

FAO: Helen Kemp
Director of Economy and Planning
Hambleton District Council
Civic Centre
Stone Cross Way
Northallerton
DL6 2UU

17 September 2019

Hambleton Local Plan: Publication Draft

Dear Ms Kemp,

Further to your letter of 30 July 2019, I enclose the representations of Hackforth Village to the draft local plan for your consideration.

It is our position that the current Local Plan does not meet the Test of Soundness. Specifically, it is our view that the decision to reject the proposed sites in Hackforth for designation as Local Green Space is not justified, given the evidence available.

To that end, we enclose our proportionate evidence for your consideration. We submit that this evidence justifies that the sites nominated by Hackforth Combined Parish Council fulfil the criteria as detailed in the *Hambleton District Council Local Green Space Assessment: Combined recommendations report* from November 2018.

We trust that the proportionate evidence enclosed is sufficient for the Council to reconsider the allocation of Local Green Space in Hackforth, and that they will agree with the Parish Council's submissions.

Yours Sincerely,

Graham Copping
Chairman
Hackforth Combined Parish Council

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Site Reference: ALT/B/062/003/G

*Part of OS Field 2839, Opp Allotments, North Road, Hackforth,
North Yorkshire*

Locality of the site

Site area is 0.4ha – this is in proportion to the scale of the village and landscape surrounding it. It is not an extensive tract of land, but an open space, agricultural in nature. It is a feature of Hackforth that it is a village made up of two small hamlets, separated by this section of land. It has settlements to its north and south, so is physically and visually connected to its local context (see map at Appendix 1, and aerial photo at Appendix 2)

Proximity to the community it serves

The site is physically central to the Hackforth community, being in the centre of the two hamlets forming the village. The site can be reached by anyone in the village in less than 5 minutes if walking, and is less than 1km away from all the dwellings in the village. (see Appendix 3)

Although the site has no public access, as is stated in the Department for Communities and Local Government (DCLG) guidance “*Open space, sports and recreation facilities, public rights of way and local green space*” at Paragraph 017 (Reference ID: 37-017-20140306)

“...other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty)”

The main path between the north and south hamlets runs adjacent to this site, and provides for many villagers the transition from north and south via the open space. This route is popular with dog walkers, and those using the amenities within the village (village hall, post box etc).

This open space is increasingly important to those in the village given the development over the preceding years of other open spaces in the village. A map showing the areas which have already been developed or have planning permission / are being developed is contained in Appendix 4. Looking further back, Appendix 5 highlights how the village has changed since 1846, but note the presence of the open space separating the two hamlets also.

Significance of the site

This site is important to preserve the historic form and layout of the settlement at Hackforth. This space makes a significant contribution to the character of the village, it being the centre of the two hamlets. This has previously been accepted by Hambleton District Council in the 1999 Local plan, the site meeting the “BD5 Policy” criteria for “Spaces of Townscape Importance” (see Appendix 6)

Notwithstanding the historical significance, the site provides a beautiful open view over agricultural fields to the Hornby Castle estate beyond. In addition to the East side, there is the listed building, Manor Farm (where the Manor House is also situated). The site is in a recognised tranquil area (CPRE tranquillity map), and despite not being accessible by the public, the site remains enjoyed by those in the village and has a positive contribution on mental well-being.

Previous Proposal

This site has previously been proposed by the village, and rejected. Having reviewed the Allocation Checklist (Contained within the March 2017 HDC Local Green Space: Recommendations Report), we submit that some of the checklist has been answered incorrectly, and thus we submit our own checklist given the evidence contained herein. The same can be found at Appendix 7.

Site Reference: ALT/B/062/004/G & ALT/B/062/004A/G

Land stretching from Allotments to Bowbridge Beck, North Road, Hackforth, N. Yorkshire.

Locality of the site

Site area is 2.3ha – this is in proportion to the scale of the village and landscape surrounding it. The area is owned by residents of the village and is used as allotment space to the North section, and agricultural land to the South towards Bowbridge Beck. Several access points to the area at the North end mean the site is physically connected to Hackforth.

Proximity to the community it serves

The site is in the centre of the two hamlets forming the village (see Appendix 1). The site can be reached by anyone in the village in less than 5 minutes if walking, and is less than 1km away from all the dwellings in the village (Appendix 8). Several access points mean the allotment site is accessible to anyone, although the plots are in private ownership.

