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# Planning Statement

Fore Lane,  
Thornborough

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AUGUST 2025

Q221029

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# 1 Introduction

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- 1.1 Outline planning permission is being sought by Highacre Builders Limited (“the Applicant”) for the development of up to four dwellings on land to the north of Main Street, Thornborough, DL8 2RA (“the Site”). All matters are reserved save for access to the development.
- 1.2 The Site is located on the western edge of Thornborough and represents a proportionate and sustainable extension of the settlement.
- 1.3 The Site is not allocated within the Hambleton Local Plan which remains the Development Plan until adoption of a new North Yorkshire Plan.
- 1.4 The submission demonstrates that the Site is capable of accommodating the proposed dwellings in a manner that respects its environmental context and the character of the settlement, and its relationship with the Thornborough Henges Scheduled Monument to the west. Detailed consideration has been given to how the development of this Site would interact with the Henges as summarised in this report and articulated fully within the accompanying Desk Based Archaeology and Heritage Assessment.
- 1.5 This Report, alongside the wider submission, demonstrates that the proposed development accords with the Development Plan and does not give rise to any adverse impacts that are not capable of mitigation, or outweighed by the benefits of granting permission. Therefore, and in line with Paragraph 11 of the NPPF, planning permission should be granted without delay.
- 1.6 The Report is structured as follows:
  - Section 2: provides a factual account of the Site, including a description of the Site and surroundings and any relevant planning history.
  - Section 3: outlines the key parameters for the proposed development and engagement to date.
  - Section 4: outlines the relevant national and local planning policy.
  - Section 5: provides an analysis of the key planning considerations.
  - Section 6: addresses the heritage implications of the proposals.
  - Section 7: summarises the planning benefits arising from the proposals.
  - Section 8: draws together the conclusions.
- 1.7 To summarise, the proposed development is capable of delivering a range of social, environmental, and economic benefits and would support the delivery of an appropriately scaled and well-designed residential development to support the sustainability of Thornborough.
- 1.8 In turn, this represents a proportionate response to the significant uplift in new homes that will, in due course, need to be provided across the area, and North Yorkshire.

## 2 Factual Background

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### Site Context

- 2.1 The Site lies to the north of Main Street in Thornborough at the western edge of the village of Thornborough (**Figure 2.1**). The Site comprises an area of 0.36ha area and forms part of a larger plot of land owned by the Applicant (blue line) of 2.61ha.

Figure 2.1 – Site Location



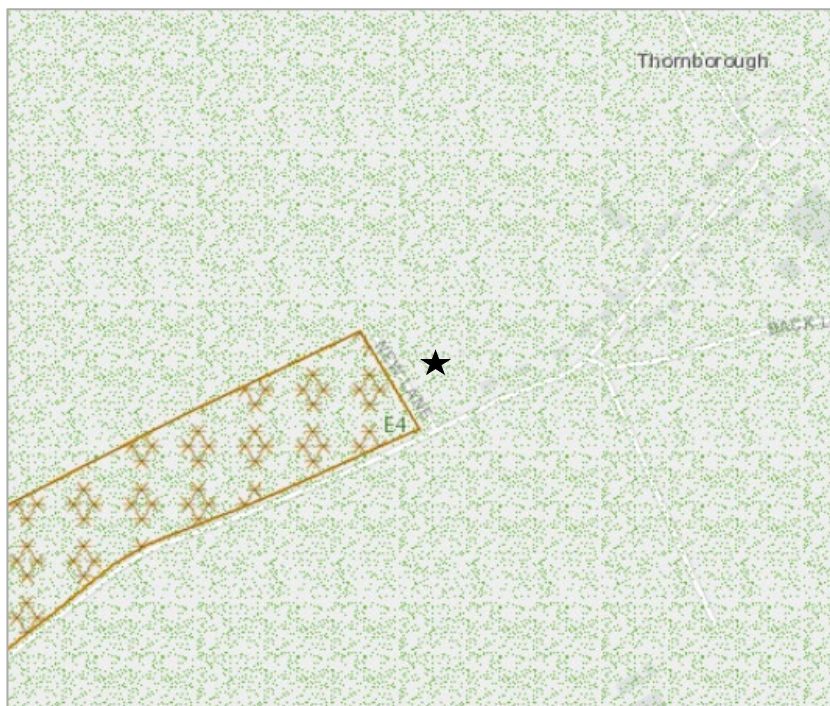
- 2.2 The Site is a rectangular area of flat grassland that is regularly maintained and has in the past been used for occasional grazing of livestock, although has no active agricultural use. To the front of the Site is a hedgerow and grass verge fronting the highway.
- 2.3 The Site is directly adjacent to (western edge) a number of existing residential properties that front on to Back Lane and represent the western edge of the village of Thornborough; the site is directly adjacent to the build form of a designated village. The wider area of grassland and trees within the ownership of the Applicant extends to the north and east.
- 2.4 Directly to the west of the site boundary is a track providing access to agricultural land and a mature hedgerow, beyond which is the eastern boundary of the Thornborough Henges Scheduled Monument. To the south of the Site is Back Lane and beyond that agricultural land.

