Rudby Neighbourhood Plan

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

Pre-Submission Draft

March 2020

WORK IN PROGRESS

Table of Contents

Foreword 5

Glossary 6

List of Policies 7

1 Introduction 8

1.1 What is a Neighbourhood Plan and how does it benefit the Parish? 8

1.2 How the Parish decided to prepare the Plan 10

1.3 How the Plan was prepared 10

1.4 What next for the Plan 11

1.5 How the Plan fits into the planning system 12

2 About Rudby Parish 14

3 Vision and Objectives 18

3.1 Vision 18

3.2 Objectives 18

3.3 Delivering the Plan Vision 18

4 Presumption in Favour of Sustainable Development 20

4.1 Policy Background 20

4.2 Policy RNP1 Sustainable Development 20

4.3 Justification 20

5 General Design 21

5.1 Policy Background 21

5.2 Policy RNP2 Design Principles 22

5.3 Justification 22

6 Housing 25

6.1 Introduction 25

6.2 Policy RNP3 Housing Provision 26

6.3 Justification 26

6.4 RNP4 Site Specific Policy 28

6.5 Justification 28

6.6 Policy RNP5 Windfall Housing Development 31

6.7 Justification 32

6.8 Policy RNP6 Affordable Housing 33

6.9 Justification 34

6.10 Policy RNP7 Housing in the Countryside 35

6.11 Justification 35

7 Rural Economy 37

UNAPPROVED DRAFT - WORK IN PROGRESS

7.1 Introduction 37
7.2 Policy RNP8 Rural Economy 37
7.3 Justification 37
7.4 Policy RNP9 Working from Home 38
7.5 Justification 38
7.6 Policy RNP10 Redevelopment of Redundant Buildings in the Open Countryside 39
7.7 Justification 39
8 Services and Facilities 41
8.1 Introduction 41
8.2 Policy RNP11 Safeguarding and Improvement of Community Facilities 42
8.3 Justification 42
8.4 Policy RNP12 Improvement to Communications Technology 43
8.5 Justification 43
9 Traffic and transport 44
9.1 Introduction 44
9.2 Policy RNP13 Parking Provision and Improvements to the Highway Network 45
9.3 Justification 45
10 Natural Environment 47
10.1 Introduction 47
10.2 Policy RNP14 Natural Environment and Landscape 50
10.3 Justification 51
10.4 Policy RNP15 Biodiversity and Green Infrastructure 51
10.5 Justification 52
10.6 Policy RNP16 The Leven Valley 53
10.7 Justification 53
10.8 Policy RNP17 Local Green Space 55
10.9 Justification 55
10.10 Policy RNP18 Significant Views 56
10.11 Justification 56
11 Heritage Assets 57
11.1 Introduction. 57
11.2 Policy RNP19 Protection and Enhancement of the Conservation Area 58
11.3 Justification 59
11.4 Policy RNP20 Demolition in the Conservation Area 60
11.5 Justification 60
11.6 Policy RNP21 Heritage Buildings & Features 61

UNAPPROVED DRAFT - WORK IN PROGRESS

11.7 Justification 61
Appendix A Community Aspirations 62
Appendix B Correspondence Between VDS Guidelines & Plan Policies 64
Appendix C Village Design Statement 72
Appendix D Local Green Space Designations Map 81
Appendix E Heritage Assets and Features 82
Appendix F Significant Views 84
Appendix G Settlement Built Form Maps as at March 2020. 85
References 86

UAPPROVED DRAFT - WORK IN PROGRESS

Foreword

This document is an updated version of the draft Neighbourhood Plan presented for review at the 7 October 2019 Steering Group, and which was circulated to the Parish Council prior to their 14 October 2019 meeting. These October meetings acted as 'in-progress' reviews but were not formal approval stages. The document was made public at that time for transparency reasons, but as it was not issued for consultation, there is no associated consultation response to any issues raised or comments made at those meetings.

This revised version of the Plan will be tabled at the Steering Group meeting of 2 March 2020. If the document is accepted, a recommendation will be made to RPC that it should be forwarded to HDC planning policy for a technical review and to statutory consultees for comment and feedback.

The feedback from HDC and the statutory consultees on the draft Plan will be analysed, any remaining drafting points addressed, any recent evidence reviewed, and amendments made as required. The result of this will be the 'Consultation Draft' which will be used in the pre-submission statutory consultation of at least 6 weeks duration, for which the Parish Council as qualifying body is responsible. Comments made by members of the community and other interested parties during this statutory consultation will be analysed and further revisions made where required to produce the 'Submission Draft' of the Neighbourhood Plan. It is anticipated that this consultation will take place during the spring/early summer of 2020.

As with the October version of the draft Plan, this document will be made public, but is not being issued for formal consultation. In particular, the technical review by HDC does not form part of the statutory pre-submission consultation.

Plan Drafting Team.

2 March 2020

UNAPPROVED DRAFT - WORK IN PROGRESS

Glossary

Hambleton District Council	The Local Planning Authority (LPA) for Rudby Parish
North Yorkshire County Council	The Local Education Authority (LEA) and Highways Authority for Rudby Parish
Rudby Parish	The Civil Parish administered by Rudby Parish Council which includes the church parishes of Hutton Rudby, Middleton on Leven, Rudby, and Skutterskelfe
Rudby Parish Council	The qualifying body for this Neighbourhood Plan

UNAPPROVED DRAFT - WORK IN PROGRESS

List of Policies

RNP1 Sustainable Development
RNP2 Design Principles
RNP3 Housing Provision
RNP4 Site Specific Policy
RNP5 Windfall Housing Development
RNP6 Affordable Housing
RNP7 Housing in the Countryside
RNP8 Rural Economy
RNP9 Working from Home
RNP10 Redevelopment of Redundant Buildings in the Open Countryside
RNP11 Safeguarding and Improvement of Community Facilities
RNP12 Improvement to Communications Technology
RNP13 Parking Provision and Improvements to the Highway Network
RNP14 Natural Environment and Landscape
RNP15 Biodiversity and Green Infrastructure
RNP16 The Leven Valley
RNP17 Local Green Space
RNP18 Significant Views
RNP19 Protection and Enhancement of the Conservation Area
RNP20 Demolition in the Conservation Area
RNP21 Heritage Buildings & Features

UAPPROVED DRAFT - WORK IN PROGRESS

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[1], 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[2]

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)[3] 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'). The Plan covers the whole of the Parish, the area shown in Figure 1 on the next page.

UNAPPROVED DRAFT - WORK IN PROGRESS

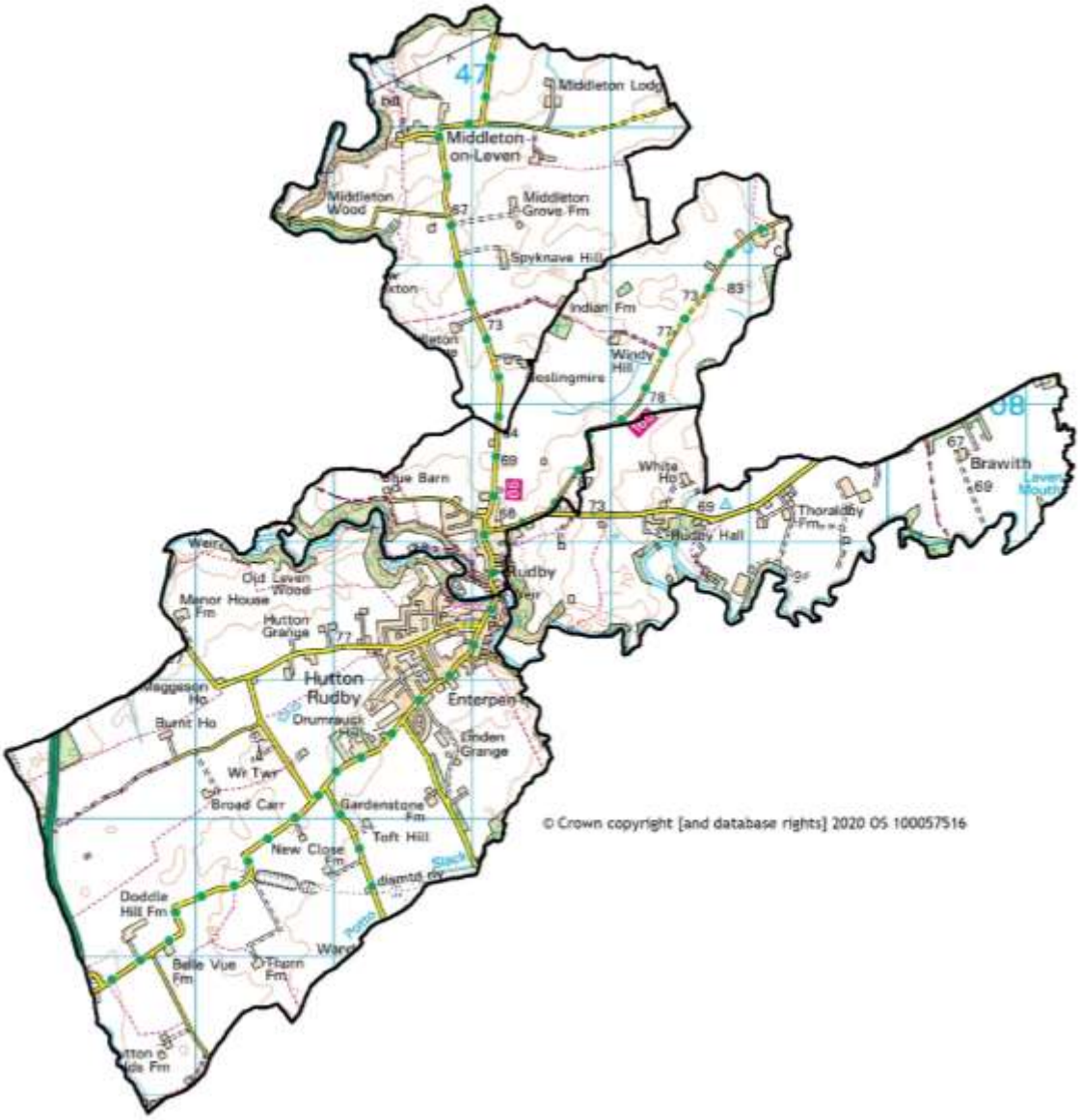


Figure 1: Designated Neighbourhood Area of This Plan

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 Hambleton's emerging Local Plan[4]. However, at such time that the Local Plan is reviewed, it would be prudent to review this Plan in order to ensure continued conformity.

9. This is an opportunity for people living in the Parish to decide how it should evolve and develop up to 2035. By having a Neighbourhood Plan, the Parish is entitled to receive a larger share of the Community Infrastructure Levy raised from any development in the Parish. This funding can be used to improve the infrastructure of the Parish.

1.2 How the Parish decided to prepare the Plan

10. On 18 April 2016 the Parish Council organised a public meeting, attended by 268 residents, to seek community views about a planning application for a 56 homes development in Hutton Rudby. At this meeting members of the community became aware that many sites around the village had been submitted as potential development sites into the Local Plan process and that important decisions about the future of the Parish would be made over the next few years. A suggestion was made that the community should get involved in these decisions and prepare a Neighbourhood Plan.

11. The Parish Council organised a further public meeting on 23 May 2016 to provide interested members of the community with more information about Neighbourhood Planning, to gauge whether there was sufficient support for preparing a Neighbourhood Plan, and to determine whether there was a viable pool of volunteers to resource the project. Over 170 people attended the meeting, and around 50 people volunteered to contribute to the project.

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

13. At the Parish Council meeting on 13 June 2016, it was decided to proceed with the preparation of the Plan and the first four members of the Steering Group were appointed. Shortly afterwards an application was made to Hambleton District Council to designate the whole Parish as the Neighbourhood Area, and the Plan preparation got underway.

1.3 How the Plan was prepared

14. The 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).

15. The Steering Group comprises Parish Councillors, the District Councillor for the local ward covering the Parish, and other members of the Parish community. It is supported by a professionally qualified planning consultant, KVA Planning Consultancy, and by Hambleton District Council.

16. The Plan is based on robust evidence including statistical information gathered through sources such as the Census, the Environment Agency, Natural England, Historic England, evidence associated with the emerging Local Plan as well as evidence generated through consultation with the local community.

17. Effective and extensive consultation has been at the heart of its preparation. This includes a Parish-wide questionnaire[5] ('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

UNPROVED DRAFT - WORK IN PROGRESS

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.

Placeholder for timeline of key events to date

18. 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[6].

1.4 What next for the Plan

19. 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.

20. 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.

21. 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.

22. 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.

UNAPPROVED DRAFT - WORK

Placeholder for timeline of key events to completion

23. 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

24. The Government's intention is for local people to have a greater say on how their area develops. However, there are some important rules and regulations that must be followed when preparing a Neighbourhood Plan. Among the most important of these is that the Plan must meet the 'basic conditions'. That is a Neighbourhood Plan must:

- Have regard to national policies and advice contained in guidance issued in particular the National Planning Policy Framework;
- Be in general conformity with the strategic policies of the development plan for the area;

  Hambleton District Council is preparing a new Local Plan, which will replace the policies in the adopted Local Plan. This 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

UNAPPROVED DRAFT - WORK

- Not have a significant effect on a European Site (as defined in the prevailing version of the Conservation of Habitats and Species Regulations) either alone or in combination with other plans or projects.

25. 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.

26. 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.

27. It is anticipated that a full Strategic Environmental Assessment will not be required, but a screening determination has not as yet been carried out. If required, this will take place after comments on the draft plan have been received from Hambleton District Council and statutory consultees. It is noted that the proposed allocation is for a site which was screened within the Local Plan process.

UNAPPROVED DRAFT - WORK IN PROGRESS

2 About Rudby Parish

28. Rudby Civil Parish is situated in the north of Hambleton District and is formed from the four historic church parishes of Hutton Rudby, Middleton-on-Leven, Rudby, and Skutterskelfe. Rudby Parish is one of six areas within Hambleton District preparing a Neighbourhood Plan.

