

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
18 October 2016

Subject: **HAMBLETON LOCAL PLAN PREFERRED OPTIONS DOCUMENT FOR CONSULTATION**

All Wards
Portfolio Holder for Planning: Councillor B Phillips

1.0 PURPOSE AND BACKGROUND:

- 1.1 This report presents the Hambleton Local Plan Preferred Options Document for approval for consultation purposes. A copy of the document is attached as Appendix 1.
- 1.2 The Preferred Options Document is a key stage of the Local Plan preparation. It sets out the Council's preferred spatial approach and preferred policy approach for the emerging Local Plan. Importantly, the Preferred Options Document identifies preferred sites for housing and employment land allocations to meet the growth needs of the District up to 2035.
- 1.3 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.
- 1.4 The Preferred Options Document has been prepared following consultation on an Issues and Options Document in January/February 2016 and the Call for Sites, which invited landowners, agents and developers to put forward sites for development, consultation with Duty to Co-operate partners, such as neighbouring local planning authorities and key stakeholders including North Yorkshire County Council Highways and Education Departments, Clinical Commissioning Groups, Parish and Town Councils and neighbourhood planning groups has also informed the proposals. It has been drafted in consultation with the Member's Local Plan Steering Group.
- 1.5 This is a key stage in the Local Plan process, however, more work including work around viability and further evidence gathering will need to be undertaken in the coming months to confirm that this is the right approach before preparation of a Draft Local Plan in summer 2017.

2.0 THE PREFERRED OPTIONS DOCUMENT:

- 2.1 A number of key studies provide the evidence base for the Preferred Options Document, notably:
 - Hambleton Strategic Housing Market Assessment 2016
 - Hambleton Strategic Housing Market Update Report August 2016
 - Hambleton Economic Strategy 2014
 - Hambleton Employment Land Review 2016
 - Hambleton Industrial Estates Review 2016
 - Hambleton Retail and Leisure Study 2016
 - Hambleton Landscape Character Assessment and Sensitivity Study 2016

- Hambleton Local Plan - Transport Related Issues 2016
- Hambleton Strategic Flood Risk Assessment 2016
- Hambleton Gypsy and Traveller Accommodation Assessment 2016
- Assessment of Greenspaces 2016

Copies of these studies can be downloaded from the Council's website. A summary of the key findings is attached as Appendix 2.

2.2 The Preferred Options Document comprises two parts: Part 1 - A vision and objectives for the Plan Area and the proposed policy approach for determining development proposals and Part 2 - the Preferred Sites (this is the allocations document which is split into a separate document for each of the five Sub Areas). Two copies of Part 2 of the document will be made available in the Members Lounge for reference.

2.3 The proposed Local Plan vision is:

Hambleton will be a vibrant rural District, with a strong local economy making the best of its tourist potential offered through its unique location nestled between two National Parks and the historic City of York. Hambleton's high quality environment including both natural and historic assets will continue to provide the foundation for the health and well being of its communities and the five market towns will provide a strong retail offer, a good range of well paid jobs and good access to leisure facilities. Protection and enhancement of the District's landscapes, towns and villages will continue to attract people to live in the area.

2.4 During the consultation period Officers will write to all those who have put forward the preferred sites to seek further information to demonstrate that the sites are viable and deliverable. This information will assist with the phasing of sites in the Draft Plan. Where sites are not preferred landowners will be given the opportunity to submit further information which may overcome the reasons why the site is not preferred e.g. access arrangements.

SUPPORTING HOUSING GROWTH:

3.1 The preferred spatial approach towards development is to focus on the main service centres of Northallerton, Thirsk, Stokesley, Bedale and Easingwold with housing allocations also being proposed in Service and Secondary Villages where there is access to a good range of services and facilities and where development will not be harmful to their form and character. Support for small scale development in Other Villages will be made through a criteria based policy approach.

3.2.1 A housing growth level of 320 dwellings per annum is proposed based on the Strategic Housing Market Assessment and a growth level of 178 jobs per year. The level of housing growth is based on the following distribution:

	Number of new homes
Northallerton	1000
Thirsk	400
Bedale	300
Stokesley	200
Easingwold	300
Service and secondary villages	700

3.3 The proposed Preferred Sites for housing provide for more than 320 homes per annum, recognising that this is the first stage of a longer process which may result in some sites

being dropped at the Draft Plan stage following feedback from the public consultation and/or technical issues raised by stakeholders.

4.0 SUPPORTING ECONOMIC GROWTH

4.1 Employment growth will be accommodated on the edge of service centres and along the A1M/A19 corridor in accordance with sustainability objectives and Local Enterprise Partnership priorities.

4.2 Based on the Employment Land Review 2016 and the latest economic projections, a growth level of about 178 jobs per annum is proposed to be achieved by carrying forward some allocations from the current Local Development Framework (33 hectares) and by allocating new employment sites at Leeming Bar, Easingwold, Stokesley and Dalton Airfield (39hectares).

	Hectares
Allocations recommended to be Carried Forward from Local Development Framework	
Site North of the Northallerton Industrial Area	8.39
Stokesley Business Park	6.19
South West Urban Extension Thirsk (Sowerby Gateway)	18.07
Sub Total	32.65
Additional Land to allocated in Local Plan	
Site North of Leeming Bar Industrial Estate(northern part)	1.02
Site at Fairfield Farm	4.0
Site North of caravan site Leeming Bar	3.0
Shires Bridge Mill Business Park on A19, Easingwold	2.55
Dalton Airfield	26.5
Stokesley Business Park	4.62
Sub Total	41.69
TOTAL	74.34

4.3 The Employment Land Review, identified a minimum demand for 13 hectares of new employment land in the Plan period and potential for up to 50 hectares to provide greater flexibility. Making provision for a higher level of employment land will allow for greater choice both in terms of location and the type of site but the need for allocated sites would be kept under review. This will enable the District to respond flexibly to market demands, support significant sector clusters and to accommodate potential inward investment opportunities including at Dalton Airfield. Providing additional employment land in the A1/A19 corridor and Dalton aligns with Local Enterprise Partnership funding and growth priorities as set out in the Strategic Economic Plan and the Council's Economic Strategy. Further work and evidence gathering will need to be undertaken in the coming months to ensure that this is the right approach and to understand the implications for housing. This will include seeking the views of existing local businesses on whether or not this approach will meet their future growth needs.

