

Agenda

Page No

1. Minutes

To confirm the decisions of the meeting held on 10 August 2021 (CA.16 - CA.18), previously circulated.

2. Apologies for Absence

Resources Management

3. 2021/22 Q1 Capital Monitoring and Treasury Management Report

1 - 18

This report provides the Quarter 1 update at 30 June 2021 on the progress of the capital programme 2021/22 and the treasury management position. A full schedule of the capital programme 2021/22 is attached at Annex A of the report, together with the relevant update on progress of each scheme.

In accepting the recommendations, Cabinet will approve and recommend to Council the net increase of £1,338,680 in the capital programme to £34,496,938 and all expenditure movements as detailed in Annex A of the report; bringing forward £125,000 for Thirsk & Sowerby leisure centre programme detailed in paragraph 2.3 (ii) of the report; allocate £500,000 to the crematorium project as detailed in paragraph 2.3 (iii) of the report; allocate £64,250 to match additional disabled facilities grant funding; and approve the lighting schemes in paragraph 2.3 (v) of the report and the funding of £26,400.

Relevant Ward(s): All Wards

4. 2021/22 Q1 Revenue Monitoring Report

19 - 26

This report provides an update on the revenue budget position of the Council and the reserve funds at the end of June 2021.

In accepting the recommendations, Cabinet will approve and recommend to Council that the budget remains at £10,351,080 as detailed in paragraph 3.2 of the report for 2021/22.

Relevant Ward(s): All Wards

5. Community Infrastructure Levy Expenditure Priorities 2021-23

27 - 30

This report seeks consideration of the priorities for the Community Infrastructure Levy expenditure during 2021-23.

In accepting the recommendations, Cabinet will approve the in-principle allocation of CIL funds to commit to funding for additional schemes as identified in paragraph 2.1 of the report; and the funding be released equally to the priority schemes and percentage sums as detailed within paragraph 2.1 of the report.

Relevant Ward(s): All Wards

6. Northallerton Business Improvement District 31 - 60

Northallerton Business Improvement District (the BID) is approaching the end of its first five year term which comes to an end on 31 March 2022. Accordingly, the BID has notified the Secretary of State of its intention to hold a ballot to secure a further five year term. This report seeks approval of the BID proposal and authority for the Chief Executive to vote Yes in the forthcoming ballot.

In accepting the recommendations, Cabinet will approve the BID proposal; and authorise the Chief Executive to vote “Yes” in the BID ballot.

Relevant Ward(s): Northallerton North and Brompton Ward; Northallerton South Ward

7. Community Grants 61 - 66

This report sets out the current position regarding the Council’s Community Grants programme and seeks approval of the future financing for this from April 2022 to March 2023.

In accepting the recommendations, Cabinet will approve and recommend to Council the continuation for a further year of the revenue funding to the existing Partnership Fund recipients (Galtres Centre, Citizens Advice North and Mid Yorkshire and North Yorkshire Sport); an allocation of £48,700 within the financial strategy to fund the Hambleton Helps grants for a further year; that the Making a Difference fund is launched and implemented as stated in paragraph 1.6 of the report; and that a one-off Community Fund is established as identified within paragraph 2.1 of the report.

Relevant Ward(s): All Wards

8. Asset Transfers – Northallerton 67 - 70

This report seeks approval to asset transfer land at Knotto Bottom Way and land on Bankhead Road including the recreational area as requested by Northallerton Town Council.

In accepting the recommendation, Cabinet will approve and recommend to Council the intention to dispose of the assets is advertised as described in 5.3 of the report, and subject to satisfactorily resolving any issues arising from the advertisement, that the responsibility for transferring the assets identified within the report to Northallerton Town Council is delegated to the Director of Leisure & Communities.

Relevant Ward(s): All Wards

9. Annual Report on the Audit, Governance and Standards Committee's Activities for 2020/21 71 - 76

The purpose of this report is to present a report which analyses the work undertaken by the Audit, Governance and Standards Committee up to 31 March 2021. An analysis of the work undertaken is attached at Annex A.

In accepting the recommendation, Cabinet will endorse the report of the Audit, Governance and Standards Committee.

Relevant Ward(s): All Wards

Policy and Strategy

10. Hambleton Local Plan Main Modifications Consultation 77 - 192

This report seeks approval of the Hambleton Local Plan: Main Modifications, attached at Annex 1 of the report for formal publication and consultation, and associated publication of proposed Additional Modifications and schedule of modifications to the Local Plan Policies Map for the information of respondents.

In accepting the recommendations, Cabinet will approve and recommend to Council that the Hambleton Local Plan: Main Modifications as attached at Annex 1 of the report and the updated Sustainability Appraisal are published for the purpose of representations to be made commencing on or around the 27th September 2021; the Hambleton Local Plan: Additional Modifications and schedule of proposed amendments to the Policies Map be published alongside the Main Modifications for information and clarity; and that all responses received are reviewed by Officers and forwarded to the Planning Inspectorate on behalf of the Secretary of State for consideration.

Relevant Ward(s): All Wards

Policy Implementation

11. Brafferton and Helperby Neighbourhood Plan Designation Area 193 - 200

The Localism Act 2011 provided a new statutory regime for Neighbourhood Planning. Regulations came into force on 6 April 2012 making legal provisions in relation to that regime and a first step in the process is the designation of a Neighbourhood Area. This report seeks consideration of the designation of a Neighbourhood Area for Brafferton and Helperby.

In accepting the recommendation, Cabinet will agree the designation of a Neighbourhood Area for Brafferton and Helperby and publish the necessary information.

Relevant Ward(s): Raskelf and White Horse Ward

12. Ingleby Arncliffe Neighbourhood Plan referendum 201 - 228

This report seeks approval for the Ingleby Arncliffe Neighbourhood Plan to proceed to referendum stage to determine if the Neighbourhood Plan should be used for the purposes of planning decisions in the neighbourhood area.

In accepting the recommendations, Cabinet will approve and recommend to Council that the Ingleby Arncliffe Neighbourhood Plan meets the 'basic conditions' and all other legal requirements as summarised in the Independent Examiner's Report, subject to the modifications proposed; the required modifications be agreed to the Ingleby Arncliffe Neighbourhood Plan and that Ingleby Arncliffe Neighbourhood Plan Referendum Version proceed to referendum; and the referendum area be that as defined as the Designated Area to which the Neighbourhood Plan relates, i.e. the Ingleby Arncliffe Parish Boundary.

Relevant Ward(s): Osmotherley and Swainby Ward

13. The Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020 229 - 238

This report introduces the requirements of the Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020 (the Regulations) and determine the Authority's approach to the enforcement of these Regulations.

In accepting the recommendations, Cabinet will approve and recommend to Council that the Environmental Health service enforces the requirements of the Regulations to ensure that the Council fulfils its statutory duty; the implementation of the draft Fit and Proper Person Fees Policy 2021; and that the Environment and Leisure Enforcement Policy be updated, and approval delegated to the Director of Environment.

Relevant Ward(s): All Wards

Hambleton District Council

Report To: Cabinet

Date: 7 September 2021

Subject: **2021/22 Q1 Capital Monitoring and Treasury Management Report**

Portfolio Holder: Economic Development and Finance
Councillor P R Wilkinson

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 The purpose of this report is to provide Members with the Quarter 1 update at 30 June 2021 on the progress of the capital programme 2021/22 and the treasury management position. A full schedule of the capital programme 2021/22 is attached at Annex A, together with the relevant update on progress of each scheme.
- 1.2 Capital expenditure is intrinsically linked with treasury management as the way that the capital programme is funded, directly effects the treasury management arrangements of the Council. The majority of the Council's capital expenditure is funded by grants, capital receipts, reserves and borrowing. The use of the Council's funds affects the daily treasury management cash flow position, as well as the requirement to investment surplus funds.