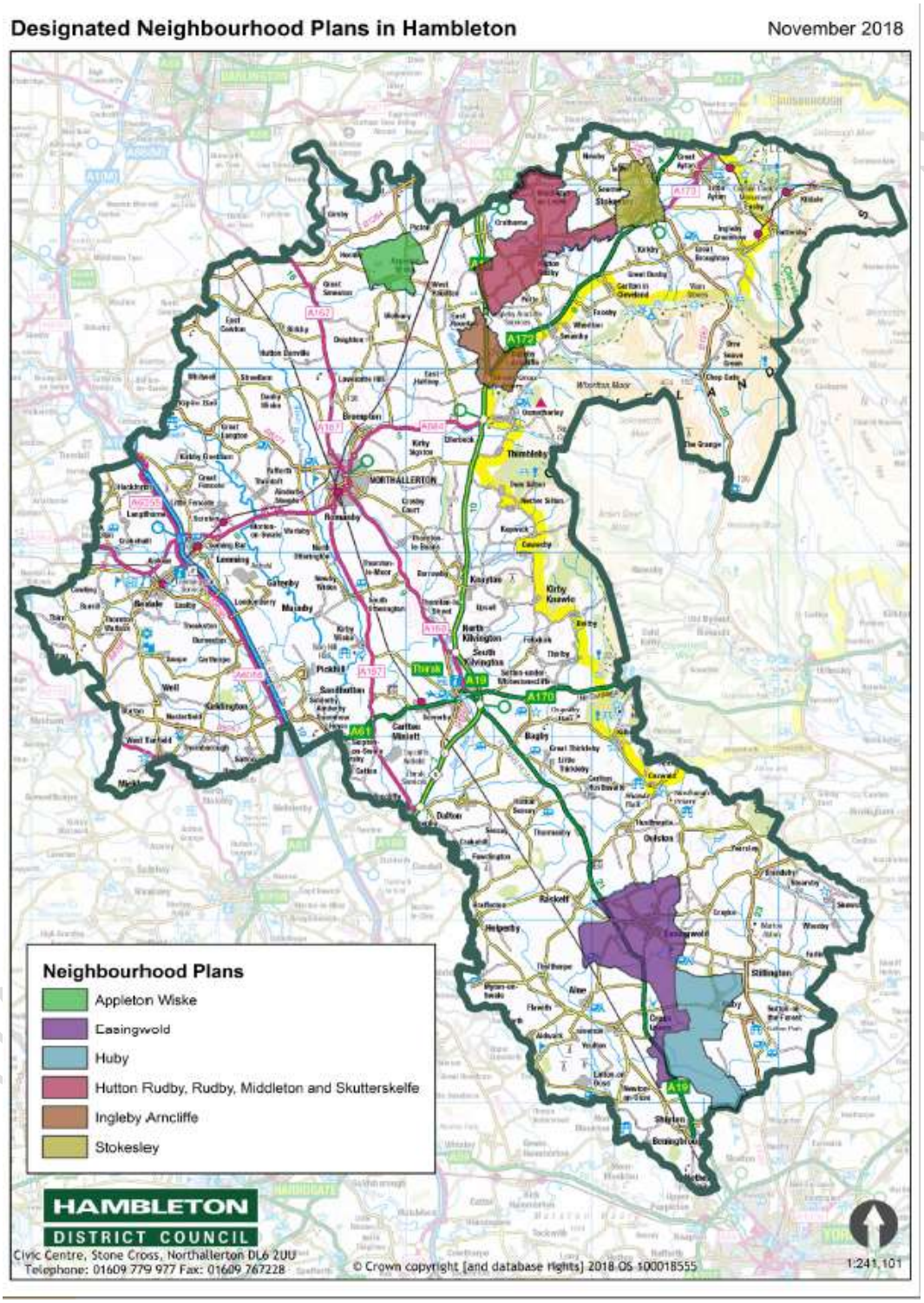


Figure 2: Designated Neighbourhood Areas in Hambleton District

29. In terms of National Landscape Character Areas, the Parish lies in the ***Tees Lowlands***[7] at the southern fringe of the broad, open plain around the lower reaches of the River Tees. The River Leven, a significant tributary of the Tees, runs through the Parish. Agricultural land is intensively farmed, with large fields and sparse woodland. There are wide views to the southeast towards the North York Moors National Park which rise dramatically in a steep escarpment.

30. At a local level, the landscape description is sourced from the Hambleton District Council Landscape Assessment[8]. This provided the basis for classification into 26 Landscape Character Areas (LCA) as proposed in a study[9] 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 towards 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 has a higher proportion of older people (39% over 60s) than Hambleton as a whole (32%), and has correspondingly fewer younger adults (24% vs 32% in the 20 to 49 age range).[10] It is likely that this is a consequence of relatively high house prices and limited supply of affordable housing in the Parish.

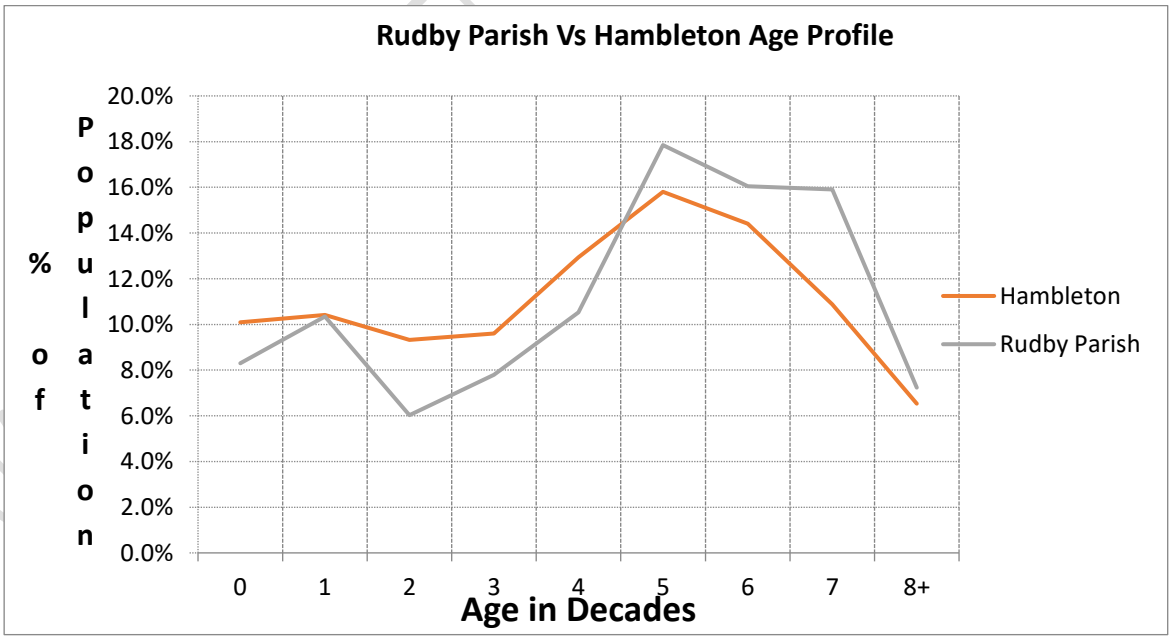


Figure 3: Age Demographics of Rudby Parish: Source NYCC

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.

WORK IN PROGRESS

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.

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

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. The school operates at, or near, capacity which is good for the continuing viability of the school which the community sees as an important issue, but this can lead to difficulties for people moving into the area securing places at the school. Approximately one third of the school role is made up of out of catchment pupils with closure of smaller schools and reputation of the school contributing to the demand for places, Enquiries with North Yorkshire County Council, the Local Education Authority (LEA), indicate that there are no plans to relocate or significantly expand the school capacity for the foreseeable future.

41. The LEA have advised that on the current 'landlocked' site there is only limited potential to create additional capacity by reconfiguration, but that modest development (of the scale envisaged in this Plan) can be accommodated by the displacement of out of catchment pupils over time.

UNAPPROVED DRAFT

42. 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.

43. 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.

44. 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.

45. The Parish has a rural atmosphere, with a good sense of identity and community spirit. It is a popular place to live and visit.

UAPPROVED DRAFT - WORK IN PROGRESS

3 Vision and Objectives

3.1 Vision

46. 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

47. 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[11] 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*).

3.3 Delivering the Plan Vision

48. 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.

UNAPPROVED DRAFT - WORK IN PROGRESS

49. A neighbourhood plan is about the use and development of land. A wide variety of matters and community aspirations which fall outside the jurisdiction of the Neighbourhood Planning process 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.

50. 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.***

UNAPPROVED DRAFT - WORK IN PROGRESS

4 Presumption in Favour of Sustainable Development

4.1 Policy Background

51. 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.

52. 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.

53. 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.

54. Agricultural and other businesses based in the rural area form the basis of the economy and the community want them to continue to thrive.

55. 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's Local Plan will apply.

4.3 Justification

56. 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.

57. Consultation work carried out during the preparation of the Plan, including the results of the Questionnaire demonstrate support for development which is aligned with the Vision set out in paragraph 46 of this Plan and which makes a positive contribution towards meeting the Plan Objectives set out in paragraph 47 of this Plan.

UNAPPROVED WORK IN PROGRESS

5 General Design

5.1 Policy Background

58. The National Planning Policy Framework 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.

59. 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.*'

60. Through this Plan the community expresses the importance it attaches to role of good design through Objectives 1 & 2, the protection of character and heritage through Objective 2, the protection of the environment and mitigation of the impacts of climate change through Objectives 2 & 3, and the management of traffic and transport issues through Objective 6 when planning development.

61. These issues also formed the core of the predecessor to this Plan, the Hutton Rudby Village Design Statement[12] (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.

62. 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 B sets out how the VDS guidelines which remain relevant have been updated and transposed into this Plan, and the full text of the VDS itself is included as Appendix C for reference.

63. 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 VDS.

64. 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 .

UNAPPROVED DRAFT - WORK IN PROGRESS

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 in accordance with policies RNP14 through RNP21 ;***
- ***How the design delivers measurable biodiversity gains in accordance with RNP15 ;***
- ***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 and incorporates sufficient off-street parking in accordance with RNP13 ;***
- ***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 in accordance with RNP12 ; and***
- ***How the design ensures that buildings are flexible to meet the changing needs of future generations ('lifetime homes').***

5.3 Justification

65. 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.

66. 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.

UNAPPROVED DRAFT

67. Some concerns about impacts of back-plot developments on settlement character were raised during consultation which is not a common pattern of development in the village. Any such applications would be subject to the requirements of RNP2 and relevant Local Plan policies on issues such as plot density and impacts on settlement character.

68. The rural nature of the Parish, together with its recognised SINCs, 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".

69. 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.

70. The Plan recognises the importance of responding to Climate Change and supporting the drive towards net zero carbon emissions though a holistic approach including elements such as low carbon building design, reduction in resource demands and environment impacts through greywater solutions, incorporation of renewable energy solutions in individual buildings or site designs, provision of electric charging points, and use of hedging rather than fencing for site boundaries. Community support for addressing climate change is evidenced through three quarters of the responses to the Questionnaire rating renewable energy/carbon footprint to be either important or very important.

71. 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". Consultation evidence shows that most (if not all) land within the centre of the village which could potentially be converted from existing use to provide additional parking capacity is valued as Local Green Space or could not be developed without significant adverse heritage impacts.

72. 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.

73. 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.

74. In recent times parts of the village have suffered flooding and there are a number of low lying areas in the Parish susceptible to surface water flooding. 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.

UNAPPROVED DRAFT - WORK IN PROGRESS

75. 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.

76. 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.

77. 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

78. 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"*

79. In conformity with the emerging Local Plan policy, a housing needs survey[13] 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 build out of sites in the Parish with existing consent for new housing; and
- the allocation of further mixed site(s) for new housing.

80. 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 for independent living (e.g. by the provision of rooms for carers or special fittings) are addressed within the housing supply.

81. Objective 2 sets out the principle that housing development in the Parish should deliver a good quality built environment, while objective 3 sets out the importance of protecting the natural environment and mitigation of climate change impacts.

82. The main focus for housing delivery is plan led development through allocated sites for mixed market and affordable housing. Although the Paddock's End development of 16 affordable homes completed in 2016 is generally considered a successful addition to the village, the community preference is for mixed sites rather than 100% affordable exception sites as a delivery model.

83. 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 any windfall sites is most likely to be large sized market homes rather than the type of homes which are community priorities.

84. 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.

UNAPPROVED DRAFT - WORK IN PROGRESS

Should significant additional affordable housing need arise during the Plan period, it is envisaged, in line with community preferences expressed through consultation, that the need would be met by an additional allocation of a mixed housing site as part of a Plan review.

85. There are extant permissions for 25 homes (of which 10 are affordable) on a site at Garbutts Lane (allocated in the 2010 Local Plan), for 5 self-builds (of which none are affordable) on a windfall site off Stokesley Road, 5 self-build homes on a site East of Rudby Lea (of which none are proposed to be affordable), and for 3 individual dwellings in various locations.

86. Development in recent years includes a rural exception site of 16 affordable homes completed in 2016, a small development of 2 affordable and 5 market homes at Deepdale/North End completed in 2012, and several single dwellings (some as replacement for existing dwellings or back-plot development).

87. Since its introduction in 2015, applicants for single dwelling and multi-dwelling sites have made extensive use of Hambleton District Council's current windfall policy, the 'Interim Policy Guidance'[14]. In addition to the extant permissions set out above, two further multi-dwelling windfall sites have been refused on the grounds of adverse impacts on settlement and landscape character: one for 5 homes at Belbrough Lane, and one for 4 homes at Embleton farm. The former was appealed, and the inspector upheld the grounds for refusal. Settlement character issues have commonly been the determining factor in applications made under this policy in the Parish. The Plan, through policies RNP5 and RNP7 seeks to direct windfall development towards the most suitable locations and deliver a mix in line with housing need.

88. There are a small number of Gypsy sites within the Parish, but it is not considered appropriate or practical to deal with Gypsy or Traveller sites at the level of this Plan. The wider perspective of the Local Plan is needed to quantify need and set policy, hence nothing in this Plan is intended to vary Local Plan policy in respect of Gypsy or Traveller sites.

89. It is noted that the consultation evidence shows that only 4% of the responses supported 'Park homes (caravans / lodges)' as a form of housing provision for the Parish. The Plan, therefore, focuses on housing delivery through a built form which is consistent with both community preferences and with the local vernacular.

6.2 Policy RNP3 Housing Provision

Policy RNP3 Housing Provision

An allocation for residential development of approximately 25 homes at land to the south of Paddocks End is supported, where the proposals accord with Policy RNP2 , Policy RNP4 , RNP6 , and all other relevant policies contained within this Plan and Hambleton District Council's Local Plan.

6.3 Justification

90. 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.

IMPROVED DRAFT - WORK IN PROGRESS

91. 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.

92. Extensive community consultation[15] took place during the development of the criteria, and on the draft site assessments. The criteria were agreed through community consultation, and the site assessments[16] were updated based on comments submitted before any decisions on site selection were made.

93. 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[17] prepared for the Plan by a specialist heritage consultant. Further details on the site selection process are available in the Consultation Statement[18].

94. 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.

