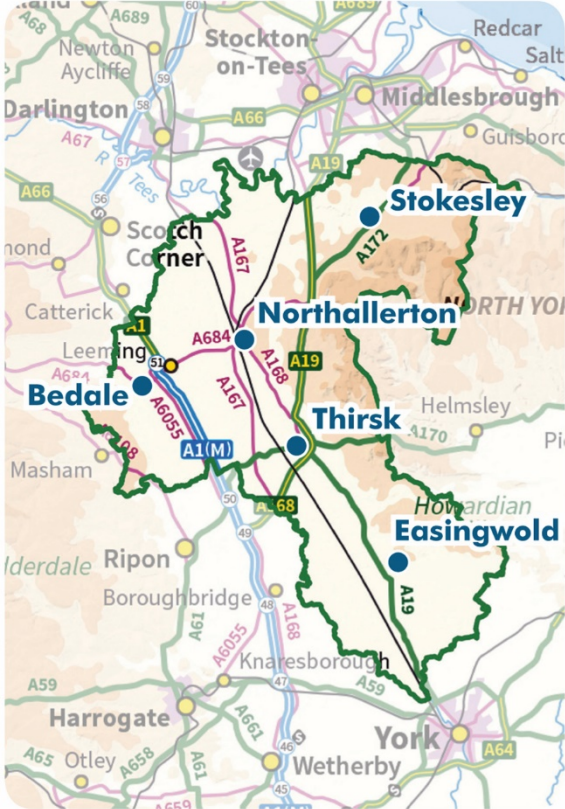


# HAMBLETON LOCAL PLAN

## ISSUES & GROWTH OPTIONS CONSULTATION



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## **FOREWORD**

*This Local Plan Issues and Options Consultation is an important first step in planning Hambleton's future up to 2035, as a place to grow, be healthy and be prosperous.*

*The Council has produced its Council Plan (2015-19) establishing four key priorities over the next four years: Driving Economic Vitality, Enhancing Health and Wellbeing, Caring for the Environment, Providing a Special Place to Live. The development of a new Local Plan will be pivotal to the delivery of these priorities.*

*The new Local Plan will set out how much land should be provided to accommodate new homes and jobs that are needed within Hambleton up to 2035 and where this should be located. It will consider the need for new homes and jobs alongside the need for associated infrastructure such as shops, community facilities, transport, open space, sport and recreation, health and education within the context of protecting what is special about Hambleton. The Plan will also look to protect and enhance our countryside, historic buildings and the unique character of our market towns and villages.*

*Having a Plan in place will help to ensure that new development takes place in a planned and coordinated way so we get the right kind of development in the right place. Its policies will be the key tool for determining planning applications. The Plan will make clear where development is acceptable and provide certainty for local communities, developers and businesses wishing to expand or locate within the District.*

*Once adopted, the new Plan will replace the current plan, the Local Development Framework which runs to 2026, with a single document containing district wide policies and land allocations.*

*This Issues and Options document seeks to identify the long term vision and objectives of the new Plan and the strategic policies that are required to form its basis.*

*I urge communities, developers, businesses and other stakeholders to participate in this early stage of our Plan making process. Your input is valued and will help shape and influence the planning policies that we develop. It is important that we choose the right approach for Hambleton, reflecting the needs of our communities and businesses and we need your help to do that.*

**Photo**

**Signature**

## **Section 1. Introduction**

### **What is a Local Plan?**

The Government requires all local Councils to develop a long-term plan which sets out how and where land can be developed over the next 15 years, in order to meet the growing needs of local people and businesses. The plan sets out what (and where) development is acceptable, and once agreed and adopted, will govern how planning applications are assessed. The plan can also reflect local features and circumstances which give places their very distinct identity.

The National Planning Policy Framework (NPPF) is the government policy on planning and this places Local Plans at the heart of the system, so it is essential that they are in place and kept up to date. An up to date Local Plan enables the Council to pro-actively guide where, when and how new housing, employment and other development takes place.

### **Why are we preparing a new Local Plan?**

We have an existing plan for Hambleton but it needs updating. This was prepared in the context of the recently abolished Regional Spatial Strategy. That strategy set the levels for new housing and employment development for the district and these have recently been challenged through a number of planning appeals and are considered out of date.

The new Local Plan will continue to set out policies and proposals to guide future development and will be used to determine planning applications. Importantly it will take a fresh look at the development needs of Hambleton for a further 15 years (to 2035).

### **Have your say**

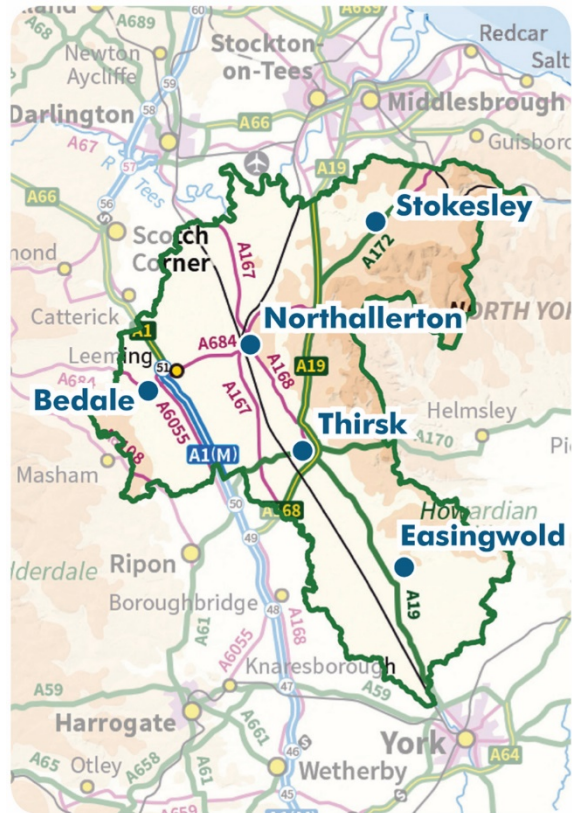
We want to hear your thoughts about how we can ensure Hambleton makes the most of its attractive rural location and distinctive places, so our economy grows and our people are healthy and prosperous. At this stage we are particularly keen to hear your views on how we approach strategic decisions about where new development should go.

## Section 2: Issues and Opportunities facing Hambleton

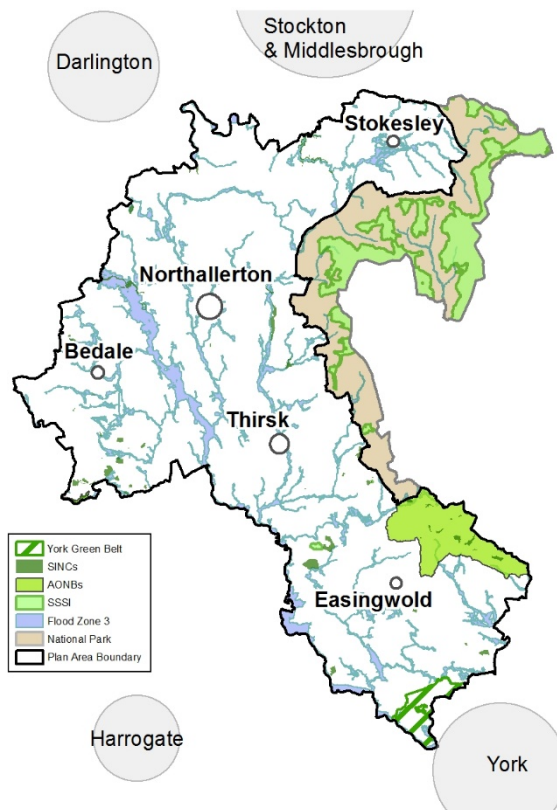
Hambleton District lies in the Vale of York between the Yorkshire Dales and the North York Moors.