2.0 Capital Programme Summary:

- 2.1 The 2021/22 capital programme was approved by Cabinet on 9 February 2021 at £18,511,690. At 2020/21 outturn, £14,646,568 capital expenditure was carried forward to the new financial year revising the capital programme 2021/22 to £33,158,258. This was formally agreed at Council on 27th July 2021.
- 2.2 A breakdown of the movement in the revised capital programme in 2021/22 is as follows:

Portfolio	Original 2021/22 £	2020/21 carried forward £	Revised 2021/22 £
Leisure & Communities	6,239,637	5,513,208	11,752,845
Environment	211,840	81,565	293,405
Economy & Planning	3,142,450	1,244,079	4,386,529
Finance & Commercial	175,140	250,295	425,435
Economic Development Fund	-	154,610	154,610
Corporate Schemes	8,742,623	7,402,811	16,145,434
Total	18,511,690	14,646,568	33,158,258

Table 1: Capital Programme 2021/22

2.3 During Quarter 1 changes to the capital programme of £1,338,890 have been identified and are specifically identified in Annex A. The major ones are identified and described below.

- i. An additional £600,000 was identified for Phase 2 of Treadmills project and approved at Council on 27th July 2021.
- ii. £125,000 of funding for Thirsk and Sowerby leisure centre is identified in 2022/23 in the Councils 10-year plan. The opportunity to deliver this work earlier have arisen and approval is sought from Council to bring forward this planned expenditure.
- iii. Members will be aware of some additional works and cost on the Crematorium project due to additional groundwork measures and exceptional inflation of building materials in the current climate. This cost has now been determined with the contractor and the agent and an additional £500,000 of funding is required. Approval of Council is required for this.
- iv. Additional Disabled Facilities Grant of £64,250 has been received. Approval is sought to increase the budget this year by this amount.
- v. Two new lighting projects have been identified at Easingwold town centre (£13,500) and World of James Heriot (£12,900). Approval of funding for these schemes is sought.

2.5 Table 2 below outlines the variances reported against each portfolio area.

Portfolio	Current Approved Expenditure	Variance Increase/ (decrease)	Revised Capital Programme Q1	Expenditure at 30 June 2021
	£	£	£	£
Leisure and Communities	11,752,845	151,400	11,904,245	1,817,824
Environment	293,405	-	293,405	31,867
Economic and Planning	4,386,529	87,490	4,474,019	230,234
Finance and Commercial	425,435		425,435	55,325
Economic Development Fund	154,610		154,610	0
Corporate Schemes	16,145,434	1,100,000	17,245,434	895,776
Total	33,158,258	1,338,890	34,497,148	3,031,025

Table 2: Capital Programme Q1 2021/22

- 2.6 To 30 June 2021 capital expenditure of £3,031,025 has been incurred representing 8.8% of the revised Quarter 1 capital programme position of £34,496,938. This is an ambitious programme and will continue to be monitored throughout the year. At this time it is expected that the capital programme will come in on target at the end of the financial year.
- 2.7 Cabinet has made decisions since the end of quarter 1 that impact upon the capital programme. A further £1.047m was allocated to the Northallerton High Street programme in July and a feasibility study for a 3G facility in Bedale agreed at August Cabinet. These will be picked up in Quarter 2 reports.

3.0 Treasury Management Position

- 3.1 Prudential and Treasury Management indicators were set by the Council on 23rd February in determining its annual Treasury Management Strategy. Performance against these indicators is shown in Annex B of this report. The key change is the increase in Capital expenditure that is explained earlier in this report. None of the approved limits were breached during Quarter 1.
- 3.2 At the 30th June 2021 the Council had £16,160,000 invested with an average interest rate return of 0.05% for the year to date. This is all placed in short term vehicles because of historic low interest rates and the need to use the funds over the year. £8,210,000 is invested in Money Market Funds which has instant access and the remaining balance of £7,950,000 is placed in instant call accounts with Lloyds Bank and Santander. The current climate has seen investment interest rates fall and the Lloyds call account is currently at 0%, minimum balances are placed in this account however it is used for liquidity purposes.
- 3.3 No new borrowing was undertaken by the Council in quarter 1 of 2021/22. External borrowing remains at £27.7m and is all from the Public Works Loans Board (PWLB). This will be reviewed throughout the year as capital expenditure is incurred.
- 3.4 Annex C, in line with good practice on openness and transparency, explains the Council's relationship with its third-party companies; it details the financial position of the Joint Venture Company.

4.0 Link to Council Priorities

- 4.1 All schemes approved as part of the capital programme have been evaluated against key corporate priorities. Schemes are only undertaken and approved by Cabinet in accordance with the Council Plan and supporting project initiation documentation.
- 4.2 Treasury Management supports all aspects of the Council's priorities as the income earned on investments or increased costs on interest paid on borrowing contributes to the Council's funding position which supports Council services.

5.0 Risk Assessment:

5.1 There are no risks associated with approving this report. However, the risks associated with not receiving regular monitoring reports are potentially more serious.

6.0 Financial Implications:

6.1 The financial implications are dealt with in the body of the report.

7.0 Legal Implications:

7.1 Treasury Management activities and the Capital programme conform to the Local Government Act 2003 and the Council has adopted the Chartered Institute of Public Finance and Accountancy (CIPFA) Prudential Code and the CIPFA Treasury Management Code of Practice.

8.0 Equality/Diversity Issues:

8.1 The capital programme seeks to address key equality issues that affect the Council and the public. The main scheme that specifically addressed equalities in the first quarter of 2021/22 is the disabled facilities grant scheme.

9.0 Recommendations:

9.1 That Cabinet approves and recommends to Council:

- (1) the net increase of £1,338,890 in the capital programme to £34,497,148 and all expenditure movements as detailed in Annex A;
- (2) bringing forward £125,000 for Thirsk & Sowerby leisure centre programme detailed in paragraph 2.3 (ii);
- (3) allocate £500,000 to the crematorium project as detailed in paragraph 2.3 (iii);
- (4) increase the disabled facilities grant budget by £64,250 as detailed in paragraph 2.3 (iv);
- (5) approve the lighting schemes in paragraph 2.3 (v) and the funding of £26,400.

Noel O'Neill
Interim Director of Finance

Background papers: Capital programme working papers Q1
Treasury management working papers Q1
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Portfolio	Capital Scheme	Budget 2021/22	2020/21 B/Fwd	Total 2021/22	Qtr 1	Qtr 1 + 2021/22	Third Party Cont	Third Party Cont Qtr 1	Cost to the Council £	Expenditure at 30th June 2021	Anticipated Expenditure Year End	Variance	Explanation
		£	£	£	£	£	£	£	£	£	£	£	
Portfolio	Leisure												
	Leisure & Communities												
	BLC Upgrade of Sauna Area	-	15,000	15,000		15,000			15,000		15,000	-	Scheme has been initiated and progressing during 2021/22.
	BLC - Fitness Suite A/C Indoor Unit	-	13,000	13,000		13,000			13,000		13,000	-	Scheme has been initiated and progressing during 2021/22
	BLC - Shower Area's	-	14,686	14,686		14,686			14,686		14,686	-	Scheme has been initiated and progressing during 2021/22
	BLC - Improvement Project	-	314,000	314,000		314,000	206,961		107,039		314,000	-	Scheme has been initiated and progressing during 2021/22
	BLC-Air Handling Unit	62,500		62,500		62,500			62,500		62,500	-	Scheme has been initiated and progressing during 2021/22
	BLC-Electrical Distribution boards/Main panel	25,000		25,000		25,000			25,000	4,573	25,000	-	Scheme has been initiated and progressing during 2021/22
	SLC - Changing Room Air Handling Unit	-	39,775	39,775		39,775			39,775		39,775	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	SLC-Leisure Improvement Scheme	-	1,289	1,289		1,289			1,289	1,520	1,289	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	SLC - Swimming Pool Heat Exchangers & Boiler Shunt Pump		17,400	17,400		17,400			17,400		17,400	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	SLC-Flatroof isolated replacement	13,750		13,750		13,750			13,750		13,750	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	SLC- Glazed roof and entrance lobby	37,500		37,500		37,500			37,500		37,500	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	SLC - Dry side changing areas and wetside shower areas	150,000		150,000		150,000			150,000		150,000	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	SLC - Electrical Distribution Boards	38,130		38,130		38,130			38,130		38,130	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC - AHU and Ductwork replacement	262,500		262,500		262,500			262,500		262,500	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.