UAPPROVED DRAFT - WORK IN PROGRESS

6.4 RNP4 Site Specific Policy

Policy RNP4 Site Specific Policy

Housing development on a site to the south of Paddocks End will be supported where the proposals are consistent with the design brief set out below and with all other relevant Plan policies, and where landscaping, open space and biodiversity gains are dealt with as an integral part of the site design at the application stage and not left as reserved matters:

- **The site shall deliver approximately 25 homes. The housing mix shall be aligned with RNP6 and Hambleton District Council's emerging Local Plan policies thereby delivering approximately 8 affordable homes;**
- **Provide a mix of predominantly 2 and 3 bed homes some of which are bungalows; and**
- **The site shall extend to approximately 1.5 ha and be located in the north eastern corner of the field system between Paddocks End and Langbaurgh Road as shown on the site plan at Figure 5 of this plan; and**
- **Vehicular access shall be from Paddocks End and on-site parking provision should be in line with RNP13 with provision of electric charging points for each dwelling; and**
- **Provide an additional pedestrian access to the village shop from the north east corner, and a footpath/cycleway should connect the site to Langbaurgh Road; and**
- **Public open space in line with Hambleton District Council emerging Local Plan standards shall be delivered on site and should be located in order to preserve and enhance Hundale Gill incorporating opportunities for net biodiversity gain; and**
- **As far as practical existing mature hedgerows around and within the site should be retained, and any unavoidable losses should be offset by replacement planting elsewhere on site; and**
- **The site design should be in line with RNP2 .**

6.5 Justification

95. The site is currently Grade 3 semi-improved and improved grassland used for grazing. There is a small area of higher quality habitat along the margins of Hundale Gill which forms part of the northern edge of the site. The site is mostly enclosed by mature hedgerows, with further mature hedgerows forming internal field boundaries.

96. A site location map and indicative layout is shown below:

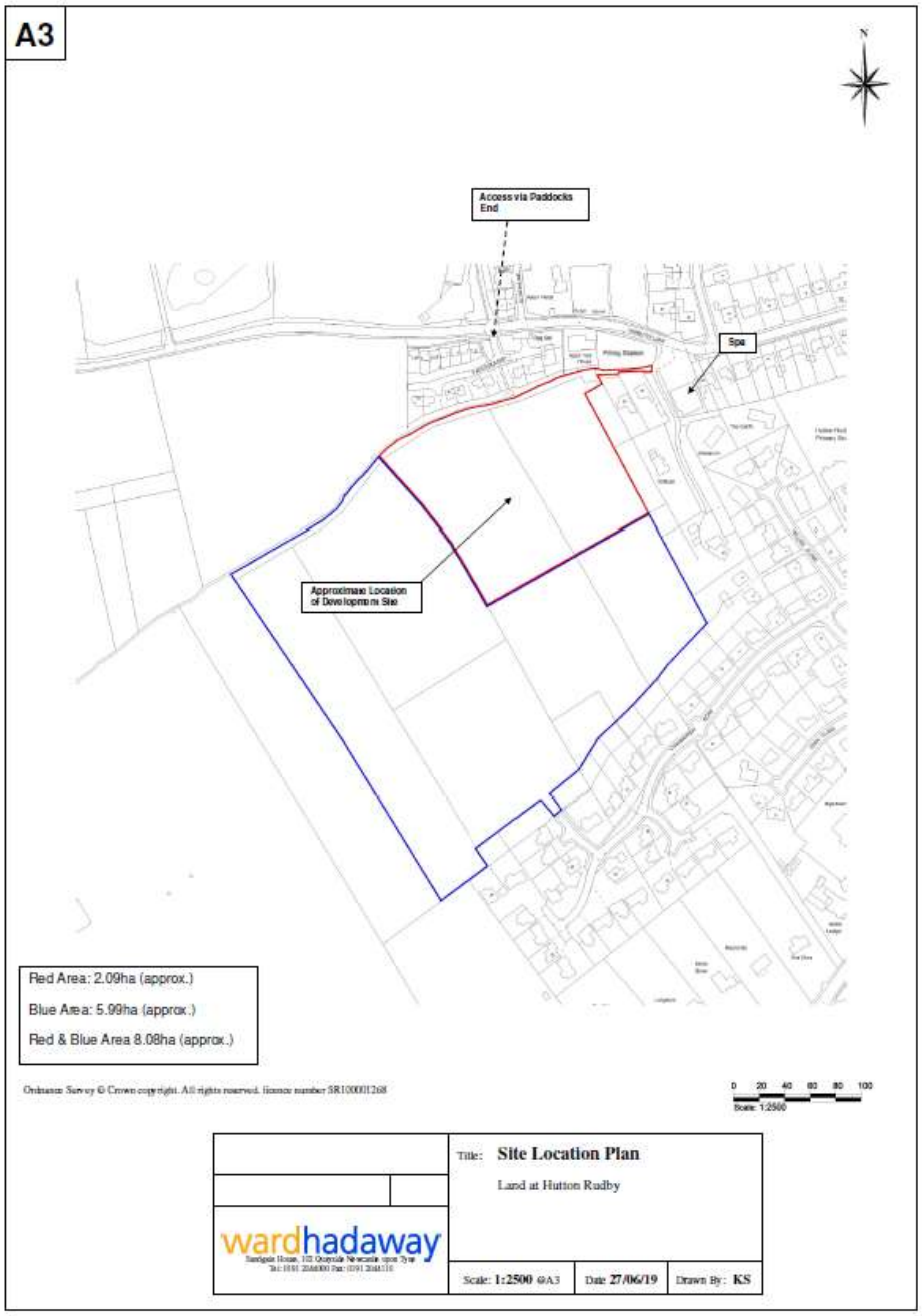


Figure 5: Site Plan and Indicative Layout of Preferred Site

97. The target number of dwellings and proposed mix is derived from analysis of consultation evidence generated for the Neighbourhood Plan and the emerging Local Plan polices. Mix is aligned with Local Plan policy, so the viability analysis of the Local Plan is applicable. The Plan intent is to allocate a site which in combination with extant permissions meets the affordable housing need of the Parish. Further analysis is set out in paragraphs 121 to 123.

98. The recommendation of the Rural Housing Enabler is that the overall mix should be:

Houses (12 off):	4 x 2 bed, 6 x 3 bed, 2 x 4 bed,
Bungalows (13 off)	9 x 2 bed, 4 x 3 bed,

of which the affordable housing (8 off) should be:

Houses (6 off):	4 x 3 bed, 1 x 4 bed
Bungalows (3 off):	3 x 2 bed,

99. The proposed density of approximately 17 dwellings per hectare (and hence the site size) is intermediate between the 100% affordable housing immediately to the north (27dph) and an area of low density housing to the east. It is comparable to the density of the nearby extant permission to the north of Garbutts Lane (allocated at 18 dph, approved at 20dph). The density is considered appropriate given the mix of housing, the provision of public open space, and the context provided by existing development to the north and east of the site.

100. Community consultation[19] showed a clear preference for vehicle access to be from the north (Paddocks End) side only and hence the proposal to locate the development on this part of the site. This also locates development in the least prominent position for views of the site from the public highway on the approach to the village.

101. The same consultation showed support for creating a footpath / cycleway link to Langbaurgh Road thereby providing Langbaurgh residents with a shorter walking route to the village shop, and provides children from the north of the village with a shorter and potentially safer walking route to school than from using Doctors lane which has only a very narrow pavement. The location of the site near services and by taking advantage of the opportunity to improve the connectivity of footpaths and cycleways means the development of the site should help mitigate climate change impacts of net additional traffic.

102. The developer is encouraged to incorporate best available technique design measures such as renewable energy and high energy efficiency (e.g. Passivhaus NABERS or BRREAM methodologies) to offset the climate change impact of development in a rural area with poor provision of public transport.

103. There is no provision of public open space in this part of the village, hence on-site delivery of amenity space is considered particularly important to meet the needs of younger children and of residents with limited mobility. It is proposed to locate the amenity area adjacent to Hundale Gill where there is opportunity for biodiversity improvement, to provide a buffer zone protecting water quality from adverse impacts of contaminated surface run-off and to locate development away from the small area of the site at risk of surface water flooding.

104. The native species mature hedgerows which serve as field boundaries within and on the perimeter of the site are consistent with those shown on OS maps from 1856/57. Retention of these provides a connection to the historic field pattern and recognises that due to their age they make a significant contribution to biodiversity.

UNAPPROVED DRAFT - WORK IN PROGRESS

6.6 Policy RNP5 Windfall Housing Development

Policy RNP5 Windfall Housing Development

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 meet all of the following criteria:

- ***Where applications are for more than one dwelling, that the site will 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***
- ***Will meet the provisions of Policy RNP2 ; and***
- ***Will be in-keeping with the scale, form and character of their surroundings; and***
- ***Will not have materially adverse impact upon the amenities of existing and future residents in the area with regard to light, privacy, air-quality, noise and light pollution; and***
- ***Will deliver opportunities to enhance and maintain existing Green Infrastructure Networks and Green Spaces, or where possible, introduce new green corridors into the Parish; and***
- ***Will not have a materially adverse impact on the settlement and landscape character or signification views, as experienced from existing roads, footpaths and other public spaces within or in the vicinity of 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; and***
- ***Will 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 only be supported in exceptional circumstances and where the proposal meets all of the infill criteria above 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 domestic fences or hedgerows); and***
- ***Most of the rest of the perimeter of the site is formed from existing strong defensible boundaries such as roads, becks, mature woodland or other significant landscape features.***

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

105. Small scale windfall development is recognised by this Plan and by Hambleton District Council as an important form of incremental development which helps sustain rural communities. Small scale is defined in conformity with the emerging Local Plan as 5 homes or less.

106. This policy is intended to support windfall development in suitable locations where the benefits to the community through supply of housing significantly outweighs any harm caused to settlement or landscape character, or to heritage assets, or to the natural environment. Hence, the policy, supports proposals which deliver housing aligned with community priorities and for which there is evidence of Parish level need. Greater weight should be given to community benefit if the proposed housing is for members of the community with disabilities or care needs whose particular housing needs are not addressed by the existing housing stock.

107. Mix considerations cannot be meaningfully applied for single dwelling applications which are typically for the applicant's own use, but all multi-dwelling sites should contribute towards the development and maintenance of a balanced housing stock in the Parish.

108. This policy addresses development within or adjacent to settlements and is of greatest relevance at the cluster village of Hutton Rudby and Rudby. Development in the open countryside unconnected to the built form of settlements is addressed through policy RNP7. The maps in Appendix G show the location of the edge of the built form as at March 2020 defined in accordance with the guidelines set out in the emerging Local Plan. However, the edge of the built form is not static, and should not be understood as a development limit. The location will be amended from time to time as and when new development contiguous with the existing built form is approved and built out.

109. There is a well-defined settlement area in Middleton-on-Leven, so it does have a built form in accordance with the scope of this policy, however, as there are very few services in the hamlet itself the requirements of policy RNP7 should also be given some weight. This approach is consistent with the determination of planning application 19/01580/OUT and the subsequent appeal, where the lack of services and lack of sustainable transport options to reach services were given significant weight when determining a windfall application adjacent to the built form of Middleton-on-Leven.

110. Skutterskelfe has a dispersed development pattern so has no built form and falls outside the scope of this policy. Applications in Skutteskelfe should be determined under RNP7

111. 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 in 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[20] as "the development of a relatively small gap between existing buildings").

112. 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.

UNPROVED DRAFT - WORK IN PROGRESS

113. 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.

114. 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.

115. The response to Q15 shows the community preference is for development to be delivered on infill sites if possible (59% support) rather than on greenfield sites adjacent to the settlement (60% oppose). Several potential infill sites were proposed during consultation which took place during the preparation of this Plan, but none of these were available for development and most were unsuitable for various reasons.

116. 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%).

117. 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.

118. Strong concerns were expressed by the community in the response to Q32 about development impacts on woodland/protected trees (94%), green spaces/corridors (93%), 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.

DRAFT - WORK IN PROGRESS

6.9 Justification

119. 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.

120. Targeting the housing mix to meet the needs of key groups such as young families and older residents looking to downsize is considered an important contributor to a sustainable community as it supports those who wish to remain members of this community rather than being forced to relocate elsewhere due to lack of suitable housing provision.

121. The November 2018 housing needs survey[13] 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.

122. 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 HG 2 at 30%. As the proposed housing mix for the Parish is as defined in the emerging Local Plan, the viability analysis carried out as part of development of the Local Plan evidence base is considered to be applicable.

123. There is an extant approval for the delivery of 25 homes (10 affordable) on the site near 'The Wickets', and the proposed allocation of a site for 25 homes in policy RNP4 should deliver a further 8 affordable homes. The total affordable homes delivery from the extant consents and the new allocation is 18 homes or approximately 30% higher than the need identified in the housing needs survey.

UNAPPROVED DRAFT - WORK IN PROGRESS

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 requirements 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 measurable biodiversity gains in accordance with RNP15 ;***
- ***to preserving and enhancing the landscape character and distinctiveness of the open countryside generally and of the Leven Valley in particular in accordance with RNP14 , and RNP16 ; and***
- ***to avoiding detrimental impact on important views in accordance with RNP18 .***

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

124. 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.

125. 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.

126. 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.

127. 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.

128. 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.

UNPROVED DRAFT - WO

Views of the North York Moors National Park, of the Leven Valley and areas of parkland are considered of particular importance.

UNAPPROVED DRAFT - WORK IN PROGRESS

7 Rural Economy

7.1 Introduction

129. 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.

130. 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 Policy RNP8 Rural Economy

Policy RNP8 Rural Economy

The development of the Parish economy will be supported through:

- ***The retention or expansion of existing agricultural and other businesses where of an appropriate type and scale;***
- ***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 in line with policy RNP2 and RNP10 ;***
- ***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 and recreation related initiatives appropriate to a rural location.***

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

131. 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.

132. Reuse and repurposing of existing traditional buildings helps preserve and enhance the contribution of the built form to the character of the rural landscape.

133. Live-work units are an appropriate means of providing facilities for small scale or start-up business in a rural setting (e.g. traditional crafts, galleries etc.) and do not compete with the district's strategic sites such as the Stokesley Business Park.

134. 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.

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

7.4 Policy RNP9 Working from Home

Policy 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

136. 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 this Parish where public transport provision is very limited and is thus a vital tool in combatting climate change.

137. It is recognised that not all home-working activities require planning permission, for example a dining room being turned into a home office. However, 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.

138. The Parish is a rural area with relatively low volumes of traffic, and local roads have capacity to support more traffic. However, significant increases in traffic volume would detract from

UNAPPROVED DRAFT IN PROGRESS

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.

139. 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

140. 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.

141. 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.

142. 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

UNAPPROVED

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.

143. Consultation evidence shows that the community is supportive of the principle that all development designs should address the issue of accessibility needs.

