proposed development; and***
- ***Will not adversely impact on views of the wider landscape from existing roads, footpaths and other public spaces within or adjacent to the proposed development; and***
- ***That the cumulative impact of the proposal along with any other approved or completed windfall developments nearby has been considered and does not result in materially adverse impacts on that part of the settlement.***

***In addition to satisfying the above criteria, in proposals for small-scale infill housing developments within or adjacent to the Hutton Rudby Conservation Area the applicant should demonstrate how they have taken into account the provisions of Policy RNP19 and where appropriate RNP20 of this Plan.***

## 6.7 Justification

86. Small scale windfall development is recognised by this Plan and by Hambleton District Council as important form of incremental development in villages which helps sustain rural communities. This policy is intended to support windfall development 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. Hence, the policy, supports proposals which deliver housing aligned with community priorities and for which there is evidence of need. Greater weight should be given to community benefit if the proposed housing is for disabled members of the community whose particular housing needs are not addressed by the existing housing stock.
87. Small scale is defined in conformity with the emerging Local Plan as 5 homes or less. In villages with no allocated land, windfall development would be the only form of housing delivery. However, it is intended that housing need in this Parish will be met through allocations by this Plan rather than through the accumulated delivery from multiple windfall sites. As such, it is expected that the main role of windfall development in the Parish will be to enable the development of single dwelling infill sites (where infill is as defined by the Planning Portal<sup>16</sup> as “the development of a relatively small gap between existing buildings”).
88. The policy addresses the three contexts most likely to arise: infill within settlements; development in the open countryside adjacent to settlements; and development within or adjacent to the Conservation Area. Development in the open countryside away from settlements is addressed through policy RNP7.
89. The criteria set out above for each of these three 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.
90. 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.
91. 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).
92. The strongest concerns about site characteristics expressed by the community in the response to Q16 were flood risks (93% very important or important), environmental impact (89%), pipeline hazard (85%), footpath connections (85%), landscape/vista impact (84%), access to road network (82%), and strong boundaries (81%).
93. Community opinion is clear that flood risk and hazard from the high-pressure Trans Pennine Ethylene Pipeline are important issues. However, these issues are addressed by national and district planning policy levels, so it is considered that specific local policies are not required.
94. Strong concerns were expressed by the community in the response to Q32 about development impacts on woodland/protected trees (94%), green spaces/corridors (93%),

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<sup>16</sup> Infill definition: [https://www.planningportal.co.uk/directory\\_record/305/infill\\_development](https://www.planningportal.co.uk/directory_record/305/infill_development)

water quality/River Leven (92%), wildlife/bio-diversity (91%), landscape/vistas (89%), Conservation Area (89%), listed/historic buildings (87%).

## 6.8 Policy RNP6: AFFORDABLE HOUSING

### **Policy RNP6: AFFORDABLE HOUSING**

***Hambleton District Council have identified a need for affordable housing equating to 13 households within Rudby Parish. It is expected that affordable housing exceeding this level of need will be delivered through Policy RNP4 and extant commitments within the Parish. Affordable housing should be delivered through an appropriate mix and tenure type as identified by an up-to-date Housing Needs Survey to the satisfaction of Hambleton District Council.***

***In all cases, occupancy will be restricted, in perpetuity to a person in housing need and resident or working in the relevant village, or who has strong links to the relevant locality in conformity with Hambleton's Local Occupancy Criteria, both on initial occupancy and subsequent changes of occupancy. Thus, a cascade approach to the locality issue will be adopted. The locality to which the occupancy is to be applied is taken as the Parish of Rudby, and then any other adjoining rural parish, unless otherwise agreed with Hambleton District Council and the Parish Council.***

## 6.9 Justification

95. 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.
96. Targeting the housing mix to meet the needs of key groups such as young families and older residents looking to downsize is considered important as it supports those who wish to remain members of this community rather than be forced to relocate elsewhere due to lack of suitable housing provision.
97. The November 2018 housing needs survey<sup>12</sup> identified a total of 13 local households from the Parish in need of affordable housing. The Plan seeks to deliver sufficient affordable housing to service this need through allocated sites, and also to make some provision for emerging need which is likely to arise over the plan period.
98. In accordance with community preferences, the Plan seeks to deliver affordable housing on mixed sites with the proportion of affordable housing in line with Hambleton District Council emerging Local Plan policy at 30%.
99. There is an extant approval for the delivery of 25 homes (10 affordable) on a site at ‘The Wickets’, and the proposed allocation of a site for 25 homes should deliver a further 7 affordable homes. The total affordable homes delivery from the extant consents and the new allocation is 17 homes or approximately 30% higher than the need identified in the housing needs survey.

## 6.10 Policy RNP7: HOUSING IN THE COUNTRYSIDE

### **Policy RNP7: HOUSING IN THE COUNTRYSIDE**

***Outside the village settlements, in the open countryside, new housing will be only supported in exceptional circumstances where it accords with the provisions set out in the Hambleton Local Plan and the NPPF.***

***In addition to meeting the requirement of policy RNP2, proposals for new housing development and the re-use of existing buildings in the open countryside should pay particular attention:***

- ***to reducing carbon emissions in design;***
- ***to delivering biodiversity gain;***
- ***to preserving and enhancing the landscape character and distinctiveness of the open countryside generally and of the Leven Valley in particular; and***
- ***to avoiding detrimental impact on important views.***

***Proposals will be expected to demonstrate to the satisfaction of the Local Planning Authority that new developments will not detrimentally impact upon landscape character and important views.***

## 6.11 Justification

100. It is intended that most housing will be delivered in the settlement areas which are more sustainable locations than open countryside. As housing in the open countryside is in a less sustainable location, the Plan seeks to secure environmental gains for any such development and ensure that no harm is caused to the character of the Parish.
101. 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 RNP8 may be more appropriate.
102. Due to the very limited provision of public transport in the Parish, housing located in the open countryside is likely to have greater reliance on private cars than an equivalent development located in the settlement, and hence will be likely to have greater adverse environmental impact from transport emissions. To mitigate climate change impacts, the anticipated higher level of transport emissions should be offset by incorporating enhanced energy efficiency measures in the development design.
103. In the Questionnaire, 91% of respondents considered wildlife/biodiversity as important or very important, which is why the principle of net biodiversity gain is incorporated in RNP2. This principle should be given extra weight in respect of housing in the open countryside due to the proposed use of a less sustainable location than housing located within settlements.
104. The rural landscape is valued by the community and it is important to the community that it is preserved and enhanced when any development that takes place in the open countryside. Views of the North York Moors National Park, of the Leven Valley and areas of parkland are considered of particular importance.

