



## **CASTLE HOWARD**

### **Castle Howard FAQ**

#### **Why is Castle Howard proposing new development?**

Castle Howard is pursuing an ambitious long-term strategy to help restore its world-famous heritage and revive neighbouring rural communities.

The reason for this is two-fold. Firstly, without decisive action the future of Castle Howard and its world-class built and natural heritage is in doubt with several of its nationally significant heritage buildings and monuments on the 'at risk' register. Despite having spent £40m on repairs since 1960 and receiving a range of grants and loans, there remains the requirement for significant and ongoing investment to safeguard important heritage.

Additionally, it is estimated that at least £50m will need to be spent over the next decade to conserve and restore fragile buildings and landscapes alongside ongoing repairs and maintenance. The Estate cannot generate the necessary funds to cover these costs from its existing sources of income.

Secondly, the Howard family take seriously their responsibility to contribute to sustainable rural communities and to ensure Estate villages remain vibrant. Due to its significance in heritage terms, Castle Howard is an important driver of economic opportunity in the Howardian Hills AONB - attracting visitors and creating jobs for local people. Therefore, it is vital that it is maintained for future generations to enjoy and benefit from.

In Ryedale, there is a need to address issues around affordable housing, ageing populations, access to services, jobs and transport if neighbouring villages are to thrive. By undertaking development to provide new homes and host visitors and businesses, Castle Howard will play its part in regenerating the local area and creating opportunities and homes for local people, as well as generating income to reinvest in the Estate's heritage and landscape assets.

Developing land and property assets will enable the Estate to generate much needed income through the rent and sale of new homes, and the ability to host new and expanded business activities. Every pound raised by Estate led development will be reinvested into the conservation of the buildings, the natural

environment and further enhancing local communities through better connectivity and service provision.

### **How will Castle Howard approach development?**

Crucially, Castle Howard is adopting a ‘Purposeful Development’ approach that will see Estate land and buildings developed to deliver a positive contribution to the locality, helping to address some of the issues faced by the communities who live here.

This approach will address the following:

**RESTORE** Castle Howard’s significant heritage assets so they can be enjoyed by generations to come

**REGENERATE** the natural environment of which the Estate is custodian and optimise natural processes and the benefits they deliver

**REVIVE** rural communities through the provision of sustainable housing and services, and facilitating additional enterprises, employment, and connectivity. As part of the ‘Revive’ pillar, Estate owned land and property has been appraised to determine where there are opportunities for development which has led to a series of potential development sites being identified.

### **What sort of development is being proposed?**

Development will take two primary forms; the redevelopment of Estate owned buildings and farmyard sites, and development of new homes on Estate owned land.

Some of the proposed development projects will enable the Estate to enhance its visitor offer (primarily by creating overnight accommodation), expand other Estate run enterprises, and host other local businesses. This will be accommodated primarily through the reuse and redevelopment of redundant sites and buildings such as Coneysthorpe Estate Yard, Rye Hills Farm and the Gatehouse.

Castle Howard will also undertake a programme of phased house building on Estate owned land to provide much needed homes in the local area, and to generate income through the rent and sale of new homes for reinvestment in the Estate with the knock-on benefits and services it provides for the local community.

### **What stage are the development proposals at?**

At this stage, the Estate has established the principles for its approach to Purposeful Development and identified a range of sites with development

potential. Detailed work has gone into looking at the landscape, ecology, hydrology and heritage to identify sites across the Estate that may be suitable for development.

Nine sites are currently under consideration and at present, only one site has any planning status.

The Balk site in Slingsby received outline planning content for 38 new dwellings in 2020 and a full planning application will be brought forward later this year for the development of that site.

A further brownfield site in Slingsby has been identified and a planning application will be submitted for the redevelopment of the Castle and Heights farmyards to provide around 30 additional new homes

A further seven sites have been put forward at the invitation of Ryedale District Council (RDC) as part of the review of [Ryedale's Local Plan](#). Castle Howard has submitted these sites for consideration as part of the site allocation process. As yet, Ryedale District Council have not decided which sites will be allocated in the new Local Plan. More than 300 sites have been submitted and are currently under consideration by RDC.