- 2.5 The Site fronts onto the highway which runs through Thornborough to the east, and to the village of West Tanfield 2.5km to the west.
- 2.6 There are two bus stops within 200m of the Site which provide access to Ripon and Richmond town centres. This bus stop runs at a frequency of two buses per day.
- 2.7 The Site is accessible via non-car modes of cycling or walking to the limited amenities and services of Thornborough as well as the more extensive offer at the 'Service Village' of West Tanfield.
- 2.8 The Site can be considered to fall within the general built form/extent of the settlement and follows the linear shape of the village fronting on to the highway. The development of this Site would form an effective defensible boundary to the settlement.

### Site Designations

- 2.9 The site is in the former Hambleton district, and all policy references below are taken from the Hambleton Local Plan (2022).

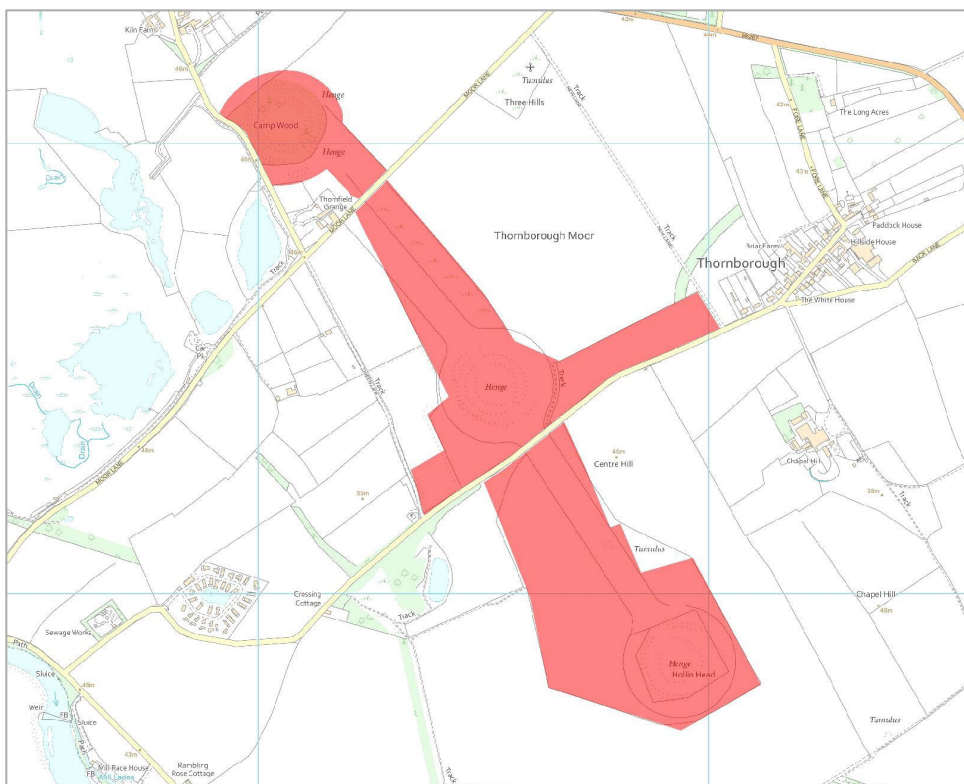
Figure 2.2 – Local Plan Policy Map Extract (Site marked by star)



- 2.10 The Site is washed over by a Green Infrastructure Corridor designation (Policy E4) which covers the majority of this area, including the rest of the village.
- 2.11 Thornborough is defined as a 'small village' (Policy S3) by North Yorkshire Council (NYC). It is comprised of approximately 60-70 dwellings in addition to some larger agricultural buildings.
- 2.12 There are a number of non-local plan designations relevant to the Site's planning submission:

- Grade 2 agricultural land, despite not being actively used for agricultural purposes, other than occasional grazing.
- Flood Zone 1, at lowest risk of flooding.
- Safeguarded Mineral Area, which is a standard and wide-ranging designation in this area.
- The Site is 500m from a Site of Importance for Nature Conservation (associated with the Thornborough Henges).
- The Site is adjacent to the eastern extent of Thornborough Henges Scheduled Monument (**Figure 2.3**). This relationship is considered in detail within Section 6 of this Statement.

Figure 2.3 – Thornborough Henges Scheduled Monument Designation.



2.13 The Site is not subject to any Tree Preservation Orders, Public Rights of Way or Conservation Areas, and there are no listed buildings within the village of Thornborough or close to the Site.