UNAPPROVED DRAFT - WORK IN PROGRESS

8 Services and Facilities

8.1 Introduction

144. 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.

145. 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.

146. 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.

147. 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.

UNAPPROVED DRAFT - WORK IN PROGRESS

8.2 Policy RNP11 Safeguarding and Improvement of Community Facilities

Policy RNP11 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:

- ***All Saints' Parish Church;***
- ***The Hub and Methodist Chapel;***
- ***St Cuthbert's Church at Middleton-on-Leven;***
- ***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;***
- ***The fishponds at Campion Lane; and***
- ***All Local Green Spaces set out in policy RNP17 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

148. 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.

149. There was strong support for increased green space / corridors (56%) and public open space (44%). There was less limited support for increased provision of allotments (16%) which seems consistent with the demand side evidence of a small wating list.

150. Most of these facilities also play an important role in settlement character through their heritage or natural environment contributions providing additional reasons for safeguarding.

151. The Questionnaire also showed strong evidence that the community place high value on the school, the village shop, the doctors' surgery, and the village pubs. When relevant the provisions of policy RNP11 should also be applied to these facilities.

UNAPPROVED DRAFT

8.4 Policy RNP12 Improvement to Communications Technology

Policy RNP12 Improvement to Communications 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. Design of any communication masts should take account of their surroundings and be appropriate for their particular location

8.5 Justification

152. High performance communications technology is an essential ingredient for successful rural business and home working. Poor connectivity to on-line payment systems can put the viability of businesses at risk due to the rapid transition from cash based to cashless transactions. Homeworkers increasingly require access to high bandwidth to support intensive data access and video conferencing facilities.

153. 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.

154. 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.

UNAPPROVED DRAFT - WORK IN PROGRESS

9 Traffic and transport

9.1 Introduction

155. As set out in Objective 6, this Plan seeks to mitigate the adverse impacts of motor vehicles and to encourage safe alternatives to the use of private cars. This is important for safety reasons, for environmental and climate change reasons, and to facilitate access to services outside the village in line with Objective 4 (Community). Location and design of development should facilitate and encourage walking, cycling, and use of public transport to achieve associated health and environmental benefits.

156. 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).

157. 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.

158. 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.

159. 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.

160. There are no parking restrictions or traffic calming measures in the village.

161. The volume of traffic around the Parish is well below the capacity of the roads but the on-street parking, relatively narrow winding 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.

162. 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.

163. 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.

UNAPPROVED DRAFT - WORK IN PROGRESS

9.2 Policy RNP13 Parking Provision and Improvements to the Highway Network

Policy RNP13 Parking Provision and Improvements to the Highway Network

New residential development should provide a minimum of 2 off-street parking places per dwelling.

An appropriate number of additional spaces should be provided within the development for new dwellings with more than 2 bedrooms to meet the needs of a rural population with an almost one car per adult level of ownership.

New development should make a further allowance for visitor spaces in developments with more than one dwelling.

Any net increase in parking demand arising from residential development in the Conservation Area should be addressed by off-street parking provision.

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.***

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

UNAPPROVED

9.3 Justification

164. The Questionnaire response indicates an average of 0.93 cars per adult, which is unsurprising given the rural nature of the Parish and poor public transport. For larger homes, the North Yorkshire Highways standard of 2 off-street parking spaces per dwelling is likely to be insufficient to cater for the needs of occupants.

165. New developments should provide sufficient parking capacity for its own residents and their visitors to avoid exacerbating parking problems elsewhere in the village. This is of greatest concern for any development within the Conservation Area, where the traditional layout of terraced housing and narrow lanes provides limited capacity for on-street parking.

166. The difficulties of parking in the village, and the nature of the roads in the village, mean that any new development should pay particular attention to how access to the existing highway network is achieved.

167. To ensure the safety of cyclists and pedestrians, as well as motor vehicle users, measures to encourage good driving behaviour will be supported.

168. 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. This provides opportunities to improve pedestrian safety, health and well-being and to mitigate the impacts on climate change.

169. 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.

170. 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.

UNAPPROVED DRAFT - WORK IN PROGRESS

10 Natural Environment

10.1 Introduction

171. The NPPF requires that Neighbourhood Plans contain an ***environmental dimension*** through which '*they should contribute to the protection and enhancement of the natural, built and historic environment*'. Protection and enhancement of the built environment is addressed through Chapter 11, Heritage Assets and Chapter 5, General Design. 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:

- RNP14 Natural Environment and Landscape
- RNP15 Biodiversity and Green Infrastructure
- RNP16 The Leven Valley
- RNP17 Local Green Space
- RNP18 Significant Views

172. 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.

173. The Parish forms part of the Yorkshire and the Humber Green Infrastructure Corridors (S27)[21]. Hambleton's Landscape Character Assessment and Sensitivity Study[9] 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

174. The Leven Valley (Character Area 3) forms the core of the Parish and Hambleton District Council's Landscape Character Assessment and Sensitivity Study[9] 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.

175. The western part of the Parish lies in the Welbury Plateau (Character Area 2) with key characteristics described as:

- A wide and gently undulating area, open and large in scale. Flat horizons lend a plateau-like character.

UNAPPROVED DRAFT - WORK IN PROGRESS

- An extensive area of arable farmland, and some pasture, with hedgerow field boundaries of good overall condition, and a mix of mature and semi-mature hedgerow trees.
- An even, scattered distribution of small woodlands or plantations.
- A regular pattern of dispersed villages and farmsteads connected by minor roads, with some larger scale infrastructure features in the east.
- Long-distance views to the North York Moors looking east, and to the Yorkshire Dales looking west, as well some closer views of the North York Moors from the eastern part of the character area.
- Overall countryside setting with associated sense of tranquillity, locally reduced in areas close to larger scale infrastructure features (trunk road, railway, overhead power lines).

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

177. The east of the Parish lies in Stokesley Vale (Character Area 5) with key characteristics:

- Intensively farmed lowland area surrounding the market towns of Stokesley and Great Ayton, on the River Leven.
- Very flat floodplain of the upper River Leven and tributary becks.
- Trunk roads A172 and A173 pass through the area connecting the market towns with Middlesbrough and Guisborough to the north, and feeding into a network of minor roads and a more dispersed settlement pattern of farmsteads.
- Medium scale field pattern, with a predominance of arable crops, some areas of pasture, and associated network of hedgerows, with some mature hedgerow trees.
- The River Leven runs through the centre of this character area from east to west; the river is unincised and less wooded than further west.
- The Cleveland Hills are a distinctive landmark in views east and south

178. 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.

179. Within the main settlement, the Leven Valley provides 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[22], '*Levenside*' is identified as one of three character areas in the village.

180. The Settlement Character Study notes that "*Levenside*" hosts the 18th century stone bridge, the 14th 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.

181. 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:

UNAPPROVED DRAFT - WORK IN PROGRESS

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

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

Figure 6: The River Leven at Hutton Rudby

182. 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.

183. The third character area identified is "*Enterpen and Belbrough Lane*" where key features include the larger detached dwellings set back from the roadside and the tree cover. The Study highlights the opportunity to preserve and enhance the green setting and to retain the views of the Cleveland Hills to the south. The non-designated park and gardens at Linden Grange are described as a sensitive site. A potential development site within this settlement character area at Enterpen was eliminated on heritage grounds following consideration of evidence presented in a Heritage Impact Assessment report[17] by a specialist heritage consultant commissioned for the Plan.

184. Drumrauck Hall, a Non-Designated Character Asset, is situated on Belbrough Lane. The Settlement Character Study states that "*the site to the south east of Drumrauck Hall has high*

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

185. 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.

186. 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 been constructed without the landscape in mind.

187. The North Yorkshire Moors National Park to the south of the Parish, and the River Leven which runs through the centre of the Parish, provide the distinctive setting for the Parish and for the village, with outstanding views both into and out of the Parish. The roads from the main settlement to Stokesley, and from Belbrough Lane to the A19 which run roughly parallel to the escarpment offer excellent views of the National Park along most of their length.

188. 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 and landscape setting taking account of the intrinsic character and beauty of the Parish and surrounding countryside whilst supporting thriving communities within it.

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

- ***Sites of Importance for Nature Conservation (SINCs),***
- ***Ancient woodland and ancient trees,***
- ***Woodland on the Priority Habitat Inventory and National Forest Inventory,***
- ***Other priority habitats, 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.

WORK IN PROGRESS

10.3 Justification

189. 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.

190. 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.

191. The Parish hosts nationally recognised SINCs, ancient woodland[24], ancient trees[23], woodland on the priority habitat inventory and national forest inventory as well as other priority habitats and recognised parkland[24].

192. In line with the NPPF, and in recognition of the strong community support for protection of the natural environment all new development is expected to have compensatory measures applied on-site. Any development will be expected to enhance the unique nature of the local landscape and its surroundings.

10.4 Policy RNP15 Biodiversity and Green Infrastructure

Policy RNP15 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 using a recognised methodology.

Areas of particular importance within the Parish include those listed in policy RNP14 and the Leven Valley for which specific requirements are set out in policy RNP16

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 tree 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 2m in height) in the vicinity of the felled tree.

WORK IN PROGRESS

10.5 Justification

193. 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.

194. 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)[9] and in their Settlement Character Study[25] where 'Levenside' is identified as one of the three Character areas in the village area.

195. 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.

196. In support of the Parish's strong view in this area, developments of more than one dwelling, should use Defra's Biodiversity Metric 2.0 (JP029)[26], its successor or similar metrics, to demonstrate a measurable net gain in biodiversity.

197. 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'[27], its successor, or, similar guidance which promotes the Best Available Technique in this regard.

198. 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.

199. The landscaping schemes for new development should include tree planting which, when mature, as a minimum provides the same level of canopy cover within the development as is present within the settlement as a whole. This will help maintain the settlement character and combat climate change.

UNAPPROVED DRAFT - WORK IN PROGRESS

10.6 Policy RNP16 The Leven Valley

Policy RNP16 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

200. The River Leven, the Leven Valley, and the woodlands along the river and the valley, run through the heart of the Parish stretching from the eastern boundary in Skutterskelfe, through the heart of the cluster settlement of Hutton Rudby and Rudby, and on to the north western boundary in Middleton. The Valley hosts Sites of Importance for Nature Conservation (SINCs), ancient woodland, woodland on the Priority Habitat Inventory and National Forest Inventory, and other priority habitats. The River Leven, its tributaries and the habitats alongside them, form major wildlife corridors through the Parish.

201. The Leven Valley is important for recreational fishing and walking with many well used public footpaths running along and across the Leven Valley and its tributaries which offer outstanding views.

202. In the village area the Valley provides the setting for the Grade 1 listed parish church, a Grade II listed bridge and the remains of the Linen Mill which is locally important as part of the industrial heritage of the Parish.

UNAPPROVED DRAFT - WORK IN PROG

Figure 7: The Leven valley with the remains of the Linen Mill and Grade II listed bridge in the foreground

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

204. Recognition of the importance of the Leven Valley to the community pre-dates the Neighbourhood Plan. It was acknowledged in the Village Design statement which stated "The Leven valley is of great importance and should be protected from any adverse impact. Similarly, environmentally valuable grassland areas should be preserved and enhanced by careful management".

205. The unique nature of the Leven Valley and its importance to the Parish means any development within the Valley will require exceptional justification. Proposals must demonstrate clearly how the development outweighs the harm to the natural and heritage conservation interests of the Valley. Any proposal must 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.

APPROVED DRAFT - WORK

10.8 Policy RNP17 Local Green Space

Policy RNP17 Local Green Space

The Local Green Spaces identified on the Proposals Map (shown in Appendix D) 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 public right of way***
- ***Cricket Ground, Garbutts Lane***
- ***(part of) Field to the South of Southview, Rudby***
- ***Flagpole Field (the part designated as a Landscape Character Protection Area)***
- ***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 grounds***
- ***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

206. In the Parish questionnaire, 93% of the respondents considered Green Spaces/Corridors as either important or very important.

207. All candidate Green Spaces were assessed using Hambleton District Council's proforma checklist developed for the emerging Local Plan. Alternative boundaries are proposed for some of the sites considered in the Local Plan, and a number of additional sites were put forward for consideration in the Plan. The assessments[28,29,30] are published on the website.

208. Through a series of public consultation workshops, a number of potential Green Spaces satisfying paragraph 100 of the NPPF were presented with participants "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" (NPPF paragraph 99). Subsequent to that consultation, the landowner of the 'Flagpole Field' has registered their objection to the proposed designation of their land.

209. The Green Spaces predominantly cover sporting/community/historical areas which help to protect the character, fabric and cohesion of the community.

UNAPPROVED DRAFT -

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 F.

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

210. 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. Hambleton's Settlement Character study identified the open countryside to the southwest of Hutton Rudby as an 'Area of Sensitivity'.

211. 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.

212. In order to protect the unique identity of the Parish, and the settlements, it is important that the views and vistas are preserved.

213. 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.

UNAPPROVED DRAFT - WORK IN

11 Heritage Assets

11.1 Introduction.

214. 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.

215. 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 Heritage Assets elsewhere in the Parish

216. The Conservation Area[31] was originally designated 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.

217. The Grade I listed church, the adjoining Grade II listed bridge over the River Leven, and a large proportion of all listed and historically significant buildings in the Parish are situated within the Conservation Area.

Figure 8: Grade 1 Listed, All Saints Parish Church at Rudby Bank

WORK IN PROGRESS

218. 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.

219. Interesting buildings of 18th and 19th Century dates are also to be found within the main settlements but outside the Conservation Area. Of equal importance to the buildings is the setting of the buildings and the views around them. Hambleton's Settlement Character Study under "Sensitive Sites" makes the following observations:

- the site to the south east of Drumrauck Hall has high visual landscape value, providing a setting to the village and to Drumrauck Hall (NDHA).
- the non-designated parkland setting of Linden Grange is of significance

220. A number of listed buildings and non-designated heritage assets (NDHA) exist across the Parish. Those located in the main settlement are listed in the Village Design Statement, and an extended list covering the whole Parish is given in Appendix E which also includes a list of other historically significant features.

11.2 Policy RNP19 Protection and Enhancement of the Conservation Area

Policy RNP19 Protection and Enhancement of the 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 open space separating 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 with consideration given to listed buildings and to locally significant Non-Designated Heritage Assets (NDHAs), their settings;***
- ***The location of appropriately designed car parking; and***
- ***Guidance provided in the the Village Design Statement on materials and local vernacular (shown in Appendix C) and the general design principles set out in Policy RNP2 .***

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

IN PROGRESS

11.3 Justification

221. 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 F.

222. The earlier VDS also noted that "From the upper slopes of the Green and other vantage points, views of the hills, woods and the surrounding agricultural fields confirm the rural environment". It further highlighted "the open space adjoining Highfield providing an open vista of the Hills".