Although the agricultural site has no public access, as is stated in the Department for Communities and Local Government (DCLG) guidance “*Open space, sports and recreation facilities, public rights of way and local green space*” at Paragraph 017 (Reference ID: 37-017-20140306)

“...other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty)”

Significance of the site

The Allotment site was originally used by workers employed by the Hornby estate, so they were able to grow their own produce. Indeed, some residents remain in the employ of the Hornby estate and thus make use of the allotment space.

The use of the north end of the site as Allotments demonstrates the recreational value which the site offers. An integral part of the Hackforth Village is the annual show in September, where home grown produce is entered for judging – a lot of this produce is grown in the village allotment space on the proposed LGS site. Despite being at the side of the road, the site offers tranquillity to its users, as well as a practical recreational

space, by virtue of a tall hedgerow. To the east of the proposed site, is open space and views over towards the North York Moors National Park.

In respect of the south section of this application, although in private, agricultural ownership, the site carries a significant amount of historical importance. At Appendix 9 is the archaeological survey carried out when water treatment works were installed in the village. This highlighted medieval earthworks, and the original site of the manor house. It is believed locally that this site was the section of the village which was wiped out during the plague.

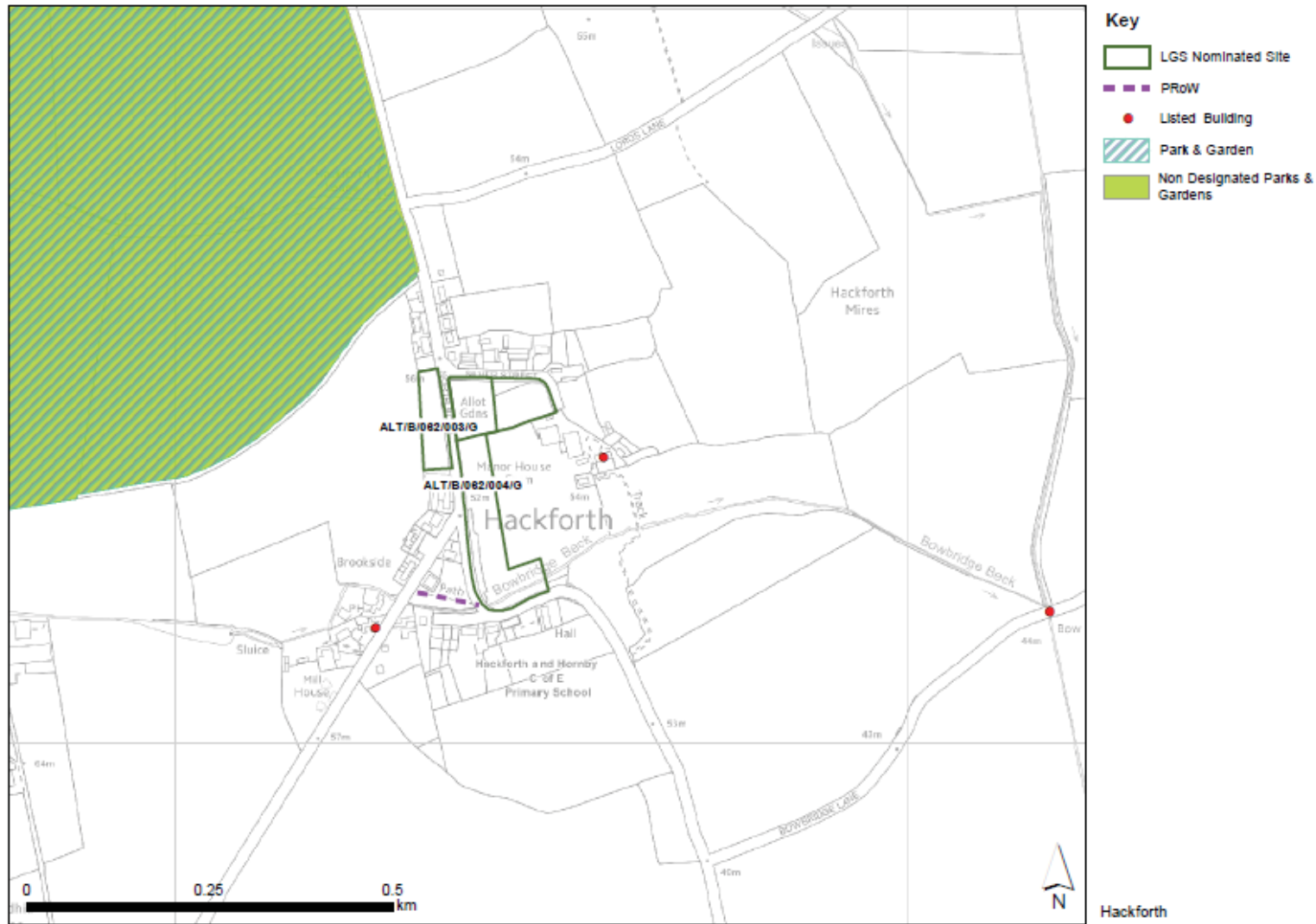
This site is important in order to preserve the historic form and layout of the settlement at Hackforth. This has previously been accepted by Hambleton District Council in the 1999 Local plan, the site meeting the "BD5 Policy" criteria for "Spaces of Townscape Importance" (Appendix 6).

