

Statement by the Portfolio Holder For Environmental And Planning Services

16 September 2014

1. Northallerton Prison – Quadrangle Study – August 2014

The study of the quadrangle of recently listed buildings within the former Northallerton prison site has been completed. The successful re-use of the recently listed buildings presents significant challenges for the Council and developers.

The work follows the recently completed Central Northallerton Masterplan and will form an addendum to it. The study expands on the Masterplan with respect to options for the positive re-use of the listed buildings and how the commercial and community value of the quadrangle can be maximised.

The study sets out design objectives, assesses options for different uses of the buildings and gives guidance on conversion and design and landscaping in line with the Masterplan.

Copies of the study are available in the Members' Lounge and will also be circulated to all Members.

2. CLG Site Delivery Fund Bid

The Council has responded to a Government invitation to bid for up to £50k to assist with removing barriers to starts on major housing development sites. The bid seeks funding for an additional Planning Officer to increase the Council's capacity to deal with the key strategic site at North Northallerton. £20k is sought for 2014/15 with the balance of £30k in 2015/16.

The focus of the post will be to work with the developers, other Council officers and consultees such as the Highway Authority to smooth the path of pre-application discussion, consultation on planning applications, the framing and discharge of planning conditions and the drafting and discharge of S106 Agreements for this complex application. The aim is to be able to deal with applications for the development as efficiently and promptly as possible and to eliminate administrative delays.

3. North Northallerton Development Area

Information from the development consortium is that a hybrid planning application is expected in autumn 2014; this will comprise outline for the area between Darlington Road and Stokesley Road, full details of 325 dwellings that will form phase one and details of the link road and bridge.

The developer's indicative timescale for the pre-application process and post-decision activity is:

September 2014	Final pre-application discussion and review of Master Plan
October 2014	Pre-application community engagement.
November 2014	Submission of planning application.
May 2015	Planning Committee resolution.

June 2015	Planning obligation completion.
July 2015	Determination of application.
August 2015 onwards	Submission and discharge of details under conditions.

Discussions are taking place between the Council and North Yorkshire County Council about the delivery of the bridge and road.

4. **Ings Lane, Great Broughton**

The Council was successful in obtaining a High Court injunction against the current owners of land at Ings Lane, Great Broughton preventing them from creating pitches for travellers on their land. The justification for the injunction was the danger created by the highway access.

The next actions for the Council will be to insure compliance with earlier Enforcement Notices.

5. **LDF – Rural Settlement Hierarchy**

The results of the consultation with Parish Councils on the broad options for amending the Settlement Hierarchy are currently being considered. The aim of the Member workshop to be held on 18 September is to assist with this process.

The next step will be to draft detailed policies and proposals for a broader consultation with all stakeholders which will take place in the autumn. Final proposals will be put to Members early in the New Year for approval for use for Development Management purposes.

6. **Review of the Rural Housing Enabler Network**

The review of the North Yorkshire Rural Housing Enabler Network is underway, this is being led by the North Yorkshire Chief Housing Officers' Group. The review looks at funding, service proposals and priorities for the period 2015 to 2018; the current programme comes to an end on 31 March 2015. The Council currently shares a Rural Housing Enabler with Richmondshire District Council and acts as the employer for the whole project. The project has a good track record of delivering rural affordable homes in Hambleton and there are a good number of schemes and potential schemes in the pipeline. Since 2008 the Council's participation in the North Yorkshire Rural Housing Enabler Programme has helped to deliver almost 200 much needed rural affordable homes across Hambleton District. Working closely with Parish Councils, local communities, housing associations and the Homes and Communities Agency it has delivered 'exception' schemes at Newton-on-Ouse, Swainby, Osmotherly and Scruton, as well as supporting the delivery of affordable homes on Section 106 sites at Dalton, Morton-on-Swale and Aiskew. A further 20 homes are under construction at Linton-on-Ouse. Pipeline schemes have been identified including Kirkby Fleetham, Brafferton and Helperby, Appleton Wiske and Ingleby Arncliffe. A report on proposals for the continuation of the project will be submitted to Cabinet on 7 October 2014.

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Portfolio Holder for Environmental and Planning Services