## 7 Rural Economy

### 7.1 Introduction

105. 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.
106. The economic objective of this Plan is intended to be complementary to Hambleton's Local Plan which makes strategic provision for larger businesses at the nearby Stokesley business park, the growth of which will help provide employment opportunities for Parish residents.

### 7.2 RNP8: RURAL ECONOMY

#### **RNP8: RURAL ECONOMY**

***The development of the Parish economy will be supported through:***

- ***The retention or expansion of existing agricultural and other businesses;***
- ***The re-use of suitable land, or the re-use or replacement of suitable buildings for employment generating uses in villages or in the countryside;***
- ***The provision of live-work units and small-scale business units in suitable locations;***
- ***The construction of well-designed new buildings in association with existing buildings to assist in the diversification of agricultural holdings to sustain their viability, or to assist in the expansion of an existing business;***
- ***Appropriate tourism related initiatives; and***
- ***Recreation uses appropriate to a rural location.***
- ***Improvements to communications infrastructure in conformity to the provision of Policy RNP11.***

***All proposals should accord with all other necessary policies contained within this Plan, particularly with regard to design and impact on the countryside, important views into and out of the Parish and impacts on neighbouring residents or businesses.***

### 7.3 Justification

107. Agriculture and other land-based businesses are a principal source of employment within the Parish. This policy seeks to sustain and enhance employment opportunities arising from these businesses by supporting appropriate development and diversification.
108. Reuse and repurposing of existing traditional buildings helps preserve and enhance the contribution of the built form to the character of the rural landscape.

109. Live-work units are an appropriate means of providing facilities for small scale or start-up business in a rural setting and do not compete with the district's strategic sites such as the Stokesley Business Park.
110. Diversification or expansion of businesses may be constrained by the suitability or capacity of existing buildings. This policy recognises that the long term viability of businesses operating from their current locations may depend on their ability to diversify or expand. This policy supports the development of suitably designed, modest scale, new buildings where they are necessary to sustain and enhance employment opportunities in the Parish.

#### 7.4 RNP9: WORKING FROM HOME

##### **RNP9: WORKING FROM HOME**

***Applications for planning permission to enable home-working will be supported where the proposal demonstrates that the development will:***

- ***Be in-keeping with the scale, form and character of its surroundings;***
- ***Not adversely impact on the amenities of residents in adjacent properties;***
- ***Not increase vehicular traffic flows on the roads around the Parish to their detriment;***
- ***Provide suitable car-parking provision as necessary; and***
- ***Have safe and suitable access to the site for all people.***

#### 7.5 Justification

111. Working from home provides opportunities for Parish residents to be economically active without incurring the adverse environmental impacts of commuting. This is particularly important in areas such as the Parish where public transport provision is very limited.
112. While there is an economic benefit, and potentially an environmental benefit, from supporting suitable home working businesses, this policy recognises that not all types of business are suitable for residential areas and that adverse impacts on the amenities of residents in adjacent properties must be given appropriate weight in the determination of any applications. Important considerations include noise, odours, unsightly storage areas, frequency of business visitors, hours of operation and adequacy of parking arrangements.
113. The Parish is a rural area with relatively low volumes of traffic, and as such the 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.
114. Consultation evidence shows that the community strongly supports the principle that all development designs should address the issue of accessibility needs, and as far as is reasonably practical provide accessibility for all people.

## 7.6 Policy RNP10: REDEVELOPMENT OF REDUNDANT BUILDINGS IN THE OPEN COUNTRYSIDE

### **Policy RNP10: REDEVELOPMENT OF REDUNDANT BUILDINGS IN THE OPEN COUNTRYSIDE**

***Proposals for the conversion or re-use of buildings will be supported where the development is appropriate for a rural setting, for example:***

- ***A farm shop selling locally produced or manufactured produce;***
- ***Artisan-style food or traditional rural craft workshops (including live-work units);***
- ***The suitable diversification of agricultural or other land-based rural businesses;***
- ***The provision or expansion of tourist and visitor facilities.***

***The buildings to be converted or re-used should be of a construction that is suitable for the proposed development without the need for major, additional construction works.***

***Any proposals should:***

- ***Provide good access and egress to the local highway network;***
- ***Provide adequate on-site car-parking for the enterprise; and***
- ***Provide safe and suitable access to the site for all people.***

***All proposals should accord with all other necessary policies contained within the Plan, particularly with regard to design and impact on the countryside, important views into and out of the Parish and impacts on neighbouring residents or businesses.***

## 7.7 Justification

115. 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 examples given in the policy should not be treated as a proscriptive list, but they are indicative of the type of business which are considered appropriate. The Stokesley Business park is likely to be a more suitable location for larger scale business particularly those involving extended business hours, significant noise levels, or high volumes of deliveries and shipments.
116. 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.
117. Road safety and parking concerns were frequently raised in consultation work during the preparation of the Plan. For business located in the open countryside road-side parking is unlikely to be a suitable solution. The expectation is that an off-road parking area with sufficient capacity for business visitors and customers would be incorporated into the design.
118. Consultation evidence shows that the community is supportive of the principle that all development designs should address the issue of accessibility needs.