Previous Proposal

This site has previously been proposed by the village, and rejected. Having reviewed the Allocation Checklist (Contained within the March 2017 HDC Local Green Space: Recommendations Report), we submit that some of the checklist has been answered incorrectly, and thus we submit our own checklist given the evidence contained herein. The same can be found at Appendix 10.

APPENDIX 1

THE PROPOSED LGS SITES IN HACKFORTH



HACKFORTH

APPENDIX 2

AERIAL VIEW OF THE VILLAGE, WITH THE NORTH HAMLET TO THE RIGHT AND THE SOUTH HAMLET TO THE LEFT



APPENDIX 3

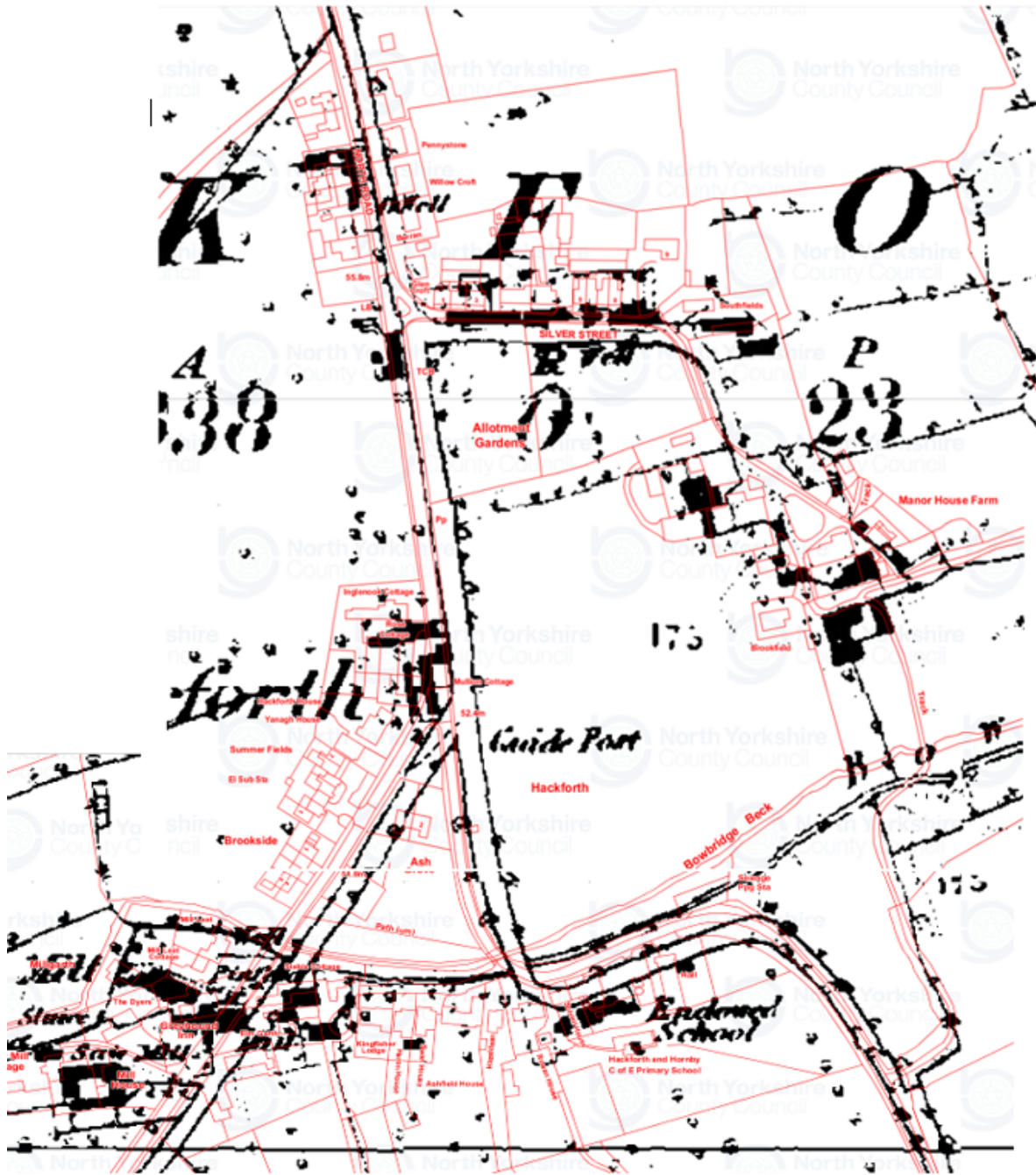
APPENDIX 4

AERIAL VIEW SHOWING SITES WHICH HAVE BEEN DEVELOPED, OR ARE PROPOSED FOR DEVELOPMENT



APPENDIX 5

OVERLAY MAP OF HACKFORTH – BLACK MAP FROM 1846 WITH THE MODERN MAP OVERLAID IN RED



APPENDIX 6

HAMBLETON DISTRICT COUNCIL 1999 LOCAL PLAN (BD5 POLICY)

Inset Map 11

HACKFORTH

HAMBLETON DISTRICT COUNCIL DISTRICT-WIDE LOCAL PLAN • JANUARY 1999



<p>See separate loose key for an explanation of the notation.</p>	<p>For a list of policies to be operated throughout the Plan Area, see the Proposals Map.</p>	<p>Inset Maps should be read in conjunction with the Written Statement.</p>
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POLICY 805**SPACES OF 'TOWNSCAPE' IMPORTANCE**

Development will not be permitted which would result in the loss of, or damage to, important spaces in settlements, as defined on the Inset Maps, or other spaces, which:

1. Make a significant contribution to the character or setting of the settlement; or
2. Provide an attractive setting for buildings within it; or
3. Are important to the historic form and layout of the settlement.

JUSTIFICATION

- 6.26 Spaces can make an important contribution to the character of towns and villages. These include paddocks, orchards, large gardens, groups of cottage gardens, village greens and churchyards in a variety of forms (see Policies H7, H8, H9 and BD2).
- 6.27 The infilling of such spaces in villages with new buildings would lead to the erosion of the character of settlements. PPG17 states that open space in towns and villages enhances the character of conservation areas, listed buildings and historic landscapes, and is important in contributing to the quality of life.
- 6.28 The larger or more significant areas are shown on the Inset Maps and development will not be permitted on these areas which would materially harm the contribution these spaces make to the character, setting or historic form and layout of the settlement. In addition there may be other gaps or spaces which should also be protected. These may be subsequently identified through Village Design Statements or Conservation Area Assessments.