5.0 PREFERRED POLICY APPROACH

5.1 The document sets out the preferred policy approach to address a wide range of issues such as keeping our towns vibrant, supporting growth of small businesses, sustaining rural communities, protecting our landscape and heritage, promoting good design, providing a better choice of housing for older people and providing more affordable homes for local people and our workforce.

6.0 CONSULTATION:

- 6.1 The Preferred Options Document will be subject to a six week period of public consultation commencing on 31 October 2016. This consultation will include attendance at markets, public exhibitions, meetings with Parish and Town Councils, meetings with key stakeholders, further liaison with Duty to Co-operate partners and also a session targeted at developers. A press release will be issued to increase local awareness of events and to encourage responses. More information about events and how to get involved and respond to the consultation will be publicised on the Council's website where there will also be a link to the Local Plan website and the Preferred Options Document.
- 6.2 The document has been developed using Objective, a user friendly web based consultation software package, and responses will be encouraged to be submitted on-line. Hard copies of the document will also be made available on request.
- 6.3 At the same time as the Preferred Options Consultation there will also be consultation on the first tranche of Greenspaces that are being proposed for inclusion in the Local Plan and on the Settlement Character Studies that have been undertaken to date. These will provide an important evidence base for defining what is special about a place, its form and character, what needs to be protected and where there are opportunities for enhancement including, where appropriate, through good design of new development. The Council will be asking for feedback from Parish Councils as part of this process.

7.0 DUTY TO CO-OPERATE:

- 7.1 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. Following the Issues and Options Consultation in January 2016 officers have been in regular dialogue with statutory consultees including adjacent planning authorities (City of York, Harrogate, Stockton, Middlesbrough, Darlington, Richmondshire, North York Moors, Ryedale and Redcar and Cleveland) health care providers, North Yorkshire County Council and the Police and have sought early engagement with these partners on the Preferred Options Document. The outcomes of these discussions will help to inform the Draft Plan.

8.0 NEIGHBOUHOOD PLANS

Through the Localism Act the Government has introduced new rights and powers to allow communities to come together to prepare Neighbourhood Plans. A total of six Neighbourhood Plans are currently being prepared by local communities within the District. The Preferred Options Consultation Document identifies preferred sites in all but one of these Neighbourhood Plan Areas and provides an indication of the scale of development which is required. However it is expected that where alternative, appropriate sites have been identified in Neighbourhood Plans that allocations will not be shown in the draft Local Plan and the Neighbourhood Plans would take the lead on this.

9.0 NEXT STEPS:

- 9.1 The responses to the Preferred Options consultation exercise and the additional evidence will be used to inform the preparation of the Draft Local Plan for Cabinet approval in June 2017. A timetable for preparation of the Local Plan is set out below:

Key Stage	Target Date
Preferred Options Document for Consultation	October 2016 (6 week consultation to commence 31 st October 2016)
Draft Local Plan	June 2017
Pre submission Plan	September 2017
Submission	May 2018
Examination	September 2018
Council adoption	December 2018

9.2 In order to ensure that the proposed development is supported by appropriate levels of infrastructure Officers will work with stakeholders to develop an Infrastructure Delivery Plan, which will also be used to identify gaps in funding provision and inform a revised Community Infrastructure Levy 123 list which will need to be approved by Cabinet.

10.0 **SUSTAINABILITY APPRAISAL:**

10.1 A Sustainability Appraisal has been undertaken as part of the preparation of the Preferred Options Consultation Document and will be consulted on alongside the document.

11.0 **LINK TO COUNCIL PRIORITIES:**

11.1 Preparation of a new Local Plan for Hambleton will help to deliver many of the Council's priorities: Driving Economic Vitality, Enhancing Health and Well-being, Caring for the Environment and Providing a Special Place to Live.

11.2 The Local Plan is a key tool for determining and managing the level of housing and employment growth for the District up to 2035 and therefore has an important role to play both in Driving Economic Growth and Providing a Special Place to Live, through the delivery of more market and affordable housing. Policies in the Local Plan will assist in the provision of new and the improvement of existing formal sporting and leisure facilities and in supporting provision of more informal leisure resources such as cycleways and footpaths, all of which will contribute to the health and well-being of current and future residents. Policies will also be of key importance in protecting the historic and natural environment and encouraging environmental sustainability, helping us care for our environment.

12.0 **RISK ASSESSMENT:**

12.1 There is no risk in approving the recommendation.

12.2 The key risk is in not approving the recommendation is 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 would fail the legal compliance test at Examination	5	5	25	Consult on the Preferred Options document
Preparation of the Local Plan falls behind the Council's published timetable	Lack of up-to-date planning guidance results in speculative application and appeals	5	5	25	Consult on the Preferred Options document

13.0 FINANCIAL IMPLICATIONS:

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

14.0 LEGAL IMPLICATIONS:

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

15.0 EQUALITY/DIVERSITY ISSUES

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

16.0 RECOMMENDATION(S):

16.1 It is recommended that Cabinet approves the Preferred Options Document for public consultation for a period of six weeks.

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Background papers: Local Development Scheme, November 2015

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