## 8 Services and Facilities

### 8.1 Introduction

119. 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.
120. The most valued of the services available in the village were the GP surgery, the village primary school and the village shop. These most valued services show a balance across a range of themes including well-being community bonds, and retail opportunities, and maintaining the range of services is key to delivering on Objective 4: Community.
121. 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.
122. 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 RNP12: SAFEGUARDING AND IMPROVEMENT OF COMMUNITY FACILITIES

### **Policy RNP12: SAFEGUARDING AND IMPROVEMENT OF COMMUNITY FACILITIES**

*Unless proven to be surplus to requirements or unless alternative provision of better quality and size is provided, community buildings, play areas, sports and recreation facilities and open spaces will be safeguarded from development including the following:*

- *The Hub;*
- *The Village Hall and adjacent recreation facilities;*
- *Church House;*
- *The cricket pitch and clubhouse;*
- *The recreation areas at Station Lane and Middleton-on-Leven;*
- *The allotments;*
- *All local Green Spaces set out in policy RNP15 [17] which are not listed above.*

*Recreation and open space provision will be encouraged within a proposed development where the proposed space is of a type and scale appropriate to the size of the settlement and is in-keeping with the character of other open spaces within the Parish.*

*Contributions will be sought from new residential developments in the Parish towards improvements of existing facilities within the vicinity in line with Hambleton Local Plan Policy CI 1.*

## 8.3 Justification

123. The response to the Questionnaire shows that the community places high value on public spaces and facilities which support and promote a sense of community and which enable activities which contribute to well-being.
124. Most of these facilities also play an important role in settlement character through their heritage or natural environment contributions providing additional reasons for safeguarding.

## 8.4 Policy RNP11: IMPROVEMENTS TO COMMUNICATION TECHNOLOGY

### Policy RNP11: IMPROVEMENTS TO 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 appropriate and most-up-to-date method possible.*

*Proposals for suitable and appropriate-scaled improvements to telecommunications technology will be supported where they conform to other policies contained within this Plan and the Hambleton Local Plan.*

## 8.5 Justification

125. High performance communications technology is an essential ingredient for successful rural business and home working. The rapid transition from cash based to cashless transactions means that in locations with poor connectivity to on-line payment systems the viability of businesses is increasingly at risk. Homeworkers increasingly require access to high bandwidth to support intensive data access and video conferencing facilities.
126. 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.
127. 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 is part of the design of all new buildings and development which require connectivity; and
  - Facilitating the upgrading of communications infrastructure so that all properties and residents can receive the best possible service, provided that due consideration is given to the impact on the natural and built environment in the design and siting of any such infrastructure.

## 9 Traffic and transport

### 9.1 Introduction

128. 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).
129. Public transport in the Parish is very limited. There is only one bus route with a low frequency local service still operating in the Parish. The lack of public transport leads to a high dependency on private cars, and a high level of car ownership (consultation evidence indicates an average of approximately 1 car per adult member of a household).
130. Those who do not have a car, or cannot drive, have limited opportunities to leave the Parish for social or other activities. For example, James Cook hospital is only 12.5 miles from Hutton Rudby but involves a 2 hour bus journey, and it is not possible to reach it until 9.30 am in the morning and the last return bus is just before 2 pm. There is no evening bus service to either Stokesley or Northallerton.
131. 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. The Conservation Area was built largely before motor vehicles existed so there are very few garages and on street parking is the norm. The only public car park is for Village Hall users.
132. Most of the social facilities are in the Conservation Area (e.g. the Hub, Church House, public houses, and the Village Hall) so these all add to parking congestion in the centre of the Village.
133. There are no parking restrictions or traffic calming measures in the Village.
134. The volume of traffic around the Parish is well below the capacity of the roads but the on-street parking, relatively narrow windy roads, and lack of car parks cause issues with motor vehicles (cars, goods vehicles, farm vehicles) travelling through the Village. Parking, speeding, and other road safety concerns are regularly raised by residents at Parish Council meetings and featured heavily in Plan consultation evidence.
135. 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.
136. 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 in the main settlement. Even here, there are a small number of areas without footpaths.

## 9.2 Policy RNP13: IMPROVEMENTS TO THE HIGHWAY NETWORK

### **Policy RNP13: IMPROVEMENTS TO THE HIGHWAY NETWORK**

***Support will be given to the Highway Authority or any other relevant agencies in securing highways and footpath improvements through the delivery of any new development within and surrounding the Parish including:***

- The encouragement of good road design and access arrangements associated with new developments to mitigate the adverse impacts of increased motor vehicles throughout the Parish;***
- Measures that promote good driver behaviour and traffic calming where possible;***
- Opportunities to improve footpath and cycling links through the Parish; and***
- Measures to improve parking within the central areas of the village and in particular within the Hutton Rudby Conservation Area.***
- Provision of a minimum of 2 off-street parking places per new dwelling, plus additional spaces for occupants of new dwellings with more than 2 bedrooms consistent with the levels of car ownership in the Parish, and adequate allowance for visitor spaces in developments with more than one dwelling***

***The above improvements must be designed as far as possible to be in-keeping with the rural setting.***

## 9.3 Justification

137. The difficulties of parking in the Village, and the nature of the roads in the Village, mean that any new development needs to pay particular attention to how access to the existing highways is achieved.
138. To ensure the safety of cyclists and pedestrians, as well as motor vehicle users, measures to encourage good driving behaviour will be supported.
139. There are areas of the Village that are physically close but without direct footpaths between them. Any new development should seek to improve footpath connectivity and particularly offer improved footpath access to the School and social venues wherever possible.
140. Any development within the Conservation Area should not result in any increase in demand for street parking and, wherever possible, provide off street parking for the area.
141. The rural nature of the Parish, and the presence of the Conservation Area and other heritage assets, requires care to be taken in the design of road and parking layouts.
142. **[ADD SOME JUSTIFICATION WORDING FOR FINAL BULLET REFERENCING NYCC STANDARDS AND OUR EVIDENCE OF CAR OWNERSHIP TO JUSTIFY FINAL BULLET ]**

## 10 Natural Environment

### 10.1 Introduction

143. 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'*. This chapter addresses the Natural Environment aspect of the NPPF and seeks to deliver on our Plan Vision and Plan Objective 3: Natural Environment through the following policies:

- Policy RNP14: NATURAL ENVIRONMENT AND LANDSCAPE
- Policy RNP16: BIODIVERSITY AND GREEN INFRASTRUCTURE
- Policy RNP17: THE LEVEN VALLEY
- Policy RNP15: LOCAL GREEN SPACE
- Policy RNP18: SIGNIFICANT VIEWS

144. 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.