- 6.29 Development which will not adversely affect the contribution such spaces make to the character, setting or historic form and layout of the settlement or to the settings of buildings within it, will be permitted.
- 6.28 The larger or more significant areas are shown on the Inset Maps and development will not be permitted on these areas which

APPENDIX 7

SUGGESTED ALLOCATION CHECKLIST RESPONSES

ALT/B/062/003/G: LGS Allocation Checklist

1	GENERAL INFORMATION	
1.1	SITE NAME & ADDRESS: Part of OS Field 2839, Opp Allotments, North Road, Hackforth, North Yorkshire	
1.2	SITE REFERENCE: ALT/B/062/003/G	
1.3	Does the site have any other draft allocations (such as housing etc) or current planning applications / permissions?	NO
2	IS THE SITE 'LOCAL' DUE TO ITS SIZE, SCALE & 'LOCAL NATURE'?	YES
2.1	SITE AREA	
	0.4 ha	
2.2	IS THE SITE AN 'EXTENSIVE TRACT OF LAND'? The site is 0.4 ha, so is not extensive. The site is in keeping with the scale of the surrounding landscape units.	NO
2.3	IS THE SITE 'LOCAL IN CHARACTER'? The site forms part of a larger agricultural field to the west of North Road. It does not have public access but has settlement immediately to its south and north so feels physically and visually connected to its local context.	YES
3	IS THE LOCAL GREEN SPACE IN 'REASONABLY CLOSE PROXIMITY' TO THE COMMUNITY IT SERVES'?	YES
3.1	WHICH COMMUNITY IS SERVED BY THE LOCAL GREENSPACE?	
	Hackforth	
3.2	HOW FAR IS THE SITE FROM THE COMMUNITY IT SERVES? Is the site within 2km? Is the site within 'walking distance' (300m / 5 mins)?	YES
3.3	ARE THERE ANY BARRIERS TO ACCES BY THE COMMUNITY?	YES
	No public access	
4	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF ITS 'BEAUTY'?	NO
4.1	IS THE SITE LOCATED WITHIN A NATIONAL LANDSCAPE DESIGNATED AREA? National Park or AONB?	NO
4.2	SITE LANDSCAPE CHARACTER ASSESSMENT Simple description: The area is part of an agricultural field, bordered by a low stone wall alongside North Road. LCA: Located within Landscape Character Area 10 Bedale Farmland <ul style="list-style-type: none"> • A gently undulating area, generally broad, open and large in scale, with some localised areas of enclosure associated with woodland. • The small market town of Bedale with its historic market place, and buildings dating from as early as the 13th Century. • A mix of arable and grazing land in a small-medium scale field pattern, noticeably smaller than that of the vales, with boundary hedgerows. • A pattern of small, dispersed woodland plantations and coverts, with more extensive woodland at Bedale Park and Bedale Golf Club. 	