It is one of the largest districts in England, situated between the urban area of the Tees Valley conurbation and Darlington to the north, and York and Harrogate, to the south-east and south-west respectively. Excellent north-south transport links are provided by the A1/A1M, East Coast Main Line, A19 and A168.

As a diverse and predominantly rural district Hambleton includes market towns and many villages, hamlets and farms with a district population of 89,600. Population levels are rising in Hambleton (+6.5% over the last 10 years) and people are healthier and live longer than the national average, resulting in an ageing population.



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The main market towns are Northallerton and Thirsk where most development has occurred. Bedale, Easingwold and Stokesley play a key role in servicing the rural villages which surround them.

To the east is the North York Moors National Park, which is not covered by the Local Plan; however it is important that we consider cross boundary issues so policies complement each other, particularly in terms of landscape impact. The Howardian Hills Area of Outstanding Natural Beauty falls partly within Hambleton. To the south, part of the York Greenbelt falls within the District. Flood risk areas relate to the main rivers and watercourses in the area.

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## Changing Context

Much has changed since the current plan was adopted in 2007, the National Planning Policy Framework (NPPF) was introduced, the Regional Spatial Strategy (RSS) was abolished, the economy went into recession, there was a downturn in the housing market and the population is increasingly ageing. This presents significant challenges to the new Plan.

## Your Views on Issues, Challenges and Opportunities

We want your help to make sure that the new Local Plan starts by looking at the right local and strategic issues. This will help us to assess the future needs and opportunities of the area. Following early engagement with stakeholders at workshops held in the summer we identified a number of key issues, challenges and opportunities under the headings shown in the diagram below. However should you have other suggestions we would be keen to hear them. At the end of section 2 we invite your comments and views.



## Supporting Economic Growth

**Key economic strengths** in Hambleton lie in agriculture, food manufacture, professional services, manufacturing, distribution and retail. There are a broad range of businesses, many are small and medium sized enterprises with a strong loyalty to the area. Companies have local supply chains and also an international presence.

**National policy** sets out an economic role for the planning system to contribute to a strong and competitive economy, particularly by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. Barriers to investment should be addressed and priority areas identified for economic regeneration, infrastructure provision and environmental enhancement.

**Key economic strategies, policies and initiatives** that will influence the development of the new Local Plan include:

- the Government's emphasis on higher productivity to drive growth and raise living standards ('Fixing the foundations: Creating a more prosperous nation')
- the Chancellor's intention to harness the enormous economic potential of England's rural areas (10 point plan for boosting productivity in rural areas)
- the Northern Powerhouse initiative to establish and connect the North of England as a global economic region
- the Strategic Economic Plan (SEP) for York, North Yorkshire and East Riding (YNYER) which aims to create 20,000 jobs and deliver £3billion growth
- SEP priorities which include supporting profitable small businesses and being a global leader in food manufacturing, agritech and bio renewables
- the Council Plan places a key emphasis on driving economic vitality
- the Council's Economic Strategy seeks sustained growth of Hambleton's economy

**The initial engagement exercise** raised the following economic issues, challenges and opportunities for the new Local Plan:

- making the most of the area's strengths including its diverse business base, vibrant market towns, transport connections and Leeming Bar Industrial Park
- tackling a shortage of sites and premises for businesses, particularly to enable businesses to expand
- addressing infrastructure constraints, particularly broadband and mobile coverage across the District and traffic in towns
- supporting the future growth and diversification of agriculture and tourism
- providing a local workforce in the context of young people moving out, high house prices and an ageing population



## Supporting Housing Growth

The demand for **housing in Hambleton** is very strong. The appeal of the area results in high prices, a limited range of tenures and supply falling behind demand. A balanced housing market in Hambleton is essential to support sustainable and inclusive communities and maintain a local labour supply for the economy.

**National policy** aims to boost the supply of housing and Local Plans should ensure that a wide choice of high quality homes are provided and that the needs of people in Hambleton should influence the type of housing being delivered.

**Key housing strategies, policies and initiatives** that will influence the development of the new Local Plan include:

- the Government's overall housing policy priorities which include accelerating house building, delivering more homes and increasing home ownership, particularly for first time buyers
- the York, North Yorkshire and East Riding Housing Strategy which aims to increase the supply of housing to meet the needs of local communities
- the intent of the Strategic Economic Plan (SEP) to double the rate of housebuilding and triple the delivery of affordable housing across the YNYER area
- Local Growth Deal Funds which are being used to deliver the SEP, including support for major housing growth sites and unlocking major infrastructure constraints
- the Council Plan priority of 'providing a special place to live', with an adequate amount of housing to meet the housing needs of all

**The initial engagement exercise** raised the following housing issues, challenges and opportunities for the new Local Plan:

- the lack of small (1-3 bedroom) houses and affordable homes
- the need to cater for young professionals, single people and an ageing population
- the benefits of smaller sites coming forward with more flexible development limits
- the significance of cross boundary relationships with places such as Middlesbrough, York, other towns and the National Park
- the critical links between housing and the economy, with companies experiencing issues of filling vacancies
- sustaining rural communities



## Managing our Environment

**The environment of Hambleton** is predominantly rural. Protecting and improving landscapes, wildlife, habitats, the natural beauty of the countryside and the character of our towns and villages are all key planning issues. Hambleton's environmental assets make a major contribution to local identity and the quality of life for local communities. The quality of our environment has a major bearing on local culture, heritage and our economy, including land based industries, tourism and recreation.

**National policy** aims to conserve and enhance the natural, built and historic environments. It also requires that full account should be taken of flood risk and water supply/demand. The environmental role of the planning system should also contribute to addressing climate change, reducing pollution, minimising waste, supporting the sustainable use of minerals and supporting a low carbon future.

**Key environmental strategies, policies and initiatives** that will influence the development of the new Local Plan include:

- the Local Nature Partnership aims to see the natural environment of North Yorkshire conserved, enhanced and connected for the benefit of wildlife, people and the economy
- the Management Plan for the North York Moors National Park aims to protect and enhance the Park's special landscape and environment, at the same time as meeting the wider needs of society
- a 'living landscape' is at the heart of the Management Plan for the Howardian Hills Area of Outstanding Natural Beauty (AONB)
- the Strategic Economic Plan (SEP) recognises the importance of successful and distinctive places in attracting and retaining businesses and employees
- the Council Plan has caring for the environment as one of its four priorities

**The initial engagement exercise** raised the following environmental issues, challenges and opportunities for the new Local Plan:

- Hambleton has strong assets which include its heritage, attractive market towns, quality rivers and attractive landscapes
- Space and tranquility is a feature of the district
- Further investment is needed in providing high quality streetscape
- The National Park landscape needs to be protected
- Cumulative changes to small features in our settlements have detracted from their character

## Improving Transport

**Transport infrastructure** in Hambleton includes excellent road and rail links, as well as the East Coast Main Line and the recently upgraded A1(M) and the A19. Thirsk and Northallerton rail stations provide excellent links to the north and south. Hambleton is a large rural area and many villages are remote, meaning that residents can find it difficult to access main centres for services, facilities and employment as a result of patchy and reduced bus services. Communications infrastructure is increasingly important to working practices and service delivery.

**National policy** highlights the key role of transport in making development sustainable and improving health. Patterns of growth should aim to make the fullest use of public transport, walking and cycling, recognising that solutions will vary from urban to rural areas.