2.14 The Site is located within the defined Parish Council area of West Tanfield.

## 3 The Indicative Proposals

- 3.1 This section of the Report summarises details set out within the supporting Design and Access Statement (DAS) and application drawings.
- 3.2 The application is made in outline, with all matters reserved for future consideration except the principle of residential development and access. It is proposed that up to 4 dwellings can be accommodated on the Site as shown on the illustrative masterplan, **Figure 3.1** illustrates how these could be accommodated as up to 4x 5-bed dwellings.

Figure 3.1 – Proposed Illustrative Site Plan



### Illustrative Layout

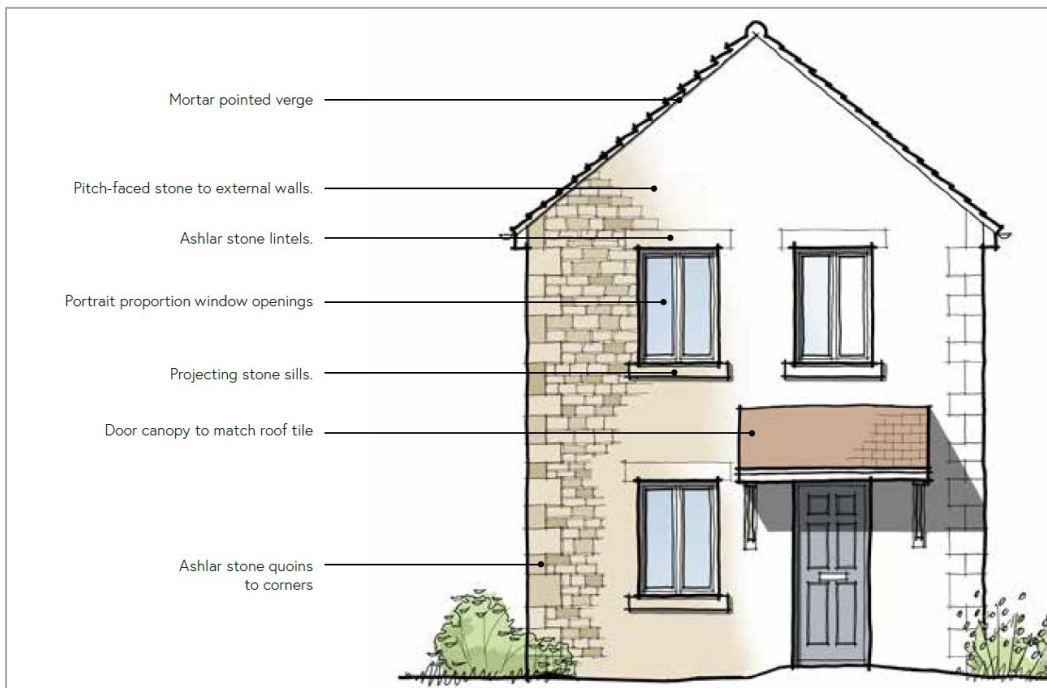
- 3.3 The masterplan has been led by the following development principles:
- Delivery of a Site Access from Fore Lane on the southern boundary of the Site.
  - Pedestrian access from the south and connecting to the existing pedestrian footway.
  - Complimentary development respecting the linear built form and design character of Thornborough.
  - The relationship with Thornborough Henges. Including increasing the Monument's appreciation and creating views towards the Monument.
  - Dwellings as a maximum of two-storey in scale.

- Retention of as much existing hedgerow on Site as possible.
  - Provision of landscaped public open space within the heart of the Site.
  - Scope to ensure the value of/accessibility to the green corridor to the north.
- 3.4 The masterplan proposed is considered to strike an effective balance between the most efficient use of the Site, whilst respecting the character and appearance of Thornborough by seeking to mirror the linear form of the village.
- 3.5 The Site is well screened from the Thornborough Henges due to existing hedgerows and planting which would not be impacted by the proposed development. The illustrative masterplan demonstrates further how planting of trees along the western edge of the Site could provide additional screening.
- 3.6 However, and notwithstanding the scope to reinforce the existing scheduled monument boundary, the Illustrative layout demonstrates how the scheme could positively contribute towards a greater understanding of the significance of the Henges and associated archaeology.
- 3.7 The layout has evolved from original drafting to avoid built development on the potential alignment of a cursus which are understood to pre-date the henges themselves. More detail on this is provided in Section 6. The layout could also be refined through further investigation to ensure the cursus lines are fully preserved (if they do pass through the Site), and / or even referenced on the ground.
- 3.8 Based on the net developable area of the Site the proposed development of 4 dwellings on the Site is considered an appropriate density of development at approximately 11 dwellings per hectare.