	<ul style="list-style-type: none"> A transitional landscape between the Vales to the east and Dales to the west <p>North Yorkshire & York Landscape Characterisation Project, 2011: classified as Enclosed Land: SUMMARY: This is an area of piecemeal enclosure, which is focused on Hackforth. It consists of medium sized irregular fields defined by regular hedgerows. This area has regular hedgerow boundaries. There has been some later straight boundaries put in.</p>	
4.3	<p>SITE VISIBILITY IN ITS LOCAL CONTEXT</p> <p>The site is generally visually open with mid-range views over the surrounding relatively flat agricultural landscape</p>	
5	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF ITS 'HISTORIC SIGNIFICANCE'?	YES
5.1	ARE THERE ANY HISTORIC BUILDINGS / FEATURES ON / ADJACENT TO THE SITE?	NO
5.2	ARE THERE ANY IMPORTANT HISTORIC LANDSCAPE FEATURES ON THE SITE?	NO
5.3	DID THE SITE PLAY AN IMPORTANT ROLE IN THE HISTORIC DEVELOPMENT OF THE VILLAGE / TOWN?	YES
6	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF ITS 'RECREATIONAL VALUE'?	NO
6.1	IS THE SITE USED FOR PLAYING SPORT?	NO
6.2	ARE THE PUBLIC ABLE TO PHYSICALLY ACCESS THE SITE?	NO
	No public access	
6.3	IS THE SITE USED FOR INFORMAL RECREATION?	NO
7	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF ITS 'TRANQUILITY'?	YES
7.1	IS THE SITE WITHIN A RECOGNISED TRANQUIL AREA? (CPRE Tranquility map)	YES
7.2	DOES THE SITE FEEL TRANQUIL?	YES
	An open landscape unit bordered by residential development and a local road.	
8	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF THE 'RICHNESS OF ITS WILDLIFE'?	NO
8.1	IS THE SITE WITHIN A NATIONAL OR LOCAL BIODIVERSITY DESIGNATED AREA?	NO
8.2	ARE ANY IMPORTANT HABITATS OR SPECIES FOUND ON THE SITE?	NO
8.3	IS THE SITE LOCALLY IMPORTANT FOR BIODIVERSITY?	NO
9	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF ANY OTHER FEATURES?	NOT KNOWN
10	CONCLUSION: IS THE SITE SUITABLE FOR DESIGNATION AS A LOCAL GREENSPACE?	YES
	<p>The site is 'local' and is in 'reasonably close proximity to the community it serves' but lacks access (although this does not prohibit it from being designated LGS). It has settlement immediately to its south and north so feels physically and visually connected to its local context. The site does possess local significance. A footpath runs parallel to the site connecting the North and South of the village</p>	

APPENDIX 8

APPENDIX 9

ARCHAEOLOGICAL REPORT SHOWING SIGNIFICANCE OF SITE



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Northern Archaeological Associates, (2003). *Proposed Wastewater Treatment Works Hackforth, Near Catterick, North Yorkshire. Cultural Heritage Appraisal. Draft.* Northern Archaeological Associates.