The Castle Howard sites put forward currently have no planning status and detailed design work has not been undertaken on how the proposed sites might be developed. Castle Howard has however undertaken preliminary survey work to determine ecological impact, flood risk, landscape, heritage and highways to determine the suitability of sites put forward. This preliminary work is not obligatory at this stage of the process and goes well over and above what other landowners may have done to support their sites submitted.

Below is the list of sites currently being proposed for development by Castle Howard. Site boundary plans for those submitted to the Local Plan review can be found [here](#).

SETTLEMENT	DEVELOPMENT PROPOSAL	OVERVIEW
Slingsby	Balk site	New housing development Outline consent for 38 dwellings granted
	Castle and Heights Farm	New housing development Application to be submitted during 2022 (~30 dwellings)
	Land to south (LP Site 301)	New housing development Site submitted for Local Plan allocation - 9.5ha
	Land to north west (LP Site 298)	New housing development Site submitted for Local Plan allocation - 6.15ha
Welburn	Land to the east of Welburn (LP Site 300)	New housing development Site submitted for Local Plan allocation - 8.96ha
Ganthorpe	Land at Ganthorpe (LP Site 296)	New housing development Site submitted for Local Plan allocation - 6.52 ha
Bulmer	Land to the east of Grange Farm (LP Site 299)	New housing development Site submitted for Local Plan allocation - 5.89ha
Easthorpe	Land at Easthorpe (LP Site 295)	Extension of business park Site submitted for Local Plan allocation - 0.8ha
Ryehills Farm	Land at Ryehills (LP Site 297)	Redevelopment of Estate Yard to include office space, visitor and estate services

## What is the Ryedale District Council Local Plan?

A Local Plan is a document owned by the Local Planning Authority, which sets out policies and specific proposals for the development and use of land in a local area and guides most day-to-day planning choices and decisions. It is a statutory requirement that Local Plans are reviewed every five years to assess how the current plan is working, and what if any changes need to be made to make it work better for the communities it covers.

RDC's current Local Plan runs until 2027 and this review will put in place a Plan that will extend the plan period to 2038. More detail on the Local Plan review process is available [here](#). The Local Plan review considers what changes may be needed to policy, the availability of sites for development and how these align to local need.

## What is the process and when will decisions be taken?

RDC's intention is to have a proposed new Local Plan, which will include those sites selected for allocation, completed and published for consultation by the end of January 2023. Given the upcoming changes in local government, the Plan will then be taken forward by the new North Yorkshire Council from April 2023.

Once the consultation period is completed, the next steps would be:

- Local Plan examination by Planning Inspectors
- Local Plan adoption by North Yorkshire Council
- Design and planning applications to be brought forward for allocated sites over the life of the plan (to 2038)

Therefore, if allocated, development at the sites submitted by Castle Howard would be brought forward via the normal planning process in multiple phases over 15 years.

### **How do I have my say on the Ryedale Local Plan Site Allocation?**

You can leave your comments on sites submitted for inclusion in the local plan [here](#).

### **Do the Local Plan sites have to submit a Planning Application?**

Yes. Allocation of a site does not mean it has planning consent. Any future development will be subject to obtaining planning permission which will ensure that proposals brought forward by the Estate meet local needs and are in accordance with the relevant national and local planning policy.

### **Will affordable housing be part of any development on Castle Howard land?**

Yes, it is a statutory requirement to provide affordable housing on all sites which obtain planning consent through the Local Plan process, or by means of a standalone application to RDC.

Affordable housing is a complex area and given higher than average house prices in rural areas, affordability linked to average house prices can still leave homes out of reach for many. Castle Howard is committed to the provision of affordable homes, and we are considering a number of models of delivery that would create affordable homes for rent and purchase.

### **Has the potential impact on local transport been considered?**

Yes, transport connectivity is a key part of the viability of the development of new homes and employment sites in rural areas. Whilst the challenges of rural transport provision are well known, we will look at how development of new homes can be designed, planned and delivered in a way which seeks to address some of these issues, whilst contributing to wider solutions for connectivity challenges in our area. At this early planning stage there is a valuable opportunity to re-imagine transport connectivity in the countryside and improve the infrastructure for 'active travel (cycling and walking) within and between settlements.

Alongside looking at ways to reduce the reliance on car travel, we are undertaking a range of highways assessments to determine the potential impacts and mitigations, and these will feed into RDC's wider consideration of the impact of proposed development in the area.