### Illustrative Appearance

- 3.9 The DAS considers the illustrative appearance of the proposed dwellings, which are designed to reflect the existing character of Thornborough. Dwellings would be a maximum of two-storeys to reflect the scale of the majority of buildings within Thornborough, alongside a sensitive palette of materials.
- 3.10 Illustrative images are provided in the DAS as below in **Figure 3.2**.

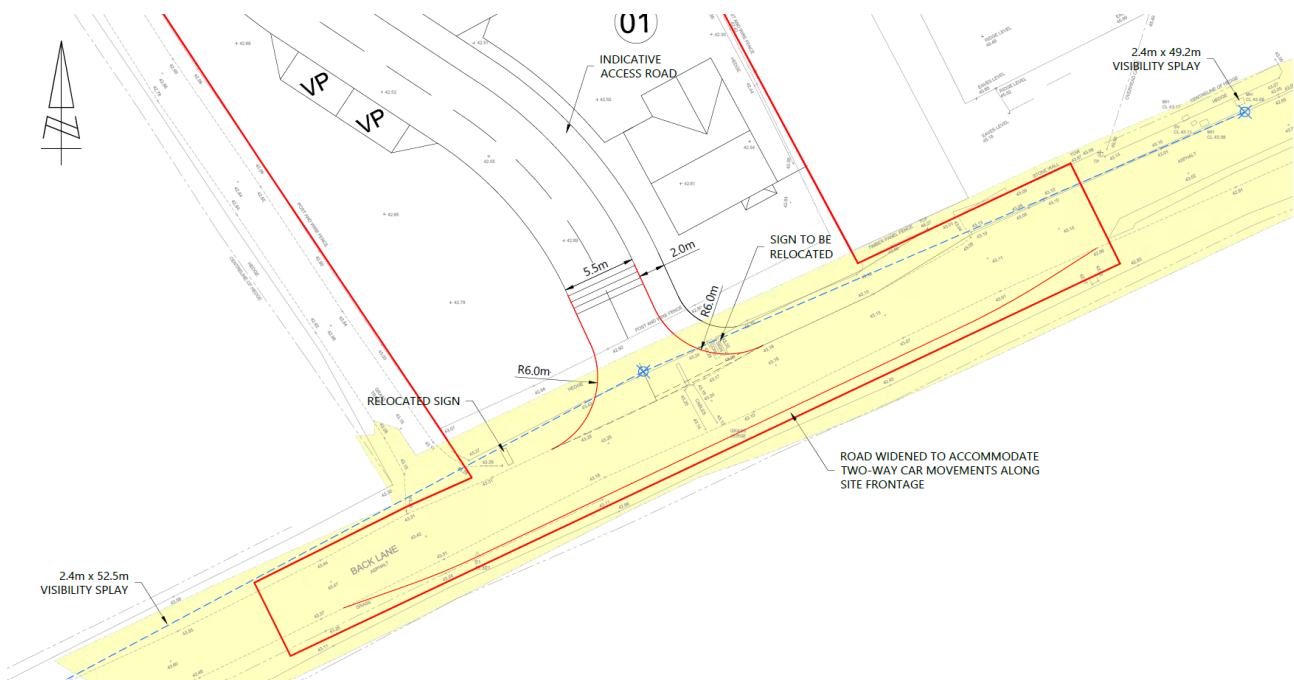
Figure 3.2 Illustrative Appearance Proposals



## Proposed Access and Highways

- 3.11 The application is seeking detailed approval of the proposed Site access. The proposed access has been designated and reviewed by the appointed highways consultants, and the approach is detailed in the supporting Transport Statement (TS) referencing the relevant NYC Design Guide.
- 3.12 It is proposed to construct a new site access in the form of a simple priority-controlled T-junction from Fore Lane as shown in **Figure 3.3**. This proposed access can be delivered within land controlled by the Applicant and the local Highways Authority.
- 3.13 The proposed site access has been positioned away from the western boundary, so as to not interfere with the existing farm access directly to the west of the Site.
- 3.14 It is also necessary to relocate the 'Thornborough' village entrance sign to accommodate the access.

Figure 3.3 Proposed Access Arrangements



## Parameters

3.15 Whilst the layout is illustrative only save for the access, some key parameters can be set out and agreed at this outline stage. These parameters are proposed as below:

- Up to 4 dwellings on the Site, each up to a maximum of 5 beds.
- Maximum of two-storey height.
- No built development on the potential cursus lines into the Site.
- Delivery of on-site open space.

3.16 These parameters can be controlled via planning conditions attached to any design.

## Engagement

3.17 The applicants have discussed the proposals with immediate neighbours and would be open to ongoing dialogue with parish council representatives through the application process. There is also a positive working relationship between the applicants and English Heritage linked to actions agreed to preserve and enhance accessibility to and understanding of the Henges.

