

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
1 December 2015

Subject: **HAMBLETON LOCAL PLAN – ISSUES AND OPTIONS CONSULTATION**

**All Wards outside North York Moors National Park
Portfolio Holder for Environmental and Planning Services: Councillor B Phillips**

1.0 PURPOSE AND BACKGROUND:

1.1 On the 17 March Council approved the production of a new Local Plan to replace the Local Development Framework (CA.76). Work is well underway on the preparation of the new plan and this report presents the Issues and Options document attached at Annex 'A' for approval for consultation, which is the first stage in the formal process.

2.0 ISSUES AND OPTIONS DOCUMENT:

2.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements in relation to Plan preparation. Regulation 18 requires the Local Planning Authority to notify relevant organisations or individuals about the intention to prepare a Plan and to invite comments on what the Plan should contain. The aim of the Issues and Options document is to identify the issues that the Local Plan needs to address and to consider the options by which to deal with them. The Issues and Options document has been informed by the feedback provided through a number of stakeholder events which took place during the summer, which included six thematic workshops and an overall strategy workshop.

2.2 The Issues and Options Document seeks views on the following topics:-

- Vision and objectives for Hambleton
- Critical issues facing the area
- What is special about Hambleton
- The scale of future development
- How development should be distributed

2.3 The Issues and Options document proposes five options for the future growth of the district and seeks views on which is the preferred option. The five options are:-

a) Principal Towns

This seeks to retain the existing spatial approach which is to focus the majority of new development in the Area of Opportunity which includes the principal service centres of Northallerton and Thirsk.

b) Central Corridors

This option seeks to retain the existing focus on the principal service centres of Northallerton and Thirsk but to extend the focus to the area along the A1 and A168 corridors i.e. Bedale, Leeming Bar, Dalton and the surrounding villages.

c) Five Towns

This will focus new development equally across the five market towns i.e. Bedale, Easingwold, Northallerton, Thirsk and Stokesley

- d) Five Towns and Villages
Development will be distributed across the five towns and the villages, which will provide much more dispersed development.
- e) New Village Community
This option could be considered in addition to any of the above options but will be a long term plan and is likely to require significant investment in infrastructure.

2.4 The NPPF states that Local Plans should be based on an up to date and robust evidence base. Some of the evidence gathering was undertaken as part of the earlier LDF review, however further studies are required and currently underway and it is expected that these will be complete by spring 2016. This evidence will be used to identify the amount of housing and economic development which is required to meet the future growth of the District. However, in order to provide consultees with an indication of levels of future development, the Issues and Options Document refers to recent housing figures which have been utilised in Public Inquiries. There may be a need for further evidence gathering/special studies following the Issues and Options Consultations e.g. on infrastructure and traffic.

3.0 CONSULTATION:

3.1 Consultation on the Issues and Options Document will begin on 11 January 2016 for a period of six weeks. It is proposed that the consultation will include a number of public drop-in events across the District. The new website will also be used to provide information and consult.

4.0 DUTY TO CO-OPERATE:

4.1 The Localism Act places a duty to co-operate on Local Planning Authorities which requires them to co-operate with neighbouring Authorities and other bodies with which they share strategic cross-boundary issues. As part of this exercise Officers have sought early engagement with statutory consultees including adjacent Planning Authorities, health care providers, North Yorkshire County Council and the Police. The outcome of the discussions with stakeholders will also help form the basis of the Preferred Options.

5.0 NEXT STEPS:

5.1 The responses to the Issues and Options consultation exercise and the additional evidence will be used to agree the Preferred Options for the Local Plan. Consultation on the Preferred Options Document will take place in late Summer 2016. A total of 460 sites have been put forward as part of the call for sites exercise, all of these sites will be assessed in accordance with the site selection methodology assessment which will be presented to Members for approval in January.

6.0 SUSTAINABILITY APPRAISAL:

6.1 The Local Plan will need to comply with the statutory requirements for Sustainability Appraisal, Strategic Environmental Assessment and assessment under the Habitats Directive. A Scoping Report which sets out the methodology for the Sustainability Appraisal has been prepared and will be consulted on alongside the Issues and Options Document. An initial assessment of the likely effects of each of the options on sites protected through the Habitats Directive is also being prepared and will be available as part of the consultation.

7.0 LINK TO COUNCIL PRIORITIES:

7.1 The relevant Council priorities which this Issues and Options Consultation relates to include the following:

- Driving Economic Vitality
- Enhancing Health and Wellbeing
- Caring for the Environment
- Providing a Special Place to Live

8.0 RISK ASSESSMENT:

8.1 The NPPF requires that Local Plans are based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The Government have recently stated that where Local Plans are not in place by 2017 they will intervene to arrange for a Plan to be written in consultation with local people.

8.2 There are no risks in approving the recommendation.

8.3 The key risk is in not approving the recommendation as shown below:-

Risk	Implication	Prob*	Imp*	Total	Preventative action
The Local Plan is not prepared in accordance with part 18 of the Town and Country Planning Regulations 2012.	The Local Plan could fail legal compliance test at Examination.	5	5	25	Consult on the Issues and Options Document

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

9.0 FINANCIAL IMPLICATIONS:

9.1 There are modest costs involved in consultation such as postage, printing and the costs of hire venues for consultation events, however these are covered in the Local Plan budget.

10.0 LEGAL IMPLICATIONS:

10.1 Legal requirements for plan making set out in the Acts and Regulations will need to be followed to achieve a sound, legally compliant Plan.

11.0 EQUALITY AND DIVERSITY ISSUES:

11.1 An Equalities Impact Assessment is being prepared to assess the impact of the Local Plan.

12.0 RECOMMENDATIONS:

12.1 It is recommended that Cabinet approves the Issues and Options for public consultation for a period of six weeks.

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Background papers: Local Development Scheme, November 2015
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