Portfolio	Capital Scheme	Budget 2021/22	2020/21 B/Fwd	Total 2021/22	Qtr 1	Qtr 1 + 2021/22	Third Party Cont	Third Party Cont Qtr 1	Cost to the Council £	Expenditure at 30th June 2021	Anticipated Expenditure Year End	Variance	Explanation
	NLC - Electrical Distribution boards	56,250		56,250		56,250			56,250		56,250	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC - Roof overlay and rainwater goods improvements	362,500		362,500		362,500			362,500	31,750	362,500	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC-Glazed roof replacement	81,250		81,250		81,250			81,250		81,250	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC-Steelwork repairs and redecoration	17,500		17,500		17,500			17,500		17,500	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC-Sports hall floor replacement	162,500		162,500		162,500			162,500		162,500	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC-Gas heating boilers replacement	100,000		100,000		100,000			100,000		100,000	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC-Pressurisation unit	7,500		7,500		7,500			7,500		7,500	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC-Domestic hot water tank	22,500		22,500		22,500			22,500		22,500	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC- Swimming pool heat exchanger	-	20,000	20,000		20,000			20,000		20,000	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC - Staircases to Flume & Studio Repairs	-	7,351	7,351		7,351			7,351		7,351	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	NLC- Cold water storage tank	-	20,000	20,000		20,000			20,000	6,559	20,000	-	Currently working with Alliance Leisure in regard to linking the decarbonation fund to this scheme.
	T&SLC-Poolside Ductwork	112,500		112,500		112,500			112,500		112,500	-	Work is currently progressing
	T&SLC - Improvement Project	3,029,987	(24,451)	3,005,536		3,005,536	10,409		2,995,127	1,380,646	3,005,536	-	Work is currently progressing
	T&SLC- Car Park resurfacing and access road resurfacing	60,500		60,500		60,500	-		60,500		60,500	-	Scheme will progress in Quarter 3.

Portfolio	Capital Scheme	Budget 2021/22	2020/21 B/Fwd	Total 2021/22	Qtr 1	Qtr 1 + 2021/22	Third Party Cont	Third Party Cont Qtr 1	Cost to the Council £	Expenditure at 30th June 2021	Anticipated Expenditure Year End	Variance	Explanation
	T&SLC All Weather Pitch - Replace Floodlight lanterns with LED	-		-	62,500	62,500	-		62,500		62,500	(62,500)	Request bringing forward of £62,500 from 2022/23 due to scheme commencing earlier than first anticipated.
	T&SLC All Weather Pitch - Sports Pavilion refurbishment	-		-	62,500	62,500	-		62,500		62,500	(62,500)	Request bringing forward of £62,500 from 2022/23 due to scheme commencing earlier than first anticipated.
	All Leisure Centres - Covid-19 Ventilation Enhancements	-	13,606	13,606		13,606	-		13,606		13,606	-	Majority of work completed and further assessment to be carried out.
	All Leisure Centres - Decarbonisation Fund	-	4,724,763	4,724,763		4,724,763	4,724,763		-	362,303	4,724,763	-	Scope of scheme is currently under assessment for work to be initiated at Quarter 3.
	Thirsk & Sowerby Sports Village	1,100,000	(5,964)	1,094,036		1,094,036	1,094,036		-		1,094,036	-	Scheme is progressing with an application to Football Foundation to secure £500,000 with decision awaited in mid-October.
	Northallerton Sports Village	265,270	(52,268)	213,002		213,002	213,002		-	11,741	213,002	-	Scheme is progressing with a contractor appointed.
Portfolio Governance													
	Public lighting replacement	36,000		36,000		36,000			36,000	5,896	36,000	-	Scheme is progressing.
	Public lighting replacement - Market Place Easingwold	-	-	-	13,500	13,500			13,500		13,500	(13,500)	Request of £13,500 for replacement of public lighting at Market Place Easingwold to support the implementation of public WIFI.
	Car Park Reinstatments	-	103,394	103,394		103,394			103,394		103,394	-	Scheme is progressing.
	Car Park Improvement Scheme	-	214,499	214,499		214,499			214,499		214,499	-	Scheme is progressing.
	Adoptions - Electric Bollards - Thirsk & Northallerton	-	32,128	32,128		32,128			32,128		32,128	-	Scheme is progressing.
	Civic Centre - Fire Alarm system	-	45,000	45,000		45,000			45,000		45,000	-	Scheme is under review and will be reported at Quarter 3
	Civic Centre Pumping station refurbishment	25,000		25,000		25,000			25,000		25,000	-	Scheme completed and awaiting invoices.
	Resurface footpath cycleway- Stone Cross	16,500		16,500		16,500			16,500		16,500	-	Scheme completed and awaiting invoices.
	Refurbish footbridges and outfall -Stone Cross	22,000		22,000		22,000			22,000		22,000	-	Assessment of scheme in conjunction with Northallerton Sports Village.
	Improve structural support and resurface riverside footpath - Millgate Thirsk	22,000		22,000		22,000			22,000		22,000	-	Scheme is under review and will be reported at Quarter 3

Portfolio	Capital Scheme	Budget 2021/22	2020/21 B/Fwd	Total 2021/22	Qtr 1	Qtr 1 + 2021/22	Third Party Cont	Third Party Cont Qtr 1	Cost to the Council £	Expenditure at 30th June 2021	Anticipated Expenditure Year End	Variance	Explanation
	Civic Centre replacement A/C indoors unit	12,000		12,000		12,000			12,000		12,000	-	Scheme is under review and will be reported at Quarter 3.
	Forum Air Handling Unit	43,750		43,750		43,750			43,750		43,750	-	Scheme in development.
	Forum - Boiler Replacement	18,750		18,750		18,750			18,750		18,750	-	Scheme in development.
	Market place -replace and repoint Yorkstone paving areas	66,000		66,000		66,000			66,000		66,000	-	Scheme is under review and will be reported at Quarter 3.
	WOJH - Replacmenet LED lighting	-		-	12,900	12,900			12,900	12,835	12,900	(12,900)	Request of £12,835 for WOJH LED lighting.
	WOJH - Damp proofing/ tanking to basement	10,000		10,000		10,000			10,000		10,000	-	Scheme is under review and will be reported at Quarter 3.
	Total Scheme Value Leisure & Communities	6,239,637	5,513,208	11,752,845	151,400	11,904,245	6,249,171	-	5,655,074	1,817,824	11,904,245	(151,400)	
Portfolio Environmental Health, Waste and Recycling	Environment												
	Purchase of bins and boxes for refuse and recycling	60,000		60,000		60,000	10,000		50,000	31,387	60,000	-	Scheme is progressing.
	Northallerton Depot Improvement Scheme	-	43,884	43,884		43,884			43,884		43,884	-	Scheme is progressing.
	Northallerton Depot External Works		4,917	4,917		4,917			4,917		4,917	-	Scheme is progressing.
	Fly Tipping Project Equipment Surveillance	-	17,885	17,885		17,885			17,885		17,885	-	Scheme is progressing.
	WASS - Digital Depot System	-	3,439	3,439		3,439			3,439		3,439	-	Scheme is completed and final invoices awaiting.
	Dash Camera Small Fleet	-	11,440	11,440		11,440			11,440		11,440	-	Scheme is progressing.
	Northallerton Depot Condition Management	139,340		139,340		139,340			139,340	-	139,340	-	Scheme is progressing.
	Stokesley Depot- Bin store hardstanding	12,500		12,500		12,500			12,500	480	12,500	-	Contractor appointed and works to commence at Quarter 2.
	Total Scheme Value Environment	211,840	81,565	293,405	-	293,405	10,000	-	283,405	31,867	293,405	-	
Portfolio Economic Development & Finance	Economy & Planning												
	Workspaces - Air Con Refurbishments	-	6,000	6,000		6,000			6,000		6,000	-	Scheme is being developed and timescales are assessed.

