

Meeting: Thirsk and Malton Area Constituency Planning Committee

Members: Councillors Joy Andrews (Vice-Chair), Alyson Baker, Lindsay Burr MBE, Sam Cross, Caroline Goodrick (Chair), Nigel Knapton and Malcolm Taylor.

Date: Thursday, 18 January, 2024

Time: 10.00 am

Venue: Ryedale House, Malton

Updates list

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Please scan contributor Giles to ZE23/05729/MFUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/01/2024 8:56 PM from Dr Katherine Giles.

Application Summary

Address: Land East Of The Balk Slingsby

Proposal: Erection of 26no. dwellings comprising 12no. two bedroom dwellings, 11no. three bedroom dwellings, 2no. four bedroom dwellings and 1no. one bedroom dwelling with associated access road, landscaping and parking

Case Officer: Alan Goforth

[Click for further information](#)

Customer Details

Name: Dr Katherine Giles

Address: Holly Cottage, Church Lane, Slingsby YO62 4AD

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear members of Ryedale District Council and Planning and Conservation Team,

I am writing to submit comments related to the following planning application:

LAND EAST OF THE BALK, SLINGSBY Application No. ZE23/05729/MFUL

The application is a resubmission of the previous Reserved Matters application 23/00037/MREM.

A potentially high quality development compromised in the resubmission

Earlier proposals submitted for the development of The Balk were broadly welcomed and supported by residents as an appropriate level of development within an appropriate infill development site. At the time, the statutory consultee Historic England commented that although they would normally suggest/advise such a development respond to the grain and materials of the existing 20th century housing development to the west side of The Balk, the high design quality, use of traditional materials and inclusion of both green spaces and affordable housing made the proposals a convincing, unified approach to the whole site, notwithstanding its divided ownership. At more recent village meetings a compelling case was made by the Hon. Nicholas Howard that the Balk would be his 'legacy' to the village and an important example of the kind of 'purposeful development' being championed by Castle Howard Estate.

It is deeply disappointing that the revised proposals now under consideration frustrate these ambitious proposals. This seems to be an unfortunate outcome of the refusal of the adjacent landowner to honour the original in principle agreement, compromising the clarity, coherence and quality of the original designs, confusing both local and regional councillors ability to make informed decisions, not least because many of the resubmitted plans and proposals continue to use original plans and visualisations of the whole site.

Key material considerations therefore include:

The impact of phased development on the coherence of i) design principles, ii) access arrangements during and after construction and their impact on the residents of Aspen Way and wider village community and iii) utilities, especially surface water drainage and sewerage, given that the Ryedale Local Plan Strategy (2013, p.109) noted that there was 'no current capacity' in Slingsby, and that 'upgrading would be required' iv) responsibility for maintaining open and green space and catchment pond across both sites.

The location and density of affordable housing.

Rather than being fully integrated across the site, this now seems to be marginalised and densely-packed into the south-west corner, where residents will be most vulnerable to noise and vehicular pollution. Affordable housing should surely be re-integrated fully into the development to facilitate and deliver on the development proposal's commitment to creating a socially-integrated, thriving community here.

Impact on Conservation Area, designated views and heritage assets

The Heritage Report submitted to meet the criteria of Paragraph 194 of the NPPF acknowledges the 'concerns on heritage grounds' raised by Historic England (Reference P01568582) about the location of the car park in the south west corner of the site as 'an unfortunate addition given the prominence of this part of the site as an access point into the village'. However, it attempts to dismiss these concerns and argue that they are outweighed by the overall benefits of the development. This downplays the visual impact of the development on Slingsby's Conservation Area by suggesting:

i) this is not the village's 'historic core' (Hinchliffe Heritage para 4.3.1)

ii) by asserting that there will be minimal visual impact on the 19th century tree-lined 'boulevard'

of The Balk (para 4.3.2).

This misses the point that The Balk was part of Castle Howard's designed landscape approach to its rebuilding of the village in the early 19th century, which include the building/rebuilding of the School, Schoolhouse, Schoolmaster's house and estate cottages on The Green. The Balk is therefore a crucial part of the setting of the listed buildings and character of the Conservation Area.

This report further suggests that neither the development nor the car park will be visible 'until a receptor reached the junction' (para 4.3.6). This is not the case. The south west corner, as noted by Historic England is highly visible from approaches from both the south (Castle Howard) and the west (B1257), hence its identification as a 'designated view' within our Village Design Statement (2016).

Archaeology

It is very helpful to see the significance of the Iron Age archaeology revealed by evaluation acknowledged by the WSI (Written Scheme of Investigation). However, it is of a rather disappointing quality and reveals a lack of awareness of relevant data sources (for example the detailed records already held within the HER, Historic England's Howardian Hills Aerial Mapping project). It will be important to ensure that the archaeology undertaken here is of the highest quality, as it will be closely scrutinised by local interest groups and academics with a particular interest in one of the most northerly barrow cemeteries in the region, as also noted by the Statutory consultee Historic England and the County Archaeologist.

In conclusion, this development provides an early opportunity to build trust and rapport between the village community and Castle Howard Estate, setting an important precedent for future development proposals for both local residents, parish councils, Ryedale and North Yorkshire. It is, fundamentally the phased and potentially incoherent, unconnected and compromised nature of the revised submission that is of concern here. For this reason, it would be preferable if councillors' original policy decisions could be upheld and a decision deferred until the full site proposals are submitted for review.

Yours Sincerely

Professor Kate Giles

Kind regards

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