## 4 Relevant Planning Policy Context

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- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan in this area remains the Hambleton Local Plan, adopted in 2022. The National Planning Policy Framework (2024) is one of the relevant material considerations.

### Housing Development Context

- 4.3 There is a national shortage of housing in England, and solving this acute need is a key objective for the Government, who have committed to deliver 1.5 million homes over this term of Parliament.
- 4.4 The National Planning Policy Framework (NPPF) published in December 2024 represents a fundamental change of emphasis from the previous version with a strong focus on housing delivery and the return of mandatory housing targets.
- 4.5 A key element of the revisions confirmed in December 2024 was the revision to the Standard Method (SM) used to calculate housing need. In NYC the revision has seen an increase from 1,361 dwellings per annum (dpa) to 4,156 dpa under the new SM (last updated May 2025). This change represents an increase of 2,795 dpa or over 200%.
- 4.6 In addition to more substantial interventions, windfall developments such as this one which are able to deliver sustainable and proportionate levels of growth will be key to meeting the growth in housing needs.

### National Planning Policy

- 4.7 At the heart of the NPPF is a presumption in favour of sustainable development, meaning approving, without delay, development proposals that accord with an up-to-date development plan (Paragraph 11).
- 4.8 The NPPF confirms the Government's objective to significantly boost the supply of homes (Paragraph 61).
- 4.9 Paragraph 73 of the NPPF recognises the value of small sites in making an important contribution to meeting the housing requirement of an area. Specifically, support is given for the development of windfall sites in suitable locations.

### Development Plan

- 4.10 The Site is located within NYC, who have commenced the process of producing the North Yorkshire Local Plan. However, this remains in the very early stages of preparation.

4.11 Therefore, the Hambleton Local Plan (2022) (“HLP”) will form the Development Plan as a starting point for consideration of the application.

4.12 The relevant policies of the HLP are summarised below:

- **Policy S1** (Sustainable Development Principles) seeks to ensure that development makes a positive contribution towards the sustainability of communities, enhances the environment, and adapts to and mitigates the impact of climate change.
- **Policy S2** (Strategic Priorities and Requirements) sets out a requirement to deliver at least 6,930 net new homes over the plan period (2014 to 2036). This equates to an annual housing target of 315 dwellings to be delivered in Hambleton.
- **Policy S3** (Spatial Distribution) focuses growth, within the larger market towns and settlements, whilst supporting development around small villages where it can contribute towards social and economic sustainability.
- **Policy S5** (Development in the Countryside) acknowledges that development in the countryside can be supported where it is “*closely grouped and visually well related buildings of the main part of the settlement and land closely associated with them.*”
- **Policy S7** (The Historic Environment) outlines the general approach which will be adopted to conserving the significance of Hambleton’s heritage assets.
- **Policy HG2** (Delivering the Right Type of Homes) this policy expects all new residential development to assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type, and tenure.
- **Policy HG5** (Windfall Housing Development) addresses separately those within defined settlements, and proposals adjacent to the built form of villages. The second limb of this policy is directly relevant to development adjacent to villages such as Thornborough:

*“A proposal for housing development on a site adjacent to the built form of a defined village will be supported where the proposal demonstrates that:*

*(a) a sequential approach to site selection has been taken where it can be demonstrated that there is no suitable and viable previously developed land within the built form of the village; and*

*(b) it will provide a housing mix in terms of size, type and tenure, in accordance with the Councils Housing & The Economic Development Needs Assessment (HEDNA) and Strategic Housing Market Assessment (SHMA) or successor documents.*

*All proposals will individually or accumulatively:*

*(c) represent incremental growth of the village that is commensurate to its size, scale, role and function;*

*(d) not result in the loss of open space that is important to the historic form and layout of the village; and*

*(e) have no detrimental impact on the character and appearance of the village, surrounding area and countryside or result in the loss of countryside that makes a significant contribution to the character or setting of that part of the village.”*

- **Policy E3** (The Natural Environment) and **Policy E4** (Green Infrastructure) expect all development to demonstrate a net gain in biodiversity (now a statutory requirement) and enhanced provision of, or access to green infrastructure.
- **Policy E5** (Development Affecting Heritage Assets) requires proposals to assess the potential for adverse impacts on the significance of the historic environment, as per national policy.
- **Policy E7** (Hambleton’s Landscapes) supports proposals which seek to conserve and enhance any existing trees, hedges or woodland. Should a development result in a loss of them, an appropriate replanting scheme is required.
- **Policy IC2** (Transport and Accessibility) supports proposals which can satisfactorily be accommodated on the highway network and seek to minimise the need to travel by car.
- **Policy IC7** (Infrastructure Delivery) seeks to ensure that development is supported by necessary infrastructure and facilities.
- **Policy RM2** (Flood Risk) and **RM3** (Surface Water and Drainage Management) seek to avoid development in flood risk areas, where possible, and support sustainable drainage systems.
- **Policy RM5** (Ground Contamination and Groundwater Pollution) requires a ground investigation where there is potential for proposal to be affected by contamination or where contamination may present a risk the surrounding environment.