Portfolio	Capital Scheme	Budget 2021/22	2020/21 B/Fwd	Total 2021/22	Qtr 1	Qtr 1 + 2021/22	Third Party Cont	Third Party Cont Qtr 1	Cost to the Council £	Expenditure at 30th June 2021	Anticipated Expenditure Year End	Variance	Explanation
Page 9	Workspaces - Electrical Distribution Replacement	-	20,739	20,739		20,739			20,739		20,739	-	Scheme is being developed and timescales are assessed.
	Springboard Gas Boiler	33,500	(8,233)	25,267		25,267			25,267	1,392	25,267	-	Scheme completed with final invoices awaiting.
	Bedale Bridge and Cycle Scheme	-	479,689	479,689		479,689	439,128		40,561		479,689	-	Scheme is currently being assessed.
	Springboard - Control Panel	10,000		10,000		10,000			10,000		10,000	-	Scheme will be assessed at Quarter 2.
	Springboard- Water heaters	16,000		16,000		16,000			16,000		16,000	-	Scheme will be assessed at Quarter 2.
	Springboard- Vent terminal Extract fan	16,500		16,500		16,500			16,500		16,500	-	Scheme will be assessed at Quarter 2.
	Springboard- Structural steel, louvers and actuators	35,000		35,000		35,000			35,000	95	35,000	-	Scheme in progress.
	Springboard- Intruder Alarm	5,000		5,000		5,000			5,000		5,000	-	Scheme is being developed and timescales are assessed.
	Springboard - Redecoration internal	6,000		6,000		6,000			6,000		6,000	-	Scheme is being developed and timescales are assessed.
	Bedale Craft Yard -External and internal redecoration	5,000		5,000		5,000			5,000		5,000	-	Scheme is being developed and timescales are assessed.
	Bedale Craft Yard- Floor reconstruction unit 10	25,000		25,000		25,000			25,000		25,000	-	Scheme is being developed and timescales are assessed.
	Bedale Craft Yard- Lighting internal and external replacement	10,000		10,000		10,000			10,000	-	10,000	-	Scheme is being developed and timescales are assessed.
	Binks Close- Water heaters replacement	1,500		1,500		1,500			1,500		1,500	-	Scheme is being developed and timescales are assessed.
	Binks Close- Internal lighting replacement	8,000		8,000		8,000			8,000		8,000	-	Scheme is being developed and timescales are assessed.
	Binks Close - Guttering replacement	18,000		18,000	5,000	13,000			13,000		13,000	5,000	Scheme is in progress and £5,000 is requested to be moved to Wainstone Court to cover guttering and roof work.
	Lumley Close- Water heater replacement	1,800		1,800		1,800			1,800		1,800	-	Scheme is being developed and timescales are assessed.
	Lumley Close- Internal lighting replacement	10,000		10,000		10,000			10,000		10,000	-	Scheme is being developed and timescales are assessed.
	Lumley Close- External works fencing and landscaping	4,000		4,000		4,000			4,000		4,000	-	Scheme is being developed and timescales are assessed.

Portfolio	Capital Scheme	Budget 2021/22	2020/21 B/Fwd	Total 2021/22	Qtr 1	Qtr 1 + 2021/22	Third Party Cont	Third Party Cont Qtr 1	Cost to the Council £	Expenditure at 30th June 2021	Anticipated Expenditure Year End	Variance	Explanation
Page 10	Wainstone Court -Water boilers replacement (kitchen)	5,600		5,600		5,600			5,600		5,600	-	Scheme is being developed and timescales are assessed.
	Wainstone Court -guttering and roof works	-		-	5,000	5,000			5,000		5,000	(5,000)	Request of £5,000 movement from the Binks Close guttering scheme.
	Connections	-		-	6,030	6,030			6,030		6,030	(6,030)	
	Heritage Action Zone schemes	199,800	73,327	273,127		273,127	273,127	-	-	3,878	273,127	0	
	Heritage Action Zone - Cultural Programme			-	23,240	23,240		17,000	6,240		23,240	(23,240)	Request of £23,240 for the Heritage Action Zone project which £17,000 is funded by Historic England grant.
	Town square enhancement scheme	1,350,000	(98,068)	1,251,932		1,251,932	1,212,480	147,900	108,448	140,063	1,251,932	0	
	Northallerton Complementary Schemes	830,040		830,040	6,030	824,010			824,010		824,010		
	Town Centre living	120,000		120,000		120,000	120,000		-		120,000	-	Scheme contributions funded through Future High Streets Fund, project expected to start after submission of planning permission.
	North Northallerton Infrastructure Scheme	-	595,754	595,754		595,754	595,754		-		595,754	-	Scheme completed with £595,754 retention due to be released at Quarter 4.
	Skills Village	-	33,210	33,210		33,210			33,210		33,210	-	Negotiations ongoing regarding land transfer, to be review in Quarter 4.
Portfolio Holder for Planning													
	Disabled Facilities Grant	431,710	141,661	573,371	64,250	637,621	473,371	64,248	100,002	84,807	637,621	(64,250)	Approval to increase budget by £64,248 as additional grant funding has been received
Total Scheme Value Economy & Planning		3,142,450	1,244,079	4,386,529	87,490	4,474,019	3,113,860	229,148	1,131,011	230,234	4,474,019	(93,520)	

Portfolio Governance	Finance & Commercial												
	ICT Improvements 2021/22	86,940	89,292	176,232	(60,400)	115,832			115,832	24,098	115,832	60,400	Allocate £60,400 to specific IT schemes
	Web Accessibility Upgrade	-	28,570	28,570	2,800	31,370			31,370		31,370	(2,800)	Request of £2,800 for additional search functionality.

Portfolio	Capital Scheme	Budget 2021/22	2020/21 B/Fwd	Total 2021/22	Qtr 1	Qtr 1 + 2021/22	Third Party Cont	Third Party Cont Qtr 1	Cost to the Council £	Expenditure at 30th June 2021	Anticipated Expenditure Year End	Variance	Explanation
	Treadmills Phase 1	-	119,030	119,030		119,030			119,030		119,030	-	Scheme is complete with outstanding amount for retention and snagging - expected to be release at Quarter 3
	Treadmills Phase 2 including eCampus	3,566,316	5,643,412	9,209,728	600,000	9,809,728	5,477,540	-	4,332,188	281,208	9,809,728	(600,000)	Scheme is progressing with £600,000 approved at Outturn for additional expenditure.
	Crematorium	5,176,307	1,640,369	6,816,676	500,000	7,316,676	-	-	7,316,676	614,568	7,316,676	(500,000)	Request of £500,000 in relation to delayed progression of work due to flooding as well as increased cost for hard landscaping design.
	Total Scheme Value Corporate Schemes	8,742,623	7,402,811	16,145,434	1,100,000	17,245,434	5,477,540	-	11,767,894	895,776	17,245,434	(1,100,000)	
	Total Capital Programme 2021/22	18,511,690	14,646,568	33,158,258	1,338,890	34,497,148	14,850,571.00	229,148	19,417,429	3,031,025	34,497,148	(1,344,920)	

Prudential and Treasury Management Indicators 2021/22 – 30 June 2021

It is a statutory duty for the Council to determine and keep under review the affordable borrowing limits – the Authorised Limit and the Operational Boundary - as detailed below. The Council approved the Treasury and Prudential Indicators (affordability limits), for the 2021/22 financial year at Council on 23 February 2021 in the Treasury Management Strategy Statement.