**Key transport strategies, policies and initiatives** that will influence the development of the new Local Plan include:

- national transport priorities include high speed rail, rail network improvements, road safety, tackling congestion and sustainable local travel
- Highways England are modernising England's major roads through smart motorways and A road expressways, the A1 and A168 feature in future plans to 2030
- Network Rail priorities for delivering a better railway include lengthening platforms, improving tracks and building world class stations
- Transport for the North is aiming to better link up cities and towns across the North
- the Strategic Economic Plan has a clear focus on improving East-West transport connections in and beyond York, North Yorkshire and East Riding
- the North Yorkshire Local Transport Plan highlights the key influence of transport on the economy, safety, health, access to services and quality of life

**The initial engagement exercise** raised the following transport issues, challenges and opportunities for the new Local Plan:

- the area's rail links and stations present key opportunities as hubs, but station layouts and parking hinder access, including those travelling from rural areas
- bus services are variable – certain routes have good services but there is limited provision in more remote rural areas and outside peak times
- relief roads and bypasses for Northallerton and Bedale will provide traffic relief
- traffic congestion in towns need to be addressed, including the impacts of level crossings (e.g. Low Gates) and north-south movements in Northallerton
- more provision is needed to support cycling, walking and community transport



## Creating Better Places

**Hambleton offers communities** a high quality of life with attractive towns, villages and countryside contributing to a strong sense of place. However Hambleton has an ageing population and a shortage of affordable homes means many young people and workers are struggling to live in the area resulting in a declining workforce. These trends present key challenges for services and future development.

**National policy** seeks to ensure the vitality of town centres recognising their role at the heart of communities. Improving health, social and cultural well-being for all is set out as a key priority. National policy also places emphasis on delivering sufficient community and cultural facilities; supporting a wider education choice; promoting access to sport and recreation opportunities; and providing access to high quality open spaces.

**Key place based strategies, policies and initiatives** that will influence the development of the new Local Plan include:

- more health services being provided in the community
- multiple health services coming together under one roof in town centre hubs
- the key role of technology in providing health care services in rural areas
- the emphasis on providing care in people's own homes for as long as possible
- developing rural village services to help people remain in their own homes longer
- the Health and Wellbeing Strategy for North Yorkshire recognises the intrinsic links between health, the economy, living environments, housing conditions and sustainable communities
- the Council Plan priorities include enhancing health and well being

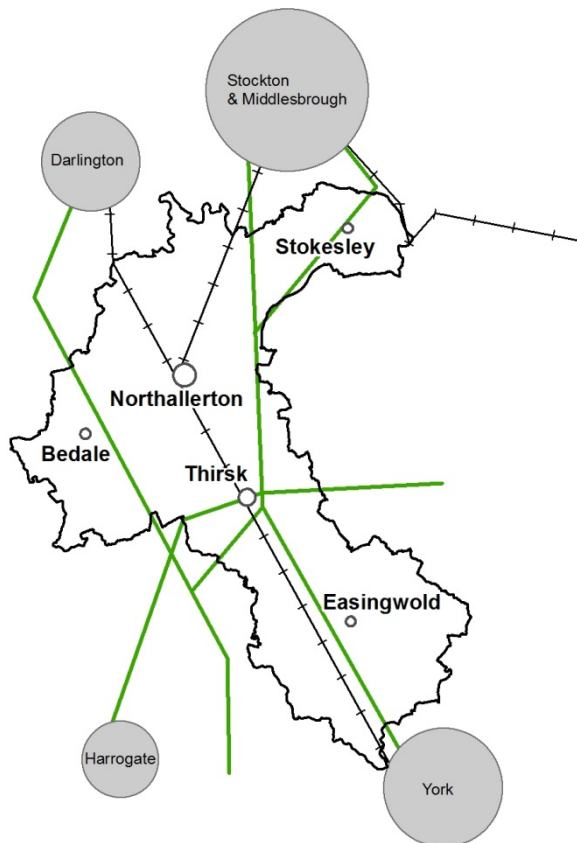
**The initial engagement exercise** raised the following place based issues, challenges and opportunities for the new Local Plan:

- the environments of our towns are key assets
- people's leisure needs are changing with an ageing population and greater demands for outdoors sports and recreational activities
- more needs to be done to support an evening economy and to enable young people to access opportunities
- young people have to travel outside the area for further and higher education
- most secondary schools have surplus capacity issues whilst some primary schools and schools in more remoter rural areas face the biggest challenges
- the viability of local services and facilities and their important role in supporting local communities

## Cross Boundary Issues

An important aspect of preparing a new Local Plan is to look at issues that have cross boundary impacts. Under a legal 'duty to co-operate' local planning authorities are required to work collaboratively with other bodies and neighbouring councils. National policy seeks to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans.

Initial discussions have been held with neighbouring councils and other bodies and some of the key issues are highlighted below.



- ❖ at present adjoining authorities are indicating that they are able to meet their own housing needs
- ❖ there are concerns over a change of approach in the current Area of Restraint to the North
- ❖ this could undermine the regeneration of places such as Stockton & Middlesbrough
- ❖ transport links between towns in adjoining areas are important
- ❖ heritage implications of different development options should be assessed
- ❖ facilities in neighbouring areas play a key role for Hambleton residents – e.g. James Cook University Hospital in Middlesbrough

## Questions about the Issues

### Question 1: Economy

Are there any other issues regarding ECONOMIC GROWTH which **you think** should be included?

### Question 2: Housing

Are there any other issues regarding HOUSING GROWTH which **you think** should be included?

### Question 3: Environment

Are there any other issues regarding MANAGING OUR ENVIRONMENT which **you think** should be included?

### Question 4: Transport

Are there any other issues regarding IMPROVING TRANSPORT which **you think** should be included?

### Question 5: Places

Are there any other issues regarding CREATING BETTER PLACES which **you think** should be included?

### Question 6: Cross Boundary

Are there any other issues regarding CROSS BOUNDARY MATTERS which **you think** should be included?

### Question 7: Topics

Do **you agree** with the main topics (covered by questions 1-5 above) within the Local Plan?

Yes

No

Not Sure

### Question 8: Other Topics

Are there any other topics **you think** should be included?

## Section 3: Vision for Hambleton's Growth

The Council Plan 2015-2019 sets out that the "The Council's vision is for Hambleton to grow, be healthy and be prosperous". The four priorities to achieve this vision are set out in the diagram below.



A key challenge for the Local Plan is to define and shape what growth in Hambleton means in terms of the vision and for the scale and location of new development. National Policy explains 'Development' means growth and 'Sustainable' means ensuring that better lives for ourselves do not mean worse lives for future generations.

Our new Local Plan is a key mechanism to help deliver all Council Plan priorities and the ambitions of the government and partners in York, North Yorkshire and East Riding as highlighted in section 3 of this document.

### Your Views on the Vision and Objectives for the Local Plan

The existing vision set out in the Local Development Framework (LDF) Core Strategy reflects both the Hambleton Community Strategy and the North Yorkshire Community Strategy. The existing vision runs to 2021.

Through the new Local Plan we now need to support the delivery of the Council Plan and the range of national, sub-regional and local policy priorities. The new Vision needs to run to 2035. **We are keen to hear your thoughts and suggestions about the proposed vision and objectives for the new Local Plan set out in the following diagram.**





### Question 9: Vision

Do **you think** the VISION for Hambleton is correct?

Yes

No

Not Sure

### Question 10: What's Special about Hambleton

Is there anything else that **you think** should be included in the VISION? For example what do **you think** is SPECIAL about Hambleton as a place to live, work, visit and invest in?