## Supplementary Planning Documents and Guidance

- 4.13 There are a number of Supplementary Planning Documents (SPDs) which form part of the Development Plan and are relevant to the application, including:
- Housing SPD (adopted July 2022) sets out guidance on achieving the right mix of homes, including target ranges and accessibility standards.
  - Open Space, Sport and Recreation SPD (February 2011) provides guidance on delivering open space on site and where financial contributions can be secured.

## Summary

- 4.14 In summary, the HLP is supportive of housing development and windfall developments such as the one proposed by this application.
- 4.15 This is afforded greater weight by the national imperative to deliver more homes, and treat housing targets as minimum requirements.
- 4.16 The core policies against which the application is to be considered are Policy HG5 dealing with windfall development and Policy E5 with relation to the proximity of the Site to the Thornborough Henges.

## 5 Planning Assessment

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5.1 Reflecting the outline nature of the application, with all matters reserved for future consideration except for access, this section focuses on the principle of development and use, and the access details. The specific considerations triggered by the relationship with the Thornborough Henges are considered within the following section.

### Principle of Development and Use

5.2 This development will deliver a modest supply of homes to Thornborough at a scale proportionate to the village.

5.3 It is considered that the development addresses the criteria of Policy HG5 (Windfall Housing Development) for the reasons summarised below:

- There are no potential development sites within the village of Thornborough which could be deemed 'sequentially preferable'.
- The housing mix is to be confirmed at the Reserved Matters (RM) stage, but is expected to provide 'family' homes. It is not realistic for a scheme of this nature to deliver the full potential mix of housing; the focus on family accommodation clearly reflects the identified need.
- The proposal represents a proportionate and appropriate level of growth to Thornborough when considered against its size, scale, role, and function as a small village. The development would increase the number of buildings in the village by around 6%.
- The proposal does not lead to the loss of open space that is important to the historic form and layout of the village. The proposed development will help to delineate where the village begins, creating a clear defensible boundary. Indeed, and as discussed in the following section, the scheme has the potential to lead to a better understanding of the historic setting of the village.
- The development would have no detrimental impact on the setting or character of the village or surrounding area and countryside. Whilst on the edge of the village it displays the clear characteristics of an infill site due to the levels of containment.

5.4 The need and demand for new housing that is identified at both national and local levels is a key consideration in supporting the principle of development. The reason the former Hambleton District was successfully meeting its housing requirements was the delivery of windfall developments such as the one proposed<sup>1</sup>.

5.5 This pragmatic approach to housing delivery will need to continue alongside more strategic interventions in order to meet housing targets into the future.

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<sup>1</sup> North Yorkshire Council Annual Housing and Employment Land Report (2023-2024) – July 2024 (page 18)

- 5.6 Overall, the proposals are consistent with the overall spatial strategy and satisfy HLP Policies S1, S2, S3, S5, HG2, and HG5.

## Access and Highways

- 5.7 The development access is not a matter reserved for future consideration and full details are enclosed within the TS.
- 5.8 The TS demonstrates that there will be negligible impact arising from the development in terms of traffic generation or highway safety on the network. The development proposals could be expected to generate 2-3 vehicular trips during the weekday peak hours which is considered a negligible uplift in trips that will not have a severe impact upon the performance of the local road network and requires no further assessment.
- 5.9 The key highways and access consideration is how the development will connect with the existing highway that the development fronts on to. It is proposed that the vehicular access will take the form of a simple priority-controlled T-junction from Fore Lane.
- 5.10 The new vehicular access has been designed with reference to the NYC Residential Design Guide and is located so it avoids conflict with nearby junctions. It accommodates appropriate sight lines, and the extent of these sight lines define how much hedgerow has to be lost to accommodate the access.
- 5.11 The proposals, therefore, comply with HLP Policy IC2 and Paragraph 116 of the NPPF.

## Other Material Considerations

### Design and Layout

- 5.12 Design and appearance are reserved for future consideration, albeit illustrative details are provided as part of the application submission. The illustrative layout demonstrates how the Site layout can complement the existing character and context of the village and would be read as a natural extension of the built form.
- 5.13 The DAS also demonstrates how the development of high-quality family homes could respond to the existing character and appearance of buildings within Thornborough.
- 5.14 Detail on the design and layout within the DAS shows the proposal will be able to demonstrate compliance with HLP Policy E1, E2, E5, E7, and HG5.