The main purpose of the indicators is to control how much a Council needs to borrow.

The Prudential and Treasury Indicators are detailed below as approved at Council prior to the beginning of the 2020/21 financial year – Original Budget - and Quarter 1 Actual:

1. PRUDENTIAL INDICATORS	2021/22	2021/22
Extract from budget and rent setting report	Original Budget	Actual Q1
	£'000	£'000
Capital Expenditure	26,059	35,705
Capital Financing Requirement 31 March 2022	67,361	68,753
Capital Financing Requirement – Brought Forward	51,994	49,346
Capital Financing Requirement – Council Services	15,367	19,407
Capital Financing Requirement – Commercial Activities	-	-
Annual Change in the Capital Financing Requirement	-	1,392
In year borrowing requirement	21,000	21,000
Brought forward 1 April	33,700	27,700
Carried forward 31 March	54,700	48,700
Ratio of financing costs to net revenue stream	7.41%	7.41%

2. TREASURY MANAGEMENT INDICATORS	2021/22	2021/22
	Original Budget	Actual Q1
	£'000	£'000
Authorised Limit for external debt	72,000	72,000
Operational Boundary for external debt	68,300	68,300
External debt	54,700	27,700
Investments	5,080	16,160

Maturity structure of fixed rate borrowing during 2021/22	Lower limit	Upper limit
Under 12 months	0%	100%
12 months to 2 years	0%	100%
2 years to 5 years	0%	100%
5 years to 10 years	0%	100%
10 years to 20 years	0%	100%
20 years to 30 years	0%	100%
30 years to 40 years	0%	100%
40 years to 50 years	0%	100%

Third Party Companies Update at Quarter 1 2021/22

1.0 Introduction

- 1.1 The purpose of this Annex is to provide information in line with the Local Government Ethical Standards and The Review undertaken by the Committee on Standards in Public Life. This identified areas of 'best practice' for local authorities which represent a benchmark for ethical practice. It recommends that the Council should report on separate bodies they have set up / created or which they own and publish the separate bodies annual reports and minutes in an accessible place. Reporting on the separate bodies will also be included in the Council's annual governance statement which is presented to the Audit Governance and Standards Committee on an annual basis usually in July each year.
- 1.2 In order for the Council to provide a full picture of the relationship with separate bodies and abide by the Nolan principle of openness and to be transparent, the information included here reports on the financial position of the Council's third party bodies and also provides information on the location of the annual reports.
- 1.3 The Council has set up third party bodies, in line with legal requirements, as set out in the Council Plan to ensure ongoing financial sustainability and further information is included below. The Council creates and supports new opportunities and new income streams to ensure the on-going affordability of council services.

2.0 Third Party Companies

- 2.1 The Council currently has a Joint Venture Partnership with Wykeland – Central Northallerton Development Company Ltd - that was formed in October 2017. Further information is detailed below.
- 2.3 In addition, two further companies limited by shares have been set up in line with the September 2019 Council approval of the Commercial Property Investment Portfolio and delegated authority given to the Chief Executive to set up a further wholly owned company for the purpose of acquiring and managing investment properties. The two companies are:
 - Hambleton District Holdings
 - Hambleton Property Limited
- 2.4 At Quarter 1, 30 June 2021, no investment had occurred as the Council, in September 2020, suspended the Commercial Investment Strategy.

3.0 Central Northallerton Development Company Limited

- 3.1 **Annual Accounts 2020/21** – Central Northallerton Development Company Limited has produced final accounts for four years where the draft annual report and financial statements 31 March 2021 are published at Companies House and are also available on the Council's website. The link is as follows:
<https://www.hambleton.gov.uk/budget-spending/statement-accounts/3>

3.2 **Quarter 1 2021/22 as at 30 June 2021** - Attached at Appendix A is Central Northallerton Development Company Limited's financial position at Quarter 1 2021/22, which is supplied for transparency purposes. The following highlights information from the accounts:

- The accounts show a loss for the financial period from 1 April 2021 to 30 June 2021 of £8,876.
- The 'Turnover' includes the rent received from Crosby Road Car Park of £18,413 where HDC receives 100% of the initial £55,000, £55,000 to £70,000 goes to CNDCL (of which HDC will receive 50%) and then after £70,000 HDC receives 60% and Wykeland 40%. This is detailed in the 4 September 2018 Cabinet report. Furthermore £35,425 is from Project Management fees of Phase 2.
- The 'Investment Properties' detailed in the balance sheet mainly relate to the Crosby Road Car park, where there is also a small amount of 'Plant' at £1,580.
- The 'Inventories' figure £44,958, in the balance sheet mainly relates to the development of the south side of the Treadmills site where the historic buildings are located. The expenditure has been funded by Hambleton District Council in line with Council approval of the process to purchase the south side of The Treadmills site in July 2018.
- The 'Loan from Hambleton District Council' in the balance sheet of £385,248 is in relation to the land transfer of the former prison site for the development of Treadmills along with Wykeland.
- The profit brought forward from previous years is £242,190, after a dividend of £1,400,000 was paid to Wykeland during Quarter 4 of 2020/21 and the current profit after accounting for this quarter's loss is £233,318.
- A loan repayment of £2,030,000 was made to Hambleton District Council during Quarter 4 2020/21 and a balance of £385,248 remains outstanding.

Appendix A

Statement of comprehensive income for the year ended 31 March 2022 - for the period ending 30 June 2021

Notes	Period ended 30-Jun-21	Year ended 31-Mar-21
Gross profit (loss)	53,838	2,281,144
Other Income	0	134,000
Administrative expenses	(62,174)	(310,943)
Profit/(Loss) on ordinary activities before taxation	(8,876)	2,104,201
Tax on profit on ordinary activities	0	(385,655)
Profit/(Loss) on ordinary activities after taxation	(8,876)	1,718,546
Dividend	0	(1,400,000)
Profit/(Loss) for the financial year/period	(8,876)	318,546

Balance Sheet for the for the period ending 30 June 2021

Notes	30-Jun-21	31-Mar-21
Fixed Assets		
Investment Properties	97,880	97,880
Plant	1,580	1,778
	99,460	99,568
Current Assets		
Inventories	44,958	525,155
Debtors	513,847	226,706
Cash at bank and in hand	2,344,043	2,603,499
	2,902,848	3,355,360
Creditors: amounts falling due in within one year	(2,383,742)	(2,827,576)
Net Current Assets/(Liabilities)	519,106	527,784
Total assets less current liabilities	618,566	627,442
Creditors: amounts falling due after more than one year	(385,248)	(385,248)
Net Assets/(Liabilities)	233,318	242,194
Capital and Reserves		
Called up share capital	4	4
Profit and loss account	233,214	242,190
Total shareholder' equity	233,318	242,194

Statement of changes in equity for the year ended 31 March 2022 - for the period ending 30 June 2021

	Called up share capital £	Profit and (Loss) account £	Total shareholders' deficit £
Balance at 31 March 2021	4	242,190	242,194
Profit/(Loss) for the financial year to date	-	(8,876)	(8,876)
Balance at 30 June 2021	4	233,314	233,318

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Hambleton District Council

Report To: Cabinet

Date: 7 September 2021

Subject: **2021/22 Q1 Revenue Monitoring Report**

Portfolio Holder: Economic Development and Finance
Councillor P R Wilkinson

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 The purpose of this report is to update Members on the revenue budget position of the Council and the reserve funds at the end of June 2021.
- 1.2 The Quarter 1 monitoring for the Capital Programme and Treasury Management position is contained in a separate report on this Cabinet agenda.
- 1.3 The report also highlights the impact of COVID-19 on the financial position of the Council.