## **What about local services?**

The Local Plan review process will consider what essential service provision will be required aligned to the sites it chooses to allocate. This will see developers contribute to the provision of essential services through the [Community Infrastructure Levy](#) charge.

Castle Howard will also address the need for access to a wider set of services to determine where Estate led development can contribute to the provision of new services. What these services are will depend entirely on the needs of each community and proposals will be developed with input from those communities whether sites are allocated or submitted for planning as standalone applications.

Services may include parking, shops, land for community use for recreation or to accommodate the creation or expansion of community buildings, green space, new walking paths and cycle ways. Given the size of the Estate, we have the ability to develop a connected and coordinated response to community needs. Any development across the Estate will become an inextricable part of the Estate going forward, so we obviously want to create a positive architectural, economic and environmental legacy that we can all be proud of and that will hopefully become a blueprint for other Estates to follow.

## **What benefits would development by Castle Howard deliver?**

Castle Howard is committed to ensuring a positive legacy for our local communities and the wider environment. The ambition is to create sustainable communities that will endure for generations to come.

The benefits will include:

- Safeguarding the long-term survival of this world-class heritage site for the nation.
- Expanding our apprenticeship scheme with the intention to become a hub for heritage training and skills both in Ryedale and nationally.
- Creating commercial premises that will encourage new businesses to be based in the area delivering the right kind of jobs.
- Delivering high quality housing for key workers and generating additional employment and services to transform Estate villages.
- Building new and affordable homes that offer a range of house types and price points to enhance the sustainability of the rural community.
- Enhancing a biodiverse landscape for future generations to enjoy.

Castle Howard is proposing to develop new homes in settlements neighbouring the core Estate. This development will be guided by strong principles around design quality, environmental standards, the provision of community facilities and services. It will also ensure that a proportion of homes are affordable for local people and families, thereby encouraging a more diverse local demographic. We will create new homes to help transform villages into thriving places where people can live, work and play, and also contribute to a range of benefits and services that will ensure these new homes become part of vibrant communities.

### **How will Castle Howard ensure development does not spoil the character of the area?**

The Estate is not a conventional property developer whose primary driver is profit. We live here and have been part of the local community for 300 years. Castle Howard has purposefully and positively shaped the landscape and communities here for centuries and we aim to do so for centuries to come. We are inherently connected to this place, so development delivered by us will be mindful of the impact on the character of the place and the people who live here.

The success of the Estate is inseparable from the success of the local area and its communities. There is no vision of one being successful without the other and, together, through careful investment we can release synergies that are not able to be realised by speculative one-off, short-term profit focused developments.

The following principles will underpin all Estate led development.

- **Long-term Commitment** - This is a long term strategy with a proposed 15 year development pipeline to be delivered in phases. Castle Howard will remain involved through the design and build and management of all schemes. Sites will not simply be sold to developers. At the point at which sites are brought forward for planning applications, we will establish, with input from the community, a Design Code to shape the style, function and composition of all developments and put in place mechanisms to ensure standards are maintained through the life of all development. Many of the new homes built will also remain in Castle Howard's ownership, hopefully for generations to come, so it is in our own interest to build them to last.
- **Environmental by Design** - All development will meet the highest environmental standards possible with a focus on energy efficiency and the enhancement of biodiversity. We will use materials and construction methods that respect the environment and will deliver ecological enhancement on all development sites.
- **Architectural Integrity** - All development will meet the highest design standards to protect and enhance the character of the settlements and sites where development will take place by having regard to scale, height,

density, layout, appearance and materials. Any development must be 'of this place' and therefore we will identify and enhance local character and heritage with a strong focus on place making.

**Will Castle Howard be seeking to gain the views of the public on its Masterplan?**

Yes, Castle Howard is committed to working with the community to understand the needs and opportunities in each settlement and to enable people to input to the process of developing detailed proposals. The first step is working with RDC to determine which of the sites identified will be allocated and then brought forward for planning applications and over what timescale. We have started talking to Parish Councils and communities and will be continuing that dialogue over the coming months.

Whilst RDC concludes its review process of all sites submitted, Castle Howard is continuing to build the evidence base around its development approach to create more detailed principles in areas such as transport connectivity, provision of services, environmental standards, scheme design and new Estate led enterprise and visitor experiences.

Opportunities to input into that thinking will be provided to the local communities through a variety of channels, informed by initial discussions with the Parish Councils.