### Flood Risk and Drainage

- 5.15 The submitted Flood Risk and Drainage Assessment demonstrates that an acceptable scheme for the management of surface water can be delivered at the Site. This includes the use of an infiltration basin to the north of the Site and within the land ownership of the Applicant, permeable paving, and other SUDS measures.
- 5.16 Linked to the above, the Phase 1 Site Investigation report does not identify any cause for concern in relation to the proposed development, whether in terms of ground stability or contamination.

## Biodiversity and Ecology

- 5.17 A Biodiversity Net Gain (“BNG”) statement and Ecological Impact Assessment have been prepared.
- 5.18 The Ecological Impact Assessment demonstrates that there are to be no significant effects of on any designated sites, habitats, or species as a result of the proposed development of the Site. Any potential impacts are shown to be capable of being dealt with through mitigation measures secured by appropriately worded planning conditions.
- 5.19 The BNG Statement and Metric demonstrate that the habitats present on site are Modified grassland, and native hedgerow baseline score. Once outline permission is granted a Biodiversity Gain Plan would be submitted at RM stage in line with an appropriate planning condition that demonstrates how the scheme will meet the mandatory minimum 10% net gain.
- 5.20 Detailed landscaping will be proposed at RM stage to at least offset any areas of habitat lost as a part of the works and include further works to increase the biodiversity value of the site in order to achieve an overall net gain of 10% or more. Clearly, the scope for the applicant to utilise the adjacent land in their ownership for such mitigation is of assistance.

## Agricultural Land

- 5.21 The site is largely comprised of grade 1 agricultural land, which is considered to be Best and Most Versatile (BMV).
- 5.22 The National Planning Policy Framework seeks to protect BMV land (Grades 1, 2 and 3a agricultural land), with paragraph 187b stating that *‘planning policies and decisions should contribute to and enhance the natural and local environment by... recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...’*
- 5.23 Footnote 65 states: *‘where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality’.*
- 5.24 The proposed development cannot be considered ‘significant development of agricultural land’ due to the size of the site and the number of dwellings proposed. Furthermore, the site is not in active agricultural use. Therefore, and on balance, it is considered the proposals will not contravene the objections of policy in this regard.
- 5.25 As a result, the need for housing outweighs the minor loss of a small area of agricultural land.
- 5.26 Local Plan Policy S5 (Development in the Countryside) states:

*‘Where significant development in the countryside is demonstrated to be necessary, the loss of best and most versatile agricultural land (classed as grades 1, 2 and 3a) should be avoided wherever possible. If the benefits of the development justify the loss, areas of the lowest grade available must be used except where other sustainability considerations outweigh agricultural land quality considerations. Where agricultural land would be lost the proposal will be expected*

*to be designed so as to retain as much soil resource as possible as well as avoiding sterilisation of other agricultural land by, for example, severing access to farmland.'*

- 5.27 The proposals will not have any impact on accessibility to surrounding farmland, and marginal portion of the site will remain undelivered.

### Sustainability

- 5.28 It is not appropriate at this stage to provide details of measures to include and enhance efficiency and carbon savings within the proposed development. However, it is envisaged that such matters will be addressed at the detailed planning stage as a matter of course, and in conjunction with the requirements of the chosen house builder.

### Summary

- 5.29 In summary, it is concluded that the development satisfies the key policy of HG5 for windfall development adjacent to the built form of settlements such as Thornborough, as well as all other relevant development management policies of the Hambleton Local Plan.
- 5.30 The proposed outline residential development with all matters reserved except for access is consequently in accordance with an up to date Local Plan.

## 6 Heritage Assessment Summary

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- 6.1 The Desk Based Archaeology and Heritage Assessment (DBAHA), prepared by Prospect Archaeology, sets out the legislative and policy context to the proposals and their relationship with the Thornborough Henges Scheduled Monument (and associated features).
- 6.2 The Ancient Monuments and Archaeological Areas Act 1979 is supplemented by paragraph 215 of the NPPF in stating that (of relevance to this application) in cases where a proposal would lead to less than substantial harm to the significance of a Scheduled Monument (or undesignated assets of equivalent significance) this harm will be weighed against the public benefits of the proposal.
- 6.3 The DBAHA concludes that this scenario is triggered at Thornborough based on the following factors:
- Impacts on the setting of the Scheduled Monument, in part, require a better understanding of the presence or otherwise of the cursus monument.
  - The magnetometer survey of the site produced no evidence of linear anomalies at all (i.e. no evidence of a cursus monument).
  - Indeed, projecting alignment of the cursus monument would require a change of direction for it to pass directly through the application site, a more northerly route being the projected alignment.
  - A more likely scenario is that the cursus terminated at the slight rise in the ground (off site) at the point where the continuity of the cursus crop mark ends.
  - This being the case, and in terms of a purely visual setting, the edge of the Scheduled site is well screened with mature hedgerows. Even in the winter months there is unlikely to be any significant impact on the setting from considerate development of the application site.
  - Thornborough village sits on elevated ground and will provide a backdrop into which any new development would blend when viewed from the henge.
  - Additional planting could increase screening at ground level, but consideration could also be given to opening up views to the henge from public spaces within the development providing a wider appreciation of the monument.
  - A well-planned development would have no negative impact on the visual setting of the Scheduled Monument and could provide an opportunity to increase a broader appreciation of the central henge, for example.
- 6.4 The illustrative layout has been prepared as the basis of securing this future heritage appreciation benefit as part of the development. This benefit needs to be considered alongside the wider public benefits of the scheme referenced in the following section in order to inform the overall planning and heritage balance when determining this application.