223. 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.

224. 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.

225. 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.

226. The importance of views into, out of, and within the Conservation Area were highlighted regularly during the consultation.

227. 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.

228. 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.

229. 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.

UNAPPROVED DRAFT - WORK IN PROGRESS

11.4 Policy RNP20 Demolition in the Conservation Area

Policy RNP20 Demolition in the 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

230. The Conservation Area includes a wide mixture of historic and more modern buildings which make varying contributions to the character of the Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires any development to preserve or enhance the character and appearance of a Conservation Area. It is recognised that removal or replacement of a poor quality building can be justified in exceptional circumstances. However, to maintain the character of the settlement any demolition within the Conservation Area is expected to be a rare occurrence and will require exceptional justification demonstrating how this would enhance the Conservation Area.

231. Unsuitability or inconvenience for 21st century living of a building which was suitable for occupation in the 18th or 19th century or earlier does not of itself provide sufficient justification for demolition. Any removal or replacement should make a net positive contribution to character of the Conservation Area.

232. 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 materially outweighs any detriment caused by removal.

UNAPPROVED DRAFT - WORK IN PRO

11.6 Policy RNP21 Heritage Buildings & Features

Policy RNP21 Heritage Buildings & Features

When considering applications for development of Heritage Assets (including but not limited to the Heritage Assets listed Appendix Appendix E) which lie outside the Hutton Rudby Conservation Area, or for development which affects the setting of those Heritage Assets, particular regard will be had to:

- ***The protection of the Heritage Asset itself (whether designated or undesignated) and its setting within the settlement and/or wider landscape;***
- ***The protection of important views of the Heritage Asset, and of any important views from any public spaces which form part of the Heritage Asset;***
- ***The retention of original features of special architectural interest such as walls, gateways, chimneys;***
- ***The retention of existing trees, hedgerows and landscape features with appropriate landscaping improvements incorporated into design proposals. Additional weight should be given to retention of any such features which formed part of the original curtilage of the Heritage Asset;***
- ***The scale and nature of the development;***
- ***The design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed; and***
- ***Guidance provided in the the Village Design Statement on materials and local vernacular (shown in Appendix C) and the general design principles set out in Policy RNP2 .***

11.7 Justification

233. While the Conservation Area contains a high proportion of the Heritage Assets within the Parish, there are considerable numbers of Heritage Assets located elsewhere in the main village and around the Parish. These all contribute to the character of the settlements and the surrounding rural landscape and therefore they also need to be protected.

234. Outside of the Conservation Area, Heritage Assets are varied in age, type and form. They include formal landscapes such as the parkland at Rudby Hall, high status but undesignated buildings such as Drumrauck Hall, and relatively modern structures like the two World War 2 pill boxes at the eastern edge of Rudby. Due to their nature, the setting within the wider landscape is important for many of these Heritage Assets.

235. Consultation work to identify non-designated Heritage Assets focused on the main settlement area and also draws upon earlier work recorded in the VDS.

UNAPPROVED DRAFT

Appendix A Community Aspirations

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

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

The main themes were:

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

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

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

Maintenance of Public Spaces

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

Trees for Tomorrow

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

Bus service / Public Transport

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

Parking, Highway Safety/Speeding, and Highway Maintenance

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

UNPROVED DRAFT - WORK IN PROGRESS

Parking congestion is particularly notable in the village centre due to the traditional layout with narrow roads and terraced housing not designed for current levels of car ownership. The Green, North End, Enterpen and Doctors Lane are the problem areas most frequently raised. There were some suggestions that the Plan should allocate land for a car park to relieve congestion, but no suitable opportunities were identified. The Plan does, however, seek to prevent new development from exacerbating parking problems through policies RNP5 , RNP8 , RNP9 , and RNP13 .

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

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

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

Social / Sporting Activities

The Parish has a very wide range of social and sporting activities for all ages and the community is keen that these are continued and, where possible, developed. The Parish Council is pro-active in maintaining links with many of these organisations and is the owner of a number of these properties/facilities. The Plan seeks to help secure the future of the outdoor recreational facilities of the Parish through designation of Local Green Space under policy RNP17

UAPPROVED DRAFT - WORK IN PROGRESS

Appendix B Correspondence Between VDS Guidelines & Plan Policies

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

The Neighbourhood Plan seeks to retain and build on the important contextual information contained within the VDS but explicitly replaces the 'Guidelines' with new policies which are in conformity with the NPPF and the emerging Local Plan. This preserves the enduring elements of the VDS within a new framework but eliminates any potential confusion over the precedence between the new policies and VDS guidelines.

UNAPPROVED DRAFT - WORK IN PROGRESS

Landscape and Wildlife Guidelines		
VDS Ref	VDS Guideline.	Neighbourhood Plan Policy Ref.
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.	Guideline deleted. Replacement policies: RNP2 (Design Principles), RNP3 (Housing Provision), RNP14 (Natural Environment and Landscape), RNP 15 (Biodiversity and Green Infrastructure), RNP17 (Local Green Space)
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.	Guideline deleted. Replacement policies: RNP2 (Design Principles), RNP3 (Housing Provision), RNP14 (Natural Environment and Landscape), RNP15 (Biodiversity and Green Infrastructure), RNP16 (The Leven Valley), RNP17 (Local Green Space), 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.	Guideline deleted. Replacement policies: RNP2 (Design Principles), RNP3 (Housing Provision), RNP5 (Windfall Housing), RNP7, (Housing in the Countryside), RNP14 (Natural Environment and Landscape), RNP15 (Biodiversity and Green Infrastructure), RNP18 (Significant Views)
LWG 4	Good quality landscaping and planting of appropriate species can significantly mitigate	Guideline deleted. Replacement policies: RNP2 (Design Principles), RNP3 (Housing

	visual intrusion and make a positive contribution to the Village.	Provision), RNP14 (Natural Environment and Landscape), RNP15 (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.	Guideline deleted. Replacement policies: RNP2 (Design Principles), RNP3 (Housing Provision), RNP14 (Natural Environment and Landscape), RNP15 (Biodiversity and Green Infrastructure), RNP17 (Local Green Space), 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.	Guideline deleted. Replacement policies: RNP14 (Natural Environment and Landscape), RNP15 (Biodiversity and Green Infrastructure), RNP16 (The Leven Valley), RNP17 (Local Green Space), RNP18 (Significant Views)
LWG 7	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.	Guideline deleted. Replacement policies: RNP14 (Natural Environment and Landscape), RNP15 (Biodiversity and Green Infrastructure), RNP16 (The Leven Valley), RNP17 (Local Green Space), 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.	Guideline deleted. Replacement policies: RNP3 (Housing Provision), RNP5 (Windfall Housing), RNP7 (Housing in the Countryside), RNP14 (Natural Environment and Landscape), RNP15 (Biodiversity and Green Infrastructure), RNP16 (The Leven Valley), RNP17 (Local Green Space)
LWG 9	Positive habitat provision measures should be considered in all new developments including the creation of small woodland areas, ponds and wildlife corridors.	Guideline deleted. Replacement policies: RNP3 (Housing Provision), RNP5 (Windfall Housing), RNP7 (Housing in the Countryside), RNP14 (Natural Environment and Landscape), RNP15 (Biodiversity and Green Infrastructure), RNP16 (The

UNAPPROVED DRAFT - WORK IN PROGRESS

		Leven Valley), RNP17 (Local Green Space)
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".	Guideline deleted. Replacement policies: RNP3 (Housing Provision), RNP5 (Windfall Housing), RNP7 (Housing in the Countryside), RNP14 (Natural Environment and Landscape), RNP15 (Biodiversity and Green Infrastructure), RNP16 (The Leven Valley), RNP17 (Local Green Space)
Building Guidelines		
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.	Guideline deleted. Replacement policies: RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP7 (Housing in the Countryside).
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 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.	Guideline deleted. Replacement policies: RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP7 (Housing in the Countryside).
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.	Guideline deleted. Replacement policies: RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP14 (Natural Environment and Landscape), RNP15 (Biodiversity and Green Infrastructure), RNP16 (The Leven Valley), RNP17 (Local Green Space), RNP18 (Significant Views)
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.	Guideline deleted. Replacement policies: RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific

UNAPPROVED DRAFT - WORK IN PROGRESS

		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.	Guideline deleted. Replacement policies: RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development, RNP15 (Biodiversity and Green Infrastructure)
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.	Guideline deleted. Replacement policies: 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.	Guideline deleted. Replacement policies: 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.	Guideline deleted. Replacement policies: 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.	Guideline deleted. Replacement policies: 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.	Guideline deleted. Replacement policies: RNP1 (Sustainable Development), RNP2 (Design Principles), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), RNP7 (Housing in the Countryside), RNP19 (Protection and Enhancement of

UNAPPROVED DRAFT - WORK IN PROGRESS

		the Hutton Rudby Conservation Area)
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 *(of the VDS).*	Guideline deleted. Replacement policies: 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), RNP21 ()
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.	Guideline deleted. Replacement policies: RNP1 (Sustainable Development), RNP2 (Design Principles), RNP19 (Protection and Enhancement of the Hutton Rudby Conservation Area)
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.	Guideline deleted. Replacement policies: RNP1 (Sustainable Development), RNP2 (Design Principles), RNP19 (Protection and Enhancement of the Hutton Rudby Conservation Area)
Community Guidelines		
CG 1	Existing community facilities must be retained, enhanced or replaced, in accordance with locally identified need, along the following lines: CG1.1 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. CG1.2 A ramp is needed to help the disabled gain access to the doctors' surgery. CG1.3 A play area for older young people remains a need. CG1.4 Improved play facilities for the very young should be sought.	Guideline deleted. Replacement policies: RNP12 (Safeguarding and Improvement of Community Facilities) Guideline deleted because the objective has already been delivered by 2004 Village Hall modernisation. Guideline deleted because objective has already been delivered. Guideline deleted because objective has already been delivered at Station Lane Guideline deleted because objective has been already delivered by play area behind the Village Hall.

UNAPPROVED DRAFT WORK IN PROGRESS

	CG1.5 A football pitch for Village teams, close to the Village, is desirable.	Guideline deleted because objective has already been delivered by the kick-about / five-a-side pitch at Station Lane.
	CG1.6 The continuing need to provide affordable housing for local needs should be considered in any new residential development.	Guideline deleted. Replacement policies: RNP1 (Sustainable Development), RNP2 (Design Principles), RNP3 (Housing Provision) Hambleton's existing and developing Local Plan
	CG1.7 Residential and nursing home facilities, of an appropriate scale for the existing community, are needed within the Village for the elderly and infirm.	Guideline deleted. Provision of suitable styles and mix of housing to address needs of all members of the community including older residents is addressed by RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Site Specific Policy), RNP5 (Windfall Housing Development), and RNP6 (Affordable Housing).
CG 2	The trend towards the Village becoming merely a Teesside dormitory should be resisted.	Guideline deleted. Replacement policies: RNP8 (Working from Home), RNP9 (Rural Economy), RNP10 (Redevelopment of Redundant Buildings in the Open Countryside), RNP11 (Improvements to Communications Technology)
CG 3	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.	Guideline deleted. Replacement policies: RNP8 (Working from Home), RNP9 (Rural Economy), RNP10 (Redevelopment of Redundant Buildings in the Open Countryside), RNP11 (Improvements to Communications Technology)
CG 4	The sympathetic conversion of redundant or derelict farm buildings for small workshop use or residential or holiday accommodation, should be encouraged.	Guideline deleted. Replacement policies: 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.	Guideline deleted because an extension to the burial ground has been secured. Groundworks are in progress prior to consecration

Highways, Transport and Footpaths Guidelines

UNAPPROVED DRAFT - WORK IN PROGRESS

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.	Guideline deleted. Replacement policies: 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.	Guideline deleted. Replacement policies: 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	Guideline deleted. Replacement policies: 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.	Guideline deleted. Replacement policies: 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.	Guideline deleted. Replacement policies: 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.	Guideline deleted. Replacement policies: 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	Guideline deleted. Replacement policies: RNP2 (Design

UNAPPROVED DRAFT WORK IN PROGRESS

	setting and the character of the Village, particularly in the Conservation Area	Principles), RNP4 (Site Specific Policy), RNP19 (Protection and Enhancement of the Hutton Rudby Conservation Area) Hambleton's existing and developing Local Plan

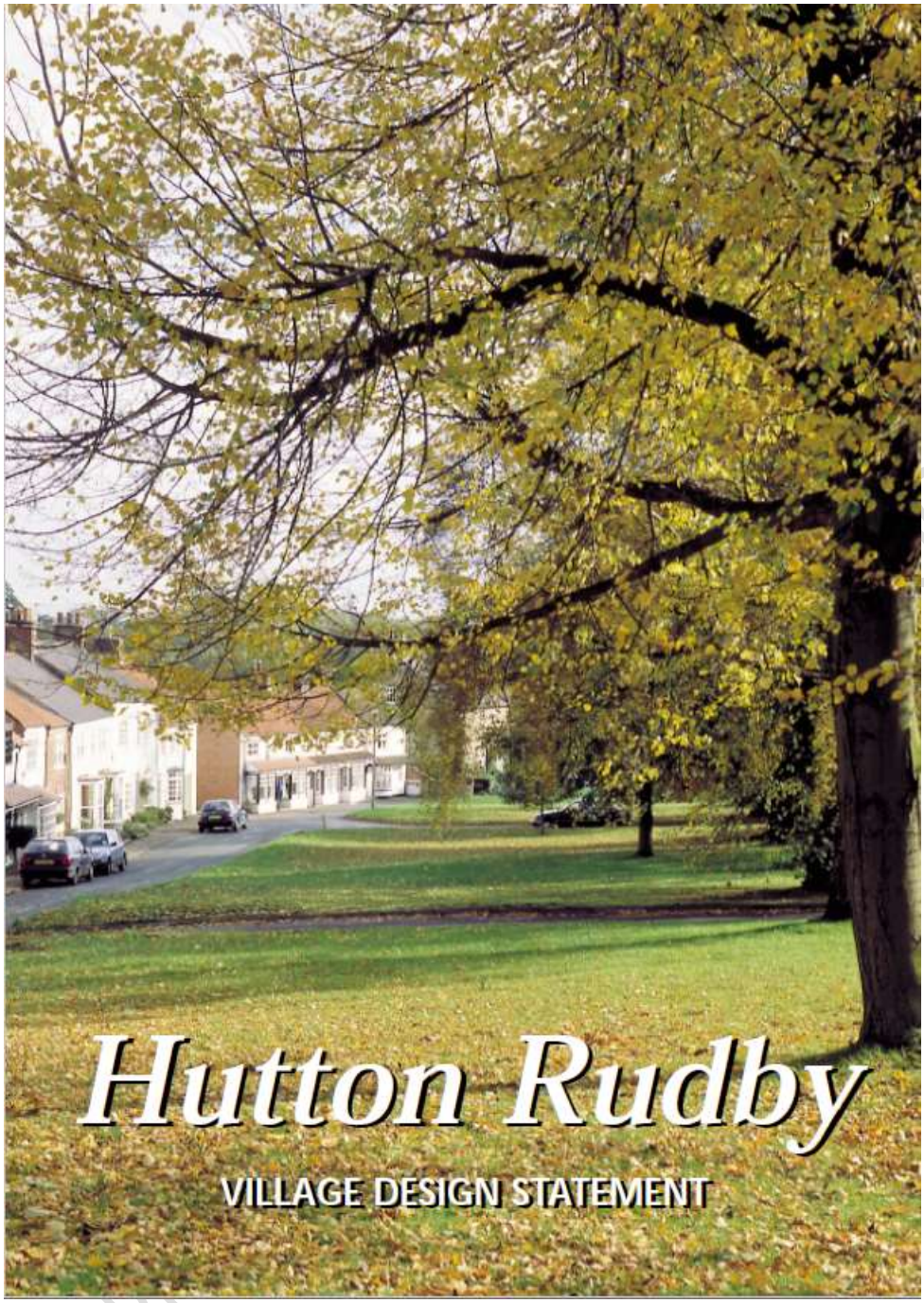
UAPPROVED DRAFT - WORK IN PROGRESS

Appendix C Village Design Statement

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

The Neighbourhood Plan seeks to retain and build on the important contextual information contained within the VDS but as set out in Appendix B, explicitly replaces the 'Guidelines' with new policies which have similar aims but which are in conformity with the NPPF and the emerging Local Plan. This preserves the enduring elements of the VDS within a new framework but eliminates any potential confusion over the precedence between the new policies and VDS guidelines. The VDS is reproduced in full here for ease of reference on issues such as the local vernacular.