i Title:	Proposed Wastewater Treatment Works Hackforth, Near Catterick, North Yorkshire. Cultural Heritage Appraisal. Draft
i Number of Pages:	10
i Downloads:	
i Publication Type:	Report
i Abstract:	The assessment identified the following archaeological features: medieval earthworks, hamlet and the original site of a manor house. Possible other medieval features (although they could be later in date) included: boundaries, enclosures, field systems, drains and ridge and furrow. Post-medieval features included a mill and a later building on the manor house site. [Au(adp)]
i Author:	Northern Archaeological Associates
i Publisher:	Northern Archaeological Associates
i Year of Publication:	2003
i Locations:	Location - Auto Detected: Hackforth Near Catterick North Yorkshire
i Subjects / Periods:	Temporal - Auto Detected: Medieval
i Figure/Plate/Table/Ref:	Figure: ✔ Plate: ✘ Table: ✘ Ref: ✔
i Note:	Date Of Issue From: 2003 Date Of Coverage From: 01 Date Of Coverage To: 01 Editorial Expansion: Site name: HACKFORTH, NEAR CATTERICK Study area: Investigation type: Desk-based District: Harrogate Monument: ENCLOSURE. Medieval (1066-1540), DRAINS. Medieval (1066-1540), EARTHWORK. Medieval (1066-1540), FIELD BOUNDARY. Medieval (1066-1540), HAMLET. Medieval (1066-1540), MILL. Post-medieval (1540-1901), BOUNDARY. Medieval (1066-1540), BUILDING. Post-medieval (1 Ngr: SE24409330 Parish: Hackforth Postcode:
i Source:	Archaeological Investigations Project (AIP)
i Created Date:	19 Jan 2009

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APPENDIX 10

SUGGESTED ALLOCATION CHECKLIST RESPONSES

ALT/B/062/004/G and ALT/B/062/004A/G: LGS Allocation Checklist

1	GENERAL INFORMATION	
1.1	SITE NAME & ADDRESS: Land Stretching from Allotments to Bowbridge Beck, North Road, Hackforth, N. Yorkshire	
1.2	SITE REFERENCE: ALT/B/062/004/G and ALT/B/062/004A/G	
1.3	Does the site have any other draft allocations (such as housing etc) or current planning applications / permissions?	NO
2	IS THE SITE 'LOCAL' DUE TO ITS SIZE, SCALE & 'LOCAL NATURE'?	YES
2.1	SITE AREA	
	2.3 ha	
2.2	IS THE SITE AN 'EXTENSIVE TRACT OF LAND'? The site is 2.3 ha, so is not extensive. The site is in keeping with the scale of the surrounding landscape units.	NO
2.3	IS THE SITE 'LOCAL IN CHARACTER'? The site is located within Hackforth to the east of North Road between residential areas situated immediately north and south. There are a couple of access points into the allotment area, so the site feels physically and visually connected to its local context.	YES
3	IS THE LOCAL GREEN SPACE IN 'REASONABLY CLOSE PROXIMITY' TO THE COMMUNITY IT SERVES'?	YES
3.1	WHICH COMMUNITY IS SERVED BY THE LOCAL GREENSPACE? Hackforth	
3.2	HOW FAR IS THE SITE FROM THE COMMUNITY IT SERVES? Is the site within 2km? Is the site within 'walking distance' (300m / 5 mins)?	YES
3.3	ARE THERE ANY BARRIERS TO ACCESS BY THE COMMUNITY? *areas of the site are agricultural with no access, but this is not a reason to deny LGS status	YES*
4	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF ITS 'BEAUTY'?	NO
4.1	IS THE SITE LOCATED WITHIN A NATIONAL LANDSCAPE DESIGNATED AREA? National Park or AONB?	NO
4.2	SITE LANDSCAPE CHARACTER ASSESSMENT Simple description: The area is a community allotment and pastoral agricultural fields LCA: Located within Landscape Character Area 10 Bedale Farmland <ul style="list-style-type: none"> • A gently undulating area, generally broad, open and large in scale, with some localised areas of enclosure associated with woodland. • The small market town of Bedale with its historic market place, and buildings dating from as early as the 13th Century. • A mix of arable and grazing land in a small-medium scale field pattern, noticeably smaller than that of the vales, with boundary hedgerows. • A pattern of small, dispersed woodland plantations and coverts, with more extensive woodland at Bedale Park and Bedale Golf Club. 	