**Strategic objectives** set out how a vision can be achieved by providing more specific direction to the planning strategy and policies. Objectives are also used as a basis for measuring the success of a Plan. There were 12 strategic objectives in the LDF Core Strategy. We need to assess how they fit with the key issues, challenges and opportunities facing Hambleton and how well they fit with national policy. 6 new strategic objectives are proposed, one for the development strategy that will result from the spatial options set out in Section 5 (objective 1) and one for each of the topics in section 2 (objectives 2-5).

**Question 11: Objective 1**

Do **you agree** with the objective **TO SUPPORT SUSTAINABLE PATTERNS OF DEVELOPMENT ACROSS AND BEYOND HAMBLETON?**

Yes  No  Not Sure

**Question 12: Objective 2**

Do **you agree** with the objective **TO PROMOTE SUSTAINABLE AND RESILIENT ECONOMIC GROWTH AND INFRASTRUCTURE IMPROVEMENTS?**

Yes  No  Not Sure

**Question 13: Objective 3**

Do **you agree** with the objective **TO PROVIDE A SCALE AND MIX OF HOUSING TO MEET THE DIVERSE NEEDS OF THE ENTIRE COMMUNITY AND SUPPORT THE LOCAL ECONOMY?**

Yes  No  Not Sure

Question 14: Objective 4

Do **you agree** with the objective TO IMPROVE ACCESS BETWEEN HOMES, JOBS AND FACILITIES AND SUPPORT CHOICE AS TO HOW PEOPLE TRAVEL?

Yes  No  Not Sure

Question 15: Objective 5

Do **you agree** with the objective TO PROTECT AND ENHANCE THE QUALITIES AND HERITAGE OF OUR SETTLEMENTS, COUNTRYSIDE AND WILDLIFE HABITATS?

Yes  No  Not Sure

Question 16: Objective 6

Do **you agree** with the objective TO SUSTAIN TOWNS AND VILLAGES AS HEALTHY, INCLUSIVE AND VIBRANT HUBS FOR LOCAL COMMUNITIES AND A CHANGING POPULATION?

Yes  No  Not Sure

Question 17 : Other Objectives

Are there any other OBJECTIVES **you think** we should include?

## Section 4: Number of Jobs and Homes

### Introduction

An important starting point for Local Plans is to establish the need for homes and jobs. This has to be based on evidence, as required by national policy. The information to be considered includes official population and household projections, census data, economic statistics and local evidence about the housing market. As well as co-operating with neighbouring councils, the government requires consistency between the provision for new homes and the provision for new jobs.

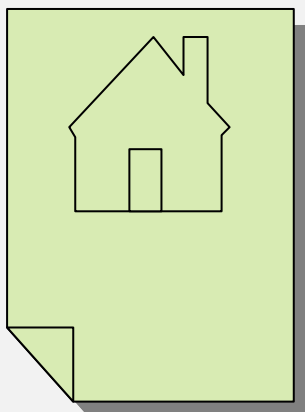
A 'Strategic Housing Market Assessment' (SHMA) provides an evidence based study that helps the Council to assess what the 'objectively assessed need' is for Hambleton. A new SHMA is being prepared jointly with Ryedale, North York Moors and York Planning Authorities, looking at the period to 2035. National policy expects a council's Local Plan to fully meet the objectively assessed need for market and affordable housing in the housing market area and suggests a number of tests to see whether any upward adjustment is appropriate.

### Our existing housing evidence

The new SHMA will provide an up-to-date starting point for looking at how many homes we need in the new Local Plan. In the meantime previous studies and assessments provide an indication of the scale and type of housing that we are likely to need. These studies include a 2011 'SHMA' produced by consultants GVA and 'Demographic Analysis and Forecasts' prepared by consultants Edge Analytics in 2014 and updated in 2015. The level of Hambleton's housing need has also been a key focus at recent planning appeals.

### Why do we need more homes?

The Local Plan needs to provide sufficient homes in order to meet our local needs and to help support sustainable communities. The reasons why we need more homes include:



- ❖ Hambleton's population is growing
- ❖ greater numbers of people moving in to the District than move out
- ❖ people are living much longer, with increasing life expectancy
- ❖ household sizes are falling
- ❖ helping to maintain a local labour supply and support economic growth

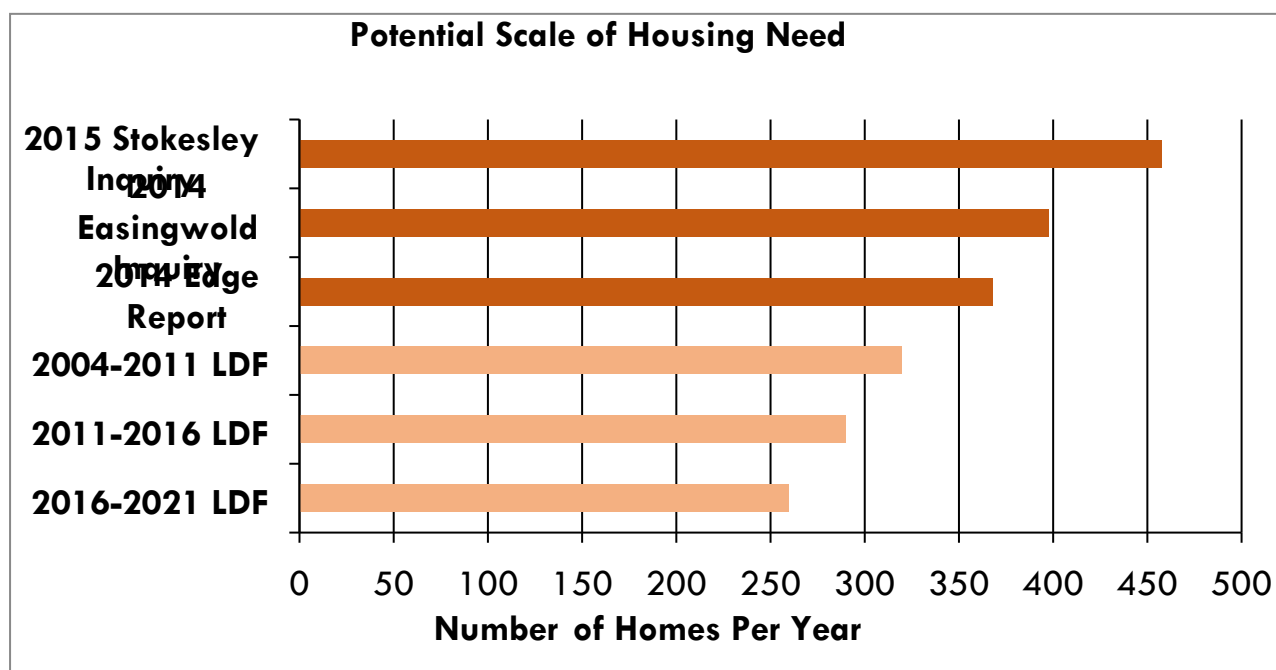
### What type of housing do we need?

We need to meet the housing needs of existing and new residents in Hambleton. The work undertaken by Edge Analytics highlights the changing age-profile of the population as a significant issue for Hambleton. A growing elderly population will result in a reduced average household size and a smaller local labour force. Younger working residents are also moving out of the district due to the lack of affordable homes. Job growth is likely to require net in-migration to fill posts.

Proposals in the Housing Strategy (2015) for York, North Yorkshire and East Riding recognise a pressing need for more affordable housing. Improving the range of house types, tenures and sizes is also a key priority. This is important for enabling an ageing population to live more independently and is also necessary to improve the housing choice for working age households and first time buyers.