145. The Parish forms part of the Yorkshire and the Humber Green Infrastructure Corridors (S27)<sup>17</sup>. Hambleton's Landscape Character Assessment and Sensitivity Study<sup>9</sup> 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

146. The Leven Valley (Character Area 3) forms the core of the Parish and Hambleton District Council's Landscape Character Assessment and Sensitivity Study<sup>9</sup> 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.

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<sup>17</sup> Yorkshire and the Humber Green Infrastructure Corridors, Natural England  
[https://webarchive.nationalarchives.gov.uk/20140605112209/http://www.naturalengland.org.uk/regions/yorkshire\\_and\\_the\\_humber/ourwork/yandhgreeninfrastructurereproject.aspx](https://webarchive.nationalarchives.gov.uk/20140605112209/http://www.naturalengland.org.uk/regions/yorkshire_and_the_humber/ourwork/yandhgreeninfrastructurereproject.aspx)

147. The River Leven (which runs through the heart of the Parish), 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.
148. The Leven Valley runs through the heart of the main settlement providing a natural landscape separator and wildlife corridor between Hutton Rudby and Rudby, and forms the setting of the Grade 1 listed parish church. In Hambleton District Council's Settlement Character Study<sup>18</sup>, 'Levenside' is identified as one of the three character areas in the village.
149. The Settlement Character Study notes that "Levenside" hosts the 18<sup>th</sup> century stone bridge, the 14<sup>th</sup> century Church, the site of the former paper mill/linen mill and the former moated site at the rear of the Church. It recognises the opportunity to conserve and enhance biodiversity, maintain the gap between the two settlements and to enhance footpaths. It also notes the SINCs, dense woodland and watercourse.
150. 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."*
151. 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.
152. 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. (additional ref to heritage report?)
153. Drumrauck Hall, a Non-Designated Character Asset, is situated on Belbrough Lane. The Settlement Character Assessment states that "the site to the south east of Drumrauck Hall has

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<sup>18</sup> Hambleton Settlement Character Study, 2016  
[https://www.hambleton.gov.uk/localplan/downloads/file/25/hambleton\\_settlement\\_character\\_study](https://www.hambleton.gov.uk/localplan/downloads/file/25/hambleton_settlement_character_study)

*high visual landscape value, providing a setting to the village and to Drumrauck Hall (NDHA)" and is identified as a sensitive site.*

154. The Parish is fortunate in having an excellent natural environment providing an abundance of open spaces accessible by public footpaths, as well as Common Land, a Village Green, and recreation facilities. 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
155. Developments over the last fifty years, particularly in Hutton Rudby and Rudby, have started to erode some of this openness. Even outside of the main settlements, particularly in Skutterskelfe, ad hoc developments have started to blight the landscape.
156. 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 Moors along most of their length.
157. Many of the 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, was given strong support in the Questionnaire, and involved extensive discussion at consultation events.

## 10.2 Policy RNP14: NATURAL ENVIRONMENT AND LANDSCAPE

### **Policy RNP14: NATURAL ENVIRONMENT AND LANDSCAPE**

***The Plan seeks to protect, manage and enhance the Parish's natural environment taking account of the intrinsic character and beauty of the Parish and surrounding countryside whilst supporting thriving communities within it.***

***Development which would negatively affect internationally and nationally recognised designated sites including those listed below will be supported only where the reasons for development are evidenced to clearly outweigh the harm to the conservation interest of the site:***

- ***Sites of Importance for Nature Conservation (SINCs), [ to be listed?]***
- ***ancient woodland and the ancient trees [4],***
- ***woodland on the Priority Habitat Inventory and National Forest Inventory,***
- ***other priority habitats, and***
- ***recognised Parkland at Rudby Hall and Linden Grange***

***Where development affecting designated sites is approved, compensatory measures will be required to maintain and enhance conservation interests, priority should be given to on-site compensatory measures before considering off-setting.***

***All proposals for new development within the open countryside will be expected to enhance the unique nature of the local landscape and its surroundings.***

### 10.3 Justification

158. Consultation evidence shows that the community value the natural environment and the role it plays in the distinctive character of the Parish and village. 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.
159. The very large quantity of land around the village (sufficient for thousands of homes) promoted through the Local Plan call for sites is evidence that the quantum of development contemplated in this Plan can reasonably be expected to be delivered without impacting on sensitive sites. Any such development should be rare and the reasons for it evidenced as clearly outweighing the harm to the conservation interest of the site and its surroundings.
160. The Parish hosts nationally recognised SINC's, ancient woodlands, ancient tree, woodland on the priority habitat inventory and national forest inventory as well as other priority habitats and recognised parkland<sup>19</sup>.
161. In line with the NPPF, and in recognition of the strong community support for protection of the natural environment all new developments 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.

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<sup>19</sup> Defra Magic Maps: <https://magic.defra.gov.uk/MagicMap.aspx>

## 10.4 Policy RNP16: BIODIVERSITY AND GREEN INFRASTRUCTURE

### **Policy RNP16: BIODIVERSITY AND GREEN INFRASTRUCTURE**

**Proposals for new development should not harm the existing network of local ecological habitats, corridors and landscape features within the Parish.**

**New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and treelines) and provide a measurable gain for biodiversity.**

**Areas of particular importance within the parish include**

- the River Leven and its tributaries, [REFERNCE TO POLICY RNP16]
- the Sites of Importance for Nature Conservation (SINCs),
- the ancient woodland and the ancient trees [ Ref 4?],
- the woodland on the Priority Habitat Inventory and National Forest Inventory,
- priority habitats, and
- the recognised Parkland at Rudby Hall and Linden Grange

**Opportunities to link existing green infrastructure and ecological networks to enhance biodiversity networks, or to provide stepping stones between these features, will be encouraged.**

**Measures to increase appropriate tree species and trees cover within the Parish will be supported where appropriate.**

**The felling of any mature tree in the Conservation Area, or of any tree outside the Conservation Area subject to a Tree Preservation Order, will be expected to be accompanied by a replacement planting arrangement for a broad leaf native tree (of at least 1.5m and 2m in height) in the vicinity of the felled tree.**

## 10.5 Justification

162. 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.