	<ul style="list-style-type: none"> A transitional landscape between the Vales to the east and Dales to the west <p>North Yorkshire & York Landscape Characterisation Project, 2011: classified as Enclosed Land: SUMMARY: This is an area of piecemeal enclosure, which is focused on Hackforth. It consists of medium sized irregular fields defined by regular hedgerows. This area has regular hedgerow boundaries. There has been some later straight boundaries put in.</p>	
4.3	<p>SITE VISIBILITY IN ITS LOCAL CONTEXT</p> <p>The site is generally visually open with some screening by vegetation along North Road and within the site. enclosed due to surrounding residential built form. Close range views from the site to the surrounding residential area to the north and longer views over the agricultural landscape east and west.</p>	
5	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF ITS 'HISTORIC SIGNIFICANCE'?	YES
5.1	ARE THERE ANY HISTORIC BUILDINGS / FEATURES ON / ADJACENT TO THE SITE?	YES
5.2	ARE THERE ANY IMPORTANT HISTORIC LANDSCAPE FEATURES ON THE SITE?	YES
5.3	DID THE SITE PLAY AN IMPORTANT ROLE IN THE HISTORIC DEVELOPMENT OF THE VILLAGE / TOWN?	YES
6	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF ITS 'RECREATIONAL VALUE'?	YES*
6.1	IS THE SITE USED FOR PLAYING SPORT?	NO
6.2	ARE THE PUBLIC ABLE TO PHYSICALLY ACCESS THE SITE?	YES*
	Allotment section of site; part is agricultural with no access	
6.3	IS THE SITE USED FOR INFORMAL RECREATION?	YES*
	Allotment gardening, informal play	
7	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF ITS 'TRANQUILITY'?	YES
7.1	IS THE SITE WITHIN A RECOGNISED TRANQUIL AREA? (CPRE Tranquility map)	YES
7.2	DOES THE SITE FEEL TRANQUIL?	YES
	Bordered by residential development and local road, hedgerows and low wall bordering the site.	
8	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF THE 'RICHNESS OF ITS WILDLIFE'?	NO
8.1	IS THE SITE WITHIN A NATIONAL OR LOCAL BIODIVERSITY DESIGNATED AREA?	NO
8.2	ARE ANY IMPORTANT HABITATS OR SPECIES FOUND ON THE SITE?	NO
8.3	IS THE SITE LOCALLY IMPORTANT FOR BIODIVERSITY?	NO
9	DOES THE LOCAL GREEN SPACE HOLD A LOCAL SIGNIFICANCE BECAUSE OF ANY OTHER FEATURES?	NOT KNOWN
10	CONCLUSION: IS THE SITE SUITABLE FOR DESIGNATION AS A LOCAL GREENSPACE?	YES
	<p>Part of the site is 'local' and has access. Both sites are in 'reasonably close proximity to the community they serve'. They have settlement immediately to the south and north so feels physically and visually connected to its local context and possess local significance because of its recreational value (A) and established archaeological significance (B).</p>	