2.0 Revenue Budget

- 2.1 The Council set its budget on 9 February 2021 for 2021/22 at £10,351,080 in line with the approved Financial Strategy 2021/22 to 2024/25.
- 2.2 The breakdown of the budget in accordance with the Council themes when the budget was approved was as follows:

	£
Economy & Planning	1,636,780
Environment	4,360,160
Finance & Commercial	816,420
Law & Governance	2,032,060
Leisure & Communities	1,376,330
Drainage Board levies	129,330
Net Revenue Expenditure	<u>10,351,080</u>

3.0 Budget Position to June 2021:

- 3.1 Since the budget for 2021/22 was set in February 2021, adjustments to the budget outlook have occurred. The table below details the changes that have been approved through separate reports to Cabinet and also those that have been identified at Quarter 1 budget monitoring. The impact of the costs and loss of income incurred as a result of COVID-19 are shown separately.

	2021/22
	£
Budget Outlook approved at 9 February 2021	10,351,080
Changes to budget outlook:	
Corporate Savings:	(212,930)
Budgeted Salary Savings Required	115,000
Net Corporate Savings	(97,930)
Departmental Movements:-	(61,490)
Budgeted Savings	159,420
Budget Outlook Q1	10,351,080
Financial Strategy 9 Feb 2021	10,351,080
Budget Outlook Q1 Surplus / (Shortfall)	-
COVID-19 Costs	867,021

Table 1 Quarter 1 Budget

- 3.2 In 2021/22 the budget started at £10,351,080 as stated in the Financial Strategy and illustrated in the table above. The 2021/22 Budget includes £115,000 of Salary Savings through vacancies and the purchase of additional leave, during Quarter 1, £202,890 of Salary savings have been identified which can be used to offset the Budgeted target. The total savings recognised at Quarter 1 is £159,420. However, due to the current financial climate and the uncertainty of potential cost inflation in 2021/22, there may be further pressures on Budgets during the year. Therefore, at Quarter 1 it is requested Cabinet approves that there is no change to the budget of £10,351,080 and the Budget will be closely monitored.
- 3.3 In addition to the savings in paragraph 3.2, there has been additional expenditure and loss of income estimated as a result of COVID-19 of £1,957,998. This is to be monitored during the year where currently additional support from the Government is expected in relation to the loss of income at the Comprehensive Spending review in autumn. If no further funding is received, then the Council's reserves will be used.
- 3.4 There are three main areas of changes to the 2021/22 budget at Quarter 1 totalling the £121,930 savings:
- (a) Corporate cost savings of £97,930
 - (b) Departmental savings of £61,490
 - (c) Department movements which have nil effect on the budget
- 3.5 The Corporate Costs movements in the budget are:
- (i) A corporate review of Salary budgets has resulted in savings from various vacancies, mini restructures and the effects of reduced opening times at Leisure Centres due to COVID-19 of £245,840. however these savings are required to fund an additional £120,110 of expenditure to cover the vacancies and the effects of departmental regrades and staff related expenditure through the mini restructures. There has also been salary savings of £1,370 relating to Council staff purchasing Holiday during 2021/22. A £75,790 increase in Salaries was budgeted for all staff that were paid under £24,000 per annum. Under government guidance this increase will no longer go ahead and will be used for any potential inflationary pay rise to staff. This results in a total estimated saving of £202,890 of salary related

expenditure at Quarter 1. The savings identified will offset the £115,000 budgeted salary savings resulting in Corporate Salary savings of £87,890.

- (ii) The business rates payable on the Council's own properties totals a saving of £10,040 due to the budget being set on estimated costs.

3.6 Departmental movements create additional income of £26,000 and savings of £35,490 and are detailed as follows:-

- (i) Environment – An increase in the sale of Green Waste Licenses has created an additional £26,000 of income.
- (ii) Due to two vacant posts within Management team have been estimated which will fund for a new interim Section 151 Officer and a new Head of Service post, resulting in savings of £35,490.

3.7 Departmental budget movements that have nil effect on the overall budget but exceed £20,000, as detailed in the Council's Financial Regulations require Cabinet approval as follows:

- (i) The 2021/22 grants reserve allocation has been collated and it is therefore requested to allocate £48,700 to the relevant grant codes.
- (ii) Part of Environmental Health salaries are being funded by an earmarked COVID-19 Grant which creates a saving of £40,220 during 2021/22, however this budget will be required for expenditure on IT Consultants and additional administration in 2022/23 and is therefore requested to move £40,220 to the One Off Fund for expenditure in 2022/23.
- (iii) An increase of £220,000 income relating to Planning application fees is anticipated in 2021/22, the additional income is to be used to finance additional posts and agency in Development Management of £129,010, additional posts in Environmental Health of £17,840, Corporate Finance of £55,680 and a Communications resource of £17,470.
- (iv) Planning Policy currently has 2 vacant posts estimating to be a saving of £38,300 for the year which is required to fund agency staff.
- (v) A post estimated to cost £27,600 has been created relating to High Street Heritage Action Zone, this will be funded by a grant from Historic England as part of a wider scheme.
- (vi) Budgets relating to Operational Services vehicles need to be realigned to reflect the vehicles leasing arrangements, therefore £141,550 is required to move from various Hire budgets to Provision and Maintenance.
- (vii) ICT has vacant posts estimated to be a £31,300 underspend, however the posts will be required to be filled by agency and therefore requires the budget to be moved.
- (viii) Treadmills estimated income of £457,830 is requested to be transferred to an income stream that is aligned to other Premises Development income.

3.8 The revised changes to the budget at Quarter 1 total an estimated saving to the budget of £159,420 and are documented above. However, it is recognised that there are many financial uncertainties in 2021/22 therefore, the budget for 2021/22 at Quarter 1 remains at £10,351,080 and the estimated saving maybe used during the year if an overspend arises. It should be noted that this Quarter 1 position will be monitored against the financial strategy over the rest of the year.

4.0 COVID-19

4.1 The current COVID-19 virus has had a huge effect on the Council’s finances and government measures have assisted the Council as well as the Hambleton residents and businesses via various grants and reliefs.

4.2 The virus has affected the ability for the Council to receive a lot of its fees and charges, in total this is estimated to be £1,305,977, the main areas are the three Leisure Centres with the closure and reduced capacity resulting in an estimated loss of £1,127,452 for the year. Free parking and reduced visitors have resulted in an estimated £161,300 loss of Car Parking income for the year.

4.3 The Governments Loss of Income Scheme will provide some support for certain income streams where the Council is experiencing a loss. At Quarter 1, the Council is predicting that it will be able to reclaim £215,000 of the estimated total loss of income of £1,305,977 for the full year and £1,500,000 has been allocated from the One Off fund to cover any potential shortfall.

4.4 The Council has also had a wide range of increased expenditure as a result of COVID-19; this includes IT costs so that members of staff are able to work from home, adjustments to Leisure Centres and Offices to comply with social distancing advice, Personal Protective Equipment for the staff and increased staffing in areas that have the requirements. The total cost is estimated to be £867,021 for the full year.