163. 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 )<sup>9</sup> and in their Settlement Character Study<sup>20</sup> where 'Levenside' is identified as one of the three Character areas in the village area.

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<sup>20</sup> Hambleton Settlement Character Study, 2016  
[https://www.hambleton.gov.uk/localplan/downloads/file/25/hambleton\\_settlement\\_character\\_study](https://www.hambleton.gov.uk/localplan/downloads/file/25/hambleton_settlement_character_study)

164. 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.
165. In support of the Parish's strong view in this area, developments of three or more dwellings, should use Defra's Biodiversity Metric 2.0 (JP029) [6], or similar metrics, to demonstrate a measurable net gain in biodiversity.
166. Given its importance to the community, 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 guide planning for a healthy environment – good practice guidance for green infrastructure and biodiversity[8], its successor, or, similar guidance which promotes the Best Available Technique in this regard.
167. The community see the protection and retention of trees as important for character and environmental reasons. The Parish Council is proactive in increasing the tree cover in the Parish, has signed up to be a Charter Branch of the Woodland Trust, and has instigated a community "Trees for Tomorrow" programme with the aim of planting trees across the whole Parish. Therefore, 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.

[4] Defra Magic Maps

<https://magic.defra.gov.uk/MagicMap.aspx>

[5] Woodland Trust - Ancient Tree Inventory

<https://ati.woodlandtrust.org.uk/>

[7] Principal Ecologist, North Yorkshire County Council email dated 9th October 2018

## 10.6 Policy RNP17: THE LEVEN VALLEY

### **Policy RNP17: THE LEVEN VALLEY**

***The unique nature of the Leven Valley will be protected and enhanced due to its significance to the Parish in relation to its landscape features, its views and aesthetic qualities, its function as a wildlife corridor and recreational resource, and for its contribution to the Hutton Rudby Conservation Area.***

***Development within the Leven Valley will only be supported where it can be demonstrated to the satisfaction of Hambleton District Council that the benefits to the community arising from the development will materially outweigh any detrimental impact upon the Leven Valley, and in particular the Hutton Rudby Conservation Area and most particularly to the important open setting of All Saints Church.***

## 10.7 Justification

168. The River Leven, the Leven Valley, and the woodlands along the river and the valley, run through the heart of the Parish (not just Hutton Rudby and Rudby) stretching from the eastern boundary in Skutterskelfe, through the heart of Hutton Rudby and Rudby to the north western boundary in Middleton. 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 [4]. The River Leven, its tributaries and the habitats alongside them, form major wildlife corridors [7] through the Parish.
169. There are many well used public footpaths that run alongside and across the Valley, the River Leven and its tributaries [9] that offer outstanding views. In the village area the Valley provides the setting for the Grade 1 listed parish church, a Grade II listed Bridge and the remain of the Linen Mill which is locally important part for industrial heritage.
170. 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. Potential 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.
171. The importance of the Leven Valley to the community was acknowledged in the Village Design statement which stated "The Leven valley is of great importance and should be protected from any adverse impact. Similarly, environmentally valuable grassland areas should be preserved and enhanced by careful management".
172. The unique nature of the Leven Valley and its importance to the Parish means any development within the Valley will require exceptional justification. The reasons for development will have to demonstrate clearly how they outweigh the harm to the natural and heritage conservation interests of the Valley. Any proposal will demonstrate how they link with and enhance these wildlife corridors or at least provide stepping stones to these or other wildlife corridors and not detrimentally impact upon the Hutton Rudby Conservation Area and in particular the important open setting of All Saints Church.

## 10.8 Policy RNP15: LOCAL GREEN SPACE

### Policy RNP15: LOCAL GREEN SPACE

*The Local Green Spaces identified on the Proposals Map (shown in Appendix \*) and listed below, will be safeguarded from any development which does not preserve their openness and permanence. Development proposals within these areas will not be permitted except in very special circumstances.*

- *All Saints' Church, incl. Moat, burial ground, path in wood and land to River Leven*
- *Allotment Gardens, Goldie Hill*
- *Bank Wood and adjoining footpath*
- *Cricket Ground, Garbutts Lane*
- *Field to the South of Southview, Rudby*
- *Flagpole Field with LCPA*
- *Village Green/Common Land at North End*
- *Land including/surrounding Village Green, South Side*
- *Land south of River Leven, between Hutton Bank and North End*
- *Middleton-on-Leven, St Cuthbert's Church and graveyard*
- *Middleton-on-Leven Play area*
- *OS Field 0100 Rudby Bank (Lower field)*
- *Sports Area, Station Lane*
- *Village Hall play area, Bowling Green and Tennis courts including clubhouses and associated parking*
- *Woodland between Sexhow Lane and the River Leven*

## 10.9 Justification

173. In the Parish questionnaire, 93% of the respondents considered Green Spaces/Corridors as either important or very important.
174. Through a series of public workshops, a number of potential Green Spaces satisfying paragraph 100 of the NPPF were presented with delegates "voting" on each site. The above list is the result of this consultation with one site being amended due to the landowner's objection as it was unsure whether it would "be capable of enduring beyond the end of the plan period" (paragraph 99).
175. The Green Spaces predominantly cover sporting/community/historical areas which help to protect the character, fabric and cohesion of the community.