UAPPROVED DRAFT - WORK IN PROGRESS



UAP
GRESS

What is the Village Design Statement? What is it for?

The Village Design Statement describes Hutton Rudby as it is today, and highlights the qualities valued by the people who live there. In the Statement we use 'Hutton Rudby' to describe the Village as a whole. For the main settlement south of the valley of the River Leven we use the name 'Hutton' and for the area to the north of the valley we use 'Rudby'.

Because the Village Design Statement (VDS) has been written by residents of the Village we hope that our local knowledge, opinions and ideas will inform and be useful to all those making decisions which affect the Village. We also hope that it will contribute to managing change so that these changes enhance and improve our Village, make provision for its social and economic needs and protect the quality of its environment and the amenity of its residents.

Accordingly, the aim of the VDS is:

Change is brought about not just by large developments but also by the cumulative impact of smaller day-to-day adjustments, to homes and gardens, to open spaces, to paths and hedges, all of which can alter the look and feel of a Village. Accordingly, the VDS is intended to serve as a general guide for everybody involved in the Village. It is not intended just for prospective developers and their professional advisers but as a guide that householders and local community groups will also use.

The Hambleton District-Wide Local Plan (DWLP) includes policies to promote a high standard of design in new development which accords with the character of the locality concerned. The VDS describes the features and qualities of Hutton Rudby that go to make up its distinctive character. The VDS will be adopted as Supplementary Planning Guidance and will be used in considering proposals for new development in the Village.

- to ensure that changes are based on a considered understanding of the past, the present and the foreseeable future of the Village,-
- to secure the best outcomes for the Village when changes take place; and,
- to protect and enhance those special features which give the Village its distinctive character.

HUTTON RUDBY VILLAGE DESIGN STATEMENT PAGE 1

Introduction

Hutton Rudby today is largely a residential commuter village dependent on the nearby Teesside conurbation to the north for its employment and its principal services. This is the latest phase in the history of a settlement dating back at least 4000 years. Hutton is of Anglo origin but Rudby is of Danish origin. The oldest building is All Saints Church, English Gothic with a part Norman Chancel, a 14th Century nave and a 15th Century tower. Agriculture has been the central activity, although in the 18th and 19th Centuries the Village was also important for its linen industry.

All Saints

Over the last four decades the Village has expanded to meet the desire of people working on industrial Teesside to live in a rural setting. It is the management of these continuing pressures for residential development around a relatively modest scale historic settlement that is the biggest issue facing the Village today.

The visual character of Hutton today continues to be dominated by the groups of buildings around the Green and North End, and by the beauty of its setting above the River Leven with the backdrop of the North York Moors National Park. The centre of Hutton bordered by the Green, North End, Entrepen and the Wynd, together with the undeveloped areas on both sides of the Leven Valley, is designated as a Conservation Area.

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. This is further reinforced by the presence of many mature trees throughout the Village, which contribute greatly to the Village scene and provide a very distinctive feature. Therefore, whilst there has been some loss in the original quality of the Village, much remains of its essentially rural character.

View of the moors

Because of the steep sided valley running between Hutton and Rudby and the undulating characteristics of much of the built areas, many properties have irregular building and roof lines which give rise to an informal 'higgledy piggledy' pattern characteristic of the Village. Although there is no formality of design, these variations in alignment and form contribute much to the charm of the Village.

Large and small houses mingle comfortably, thereby avoiding uniformity. However, some of the more recent residential development reflects the tendency towards the greater uniformity which results from volume house building techniques and mass production influences.

The core of the historic Village is formed by North End and North, South and East Sides are around the Green. Terraces of brick and rendered brick facades dominate although quite a few of the earlier cobbled walls remain. Bricks were made locally on Cowpiece Lane and until the early 19th Century most roofs were thatched with straw or heather.

The Dutch pantiles originally imported through the port of Yarm from the late 1600s eventually became the dominant roofing material, which has also been adopted by many later buildings and now provides a distinctive characteristic of the Village.

HUTTON RUDBY VILLAGE DESIGN STATEMENT PAGE 2

Vestiges of the original cobbles remain along East Side and in North End both as forecourts and within the structure of buildings. Several cottages retain such selections, including the traditional Yorkshire sliding sash, and many properties have retained or adopted the small square glazing panes.

Methodist Church

The Village grew incrementally along the latest leading from the Green and this long phase of relatively modest growth from the mid 17th to the mid 20th Century ended in the early nineteen sixties, when the Village entered the largest and quickest period of expansion in its history.

The housing developed from the nineteen sixties onwards is built almost exclusively of brick, with pantiles as the predominant roofing material to the extent these developments have something in common with the historic core of the Village, but most of the housing schemes are essentially suburban in their design and concept. Some, such as Linden and Leverside, because they include many mature trees, merge more happily with the Village scene. In other locations, such as the Leverside Estate, the modern housing is largely hidden behind older properties so that its impact is ameliorated.

Generally, the new developments are accessed from the mature frontages on the main routes into and through the Village. As a result the first, and lasting impression for the visitor, is of the old Village, and not the far greater quantity of the new. The exception to this is Rudby where the old settlement is almost entirely subsumed by more recent development.

HUTTON RUDBY VILLAGE DESIGN STATEMENT PAGE 3

Landscape and Wildlife

The ratio maintained between built development on the one hand and open space, natural vegetation and open water areas on the other, is a key factor in how the Village feels and looks. This is what makes it an attractive place to live in. However, if current trends are maintained an imbalance will be created in which the built environment will dominate. This will seriously damage the character of the Village which will become a suburb.

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.

The Village Green in Hutton is likewise dominated by its mature trees, and this open space, which creates the setting for the historic core, leads naturally down to the River from both North End and East Side.

The prospect to the east is of the Cleveland Hills. To the south and west there is open countryside with a scattering of small villages. To the north, open farmland presently provides an effective barrier between the Village and the outer suburbs of Ingleside. Hutton Rudby therefore remains within a wholly rural setting.

The approaches to the Village from the A19, through Castlborne and from the Black Swan, are along undulating, winding rural lanes with open farmland and vistas of the hills. These approaches are cesputt by 'ribbon development' until the outskirts of the Village are reached. The approaches from the south east off the A172 are very similar apart from the visible presence of the heritage depot at Potto.

From the north through Middleton the approach is again along an undulating country lane with an impressive backdrop of the hills, although there is more of a smuggle of buildings into Rudby. The approach from Stokesley has many similarities although it is marred by ribbon development, including a group of industrial and commercial buildings, between Stokesley and Skutterskelfe. The last mile of the approach to Rudby has the boundary wall of the Skutterskelfe Hall (recently renamed Rudby Hall) estate on the left, and pleasant farmland on the right.

The Village straddles the relatively steep valley of the Leven and much of the old settlement is constructed on the high ground above the river. As a result of this and of the substantial number of mature trees, the old Village has a degree of enclosure and sits well with the surrounding open areas of agricultural land. Some of the recent developments constructed on more level sites contiguous with open farmland do not have the benefit of mature trees or of being divided by older Village housing, and in consequence have much more impact on the surrounding landscape.

The Green

Therefore, if a new development is contemplated, it should be designed with new open spaces and conservation habitats which will maintain the existing balance. Similarly, a new development must not be allowed to eat into those limited resources which presently serve this function. Otherwise the effect over time will be to destroy the essential character of the Village.

The most significant feature in the topography is the valley of the River Leven dividing Hutton and Rudby. Along the banks of the river is 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 ultra sunrise from what was once the most abundant species along with sycamore, ash, oak, spruce, birch and hazel, together with thorn, bramble and alder.

Footpath above the Leven Valley

The most important wildlife resources are to found in the Leven valley. A notable area easily accessible from Hutton is Sexhow Bank at the confluence of the River Leven with Cod Beck. This is a particularly rich site for wild flowers and a place where kingfishers, herons and goosanders can be seen. In addition to these waterside habitats, elsewhere in the village there is a good diversity of bird species. Similarly, some seventeen species of butterfly have been recorded. Roe deer, badger, fox and as well as an abundance of rabbits are to be found. It is possible that the otter has also returned.

Unfortunately, because of sewage discharges into the Leven and the effects of agricultural run-offs, exacerbated by a series of low summer flows, water quality has been a source of concern in recent times. As a result there has been an adverse impact on bird, invertebrate and fish life. The health of the river is also of importance to the Village fishing club.

A survey of grasslands has found thriving examples of unimproved grasslands on the slopes running down to the Leven. These habitats contain a rich variety of species. Several species of buttercups and orchids are to be found as well as cowslips, pignut, yarrow and red clover. Because most of these species are in decline nationally these grasslands should be valued and protected. Phase 1 of the Habitat Survey of Yorkshire identified a District resource of 202 ha of which these areas in Hutton Rudby are of some significance.

Honeymoor's field

The protection of these habitats is an important issue in the preservation of the character of the Village as well as for wildlife and landscape reasons. Great care needs to be taken with any proposals that could adversely affect these areas including for example, additional discharges into the River, improvement works to land or property, new development within or adjacent to these areas.

Landscape and Wildlife Guidelines

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 their omission.

LWG2. As far as possible existing landscape features, particularly trees and hedges, should be retained. If this is not possible appropriate replacement planting should be offered.

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.

LWG 4. Good quality landscaping and planting of appropriate species can significantly mitigate visual intrusion and make a positive contribution to the Village.

LWG 5. Informal spaces, such as wide verges and gaps between buildings, which offer some of the countryside beyond, should be protected. Where appropriate these kinds of features should be incorporated into new development to break the uniformity of estate type schemes.

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.

LWG 7. 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.

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.

LWG 9. Known habitat protection measures should be considered in all new developments including the creation of small woodland areas, ponds and wildlife corridors.

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 reproduction land to grow "wild".

Buildings

1. Settlement Form and Layout.

A key factor in design is the ratio between built development, open space and planted areas. It provides the framework for the detail which gives conservation an identity and character. Ensuring an appropriate balance in these ratios is a primary requirement for any future development.

1.1. The Conservation Area.

The Conservation Area covers the historic centre of Hutton and part of the undeveloped Leven Valley.The built areas around the Green and North End are situated on quite steep slopes. The Wynd and Enterpen were developed on more level ground to the south in the 19th century. There are fifteen listed buildings dotted about the Area (see Appendix 2).

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

All the housing around the Green and North End is two-storey, with staggered rooflines of pitched, gable-ended design and predominantly with red or brown pantile roofs. The oldest dwellings, terraced cottages dating from about the mid-19th Century, are cobble or brick built. The few scattered infills of detached and semi-detached houses are brick built. There is one stone built house, 'The Elms', at the east end of North Side. A few of the later houses have white stone quoins, some of which are painted. A number of properties scattered through the Conservation Area have rendered or painted cobble or brick work.

Stranger's Rest

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

North End

Barker's Row

Enterpen House

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

Enterpen Farm

Throughout the Conservation Area, no matter from which direction it is approached, the overall impression of the building is of an interesting and attractive diversity of style, size, materials, construction and roofline, mingling comfortably to reflect the different periods of construction and various residential and community needs. A more subtle, but still important, contribution to the rural character of the village comes from the verges and many small grassed areas which occur both inside and outside the Conservation Area. Another noteworthy factor is the constant manifest in the fronts of shops and business premises, where obtrusive styling could be so detrimental.

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

1.2. The Remainder of the Village.

Interesting buildings of 18th and 19th Century dates are also to be found outside the Conservation Area. Some are Listed (see Appendix 2), whilst others are not (see Appendix 3).

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

In the years immediately after 1945 the most significant development was the construction of 30 local authority houses, 14 in Bellbrough Close and Bellbrough Lane, and 2 on Rudby Bank. These were two-storey, brick with pantile gable-ended roofs, in a pleasing variety of design, some semi-detached, some terraces of 4 dwellings, some flat-fronted, some with bay windows.

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

- The Lavendale Estate - this speculatively built development comprises 66 mixed houses and bungalows, all of which are detached and of brick

construction. Although there is a degree of uniformity in the design and materials there are some variations to add a limited amount of interest. In addition there are 27 warden supervised bungalows in the adjoining Deepdale.

Greendale

- The Lindens - this is another speculative development. 32 four and five bedroom houses and two bungalows, constructed of stone-coloured brick with stone facings. There is a significant variety in their design, enhanced in recent years by extensions to some properties, and because most of these dwellings are situated on reasonably sized plots containing many mature trees (subject to tree preservation orders) the estate has a pleasing character.

Lindon Close

- Eden Park - this development comprises 56 mixed houses and bungalows which are all detached and brick built. Having been built to order, piecemeal over several years, these dwellings have significant differences in size and design which lend some visual variety.
- Westholme - this development of 16 brick built bungalows was constructed to order over some years, and again there are notable differences in the size and style of the dwellings.
- Longbaugh Road Extension - another speculative venture, this estate comprises 30 large houses built of brick and part rendered in white or pale cream. These are constructed on relatively narrow plots, giving a some what cramped appearance only partly compensated for by the open plan frontages.