4.5 The Council has received the following allocations from the Government in relation to COVID-19:

Grant	£
Government COVID-19 Support Grant	376,767
Government COVID-19 Outbreak Management COMF	97,230
Welcome Back grant scheme	80,700
Total	554,697

4.6 The above grant table shows the grants received by the government for 2021/22 however, the Covid-19 Support grant has already been allocated to finance the 2021/22 budget and the Outbreak Management fund and the Welcome Back grant scheme are grant-specific that can only be used for the prescribed allocation.

4.7 If no further funding is received from Government to support the shortfall described then Council Covid-19 Reserve at £867,021 will be utilised. This position has not yet been crystallised at Quarter 1 as further information is waited from Government. A further update will be provided to Members in due course as to the number of reserves required to support the Council’s budget position.

4.8 In addition, in 2021/22 there will be a further cost to the Council from COVID-19 in relation to the estimated loss of funding from a reduction in receipts from Council Tax, Council Tax Reduction Scheme and Business rates. This position will become clearer in the next few months as the Government policies around COVID-19 change and the impact is better understood across the UK.

5.0 Revised 2020/21 Revenue Outturn and Position on Reserves

5.1 As reported to Cabinet on 6 July 2021, the final position of the transfer to/from the Council Tax Payers Reserve for 2020/21 had not been finalised due to the Council's share of the North and West Yorkshire Business Rate Pool figures not being available from Leeds City Council who are the lead authority of the Business Rate Pool Scheme.

5.2 The figures remain un-finalised and therefore will be reported to Quarter 2 Revenue monitoring.

6.0 CIL Reserve

6.1 The Community Infrastructure Levy (CIL) balance as at 30 June 2021 is £4,429,690. The Council is committed to using this reserve for priority schemes and to distribute to parishes. The movements in 2021/22 can be seen in the table below.

	Amount (£)
2021/22 Opening Balance	3,843,333
Add in-year income	617,563
Less in-year payments to parishes	(31,206)
Closing Balance Quarter 1	4,429,690

7.0 Other Matters - Grants

7.1 The following grants and contributions have been allocated to the Council and paid into the One-Off Fund Reserve since the budget was approved in February 2021.

Description	Amount £
Department of Works and Pensions (DWP) – New Burden Grant	2,118
Total	2,118

8.0 Sensitivity Analysis

8.1 Further to the recommendations for changes to the budget in this Quarter 1 monitoring report, this report also highlights where there are areas of budget uncertainty. This can give Members early warning of possible issues in the future. All areas will continue to be closely monitored and an update provided for Quarter 2. Annex 'A' attached details the sensitivity analysis.

9.0 Waiver of Procurement Rules

- 9.1 It is the Council's policy to obtain competitive quotations or tenders for the purchase of products, work that is to be undertaken or for services to be provided. However, a waiver may be agreed by Cabinet (or the Chief Executive in an emergency) if they are satisfied, after considering a written report that the waiver is justified.
- 9.2 The Chief Executive has approved the following waiver, for which Single Quote/ Tender Waiver Forms have been completed as the annual cost for the contract is £50,000. The contract with C4Di Ltd is to provide digital training module development, online platform and one to one support for the Digital Lab project.

10.0 Link to Council Priorities

- 10.1 The monitoring of the financial budget throughout the year and reporting the financial year end position assists in ensuring the Council's service requirements are met and contributes to the achievement of the priorities set out in the Council Plan.

11.0 Risk Assessment

- 11.1 There are no major risks associated directly with this report. However, a list of potential pressures on the budget is shown in Annex A.

12.0 Financial Implications

- 12.1 The financial implications are dealt with in the body of the report.

13.0 Legal Implications

- 13.1 It is a legal requirement under s25 of the Local Government Act 2003 to set a balance budget and monitor the financial position throughout the year.

14.0 Equality and Diversity Issues

- 14.1 Equality and Diversity Issues have been considered however there are no issues associated with this report.

15.0 Recommendations

- 15.1 That Cabinet approves and recommends to Council that the budget remains at £10,351,080 as detailed in paragraph 3.2 of the report for 2021/22.

Noel O'Neill
Interim Director of Finance

Background papers: Budget Monitoring Q1 working papers
Author ref: SC
Contact: Saskia Calton – Corporate Finance Manager
Direct Line: 01609 767226

Budget 2021/22 Qtr 1 Sensitivity Analysis – potential savings / costs

Council Directorates	Area of Sensitivity	Commentary
Economy and Planning	Planning Fees	This will continue to be closely monitored due to the estimated income being so high.
	Workspace Management Income	This will continue to be closely monitored.
Environment	Operational Services – Fuel Prices	This is being kept under review and any significant changes will be reported.
	Kerbside Recycling Contract	Basket price changes will affect the budget, this will be closely monitored throughout the year.
	Green Waste tonnage	Green Waste tonnage varies due to the weather conditions and will be monitored throughout the year as this will impact on both disposal costs and recycling credit budgets.
Finance & Commercial	Housing Benefit Payments	Whilst any increase in Housing Benefit payments will be partly offset by subsidy, the budget is so large that a small increase in percentage terms can lead to a large amount in monetary terms.
Leisure & Communities	Thirsk and Sowerby Leisure Centre	The capital improvement scheme at Thirsk and Sowerby Leisure Centre now includes decarbonation funding and this has led to a delay in re-opening of the leisure centre which will negatively affect the income for the year.
Council Wide	COVID-19	The effects of COVID-19 is widespread throughout the Council however the full effects are unknown but are closely monitored and monthly returns are completed to the Ministry of Housing, Communities and Local Government

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Hambleton District Council

Report To: Cabinet

Date: 7 September 2021

Subject: **Community Infrastructure Levy Expenditure Priorities 2021-23**

Portfolio Holder: Planning
Councillor D A Webster

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 This report seeks consideration of the priorities for the Community Infrastructure Levy expenditure during 2021-23.
- 1.2 On 8th September 2020 Cabinet approved a proposal for Community Infrastructure Levy funding priorities. The decision allocated spending of the available £4,229,615 that had been accumulated since first CIL receipts in 2015/16. £2M was previously committed to the creation of a new North Northallerton Primary School. The remaining sums were allocated as shown below:
- (1) Thirsk and Sowerby Leisure Centre - 50% of total CIL funds available, £1,034,860;
 - (2) Sowerby Sports Village - 25% of total CIL funds available, £517,403;
 - (3) The Northallerton Sports Village at North Northallerton, 15% of total CIL funds available -£310,442;
 - (4) Bedale Leisure Centre - 10% of total CIL funds available, £206,961;
- 1.3 Any further funding received after the September 2020 report to 31st March 2021 was also to be allocated to the same priorities in accordance with the percentage split. The total actual additional sum received was £14,675.
- 1.4 Some funds have been spent but not all of the priority projects have drawn on the fund and none of the projects have yet drawn-down all of the allocated funds.
- 1.5 Funds have also been reserved to provide the 15% CIL share to Northallerton and Brompton Town Councils relating to the North Northallerton Development. The North Northallerton Development CIL was by Payment in Kind, rather than a cash payment, but Northallerton and Brompton Town Councils are nonetheless entitled to a cash payment.

2.0 Future Priorities

2.1 Since 1st April 2021 to 9th July 2021 a further £190,105 has been received and is available for allocation on priority schemes. Additional sums are due before the end of this financial year (2021-22), taken together both small and large schemes are anticipated to generate more than £425K. This will be available to allocate for spending by the 2021/2022-year end. Further schemes are likely to commence leading to a similar amount of funding being available in 2022/23, including sites allocated in the Local Plan. An estimated total of £850K CIL is likely to be available during the two years.

2.2 The following priority projects will continue to build community capacity to accommodate new developments and create facilities where significant new development has and will take place. As the total value of funding is not and cannot be known at this time funding should be allocated, as before, by proportion with a funding cap where appropriate. In any instance that funding is not required for a specific project, it is to be distributed to the other priority schemes in accord with the proportions shown.