## 10.10 Policy RNP18: SIGNIFICANT VIEWS

### **Policy RNP18: SIGNIFICANT VIEWS**

***Proposals which protect and enhance the distinctive views and landscape within and surrounding the Parish will be supported.***

***Whilst all vistas into and out of the settlements are considered important to the setting of the settlements and valuable to the community as a whole, important significant views in the main settlement area are shown on the map in appendix \*.***

***Proposals should protect the setting of the individual settlements within the Parish and help maintain their distinctive rural characters and heritage and not adversely impact on significant views into, from or within the settlements.***

***Any planning application, whether within the main settlement or elsewhere in the Parish, which would impact on a significant view will be expected to demonstrate through an independent landscape assessment how the proposal will protect and enhance the view.***

## 10.11 Justification

176. 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. 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.
177. Following lengthy public consultation, a list of significant views into and from the main settlement area was developed. This list is not exhaustive and in particular no attempt was made to itemise significant views from viewpoints in the open countryside well away from the main settlement area.
178. In order to protect the unique identity of the Parish, and the settlements, it is important that the views and vistas are preserved.
179. 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.

## 11 Heritage Assets

### 11.1 Intro to chapter to include information re Conservation Area etc.

180. 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.
181. This requirement of the NPPF is implicitly expressed in our Vision Statement which states that 'the village will remain distinct in character' and is explicit set out in Objective 2: Built Environment. This chapter addresses the historic aspect as follows
- Protection of the conservation area
  - Demolition in the conservation area
  - Protection of historic buildings and landscapes elsewhere in the Parish
182. The Conservation Area<sup>21</sup> was originally designed in the early 1970s and 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 more detail in the Village Design Statement.
183. 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.
184. Within the Conservation Area the open spaces on either side of the River Leven are crossed by a number of public footpaths allowing access to much of this area.
185. 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 Assessments 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
186. A number of listed buildings and non-designated heritage assets (NDHA) exist across the Parish. Those located in the settlement are listed in the Village Design Statement, an extended list covering the whole Parish is given in Appendix [ ]

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<sup>21</sup> Conservation Area:

[https://www.hambleton.gov.uk/info/20039/planning/277/conservation\\_areas\\_and\\_listed\\_buildings](https://www.hambleton.gov.uk/info/20039/planning/277/conservation_areas_and_listed_buildings)

## 11.2 Policy RNP19: PROTECTION AND ENHANCEMENT OF THE HUTTON RUDBY CONSERVATION AREA.

### **Policy RNP19: PROTECTION AND ENHANCEMENT OF THE HUTTON RUDBY CONSERVATION AREA**

*When considering applications within the Hutton Rudby Conservation Area, or those which affect the setting of the Conservation Area, particular regard will be had to:*

- *The scale and nature of the development;*
- *The design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed;*
- *The retention of original features of special architectural interest such as walls, gateways, chimneys;*
- *The retention of the openness of the Conservation Area including retention of the separation between Rudby and Hutton Rudby;*
- *The retention of existing trees, hedgerows and landscape features with appropriate landscaping improvements incorporated into design proposals;*
- *The protection of important views into and out of the Conservation Area;*
- *The protection of individual Heritage Assets, their settings and;*
- *The location of appropriately designed car parking; and*
- *Guidance provided in the the Village Design Statement on materials and local vernacular (shown in Appendix \*\*) and the general design principles set out in Policy RNP2 of this Plan.*

*Any development should preserve or enhance the character and appearance of the Hutton Rudby Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990*

## 11.3 Justification

187. 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 \*.
188. 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.
189. The open aspect of parts of the Conservation Area, e.g. the Village Green, the Leven Valley, help define the character of the Area and provides the important separation of Rudby and Hutton Rudby.
190. 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.

191. The importance of views into, out of, and within the Conservation Area were highlighted regularly during the consultation. The VDS had earlier noted, for example, 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". It is important that these and other views into, out of, and within the Conservation Area are retained to protect its distinctive character.
192. 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 both buildings and settings are considered together.
193. The VDS gives an extensive description of the building materials, styles, decorative features, etc of the Conservation Area. It is important that these are followed wherever possible to maintain the character of the Conservation Area.
194. The community consider that preservation and enhancement of the Conservation Area, its setting and views is essential to maintaining the distinctive character of the settlement.

#### 11.4 Policy RNP20: DEMOLITION IN THE HUTTON RUDBY CONSERVATION AREA

##### **Policy RNP20: DEMOLITION IN THE HUTTON RUDBY CONSERVATION AREA**

***Proposals for demolition within the Hutton Rudby Conservation Area will be assessed carefully in order to avoid the loss of important features and buildings. Where any demolition is proposed, the Neighbourhood Plan will support proposals only where it can be demonstrated that:***

- ***the removal would help to conserve or enhance the character or appearance of the Conservation Area; or***
- ***the structural condition is such that it is beyond reasonable economic repair; or***
- ***its removal is necessary to deliver a public benefit which outweighs the removal.***

#### 11.5 Justification

195. 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 is expected to be a rare occurrence and will require exceptional justification demonstrating how this would enhance the Conservation Area.
196. A building suitable for occupation in the 18th or 19th century but not particularly suitable or convenient for 21st century living, is not in itself sufficient justification for demolition.
197. 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 must

demonstrate how the benefit from the destruction of any feature or building must materially outweighs any detriment caused by removal.