### How many new homes could we need?

The housing assessments undertaken to date point to a potential significant increase in the number of new homes needed in Hambleton, compared to the figures in the current plan. The figures in the LDF Core Strategy resulted from the Regional Spatial Strategy (RSS) and part of the RSS approach was to reduce over time the level of development in Hambleton, whilst increasing the amount of development in the larger conurbations in the Yorkshire and Humber region.



The LDF housing requirements reduced from 320 to 260 new homes being required every year in Hambleton. Much more recent research has been considered during planning appeals for development sites in Easingwold and Stokesley. This work indicates that between 350 to 450 new homes could be needed each year in order to meet the housing and employment needs of an expanding population. This level of housing growth is linked to a level of projected economic growth which would generate 180 new jobs per annum. The new SHMA is looking at the most recent population, household and economic data.

### Question 18: Housing Provision

a) Do **you think** a range of 350-450 new homes per year is appropriate for Hambleton, through to 2035?

Yes

No

Not Sure

b) If no, or not sure, do **you think** the Local Plan annual housing figure should be:

Higher

Lower

c) Please explain **your reasons** for a higher or lower housing figure

## **Section 5: Where Should Development Go**

### **Introduction**

The Local Plan will not only identify the amount of new development needed to 2035 but it will also identify where new development should be located. The options for locating new development must be realistic and deliverable and support the achievement of sustainable development.

A strategic approach needs to be taken to identify where new development can take place. The options must reflect that different places have different roles and different functions, acknowledging and working with their strengths and constraints. The options should provide for opportunities to enhance the natural, built and historic environment.

### **The current planning approach**

A helpful starting point for looking at future development options is to look at the current planning strategy for Hambleton. The approach of the existing Plan is underpinned by three principles:

#### **Spatial Principle 1: An Area of Opportunity**

This is an area in the centre of the district where most of the housing and employment development was directed through the existing Plan. It was defined on the basis of the scope for development based on the area's accessibility, location of key settlements, scale of existing facilities and relative lack of development constraints.

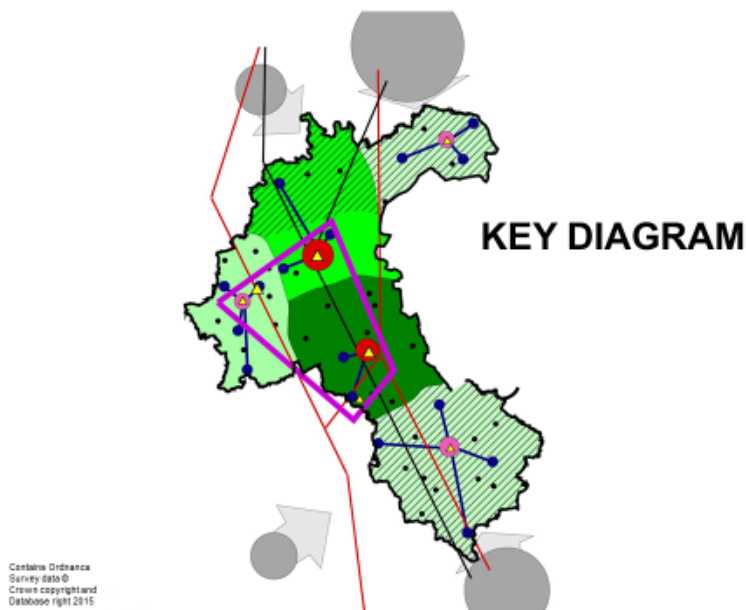
#### **Spatial Principle 2: Areas of Restraint**

There are two areas of restraint in the current plan, one to the north and one to the south of the District. The scale of housing was reduced in these areas, to resist further in-migration and reduce cross boundary commuting.

#### **Spatial Principle 3: A Settlement Hierarchy**

This established a sustainable hierarchy of settlements (see appendix 1), which provided the basis for focusing development and service provision across the district, giving the priority to market towns (Principal Service Centres and Service Centres) supported by a number of designated Service Villages and then Secondary Villages but significantly constrained development in most villages.





The LDF key diagram illustrates the current planning strategy.

Over the past ten years over 3,000 new homes have been built.

Almost 30% of new housing development has taken place in the Northallerton area and 25% in the Thirsk area.

The Easingwold area has accounted for 20% of new homes, the Bedale area 15% and the Stokesley area 10%.

Not all future development will be on greenfield sites (undeveloped land). Over recent years over a quarter of homes given planning permission have been on 'windfall sites' (sites not allocated in the Plan), which is more than anticipated. The Government places a key emphasis on developing brownfield sites (previously developed land) for housing.

Future economic changes and MOD reviews of military estate assets could provide potential development opportunities in the District although it is too early to say what impact this may have. We have asked landowners and developers to put forward possible development sites. There have been about 300 sites put forward through this 'Call for Sites' exercise. Before we assess the sites it's important to think about the future planning strategy.

## Your Views on Future Development Options for Hambleton

Five options for the future approach to development are set out below. They are:

1. **Principal Towns** – Development focused on Northallerton and Thirsk
2. **Central Transport Corridors** – Development focused around the main road and rail links
3. **Five Towns** – Development focused on the five market towns of Northallerton, Thirsk, Bedale, Easingwold and Stokesley
4. **Five Towns and Villages** – Development dispersed across the five market towns and villages within the District, and
5. **A New Settlement** – the development of a new settlement or significant expansion of an existing settlement.

A combination of the options may well provide the way forward. However, at this stage the options are presented individually so that their implications can be identified and assessed.

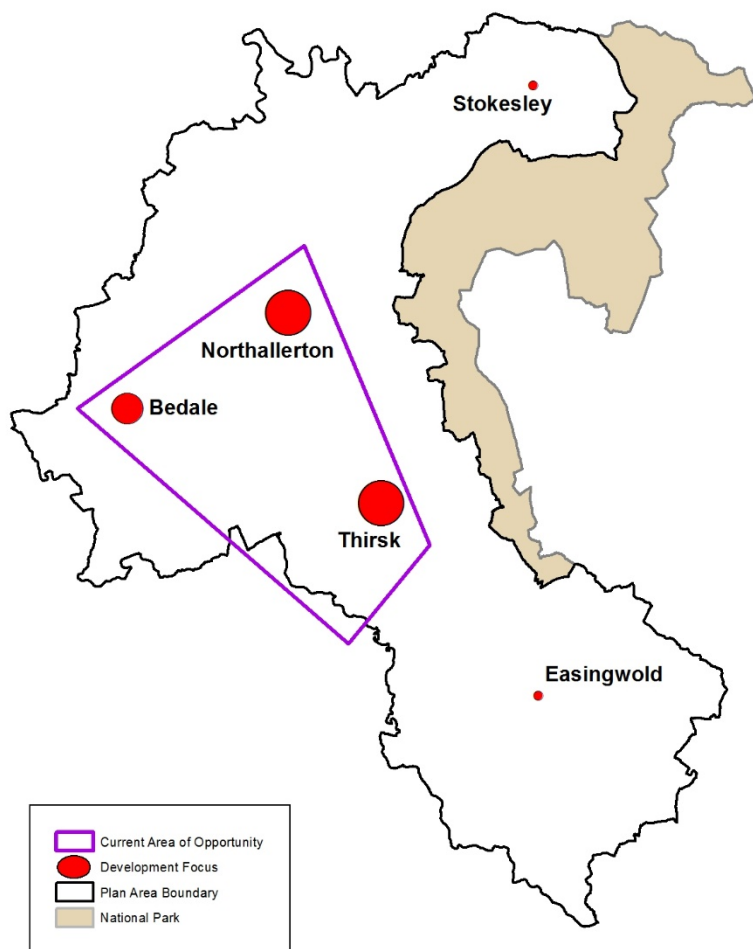
**We would like to hear your views and thoughts on the five options.**

## OPTION 1: PRINCIPAL TOWNS – Northallerton and Thirsk

This option would focus development on the largest towns within the existing area of opportunity. It would mean that Northallerton and Thirsk would be the main focus for future growth and development in Hambleton.

