

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
11 April 2017

Subject: LOCAL PLAN ALTERNATIVE SITES AND GREENSPACE CONSULTATION

All Ward(s)
Portfolio Holder for Planning: Councillor B Phillips

1.0 PURPOSE AND BACKGROUND:

- 1.1 This report presents the Hambleton Local Plan Alternative Sites and Greenspaces Document for approval for consultation purposes.
- 1.2 Consultation on the Local Plan Preferred Options took place in late 2016 and Officers are currently reviewing the assessment of the sites in response to the comments received and further information submitted on their viability and deliverability. This will help to inform the Draft Local Plan which will be presented to Cabinet in the Autumn.
- 1.3 In response to the Local Plan Preferred Options Consultation a further 83 alternative sites or revised boundaries to sites were submitted to the Council. In order to ensure that the Town and Country Planning (Local Planning) (England) Regulations 2012 are met and that all sites have been subject to the same level of consultation, it is necessary to consult on the conclusions of these assessments prior to the preparation of the Draft Local Plan.
- 1.4 Through the settlement character assessments, consultation responses, meetings with parish councils and the call for sites process an additional 148 potential greenspace sites have been identified. Again in order to fully satisfy regulations, it is deemed appropriate to consult on the conclusions of the Green Space assessment prior the preparation of the publication Local Plan.
- 1.5 The following documents accompany this report and subject to Cabinet approval will form the Local Plan Alternative Sites and Greenspace Consultation, copies of which are available in the Members' Lounge for inspection:
 - Local Plan Alternative Sites consultation Document (March 2017)
 - Sustainability Appraisal of Alternative Sites (March 2017)
 - Local Green Space Recommendations Report (March 2017)

2.0 ASSESSMENT PROCESS:

- 2.1 Officers have undertaken an initial assessment of all 78 submitted alternative sites in accordance with stage 1 and 2 of the site selection methodology. In summary this involved site visits, information accompanying the submission, use of GIS information, consultation with the following consultees: Natural England, Historic England, North Yorkshire County Council (Minerals and Waste, Education, Highways), Flood Risk Consultants and Utilities Companies.
- 2.2 As part of the Preferred Options consultation, there was an opportunity to submit additional sites proposed for green space designation. Further potential greenspaces have also been identified through the Settlement Character Assessments and parish councils. All the sites have been assessed by an independent Landscape Architect. In order to be considered appropriate for designation as greenspace the site must be demonstrably special to the local community, reasonably close in proximity, local in character and not form an extensive tract of land. Sites should also be of local significance for at least one of the following

reasons: beauty; historic significance; recreational value; tranquillity; wildlife or other reason. Full details of the methodology are set out in the Local Green Space Recommendations Report (March 2017) (Annex C of this report). A site summary and recommendation for each site is presented in the Local Green Space Recommendations Report (March 2017). This document forms part of the Additional Sites and Greenspace consultation.

3.0 SETTLEMENT HIERARCHY:

- 3.1 One of the sites submitted with a revised site boundary is in Rudby. Rudby is currently identified as an 'other' settlement within the Core Strategy and the revised Settlement Hierarchy (2014) that accompanies the Interim Planning Guidance Note. In response to comments received to the Preferred Options Consultation, Hutton Rudby and Rudby will now be considered as one settlement, 'Hutton Rudby and Rudby' within the Settlement Hierarchy rather than as separate villages.