UNAPPROVED DRAFT - WORK IN PROGRESS

## Appendix A: Saved Policies from Village Design Statement.

<b><i>Landscape and Wildlife Guidelines</i></b>		
LWG 1	The presence of so many mature trees is one of the most important characteristics of the Village. Therefore, new planting of indigenous species is a very important consideration and developers who do not include planting proposals should justify that omission.	Covered by RNP2 (Design Principles), RNP3 (Housing Provision), RNP14 (Natural Environment and Landscape), Rnp16 (Biodiversity and Green Infrastructure)
LWG 2	As far as possible existing landscape features, particularly trees and hedges, should be retained. If this is not possible appropriate replacement planting should be effected.	Covered by RNP2 (Design Principles), RNP3 (Housing Provision), RNP14 (Natural Environment and Landscape), RNP16 (Biodiversity and Green Infrastructure), RNP18 (Significant Views)
LWG 3	Where buildings adjoin open countryside the design should incorporate landscape features to ensure a sympathetic relationship and a comfortable transition between the two.	Covered by RNP2 (Design Principles), RNP3 (Housing Provision), RNP5 (Windfall Housing), RNP7, (Housing in the Countryside), RNP14 (Natural Environment and Landscape), RNP16 (Biodiversity and Green Infrastructure), RNP18 (Significant Views)
LWG 4	Good quality landscaping and planting of appropriate species can significantly mitigate visual intrusion and make a positive contribution to the Village.	Covered by RNP2 (Design Principles), RNP3 (Housing Provision), RNP14 (Natural Environment and Landscape), RNP16 (Biodiversity and Green Infrastructure), RNP18 (Significant Views)
LWG 5	Informal spaces, such as wide verges and gaps between buildings, which offer vistas of the countryside beyond, should be preserved. Where appropriate these kinds of features should be incorporated into new development to break the uniformity of estate type schemes.	Covered by RNP2 (Design Principles), RNP3 (Housing Provision), RNP14 (Natural Environment and Landscape), RNP15 (Local Green Space), RNP16 (Biodiversity and Green Infrastructure), RNP18 (Significant Views)
LWG 6	The few open spaces remaining within the Village are very valuable and their retention should be accorded considerable weight in the event of development proposals involving their removal or diminution.	Covered by RNP14 (Natural Environment and Landscape), RNP15 (Local Green Space), RNP16 (Biodiversity and Green Infrastructure)
LWG 7	The Leven valley is of great importance and should be protected from any adverse	Covered by RNP14 (Natural Environment and Landscape),

	impact. Similarly, environmentally valuable grassland areas should be preserved and enhanced by careful management.	RNP15 (Local Green Space), RNP16 (Biodiversity and Green Infrastructure), RNP17 (The Leven Valley), RNP18 (Significant Views), RNP19 (Protection and Enhancement of the Hutton Rudby Conservation Area)
LWG 8	In order to protect wildlife and the environment future development proposals should be assessed for any adverse impacts on water quality in the river, or on river habitats.	Covered by RNP3 (Housing Provision), RNP5 (Windfall Housing), RNP7 (Housing in the Countryside), RNP14 (Natural Environment and Landscape), RNP15 (Local Green Space), RNP16 (Biodiversity and Green Infrastructure), RNP17 (The Leven Valley)
LWG 9	Positive habitat provision measures should be considered in all new developments including the creation of small woodland areas, ponds and wildlife corridors.	Covered by RNP3 (Housing Provision), RNP5 (Windfall Housing), RNP7 (Housing in the Countryside), RNP14 (Natural Environment and Landscape), RNP15 (Local Green Space), RNP16 (Biodiversity and Green Infrastructure), RNP17 (The Leven Valley)
LWG 10	In the choice of species, as a general rule native deciduous trees should be preferred. This is because these trees support wild life which over thousands of years has adapted to feed from them. Native shrubs and hedging also provide good habitats supporting many different kinds of wildlife, Opportunities may arise to create areas of native wild flowers to attract butterflies, wild bees and insect life by allowing unproductive land to grow "wild".	Covered by RNP3 (Housing Provision), RNP5 (Windfall Housing), RNP7 (Housing in the Countryside), RNP14 (Natural Environment and Landscape), RNP15 (Local Green Space), RNP16 (Biodiversity and Green Infrastructure), RNP17 (The Leven Valley)
<b><i>Building Guidelines</i></b>		
BG 1	Developers must submit drawings and a statement accompanying their planning application to show how their proposals follow the Guidelines of all Sections of the Village Design Statement, and not merely the Building Guidelines.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP7 (Housing in the Countryside) Hambleton's existing and developing Local Plan
BG 2	The site plans for any new development must show ratios of buildings. open spaces, verges and planted areas appropriate to a rural setting. Any revised plans following the	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific

	granting of planning permission should retain or improve upon these ratios, so that if the number of houses were increased the footprint would have to be correspondingly smaller.	Policy), RNP5 (Windfall Housing Development), RNP7 (Housing in the Countryside) Hambleton's existing and developing Local Plan
BG 3	In any major development imaginative groupings of dwellings, for example around a central green or courtyard or in cul-de-sacs should be a prime aim. Layouts with long, straight roads or rectangular grid patterns should be avoided. Varied front elevations, orientations and building lines, staggered roof lines and changes in roof pitch should be recognised as important elements.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP7 (Housing in the Countryside), RNP14 (Natural Environment and Landscape), RNP15 (Local Green Space), RNP16 (Biodiversity and Green Infrastructure) Hambleton's existing and developing Local Plan
BG 4	The great majority of dwellings outside the Conservation Area are detached. The inclusion of some terraced and semi-detached housing in new developments could help to restore some of the original character of the Village.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development)
BG 5	Plots should be appropriately sized for their intended buildings, allowing for gardens in proportion and suitable separation from adjacent properties.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development)
BG 6	Plot boundaries facing main thoroughfares should be marked, for example with low brick or stone walls, traditional picket wooden fencing or vertical iron railings or planted with hedges of native species such as hawthorn, holly, privet, beech' Open plan frontages should include individual plantings of trees, shrubs or flower beds that should be an integral part of the design.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development)
BG 7	Building materials, styles and decorative details should be chosen to echo those found in the Conservation Area, not imitated slavishly but adapted to current needs and practices.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development, RNP7 (Housing in the Countryside)
BG 8	Pitched tiled or slated roofs should be the norm. Flat roofs, often seen on garages, dormer windows and extensions, should be avoided wherever possible. Where this is not possible careful design solutions should be sought to mitigate any adverse visual impact.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development, RNP7 (Housing in the Countryside)