Longbaugh Road

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

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

This period of development saw the introduction of the practice of leaving front gardens as open plan lawns with not hedges, walls or fences at their front boundaries. This did not reflect the older Village and it is to be noted that, for example, in the Lindens many of the residents have softened the resulting baroness by planting hedges, shrubs, trees or flowerbeds.

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

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

South View

2. Building Design.

2.1. General.

Much of the visual attraction of the buildings in the Conservation Area derives from the variety of roof levels and pitches, roof materials, finishes to brick walls and the detailing of brickwork and window design. Some of the new estates have included architectural details echoing those of the older Village but these in the main are lacking in character by comparison. The designs of the 1960's and 70's were generally less imaginative, having regulated building lines together with an absence of decorative features. Following that period, there are some examples of a more appropriate design approach, but if future developments, whether large or small, are contemplated, their inspiration should come from the Conservation Area and other Listed Buildings in the Village. This is not to suggest slavish imitation, as much as sensitive and sensible adaptation to the needs and styles of the day. It cannot be too strongly stressed, however, that the ratio between built development, open space and planted areas are crucial in providing the setting for new development. For example, no amount of decorative detail can correct for cramming too many large houses of essentially similar design into too small a space.

2.2. Materials.

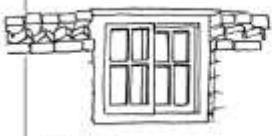
2.2.1. Walls of Buildings. Red or brown brick is the dominant material of choice, with some walls rendered, mostly in white, grey or cream shades. Pantiled brickwork, brick quoins and string courses are to be found on older properties, as are some stone quoins, sills and lintels. There are a few stone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

Alverston Cottages Carlin

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

Finial (The Wynd)

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



Yorkshire sliding sash

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

Ellerbeck Hall

Old Rudby

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

24 Rudby End - spinner's window

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

Buildings Guidelines.

BG1. Developers must submit drawings and a statement accompanying their planning applications to show how their proposals follow the Guidelines of all Sections of the Village Design Statement, and not merely the Building Guidelines.

BG2. The site plans for any new development must show views of buildings, open spaces, verges and planted areas appropriate to a rural setting. Any revised plans following the 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.

BG3. In any major development (exploratory 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 roadlines and changes in roof pitch should be recognised as important elements.

BG4. 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.

BG5. Plots should be appropriately sized for their intended buildings, allowing for gardens in proportion and suitable separation from adjacent properties.

BG6. 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 flowerbeds that should be an integral part of the design.

BG7. 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.

BG8. 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.

BG9. Large single pane windows looking on to main thoroughfares should be avoided.

BG10. 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 priority that this should be encouraged.

BG11. 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.

BG12. Streetlamps should cause minimum skyward light pollution and be no dim, dark painted metal poles. Where possible, road signs should be sited sensitively and be of an appropriate size. Also, the existing "Negro post" direction signs should be retained.

BG13. New fences, signs and advertisements on shops and business premises should be sympathetic to the scale and appearance of the original building and its Village setting.

The Community

Despite standing on opposite shoulders of the Levee Valley, Hutton and Rudby are essentially one community. All necessary services and facilities for the village are in Hutton, except for the Parish Church, its churchyard and the burial ground administered by the Parish Council in Rudby.

Historically, farming and the local lime industry were the basis of the Village economy. Day-to-day needs were met by many shops, workshops and facilities around or close to Hutton's Village Green. The present picture is very different. After many decades of slow growth, the population has increased dramatically. In 1967, the figure was 1037 (Hutton 348, Rudby 89) but by 1997 it had increased to 2,100 (Hutton 1,750 and Rudby 350). Very few people now find employment close at hand. The number of farms is much the same but mechanisation has drastically reduced the manpower needed to work them.

There are a few other land based enterprises. Rudby has a tomato-growing business and a horticultural nursery, and in Hutton there is a recently established nurtcrow training venture. The many shops which were to be found around the Village Green have dwindled to only four - a food and general store, a greengrocer's, a butcher's and a fish and chip shop. The Post Office has a small photocopying and stationery business. There are two garages, two hairdressers, four pubs, a graphics business, a surveyor's office and an undertaker's. Barclays Bank has a part-time sub-branch.

Employment for the great majority of the working population is now found outside the Village. Teesside is the most significant source of employment, with its science- and technology-based industries as well as a wide range of service industries, public sector organisations and retail services. Other opportunities arise in the nearby towns of Stokesley, Yarm, Thirsk, Northallerton and Darlington, and in York, Durham, Newcastle and beyond. Car owner ship in the Village is quite high: there are many multiple car households. Whilst this facilitates commuting to work, easy access to supermarkets and other shops makes life harder for village shopkeepers.

Property values have risen considerably since the 1960's and are now beyond the resources of many young Village couples.

Thirty-six local authority houses were built soon after the Second World War, but several of these were subsequently sold to their occupants. A Village Survey carried out by the Parish Council in 1988, highlighted the need for additional affordable rented housing, but suitable land at the right price could not be found. A Survey of Housing Needs in Hutton Rudby, carried out in 1996 by the Broadacres Housing Association, returned a figure of 22 households expressing a need for affordable housing. A small site became available, and 4 houses and 2 bungalows were built, and occupied, that year.

Warden supervised sheltered accommodation for the elderly consists of 31 bungalows, including the two built in 1996. The Village has no residential home, or nursing home, to care for those unable to look after themselves. The need for such facilities is likely to grow as the average age of the population increases.

The doctors' surgery is in cramped premises in a converted pair of cottages, with steps up to the entrance. This presents problems for both patients and staff and there is only limited car parking space. Obtaining vehicular access close to the surgery for the disabled is often very difficult.

Primary education is provided at the County Primary School in Hutton. A group of volunteers has recently (1999) opened a pre-school facility in the Primary School Grounds. 11 to 18 year-olds are provided for at Stokesley School and Sixth Form College.

Provision for indoor community activities varies. The Village Hall (built in 1921) caters for amateur dramatics, badminton, table tennis and bridge, and can be hired for meetings and functions. Church House, which was built in

Village Hall

HUTTON RUDBY VILLAGE DESIGN STATEMENT PAGE 12

Cricket Pavilion

1987 as a Pavilion Methodist Chapel, is now an Anglican Church Hall. It is available for meetings and small functions, as is the Methodist Schoolroom which dates from 1879. The seven scouting and guides organisations, the weekly Day Centre for the socially isolated and handicapped, the Fortnightly Tuesday Club for the over 60's and the weekly Drop-in Centre for teenagers are all catered for by volunteers in one or other of these premises. All three have had ingenious adaptations over the years, but are still less than adequate for today's variety of interests. Only the Village Hall has off road car parking, and even that is inadequate for the most popular events. Any appreciable residential development would only overload these facilities even more.

Among outdoor sports, cricket, tennis and bowls are well provided for. The tennis courts are floodlit, and playable throughout the year, and the bowling green has recently been enlarged and improved. The two clubs share a pavilion near the Village Hall. The Cricket Club has a fine new pavilion at its ground off Garbutts Lane.

There is no football pitch in the Village, but the Wheatshead Inn's team plays on one at Skumerdale, beside the Stokesley Road. The only play area for children is a small one, for those up to 8 years old, behind the Village Hall. There is nowhere for older children to enjoy an informal kick about, although a site for such a facility beside Station Road, is included in the District wide Local Plan.

One last need which will soon arise is additional burial space. The churchyard is full, and the adjacent non-denominational burial ground seems likely to be filled within the next 10 years.

Community Guidelines.

CG1. Existing community facilities must be retained, enhanced or replaced, in accordance with locally identified need, along the following lines:

The Village Hall could be adapted to cater for a wider range of indoor interests and sports, for all age groups and both the needs of the disabled continuing to be kept in mind.

A ramp is needed to help the disabled gain access to the doctors' surgery.

A play area for older young people involves a need improved play facilities for the very young should be sought.

A football pitch for Village teams close to the Village is desirable.

The continuing need to provide affordable housing for local needs should be considered in any new residential development.

Residential and nursing home facilities, of an appropriate scale for the existing community, are needed within the Village for the elderly and infirm.

CG2. The need towards the Village becoming merely a Teesside dormitory should be resisted.

CG3. Ways of increasing local employment opportunities should be sought. However, there must be of an appropriate scale and should not be damaging to residential amenity, for example by generating undue noise, atmospheric pollution or traffic.

CG4. The sympathetic conversion of redundant or derelict farm buildings for small workshops are or residential or holiday accommodation, should be encouraged.

CG5. Provision must be made within the next ten years for additional burial ground space.

Roads and Footpaths

Highways, Transport and Footpaths

Most residents have car or access to private transport. The demand for public transport is therefore small. However, those dependent on it find the service between Stokesley and Yarm through the Village rather limited. It is supplemented by a privately owned minibus, and by a service run by the charity Community Care. This charity serves several villages round about, and runs when booked by a number of people, for local shopping, visits to hospitals, and longer pleasure trips. A coach company, based in a nearby village, also runs pleasure trips. School buses take pupils to and from Stokesley School.

The volume and speed of traffic are causes of concern, to drivers, cyclists and pedestrians, both within the Village and on the minor entry and exit roads. All the approach roads are simple country roads, with tight corners, steep hills, or both. Improvements to the drainage, line and visibility along Garbutts Lane, leading to the A19 via Crathorne, have encouraged greater speeds, contributing to several accidents at the junction of Garbutts Lane and Campion Lane. Traffic calming within the Village is widely seen as a complex question with no simple answers. One place where all sensible road users slow down is the top of Hutton Bank where the road is in a narrow cutting close to the junction at the east end of the Green. The White Rose Cycle Route now traverses the Village via Hutton Bank and Rudby Bank.

Parking on the narrow Village roads creates problems and hazards, especially in Hutton. Any significant residential development would increase pressure on the community facilities, and add to the problems posed by traffic volume and speed throughout the Village.

East side and Hutton Bank Top

Most of the properties around the Green and North End have neither garages nor drives, so their residents must park outside their doors. Drivers using the various facilities in Hutton, particularly those around the Green, add to the difficulties. The Bay Horse has a car park. The Wheatshead and, to a lesser extent, the King's Head and the surgery have access to some off-road parking space but all of them overflow at busy times. Similar problems arise with the County Primary School, where congestion occurs in Doctors Lane at peak times, and with the Village Hall and the Parish Church.

Parking at the shop on the Green

Footpaths and alleyways are of great social and recreational value to the community. The Village has numerous footpaths and footways both within the built up area and leading to the surrounding countryside, though the waymarking of some could be improved. It could be said that one of the defining features of the Village is that open countryside is not far from the centre and can easily be reached on foot. Any new development should provide safe, attractive pedestrian and cycle links to the existing built up areas so as to ensure appropriate levels of integration and to encourage a reduction in car usage. Similarly, peripheral developments should, where practicable link to existing footpaths into the open countryside.

Roads and Footways have a significant impact on the appearance of the Village. A number of existing features which contribute to the character of the Village include, for example, Enterprise, where the wide grass verge along one side and the wide footway on the other provide a rural rather than an urban experience. The cobbles still found along East Side and in parts of North End have a similar effect.

Both grass verges and cobbles which border thoroughfares, and grassed areas which serve as informal recreation areas, add to the rural atmosphere and should be considered for inclusion in new developments. Where possible the urban design principles which inform most highway standards should be ameliorated by including design features which reflect a rural rather than an urban scene. Developers should be encouraged to adopt this approach.

In order to reflect the outstanding feature of the Village, namely its mature trees, thought should be given by developers, the highway authority and the Parish Council to the use of open spaces for new tree planting. No other measure would do as much to reinforce the dominant characteristic of the Village, and a sense of inclusion between the old and the new should be created.

Street furniture should where possible reflect the Village scene in the choice of design and materials. This is a requirement which should be given special attention in the Conservation Area. In the same context draught should be given to the most appropriate surfacing materials, particularly with respect to texture and colour.

Guidelines on Highways, Transport and Footpaths.

HTG1. 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.

HTG2. Major new developments should not have main vehicular route within the existing built up area. Examples of such roads are Gotheram and Bellbrough Lane in Hutton and Rudby Back Top in Rudby.

HTG3. Estate roads should be of design appropriate to their setting in the Village, for example using grass or cobbles in place verges, and accompanying informal open areas and tree planting to reinforce the existing characteristics of the Village. With appropriate detailing the rather look of many standard highway designs can be ameliorated.

HTG4. 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.

HTG5. Existing footways, footpaths, bridle-ways and green lanes should be preserved, well maintained 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.

HTG6. Where practicable new developments should be designed to provide appropriate, well segregated 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.

HTG7. 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.

Hutton Rudby Village Design Group

Ian Blair: Chairman

Peter Markey: Vice Chairman

Peter Watts: Treasurer

Meg Haggarth: Secretary

Roger Hale: Editorial Assistant

December 1993

Mrs. Betsy Wallington as a District Councillor for Rudby Ward initially joined the way for the VDS and then with the support of Rudby Parish Council and the help and assistance of Hambleton District Council and the Countryside Agency the project has come to fruition.

The advice we have had from the officers of the Council and the Agency has been of great value to us and we would like also to thank the Parish and District Councillors for all their help.

However, the VDS could not have been produced without that band of willing volunteers who have given so much of their time to this project and also all the residents of the Village who contributed to the process.

The colour photograph on the front cover was taken by Chris Senior of Hambleton District Council. The other photographs were taken by Warwick Medlock, Roger Hale, Roger Lindsay and Peter Markey. The drawing of All Saints Parish Church is the work of R Henderson. All other drawings are by Penny Rideway.

Appendix 1 – Consultations

In October 1992 a steering Committee was formed to gather support for a Village Design Statement following positive support from the Parish Council. Contact was made with the Hambleton District Council and the Countryside Commission. A leaflet was distributed to every household and a very well attended public meeting was held in January 1993.

Following the very favourable response and promises of active support at the meeting it was decided to proceed with the VDS. Further public meetings agreed the way forward and some ten groups were formed to survey the buildings, wildlife, landscape and other aspects of the Village.

These surveys form the basis of the VDS. The surveys include a very valuable survey of grasslands, a photographic and descriptive record of the buildings of the Village and two reports on wildlife and landscape. In the future these may well be of interest to researchers and we shall be trying to find a long term home for them. The Consultation draft of the VDS was distributed to every residence in the Village and an open day was also held on a Saturday. The residents were invited to give their views as well as some 15 public and voluntary organisations. All the responses were considered by a well attended meeting of the VDS Group.