The market towns of Bedale, Easingwold and Stokesley would continue to fulfill a supporting role for growth. Limited development would be supported in villages.

This options represents a continuation of the current planning strategy for Hambleton as set out in the LDF Core Strategy, in effect rolling this forward from 2026 to 2035.



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### Option 1 Strengths:

- ❖ focused on the largest settlements in the district
- ❖ these settlements are the main focus of services, facilities and employment
- ❖ this area of opportunity has the best transport connections

### Option 1 Weaknesses:

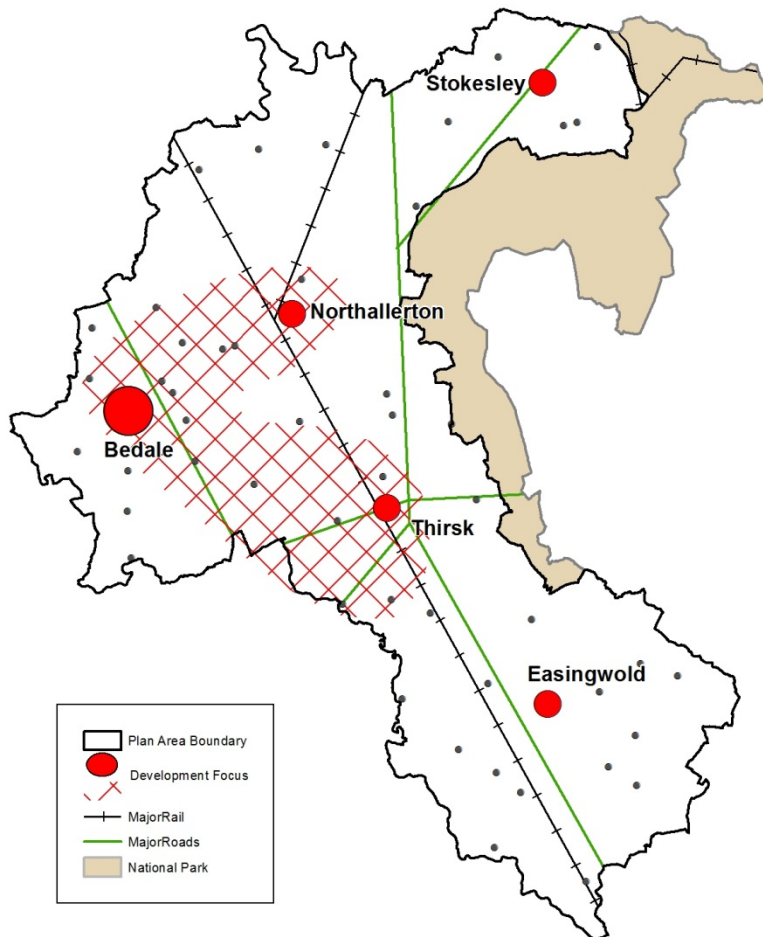
- ❖ a significant level of development is still to take place at Northallerton and Thirsk
- ❖ further pressure could impact on the character, facilities and infrastructure of these towns
- ❖ does not address the needs of other parts of the district at a more local level

## OPTION 2: CENTRAL TRANSPORT CORRIDORS

This option would focus development on settlements that are linked to the main transport corridors and connections in Hambleton. This includes rail stations on the East Coast Main Line and the A1, A168, A684 and A19 corridor.

The main focus of development would be a range of settlements and locations within the existing area of opportunity. Within the area of opportunity there would be an emphasis on Northallerton, Thirsk and Bedale/Aiskew but also on other locations such as Dalton, Dalton Industrial Estate, Topcliffe and other villages.

This option retains much of the current planning strategy for Hambleton as set out in the LDF Core Strategy, but shifts and spreads the development emphasis.



### Option 2 Strengths:

- ❖ focused on places with better transport connections
- ❖ includes the largest settlements and the main employment centres and industrial estates
- ❖ potential to reduce the development pressure on Northallerton and Thirsk

### Option 2 Weaknesses :

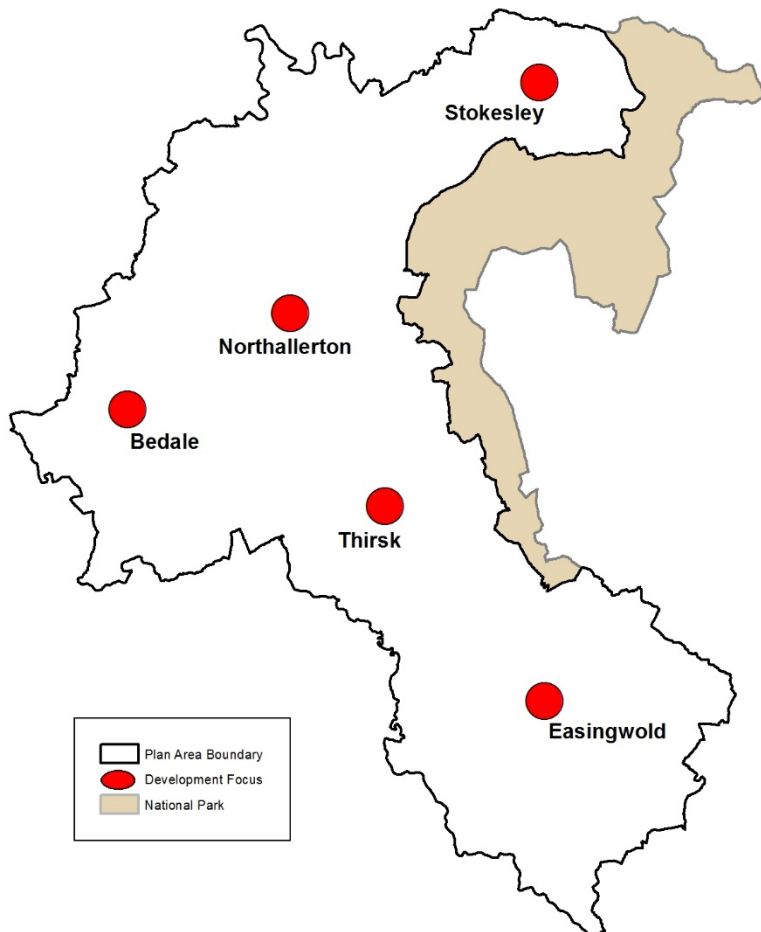
- ❖ transport focus could encourage more commuting in and out of Hambleton
- ❖ increases the need to travel to facilities in larger towns
- ❖ could involve the significant expansion of some villages
- ❖ does not address the needs of other parts of the district outside the area of opportunity at a more local level

## OPTION 3: FIVE TOWNS

This option would mean that the five market towns of Bedale, Easingwold, Northallerton, Stokesley and Thirsk would be the main focus for future growth and development in Hambleton.

Compared to the current approach each of the five market towns would have an equal role in meeting the growth needs for the district, rather than the majority of development being focused in Northallerton and Thirsk. Limited development would be supported in villages.

This option represents a change from the current planning strategy for Hambleton as set out in the LDF Core Strategy. It has more of a district wide focus.