## 7 Planning Benefits

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- 7.1 Paragraph 11 of the NPPF introduces a presumption in favour of granting planning permission for sustainable development and requires development that accords with the development plan to be approved without delay (criterion c).
- 7.2 In the context of the national policy approach to the delivery of housing and the acute housing shortage across the country, the delivery of housing development in itself is a considerable planning benefit. This can be seen as both a public benefit, but also as beneficial to NYC in working towards meeting their housing targets.
- 7.3 The further planning benefits of the scheme can be broken down into the three limbs of sustainable development; economic, social and environmental objectives, and are summarised in turn below.

### Social

- 7.4 The scheme will deliver a proportionate extension of four homes to the village of Thornborough. These new houses will allow future generations of residents of Thornborough to remain within the village, or allow new families to move to this area.
- 7.5 Illustratively the scheme can deliver 4x up to 5-bed dwellings which can accommodate large families.
- 7.6 The scheme will introduce a new area of public open space for the benefit of scheme residents and the existing community, and include the potential to open up the wider area of land within the applicant's ownership for similar purposes.
- 7.7 The development will make a valuable contribution towards the increased housing need that will be required across North Yorkshire.
- 7.8 The development has the potential to increase the awareness and understanding of the adjacent Thornborough Henges Scheduled Monument helping to increase the level of knowledge about this important heritage asset.

### Environmental

- 7.9 The site location is a rational and defensible extension of the built form of the village respecting the existing linear pattern.
- 7.10 The ecological value of the Site has the potential to be enhanced through the development and biodiversity net gain of 10% or more will be secured at RM stage.
- 7.11 Existing hedgerows are to be retained as much as possible along the southern and eastern boundaries to the site, with supplementary landscaping across the remainder of the Site.

- 7.12 The development will utilise sustainable drainage approaches that will protect the site and adjoining properties, as well as offering ecological benefits via the infiltration basin to the north of the Site.
- 7.13 Support for residential development in this sustainable and rational location for the extension of Thornborough will assist NYC in resisting proposals for less sustainable forms of development in the surrounding area.

## **Economic**

- 7.14 The development supports population growth within a sustainable location that will in turn help to support and sustain local facilities.
- 7.15 The construction phase of the development will generate new jobs in the construction industry, with local supply chains. These jobs will improve the employment and economic prospects of people living within the local area.
- 7.16 The scheme will deliver an uplift in Council tax revenue to the benefit of NYC, and services for the community.
- 7.17 In general, the proposals will contribute to social and economic sustainability, as outlined in Policy S3 of the Local Plan.

## 8 Conclusion

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- 8.1 This Planning Statement supports an outline application for residential development of up to 4 dwellings on land adjacent to the existing built form of the village of Thornborough.
- 8.2 This statement has demonstrated that the site represents a sustainable opportunity to extend the village of Thornborough at a proportionate scale and without harm to any environmental or social interests.
- 8.3 The outline application has been submitted with all matters reserved apart from access. It has been demonstrated that the proposed priority-controlled T-junction from Fore Lane is a suitable and safe access point to support the development.
- 8.4 An Illustrative Masterplan has been submitted as part of this application which demonstrates how it is best considered that the development can complement the linear built form of Thornborough whilst maximising views, appreciation and archaeological preservation of the adjacent Thornborough Henges.
- 8.5 The proposals would lead to less than substantial harm to the significance of the Scheduled Monument, which needs to be weighed against the planning benefits of the development.
- 8.6 The planning benefits are material and extensive, contributing to the social, economic and environmental sustainability of the Site and the village.
- 8.7 The proposals will not extend the village into open countryside and will enable the creation of a defensible and clear boundary to the village to the west that will make it evident where the village starts, and the Thornborough Henges Scheduled Monument ends.
- 8.8 Most fundamentally, the scheme satisfies the three limbs of sustainability and is consistent with the Development Plan. Therefore, it benefits from a presumption in favour of development, meaning that planning permission should be granted without delay.



Quod

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