

Summary of Evidence Work

Employment Land Review

The purpose of the Employment Land Review is to review the characteristics and performance of Hambleton's economy; assess commercial market trends in the office and industrial sectors; assess the supply of land capable of accommodating new B-Class development; consider the implications of employment land provision in adjoining authorities; and provide an assessment of the future needs for B – Class employment development for the Local Plan period to 2035.

The District sits within a number of Functional Economic Market Areas including York and Teesside and continual engagement with our Duty to Co-Operate Partners on employment and economic growth issues through the development of the Local Plan is essential. It should be noted that the Study focuses on the economic development needs of the District.

The consultants GL Hearn considered forecasts for economic growth within Hambleton from three forecasting houses: Oxford Economics, Cambridge Economics and Experian's Yorkshire and Humber Regional Econometric Model. The forecasts by Cambridge Economics are considered to be the most appropriate for Hambleton. However some reasonable upwards adjustments have been made to the forecasts following consideration of existing commitments, the Industrial Estates Review, and the sectors that are likely to receive support through the Local Enterprise Partnership. The revised Cambridge Economics forecasts anticipate growth of 178 jobs per annum (0.4% growth/annum). This is in line with regional expectations and is considered a realistic level of growth given the location of the District within the wider region.

Based on a jobs growth figure of 178 per annum, and having made allowances for annual completions and any potential losses of employment use that might occur, the total need for employment land in Hambleton is considered to be 13 hectares up to 2035. However in order to provide for a range of choice and flexibility the Employment Land Review concludes there could be potential for up to 50 hectares.

As part of the commission the consultants undertook a review of existing employment sites and also made recommendations of sites which should be considered for allocation in the Local Plan.

The Employment Land Review also identified a number of sites where the Council should consider a general presumption for their retention and protection. These sites include:

Key employment locations

- Leeming Bar Industrial Estate
- Northallerton Industrial Area – North, East and West of Darlington Road
- Stokesley Business Park
- Thirsk Industrial Park
- Dalton Airfield

General Employment Locations

- Easingwold Business Park
- Employment Site Adjacent to Easingwold Business Park
- Shires Bridge Mill Business Park

Hambleton Strategic Housing Market Update Report August 2016

GL Hearn were commissioned to undertake a review of the Strategic Housing Market Assessment to take account of the latest demographic evidence including the 2014 based household projections and 2015 Mid Year population estimates published earlier this year.

In addition, the update report also calculates the housing need resulting from the anticipated job growth of 3,730 jobs between 2014-2035 as set out in the Hambleton Employment Land Review (August 2016).

The report also provided an update to the market signals section to take into account recently published data looking at the affordability of homes. This was published as a result of the publication of the Local Plan Experts Group (LPEG) Report to the Communities Secretary and to the Minister of Housing and Planning.

The update report points to a demographically based need for 237 homes per annum. This takes account of the latest mid-year estimates, longer term migration trends as well as suppression of household formation rates. The assessment of demographic need is significantly above the 'starting point' need arising from the official projections.

The economic evidence points to provision of homes per annum with 303 dwellings per annum with further uplifts to take account of household formation rate suppression taking the need to 319 dwellings per annum. GL Hearn therefore conclude that this is an appropriate Objectively Assessed Need.

Having then reviewed the recommended methodology of the Local Plan Experts Group report the Objectively Assessed Need figure which would fall between 296 – 325 dwelling per annum for Hambleton District.

Retail and Town Centre Uses Study

The purpose of the Retail and Town Centre Study is to provide an assessment of the future needs for retail and town centre uses, commercial leisure uses for the Local Plan period to 2035. The study undertaken by GL Hearn identifies the need for new floorspace for convenience and comparison goods retail, the likely need to plan for the provision of other town centre uses over the plan period and recommendations to ensure the vitality and viability of Hambleton's Town Centres, including recommendations on the approach to managing retail development within and outside of the District's centres.

The study area includes the District and some areas immediately outside the District that are or have in the past been served by the facilities present within Hambleton's Market Towns. The evidence base for the recommendations comes from:

- a household telephone survey of 700 people across the study area
- in centre surveys within each of the five market towns
- retailer business surveys from each of the five market towns
- vitality and viability assessments of each centre
- considerations of retail and leisure trends
- Member and Stakeholder Engagement.

The study considers that all centres within Hambleton are generally healthy and provide for the day to day needs of Hambleton's residents. The provision of foodstores is adequate in all centres, when maintaining a constant market share there is no quantitative need for new convenience good floorspace provision. However, the study suggests that there would be scope to make qualitative

improvements to convenience provision within Northallerton through the provision of a discount retailer and that the prison site provides an opportunity for such provision.

In terms of comparison goods there will be some growth expenditure over the plan period. Maintaining a constant market share and accounting for commitments there is no quantitative need for comparison floorspace until after 2026, by the end of the plan period (2035) and there is scope for a quantitative need for around 3924 sqm of new comparison goods floorspace. The study recommends that Northallerton should be the focus for the provision of this floorspace, with the prison site providing an opportunity for some of this provision.