During this process the members of the VDS Group have had many contacts and discussions with residents about the VDS. These contacts confirm the views expressed in the public meetings and in the formal consultation responses by an overwhelming majority of the residents. There is strong opposition to any significant new development. The rationale for this is not merely the not-in-my-back-yard syndrome but a proper realisation that the Village has grown to a point where its infrastructure and community services are at their limit and that further growth would require new infrastructure and services. Additionally these could only be provided on the periphery of the Village. If this happened this would then justify even more new development and therefore the character of the Village would be irretrievably lost. As it is, even incremental development within the development limits is likely to lead to loss of valuable amenity open space and the important vistas these provide, intensify the density of the built up areas and increase the pressure on services.

Appendix 2 – Listed Buildings

All the following are Grade II listed except for All Saints Church which is Grade I

1. **Hutton Bridge.**
   Bridge over the River Leven, 1755.
2. **Cardmistons Farmhouse, with adjoining granary and stable. (Station Lane).**
   Circa 1700 with early mid C19 extensions.
3. **Linden Grange (formerly listed as Linden Grove). (Off south side of Bellbrough Lane).**
   House, mid C18 with C19 extensions.
4. **Olive Grove Farmhouse and Olive Grove Cottage. (Campion Lane, east side).**
   House and cottage, circa 1800 with alterations.
5. **Manor House Farmhouse. (Outhorne Road).**
   Farmhouse, incorporating cottage, C18 with some C19 rebuilding.
6. **Barn to east of Manor House Farmhouse.**
   Barn, early C18.
7. **Hutton Grange Farmhouse. (Carlbeth Lane, north side).**
   Farmhouse, C18 with alterations.
8. **Nos. 1 and 2, East Side, The Green. (Hutton House).**
   House, C16, early mid and late C18, of several builds, now two residences.
9. **Nos. 3 and 4, East Side, The Green.**
   Pair of houses, C18, both have C20 entrances.
10. **Kit Telephone Kiosk. (South Side, The Green).**
    Designed 1935 by Sir Giles Gilbert Scott.
11. **No. 5, North Side, The Green. (The Elms).**
    House, late C18, with flanking early C19 canted bays.
12. **No.12, North Side, The Green.**
    House, C18, with early C19 shop front at right, and C20 3 light casements at left.
13. **No. 22, North Side, The Green.**
    House, late C18 or early C19, with door flanked by C20 casements.
14. **The Bay Horse Inn. (Hutton Bank, west side).**
    Public House C17 with additions of C19 and late C20 glazed door in main part.
15. **No.6, North End, west side.**
    House, early C19.
16. **No.24, North End, west side.**
    House,late C17.
17. **No.29, North End, east side.**
    House, late C17 or early C18.
18. **The Old School. (The Wynd, south east side).**
    School, now five dwellings. Mid C19.
19. **Rudby Green Farmhouse. (Rudby Bank).**
    Late C17 or early C18. Modern door and casements. C19 small right extension. Rear wing of early C19 appearance.
20. **Church of All Saints. (Foot of Rudby Bank).**
    Early C14 nave and south aisle, the aisle extended westward and south tower porch added in C15. Chancel also C14 but partly rebuilt in C19. Restoration of 1883 replaced most of sandstone but for one in north aisle and large west window.Oak barrelled roof of 1923-24.

Appendix 3 – Examples of Other Notable Buildings

Both inside and outside the Conservation Area are several buildings which, though not Listed, are of historical or architectural interest. This is true of the majority of the properties around the Green and North End.

Others are:

In Enterpen.

Lowfield, where the house is part cobble built.
Highfield House.
Chestnut Cottage.
Rose Cottage (formerly a 4 bed cottage hospital).
Lupton House.
The Rutters Hotel.

In Bellbrough Lane.

The Village Hall.
The Vicarage.
Cemetery.
Drummack Hall, with its octagonal tower, and its erstwhile servants' quarters and outbuildings.

In Doctors Lane.

Ravensthorpe.
Alison Terrace.
Alison House.

In Rudby.

Bathurst Cottage (built in 1740 as the Bathurst Charity School, beside the churchyard).

Appendix 4 – Landscape Features of Community Importance

The Leven Valley	the whole of the valley is of the utmost importance to the Village as a landscape feature, as a wildlife and recreational resource and for the setting of the most historic building in the Village - the Parish Church All Saints
The Village Green and North End	the green and spacious heart of the historic settlement.
Enterpen	the open space adjoining Highfield providing an open area of the hills
South Side/ Enterpen	the allotments, gardens, wooded and vacant land which lies between the dwellings fronting these two thoroughfares is apart from the Green the only significant open area left in the centre of the Village

Appendix 5 – Hambleton District-Wide Local Plan References

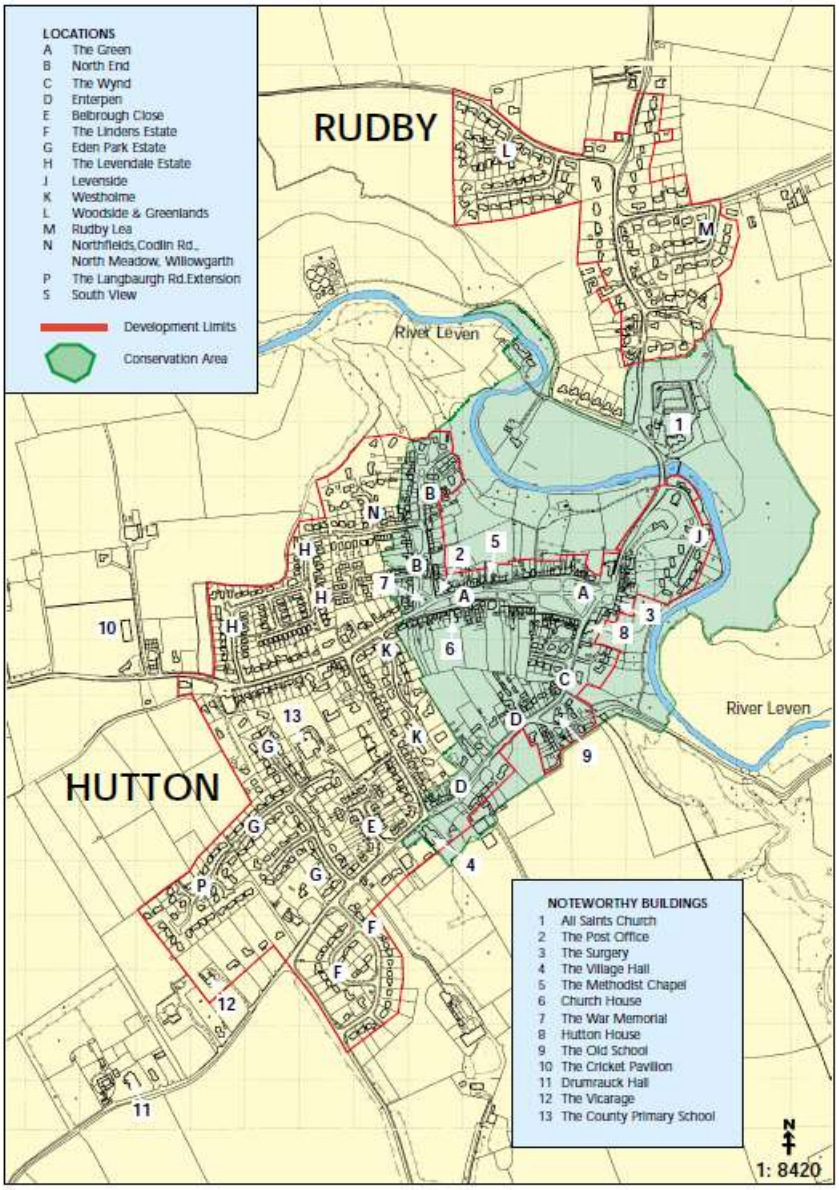
The Proposals Map (North) of the District-Wide Local Plan (DWLP) shows the whole countryside surrounding the Village as covered by one or another of Policies L11 (Landscape Enhancement Areas), L9 (Special Landscape Areas), C8 (Parks and Gardens) or NC4 (Non-Statutory sites of nature conservation interest). Inset Map 81 shows a substantial part of the Lower Valley, between the built-up areas of Hutton and Rudby, as covered by Policy L9.

The list which follows relates Policies in the Adopted Version of the DWLP to the VDS Guidelines. Some Plan Policies are not relevant to the VDS, and some Guidelines relate to matters not explicitly covered by Plan Policies.

Guidelines	Plan Policies	Guidelines	Plan Policies
LMG1	L11, L14, HH11	BG1	HH1, HH4, HH5, HH6, BD3, BD4
LMG2	L11, L14, HH11	BG6	BD3, H12
LMG3	L9, L9, L11	BG10	HH1, HH3, HH4, HH5, BD3, BD4
LMG4	L9, L9, L14	BG11	HH15, HH16, HH17, HH18
LMG5	L9, L9, L14	BG12	PH5, PH6
LMG6	NC6, H9	BG13	BD7, BD8
LMG7	L9, L11, NC4, NC7	CG1	H8, H10, H21, HH6, SP1, SB2, SB3, SB15
LMG8	L12, PH1, PH6, PH11, UT1, UT2, UT3, UT4	CG2	DM7, DM8, DM15, DM16, TC1, TC8
LMG9	L9, L11, NC1, NC8	CG3	PH1, PH3, DM7, DM8, DM15, DM16, SS1
LMG10	L11	CG4	H17, DM11, TC8
BG2	H8, H9, H10, H11, H16		
BG3	BD1, BD2, BD3	HTFG1	T2, T6, T11, T12, T14, T15, T16
BG4	H10, H12, BD3	HTFG2	T18
BG5	H8, H10, H11	HTFG4	T16, T19
BG6	BD2	HTFG1	HH9

HUTTON RUDBY VILLAGE DESIGN STATEMENT PAGE 28

UAPPROVED DRAFT - WO



Reproduced from the 1998 Land Line Data map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office, ©Crown copyright Hutton Rudby Village Design Group Licence number MC 030436

UAPPROVED IN PROGRESS

Appendix D Local Green Space Designations Map

[HDC preparing GIS mapping from hand annotated versions used in workshops]

UNAPPROVED DRAFT - WORK IN PROGRESS

Appendix E Heritage Assets and Features

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

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

WORKING DRAFT - WORK IN PROGRESS

Table E.2: Non-Designated Heritage Assets

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

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

UNAPPROVED DRAFT - WORK IN PROGRESS

Appendix F Significant Views

– plans with arrows showing looking into/out of a site

[HDC preparing GIS mapping from hand annotated versions generated in workshops]

UAPPROVED DRAFT - WORK IN PROGRESS

Appendix G Settlement Built Form Maps as at March 2020.

UNAPPROVED DRAFT - WORK IN PROGRESS

References

[1] Localism Act 2011
http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted

[2] Neighbourhood Planning Act 2017
http://www.legislation.gov.uk/ukpga/2017/20/contents/enacted

[3] National Planning Policy Framework (NPPF)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

[4] Local Plan
https://www.hambleton.gov.uk/localplan/downloads/file/1/new_local_development_scheme

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

[6] Rudby Neighbourhood Plan Website
http://plan.rudbyparishcouncil.org.uk/wp/

[7] Natural England (2013) National Character Area profile 23 Tees Valley. NE349.

[8] Woolerton Truscott (1991) Hambleton Landscape Character Assessment. Hambleton District Council.

[9] Land Use Consultants Ltd (2016), Landscape Character Assessment and Sensitivity Study, Hambleton District Council

[10] Population estimates from xxxxx & NYCC

[11] 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

[12] Hutton Rudby Village Design Statement (VDS)
http://www.rudbyparishcouncil.org.uk/docs/HR_VDS.pdf

[13] Rural Housing Enabler Housing Needs Survey 2018.

[14] Hambleton District Council Interim Policy Guidance Note 2015
https://www.hambleton.gov.uk/downloads/file/755/ipgn_interim_guidance_note_2015

[15] Rudby Neighbourhood Plan Site Selection Process
http://plan.rudbyparishcouncil.org.uk/wp/site-selection/

[16] Site Assessments
http://plan.rudbyparishcouncil.org.uk/wp/wp-content/uploads/2017/10/Site-Assessments-Post-Consultation-Revisions-22_10_17.pdf

[17] Heritage Impact Assessment.
1 Voyage Limited, Heritage Impact Assessment for Land Off Enterpen, Hutton Rudby

UNAPPROVED DRAFT - WORK IN PROGRESS

[18] Consultation Statement (not yet written)

[19] March 2018 drop in consultation event results
http://plan.rudbyparishcouncil.org.uk/wp/wp-content/uploads/2018/04/NP-March-Consultation-Results-V1-2018_04_03-1.pdf

[20] Infill definition
https://www.planningportal.co.uk/directory_record/305/infill_development

[21] 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/yandhgreeninfrastructuremappingproject.aspx

[22] Hambleton Settlement Character Study, 2016
https://www.hambleton.gov.uk/localplan/downloads/file/25/hambleton_settlement_character_study

[23] Woodland Trust, Ancient Trees Inventory
https://ati.goodlandtrust.org.uk/

[24] Defra Magic Maps
https://magic.defra.gov.uk/MagicMap.aspx

[25] Hambleton Settlement Character Study, 2016
https://www.hambleton.gov.uk/localplan/downloads/file/25/hambleton_settlement_character_study

[26] Defra Biodiversity Metric 2.0
http://publications.naturalengland.org.uk/publication/5850908674228224

[27] https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=34c44ebf-e1be-4147-be7d-89aaf174c3ea

[28] Assessments for Recommended Green Spaces at Hutton Rudby and Rudby
http://plan.rudbyparishcouncil.org.uk/wp/wp-content/uploads/2019/08/NP-Recommended-Green-Space-Assessments-Hutton-Rudby-Rudby.pdf

[29] Assessments for Recommended Green Spaces at Middleton-on-Leven
http://plan.rudbyparishcouncil.org.uk/wp/wp-content/uploads/2019/08/NP-Recommended-Green-Space-Assessments-Middleton.pdf

[30] Assessments for Non Recommended Green Spaces
http://plan.rudbyparishcouncil.org.uk/wp/wp-content/uploads/2019/08/NP-Non-Recommended-Green-Space-Assessments-Hutton-Rudby-Rudby.pdf

[31] Conservation Area:
https://www.hambleton.gov.uk/info/20039/planning/277/conservation_areas_and_listed_buildings

[32] A History Walk round Hutton Rudby
https://northyorkshirehistory.blogspot.com/2012/10/a-history-walk-round-hutton-rudby.html

UNPROVED DRAFT - WORK IN PROGRESS