### Option 3 Strengths:

- ❖ more even spread of development across the district
- ❖ focuses on the main centres for services and facilities
- ❖ reduces the pressure on villages to grow

### Option 3 Weaknesses:

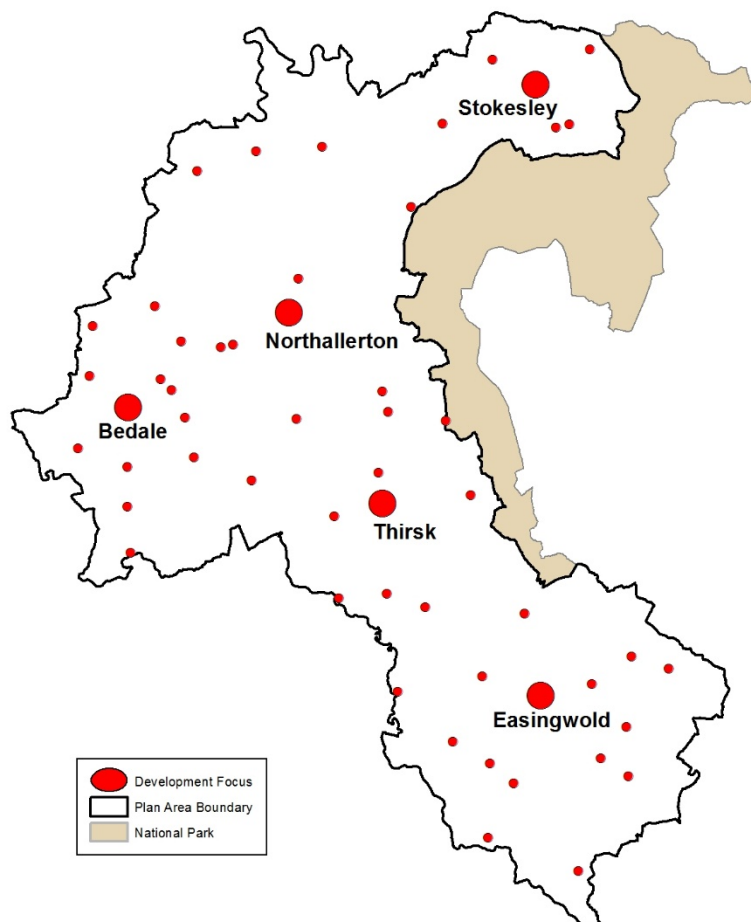
- ❖ could serve to meet the needs of adjoining York and Tees Valley area
- ❖ increases pressure on the character, facilities and infrastructure of towns
- ❖ increases the need to travel to the facilities in the larger towns

## OPTION 4: FIVE TOWNS & VILLAGES

This option would mean that the five market towns of Bedale, Easingwold, Northallerton, Stokesley and Thirsk and a range of villages would be the main focus for future growth and development in Hambleton.

Compared to the current approach there would be a much greater emphasis on villages to accommodate growth. This would include the existing Service Villages, Secondary Villages and also other villages, with development being proportionate to their scale and character.

This option represents a distinct change from the current LDF planning strategy for Hambleton. It has a district wide focus beyond the existing area of opportunity and spreads development beyond the towns.



### Option 4 Strengths:

- ❖ places a greater emphasis on meeting local housing needs
- ❖ helps to support and sustain viable local services and facilities
- ❖ reduces the pressure on market towns to accommodate growth

### Option 4 Weaknesses:

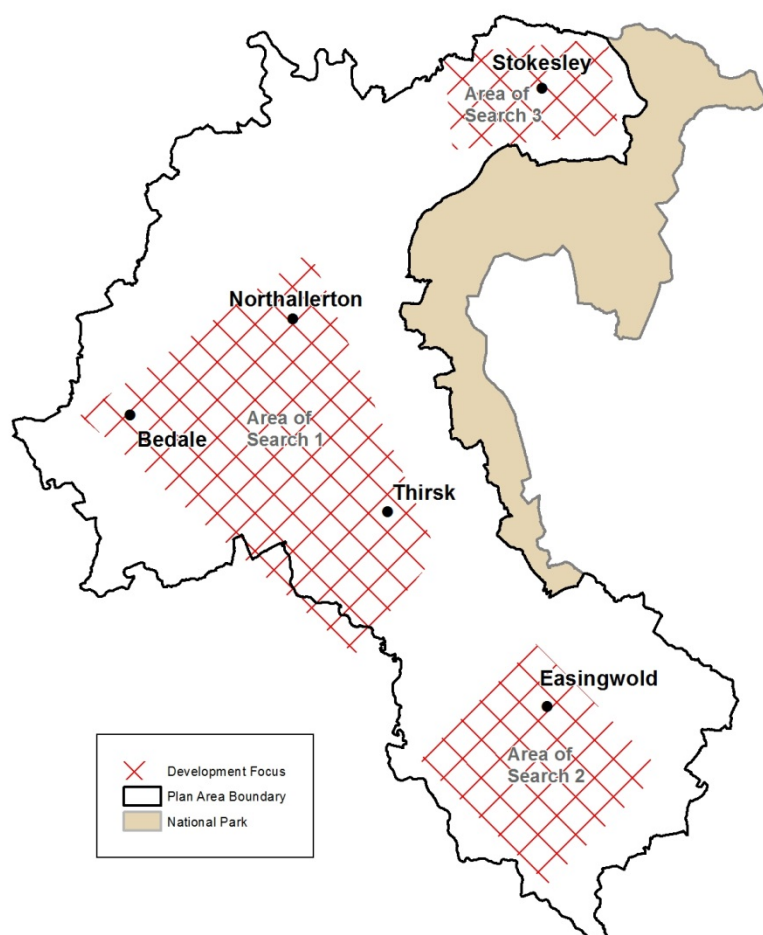
- ❖ could result in significant changes to the character of many villages
- ❖ increases the need for people to travel by car to access services, facilities and employment
- ❖ increases the amount of development taking place in more remoter rural areas

## OPTION 5: NEW SETTLEMENTS

This option would involve planning for a new settlement. A new settlement could take different forms. It could be completely 'new' or involve a very significant expansion of an existing village or hamlet.

This approach would need to be linked with another option as it would take time to develop a new community and would be unlikely to meet the needs of the whole district. Transport links and access to services, facilities and employment would be key considerations.

This option represents a complete change from the current planning strategy for Hambleton as set out in the LDF Core Strategy. Potential different areas of search are highlighted below. The location would have a key influence on how much demand there might be from people living in adjoining areas to live there.



### Option 5 Strengths:

- ❖ opportunity to plan a high quality living and working environment
- ❖ provides new infrastructure, services and facilities
- ❖ reduces development pressure on existing towns and villages

### Option 5 Weaknesses:

- ❖ could draw away investment from existing places and infrastructure needs
- ❖ potentially significant impacts on the landscape and countryside
- ❖ long lead in and delivery timescales
- ❖ would still require development in other areas

## Question 19: Spatial Options

Which SPATIAL OPTION(s) do **you prefer**?

please tick the relevant box(es)

**OPTION 1 PRINCIPAL TOWNS**

Development focused on Northallerton and Thirsk

**Please explain why you prefer this OPTION.**

**OPTION 2 CENTRAL TRANSPORT CORRIDORS**

Development focused around the main road and rail network

**Please explain why you prefer this OPTION.**

**OPTION 3 FIVE TOWNS**

Development focused on the five market towns

**Please explain why you prefer this OPTION.**

**OPTION 4 FIVE TOWNS AND VILLAGES**

Dispersed development across the district

**Please explain why you prefer this OPTION.**

**OPTION 5 NEW SETTLEMENTS**

A new settlements or significant expansion of an existing settlement

**Please explain why you prefer this OPTION.**

## Question 20: Other Options

Are there other approaches to allocating development **you think** we could consider?

