

Statement by the Portfolio Holder For Environmental And Planning Services

15 December 2015

North Northallerton Development Area

In November Planning Committee resolved to grant planning permission for the north Northallerton development. Before the Notice of Decision can be issued a Section 106 Agreement between the developers and the Council must be completed and there is also the need for a Section 38 Agreement between the developers and North Yorkshire County Council covering the highways. These legal agreements will be the mechanisms for ensuring the delivery of the link road and bridge and the transfer of the land for the school and recreation area. There will also be legal agreements between the Council and the LEP for the Local Growth Deal grant towards the road and bridge and a similar agreement between the Council and the developers which will transfer the risks to them.

The latest developers' project plan sees construction commencing on site in May 2016 and the link road and bridge being completed by October 2017, subject to no unforeseen delays from Network Rail.

New Recycling Service

The Waste and Street Scene customer satisfaction survey undertaken over the summer provided further confirmation of residents wish to recycle more at the kerbside and support for the Council's decision to improve the service. During January and February 2016 there will be key developments in implementing the new service; the new bins will be delivered to residents in January and February, the new collection vehicles will arrive in January and the new collections will commence on 29 February. The Council's mini recycling sites at locations such as schools, village halls and public houses will be removed in March 2016 and letters have been sent to all site owners.

Not all properties will be able to take a new wheeled bin so officers are checking this at local level and assessing the need for alternative arrangements in consultation with residents. Shortly all non-wheeled bin properties will be receiving a letter about their alternative arrangements. Alternative arrangements could include plastic sacks.

There will be further information about the new system directed at residents including a leaflet issued with the new bin. There will also be information on the web-site including Frequently asked Questions and the Council's new collections policy.

The New Local Plan

Work is moving forward on the preparation of the new Local Plan with input from the Members' Working Group. The aim is to get the Plan adopted as quickly as possible because of the importance of having up-to-date planning policies in place to guide and control development.

In January 2016 there will be consultation on Issues and Options which will cover the vision and objectives for the Plan, the big planning issues to be covered, the scale of housing and employment growth and where growth should go. This will be followed by consultation on Preferred Options starting in September 2016 which will set out the Council's preferred strategy and policies and the broad location of allocations for development.

Plan preparation involves assembling an evidence base to support the chosen policies and proposals. A Strategic Housing Market Assessment, which will form an important part of the evidence base, will be completed by the end of December. This will provide an up-to-date assessment of the need for housing for both market and affordable housing and the housing needs of different groups. The information will be used to set the housing targets in the Local Plan which will also take into account other factors such as growth aspirations, the supply of land, infrastructure capacity and environmental constraints.

Councillor B Phillips
Portfolio Holder for Environmental and Planning Services