With regards to leisure provision it is considered that additional health and fitness provision may be required (one additional facility). In terms of bars and restaurants there is anticipated growth in expenditure which may translate into a requirement for around 18 new food and drink establishments by 2035. Again the prison site is considered a suitable location to accommodate a proportion of the need generated in Hambleton.

The study makes recommendations for the Review of Town Centre Boundaries based on the vitality and viability assessments. The definition of the boundaries has implications for the management of the centres and establishes the uses considered appropriate within defined areas. The draft recommendations are:

- Northallerton - exclude residential units on Elder Road from the Town Centre, include the Tesco Store and the new Marks and Spencer's food store.
- Thirsk - extend the boundaries to include Tesco and Lidl stores.
- Bedale – extend the boundary to include the run of units to the north of Emgate and those opposite to meet the church to the north.

The study recommends a reduction in the impact threshold applied when considering new town centre development outside the primary retail area for retail development and outside the town centre for other town centre uses. The draft recommendation is that the threshold is reduced to 400sq m this is based on the size of proposals coming forward and the size of units within the centres of Thirsk and Northallerton.

Landscape Character Assessment and Sensitivity Study 2016

LUC were commissioned to prepare a Landscape Character Assessment and Sensitivity Study to update the previous study from 1991. The assessment will be used to inform strategic allocations and policies within the emerging local plan and to guide the Development Management decision making process, ensuring that the key characteristics of Hambleton's landscape are maintained and enhanced.

The Landscape Character Assessment identifies variations in Hambleton's landscape character and describes these across the District. The assessment goes on to define 26 distinct landscape character areas each of which are separately described. The individual character areas are described using a brief description of the area, a map with representative photographs and a written description of the landscape which includes subjects such as topography, land use, woodland covers and cultural heritage.

The assessment does not evaluate townscape but does consider the sensitivities of development around the edge of the larger settlements and the relationships between the built up area and the countryside. Each of the five market towns is described in terms of its landscape context, character around the boundary, settlement edges and landscape sensitivity. This work recognises the pressure on the market towns to accommodate new development through the local plan and identifies constraints which should be used alongside the site allocation process.

A number of pressures have influenced and will continue to influence the landscape of Hambleton both positively and negatively. Most recently pressures include renewable energy developments, biomass crops, hydrocarbon development and continued upgrading to transport and electricity infrastructure. The Sensitivity Assessment considers the individual character areas and how they could be sensitive to development pressures identified for that area and also the sensitivity of locations around settlements to settlement expansion.

Hambleton Strategic Flood Risk Assessment

As part of the site assessment process, Hambleton District Council needs to understand the flood risk of each potential site. This will help steer preferred allocations to sites with minimal flood risk (preferably in Flood Zone 1).

JBA Consulting has been commissioned to undertake a Strategic Flood Risk Assessment for Hambleton. Unfortunately there have been significant delays in this work as a result of delays in the release of data from the Environment Agency. Although the final report has not yet been received an analysis that has been undertaken on the list of potential sites in order to quantify flood risk and provide recommendations of how the flood risk implications should be dealt with within the context of planning policy and development of the Local Plan. This analysis has been achieved by application of the Sequential Test in line with PPG and has informed the assessment of the Preferred Sites. A final version of the report will be uploaded onto the website once it has been completed.

Review of Greenspaces

A total of 31 sites were submitted as part of the Call for Sites exercise for consideration for Local Green Space designation. Further suggestions were also submitted following discussions with Parish Councils during the site consultation events undertaken earlier this year. All the sites have been independently assessed by a landscape architect in accordance with the criteria set at paragraph 76 of the National Planning Policy Framework. A number of sites have been recommended for designation for Local Green Space and these sites will be consulted on as part of the Preferred Options consultation exercise. Any sites which have recently been proposed to the Council or are submitted as part of the consultation will be assessed in the New Year.

Settlement Character Studies

Settlement Character Assessments have been produced for the 5 market towns and 12 Service Villages with Conservation Areas in Hambleton. These are the first tranche of studies which have been completed and further work on other settlements will continue.

Each assessment contains a brief description and history of the settlement and uses the first edition Ordnance Survey map (c.1856) to demonstrate how it has developed over time. This is supported by a coloured map which defines the decades of development showing evolution from the first edition map to the present day (villages only). The assessment describes the surrounding landscape character and notes views into and out of the settlement. A description of the form of the settlement, whether it is linear or nucleated, with or without a central public space is provided along with a description of the building types and character.

The assessments provide a summary of the key characteristics of the settlement and identify areas of historic sensitivity and community value. Following a period of consultation the assessments will be amended to reflect the views of the community. Once adopted the studies will be used as part of the planning decision making process.