APPENDIX 11

Hackforth Village Survey Results September 2019

ALT/B/062/004/G and ALT/B/062/004A/G East Side

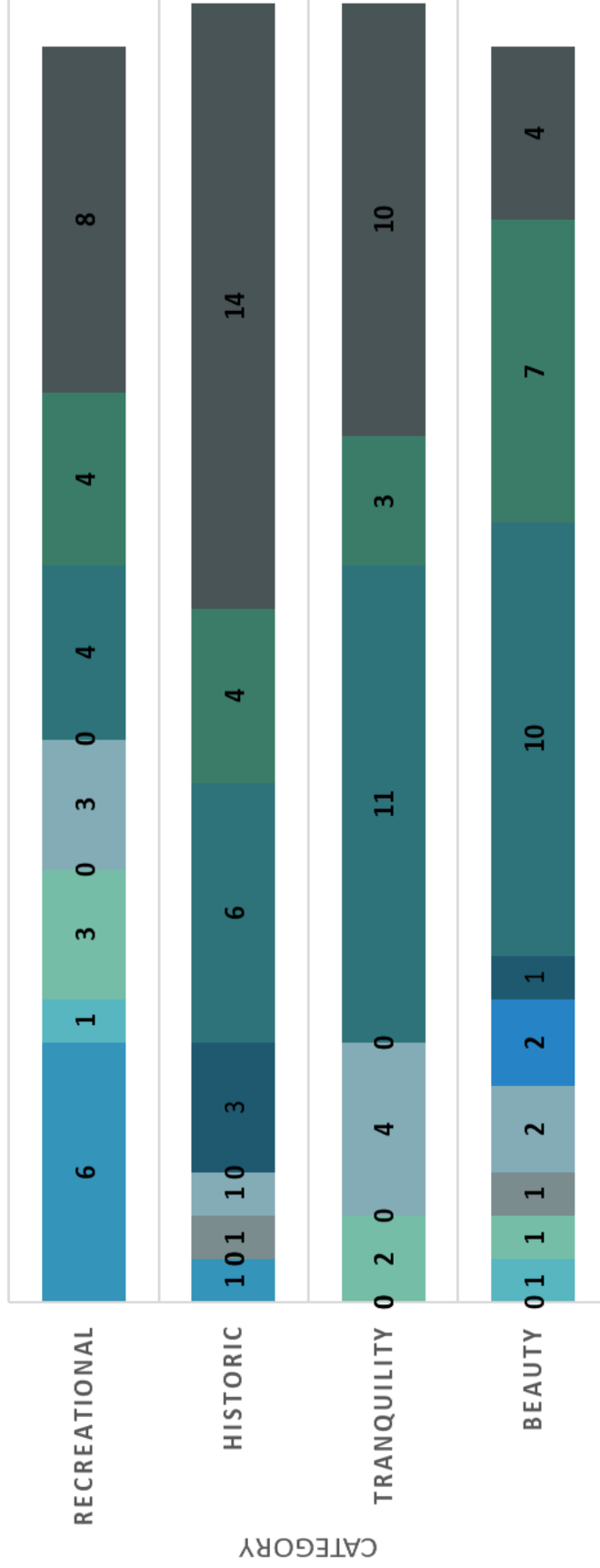
ALT/B/062/003/G West Side

80% of residents surveyed stated that the above sites should be preserved and designated green space areas

The survey scored each category - Beauty, Tranquility, Historic Significance and Recreational Value from 1 (minimum) to 10 (maximum). The results are represented graphically on the next 2 pages.

SURVEY RESULTS: ALT/B/062/004/G AND ALT/B/062/004A/G EAST SIDE

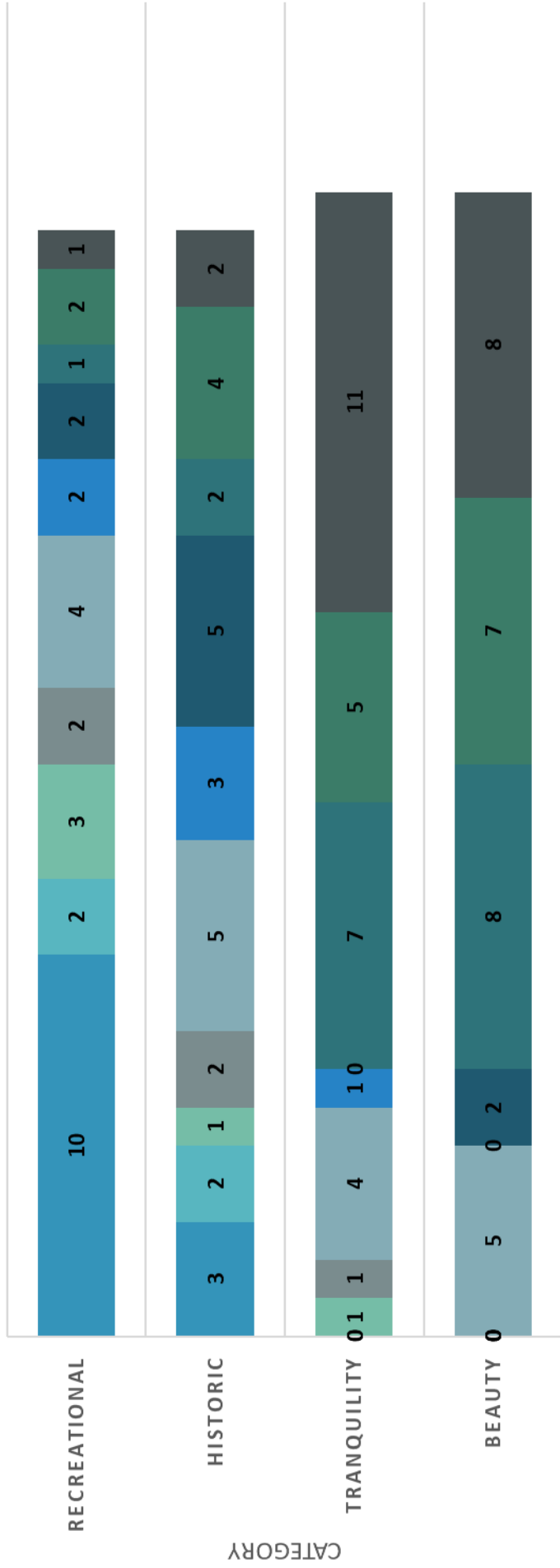
1 = LEAST 10 = MOST



SCORE COUNT

SURVEY RESULTS: ALT/B/062/003/G WEST SIDE

1 = LEAST 10 = MOST



SCORE COUNT