4.0 EMPLOYMENT SITES AT LEEMING BAR:

- 4.1 The Local Plan Preferred Options consultation included three potential sites for further employment development at Leeming Bar totalling 8 hectares. However these sites are small, dispersed and provide limited opportunity for attracting Inward Investment. In order to meet the Council's aspirations for economic growth and to maximise opportunities for LEP funding opportunities it is considered that the allocation of a large strategic site at Leeming Bar is a more appropriate and viable strategy.
- 4.2 Officers have reviewed a number of sites in the area and have concluded that the development of the site at Aiskew Moor reference ALT/B/004/032/E is the most suitable site for this type of development. Whilst this site has access issues, it offers the scope for development to be phased and for a level of growth that will potentially be capable of self-funding a new roundabout and access from the Leases Lane (Roman Road). Any scheme will need to consider the impact on existing residents living on and close to Ashlands Road, Lowlands Drive. However, due to the size of the site there is scope to provide an extensive landscape/noise buffer between these homes and any new employment units. Careful use of materials for new buildings and planting around them could bring further mitigation. Further work will be required over the next few months to review the traffic impact of developing this site alongside detailed feasibility discussions with landowners and utility providers.
- 4.3 Appendix 1 of this report shows that the overall employment land allocations in the Local Plan will total 98 hectares. Further work has already been undertaken to review the growth aspirations of Local Businesses and what this is likely to mean in terms of job creation through a telephone survey. Consultants will also be commissioned to review the implications of increased employment land allocations on the housing requirements for the Local Plan, taking into consideration this local evidence.

5.0 CONSULTATION:

- 5.1 The Local Plan Alternative Sites and Greenspace Documents will be subject to a six week period of consultation commencing on 21st April 2017. This consultation will be an online based consultation through Objective. Hard copies of the documents will be made available on request and at Libraries within Hambleton and the Council's area offices. The consultation will be publicised through press releases, letters/emails to parish councils, a leaflet that accompanied this year's Council Tax letters, and emails via Objective to everyone who has registered for updates on the Local Plan.

6.0 NEXT STEPS:

- 6.1 The responses to this consultation and the Preferred Options consultation will inform the preparation of the Draft Local Plan for Cabinet approval in Autumn 2017. Following consultation on the Draft Local Plan it will be submitted to the Secretary of State for independent examination in summer 2018.

7.0 SUSTAINABILITY APPRAISAL:

- 7.1 An update to the Sustainability Appraisal has been undertaken as part of the preparation of Alternative Sites Consultation Document and will be consulted on alongside the document.

8.0 LINK TO COUNCIL PRIORITIES:

- 8.1 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.
- 8.2 The Local Plan determines and assists 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.

9.0 RISK ASSESSMENT:

- 9.1 There is no risk in approving the recommendation.
- 9.2 The key risk is in not approving the recommendation(s) as shown below:-

Risk	Implication	Prob*	Imp*	Total	Preventative action
The Local Plan is not 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 Alternative Sites and Greenspace document.
Preparation of the Local Plan falls behind the Council's published timetable.	Lack of up to date Development Plan results in speculative application and appeals.	5	4	20	Consult on the Alternative Sites and Greenspace document

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

The risks associated with not agreeing with the recommendations significantly outweigh the risks of agreeing the recommendations and is considered acceptable.

10.0 FINANCIAL IMPLICATIONS:

- 10.1 There are modest costs involved in consultation such as postage and printing costs, however these are covered by the Local Plan budget

11.0 LEGAL IMPLICATIONS:

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

12.0 EQUALITY/DIVERSITY ISSUES

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

13.0 RECOMMENDATION(S):

- 13.1 It is recommended that Cabinet approves the Additional Sites and Greenspace Document for public consultation for a period of six weeks.

HELEN KEMP

Background papers: Preferred Options Consultation Part 1
Preferred Options Consultation Part 2 (Northallerton, Thirsk, Bedale, Easingwold and Stokesley)
Sustainability Appraisal of Preferred Options
Local Development Scheme, November 2015

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Appendix 1

Employment Allocations

Allocations recommended to be carried forward from LDF	Ha
Site North of 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 be allocated in Local Plan	Ha
Land at Aiskew Moor	30
Site North of caravan site at Leeming Bar	2
Shires Bridge Mill Business Park on A19, Easingwold	2.55
Dalton Airfield	26.2
Stokesley Business Park	4.62
Sub total	65.37