Yes

No

If yes, please provide further details:



## SECTION 6: NEXT STEPS

### What happens next?

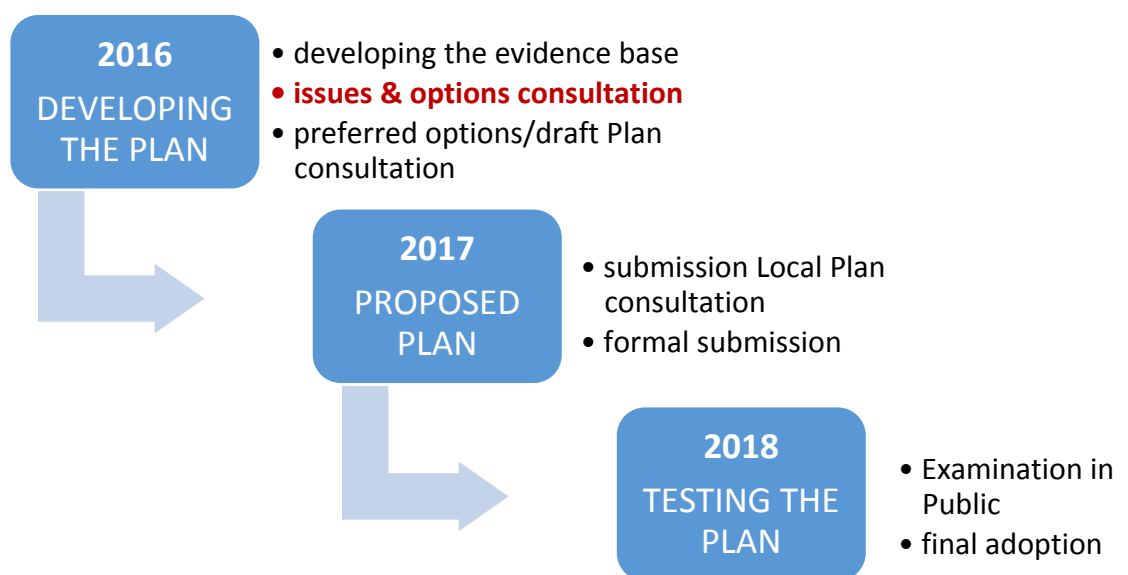
It is important that we get your views at this early stage in the preparation of a new Local Plan for Hambleton District. Importantly there will be further opportunities to have your say as the plan is developed.

- complete the online questionnaire to send us your comments. This is available at [www.hambleton.gov.uk/??](http://www.hambleton.gov.uk/??)
- If you have a site that you would like the Council to consider for development you can submit sites using our online form available at <http://www.hambleton.gov.uk/>
- the council will use the comments it receives in response to this consultation to help develop the preferred options for the Local Plan
- consultation on the preferred options will take place in Autumn 2016 and after this you will have the opportunity to give us feedback on a draft version of the plan

If you want to be kept informed about the progress of the local plan and to be consulted on key stages of its preparation please contact us (contact details provided below) with your name, address and email address and ask to be added to our consultation database.

### What is the timetable for preparing the new Local Plan?

The Local Plan is a statutory document and there are a series of stages involved with its preparation. Further details can be found in our Local Development Scheme ([www.hambleton.gov.uk/...](http://www.hambleton.gov.uk/...)). The timetable is summarised below.



## **Where do neighbourhood plans fit in?**

Neighbourhood Plans can be developed before or at the same time as a Local Plan is being produced. These plans also have a statutory status and when adopted Neighbourhood Plans, alongside the Local Plan, will be used in making decisions about planning applications. It is important that the ambition and proposal of a Neighbourhood Plan fits with the needs and priorities of the Local Plan and national planning policies.

## **For further information contact:**

Planning Policy & Conservation  
Hambleton District Council  
Civic Centre  
Stone Cross  
Northallerton  
DL6 2UU  
Tel 01609 779977  
Email [planning.policy@hambleton.gov.uk](mailto:planning.policy@hambleton.gov.uk)  
[www.hambleton.gov.uk/planningpolicy](http://www.hambleton.gov.uk/planningpolicy)???

## APPENDIX 1

### Settlement Hierarchy 2014

| Service Centres  |   |   |   |   |
|--|---|---|---|---|
| Northallerton<br>(with Romanby)  | Thirsk<br>(with Sowerby)  | Bedale<br>(with Aiskew)   | Easingwold  | Stokesley   |
| Service Villages   |   |   |   |   |
| Brompton<br>East Cowton<br>Morton on Swale   | Carlton Miniott<br>Tocliffe   | Crakehall<br>Kirkby Fleetham<br>Snape<br>West Tanfield  | Brafferton/Helperby<br>Huby<br>Husthwaite<br>Linton on Ouse<br>Stillington  | Great Ayton<br>Great Broughton<br>Hutton Rudby  |
| Secondary Villages   |   |   |   |   |
| Appleton Wiske<br>East Harlsey<br>Great Smeaton<br>West Rounton  | Bagby<br>Borrowby<br>Dalton<br>Knayton<br>Pickhill<br>Sandhutton<br>Sessay<br>South Kilvington<br>South Otterington   | Burneston<br>Leeming<br>Leeming Bar<br>Scruton<br>Thornton Watlass<br>Well  | Alne<br>Crayke<br>Raskelf<br>Shipton<br>Sutton on the Forest<br>Tollerton   | Crathorne<br>Ingleby Arncliffe  |
| Other Settlements  |   |   |   |   |
| Ainderby Steeple<br>Danby Wiske<br>Deighton<br>East Rounton<br>Ellerbeck<br>Great Langton<br>Hornby<br>Kepwick (part<br>NYMNP)<br>Low Worsall<br>Nether Silton (part<br>NYMNP)<br>Over Dinsdale<br>Over Silton (part<br>NYMNP)<br>Streetlam<br>Thimbleby (part<br>NYMNP)<br>Thrintoft<br>Welbury<br>Yafforth | Ainderby Quernhow<br>Balk<br>Carlton Husthwaite<br>Catton<br>Cowesby (part<br>NYMNP)<br>Felixkirk<br>Great Thirkleby<br>Holme<br>Howe<br>Hutton Sessay<br>Kilburn (part<br>NYMNP)<br>Kirby Wiske<br>Little Thirkleby<br>Maunby<br>Newby Wiske<br>Sinderby<br>Skipton-on-Swale<br>Sutton under<br>Whitstonecliffe<br>Thirby (part<br>NYMNP)<br>Thornton-le-Beans<br>Thornton-le-Moor<br>Thornton-le-Street<br>Upsall | Burrill<br>Carthorpe<br>Clifton on Yore<br>Exelby<br>Firby<br>Gatenby<br>Great Fencote<br>Hackforth<br>Kirklington<br>Langthorne<br>Little Fencote<br>Londonderry<br>Nosterfield<br>Sutton Howgrave<br>Theakston<br>Thirn<br>Thornborough | Aldwark<br>Alne Station<br>Brandsby<br>Farlington<br>Flawith<br>Myton-on-Swale<br>Newton-on-Ouse<br>Oulston<br>Skewsby<br>Stearsby<br>Tholthorpe<br>Thormanby<br>Yearsley | Easby<br>Great Busby<br>Kirkby in Cleveland<br>Middleton-on-Leven<br>Newby<br>Picton<br>Potto<br>Rudby<br>Seamer<br>Tame Bridge |