BG 9	Large single-pane windows looking on to main thoroughfares should be avoided.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP7 (Housing in the Countryside)
BG 10	Applications for planning permission for infill sites in the conservation area should include elevation details of both the planned and adjacent properties. Outside the conservation area it is a practice that should be encouraged.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP7 (Housing in the Countryside), RNP19 (Protection and Enhancement of the Hutton Rudby Conservation Area) Hambleton's existing and developing Local Plan
BG 11	The architectural qualities of all properties of local visual or historic importance should be respected, in addition to those of the Listed Buildings. Examples of non-listed but valued buildings are given in Appendix 3.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP7 (Housing in the Countryside), RNP19 (Protection and Enhancement of the Hutton Rudby Conservation Area) Appendix xx of the Plan
BG 12	Streetlamps should cause minimum skyward light-pollution and be on slim, dark painted metal poles. Where possible, road signs should be sited sensitively and be of an appropriate size. Also, the existing finger post" direction signs should be retained.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP19 (Protection and Enhancement of the Hutton Rudby Conservation Area) Hambleton's existing and developing Local Plan
BG 13	New fronts, signs and advertisements on shops and business premises should be sympathetic to the scale and appearance of the original building and its Village setting.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP19 (Protection and Enhancement of the Hutton Rudby Conservation Area) Hambleton's existing and developing Local Plan
<b><i>Community Guidelines</i></b>		
CG 1	Existing community facilities must be retained, enhanced or replaced, in accordance with locally identified need, along the following lines:	Covered by RNP12 (Safeguarding and Improvement of Community Facilities)

	<p>The Village Hall could be adapted to cater for a wider range of indoor interests and sports, for all age groups and with the needs of the disabled continuing to be kept in mind.</p> <p>A ramp is needed to help the disabled gain access to the doctors' surgery.</p> <p>A play area for older young people remains a need.</p> <p>Improved play facilities for the very young should be sought.</p> <p>A football pitch for Village teams, close to the Village, is desirable.</p> <p>The continuing need to provide affordable housing for local needs should be considered in any new residential development.</p> <p>Residential and nursing home facilities, of an appropriate scale for the existing community, are needed within the Village for the elderly and infirm.</p>	<p>The Village Hall was modernised in 2004</p> <p>Now exists</p> <p>Now exists on Station Lane</p> <p>Play area behind the Village Hall has been developed</p> <p>A five-a-side pitch available on Station Lane. No larger pitch</p> <p>Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision)</p> <p>Hambleton's existing and developing Local Plan</p> <p>Outstanding issue</p>
CG 2	<p>The trend towards the Village becoming merely a Teesside dormitory should be resisted.</p>	<p>Largely outside the scope of the Plan.</p> <p>Partly addressed in RNP8 (Working from Home), RNP9 (Rural Economy), RNP10 (Redevelopment of Redundant Buildings in the Open Countryside), RNP11 (Improvements to Communications Technology)</p>
CG 3	<p>Ways of increasing local employment opportunities should be sought. However, these must be of an appropriate scale and should not be damaging to residential amenity, for example by generating undue noise, atmospheric pollution or traffic.</p>	<p>Covered by RNP8 (Working from Home), RNP9 (Rural Economy), RNP10 (Redevelopment of Redundant Buildings in the Open Countryside), RNP11 (Improvements to Communications Technology)</p>

CG 4	The sympathetic conversion of redundant or derelict farm buildings for small workshop use or residential or holiday accommodation, should be encouraged.	Covered by RNP10 (Redevelopment of Redundant Buildings in the Open Countryside),
CG 5	Provision must be made within the next ten years for additional burial ground space.	Extension to the burial ground is currently be commissioned
<b><i>Highways, Transport and Footpaths Guidelines</i></b>		
HTFG 1	New development will inevitably add to the existing traffic and parking problems, particularly those around the Village Green. Accordingly, developers should include in their proposals measures for minimising any adverse effects or show reasons why this is not possible.	Covered by RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP19 (Protection and Enhancement of the Hutton Rudby Conservation Area)
HTFG 2	Major new developments should not have main exits onto narrow roads within the existing built up area. Examples of such roads are Enterpen and Belbrough Lane in Hutton and Rudby Bank Top in Rudby.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development)
HTFG 3	Estate roads should be of designs appropriate to their setting in the Village, for example using grass or cobbles in their verges, and incorporating informal open areas and tree planting to reinforce the existing characteristics of the Village. With appropriate detailing the urban look of many standard highway designs can be ameliorated	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP14 (Natural Environment and Landscape), RNP15 (Local Green Space), RNP16 (Biodiversity and Green Infrastructure)
HTFG 4	Off-street parking provided with new developments should be carefully designed to avoid being intrusive and appropriate materials should be used to fit in with the Village scene.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development)
HTFG 5	Existing footways, footpaths, bridle ways and green lanes should be preserved, well waymarked and, where appropriate, extended. New developments in the vicinity of such routes should be designed to provide access to them to encourage the reduction in car usage.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP14 (Natural Environment and Landscape), RNP15 (Local Green Space),

		RNP16 (Biodiversity and Green Infrastructure)
HTFG 6	Where practicable new developments should be designed to provide appropriate, well waymarked routes for pedestrians and cyclists to connect to the established settlement with its shops and facilities, and also to link into existing rights of way leading into the surrounding countryside.	Covered by RNP1 (Sustainable Development), RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP14 (Natural Environment and Landscape), RNP15 (Local Green Space), RNP16 (Biodiversity and Green Infrastructure)
HTFG 7	Street furniture should be selected to ensure a degree of sympathy with the rural setting and the character of the Village, particularly in the Conservation Area	Covered by RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP19 (Protection and Enhancement of the Hutton Rudby Conservation Area) Hambleton's existing and developing Local Plan

## Appendix B: LGS designations and maps

UNAPPROVED DRAFT - WORK IN PROGRESS

Appendix C: Significant views – plans with arrows showing looking into/out of a site

UNAPPROVED DRAFT - WORK IN PROGRESS

Appendix D: LGS MAP

UNAPPROVED DRAFT - WORK IN PROGRESS

Appendix E: Issues Outside Scope of the Plan

UNAPPROVED DRAFT - WORK IN PROGRESS