- (1) Bedale
25% up to £250K for the range of Bedale leisure improvements including the 3G pitch to prime the Football Foundation (FF) funding bid. If the FF funding is not available or the commissioned feasibility study shows it “not viable” funds can be released for the other priorities.
- (2) Sowerby
25% up to £250K for the Sports Village developments including the 3G pitch changing facilities and site infrastructure. Football Foundation decision due October 2021, expect to get the funding for the 3G but grant will not be provided for the changing accommodation. Additional funding is therefore required for the changing accommodation. If all the funding is not required it is to be released for the other priorities.
- (3) Northallerton
20% up to £250K. Sports Village funds. Will require significant funding, currently has no additional funding. If all the funding is not required it is to be released for the other priorities.
- (4) Aiskew
15% up to £100K. Community Hall, on charity own land, Aiskew PC will receive 15% CIL funding, additional bids can be made to Big Lottery etc. CIL priority funding is appropriate to increase the likelihood of success of the project. If all the funding is not required it is to be released for the other priorities.
- (5) Easingwold
15% up to £200K. Review the case for funding improvements to important footways within and leading to the town centre.

3.0 Link to Council Priorities

3.1 CIL supports the provision of key projects identified in the Council Plan under the priority of 'Enhancing Health and Wellbeing'. Provision of improved community facilities also enhances vibrancy of, and the attractiveness of the area to residents and visitors, 'Providing a Special Place to Live' and helping to 'Drive Economic Vitality'. The Council plays a major role in improving public health and wellbeing, particularly in respect of prevention, and the continued improvement of facilities will help to improve and promote the physical and mental activity needs of the local population.

4.0 Risk Assessment

4.1 Risk in approving the recommendations:-

Risk	Implication	Gross Prob	Gross Imp	Gross Total	Preventative action	Net Prob	Net Imp	Net Total
Communities that are not shown to receive funding may feel let down	Difficulties in relationships with communities, complaints made to the Council and in local media	3	4	12	Engage with communities, consider future funding priorities and other support and demonstrate that funding is allocated to meet identified priority needs	3	2	6

4.2 The key risk is in not approving the recommendations as shown below:-

Risk	Implication	Gross Prob	Gross Imp	Gross Total	Preventative action	Net Prob	Net Imp	Net Total
Development opportunities to support local communities will be lost	Lack of improvements to facilities and unspent funds remain in reserves	4	5	20	Approve the recommendations	1	1	1

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

4.3 Overall the risk of agreeing with the recommendations outweighs the risks of not agreeing them and is considered acceptable.

5.0 Financial Implications

5.1 There are no financial implications to the Council by following the recommendation of this report.

5.2 The sums received from developers are held for expenditure on CIL projects and are not part of the Council's funds.

6.0 Legal Implications

6.1 The Council will need to follow the Community Infrastructure Levy Regulations as amended to ensure that the proper legal procedures continue to be adhered to. The arrangements for the management of CIL monies may require legal mechanisms between the Council and any delivery partners.

7.0 Equality/Diversity Issues

7.1 Equality and Diversity Issues have been considered however there are no issues associated with this report.

8.0 Recommendations

8.1 That Cabinet approves the allocation of CIL funds received between April 2022 and March 2023 to:

- (1) the schemes identified in paragraph 2.2 of the report; and
- (2) the funding be released to the priority schemes in accordance with the sums detailed within paragraph 2.2 of the report.

Mick Jewitt
Deputy Chief Executive

Background papers: None

Author ref: TW

Contact: Tim Wood
Development Manager
Tel: 01609 767113

Hambleton District Council

Report To: Cabinet

Date: 7 September 2021

Subject: **Northallerton Business Improvement District**

Portfolio Holder: Economic Development and Finance
Councillor P R Wilkinson

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 Northallerton Business Improvement District (the BID) is approaching the end of its first five year term which comes to an end on 31 March 2022. Accordingly, the BID has notified the Secretary of State of its intention to hold a ballot to secure a further five year term. This report seeks approval of the BID proposal and authority for the Chief Executive to vote Yes in the forthcoming ballot.
- 1.2 BID's are governed by relevant legislation, in particular the Business Improvement District Regulations 2004 (as amended). These Regulations allow local businesses to set up a BID provided that (1) over 50% of ratepayers in the designated BID area that vote, vote in favour; and (2) the "Yes" votes represent more than 50% of the rateable value of the businesses that vote. The vote for a BID is carried out by secret postal ballot which is organised by the Council. Eligibility to vote is based on one vote per eligible hereditament located within the defined BID area.
- 1.3 The BID proposal is attached as Annex A. It outlines the details of the BID which in operational terms are almost identical to the first proposal. If successful a levy will be collected from all hereditaments with a rateable value of £10,000 or above. The levy will be 1.5% of the rateable value generating the BID an annual income of £161k per annum to invest in support of the businesses and the town centre. The BID proposals do not represent any conflict with Council policies.
- 1.4 The BID area has been modified slightly to include the Forum, at their request. Following discussions with the Mart the BID Board agreed to include the Auction Mart Car Park but exclude the main mart site. The revised boundary results in an extra Council property, the Forum Car Park, becoming a part of the BID area. Two other hereditaments for which the Council is responsible are included which are the Applegarth Car Park and Northallerton Market.
- 1.5 The Council therefore has a say in whether or not the BID should be approved and this equates to three votes for the three respective hereditaments. Postal ballot votes are to be sent out to those eligible to vote on 26 October 2021 for return by no later than 5.00pm on 25 November 2021.

2.0 Link to Council Priorities

- 2.1 This renewal of the BID supports the Council's priority of driving economic vitality; specifically supporting the development of Northallerton as a Vibrant Market Town and supporting the short term economic recovery and long term future sustainability of the High Street.
- 2.2 In addition the project supports the Councils Economic Response and Recovery Plan by:
- empowering a market town to improve their vibrancy through applying local knowledge and resources.
 - Increasing the vibrancy of Northallerton by providing support to the BID renewal process.

3.0 Risk Assessment

- 3.1 Risk in not approving the recommendations:

Risk	Implication	Prob	Imp.	Total	Preventative Action	Net Prob	Net Impact	Net total
Reputational Risk to the Council	Council may be criticised as an opportunity to raise investment to support businesses in missed	4	4	16	Approve the recommendations	2	3	6
Response and Recovery Plan not delivered	The council will not be providing its stated support to the BID renewal process or deliver on measures in the plan.	4	4	16	Approve the recommendations	2	3	6

- 3.2 There are no significant risks associated with agreeing with the recommendations.

4.0 Financial Implications

- 4.1 The tables below set out the current rateable value for the Council's respective business premises and the amounts of a 1.5% levy per annum.

Rateable Values used in 2020/21	RV	1.5% Levy
Applegarth Car Park	£100,000	£1,500
Forum Car Park	£23,000	£345
Northallerton Market (Market Tolls)	£35,000	£525
Total	£158,000	£2,370

5.0 Legal Implications

5.1 The District Council is legally required to carry out the BID ballot on behalf of the BID

6.0 Equality/Diversity Issues

6.1 Equality and diversity issues have been considered however there are no issues associated with this report.

7.0 Recommendation

7.1 That Cabinet:-

- (1) approves the BID proposal; and
- (2) authorises the Chief Executive to vote "Yes" in the BID ballot.

Mick Jewitt
Deputy Chief Executive

Background papers: Northallerton BID Proposal

Author ref: MH

Contact: Mark Haynes
Business and Economy Project Manager
Tel: 767056

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Northallerton Business Improvement District

Page 35 **Proposal 2022-27**



**NORTHALLERTON BID
2022-27 PROPOSAL**

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welcome

I'm delighted to share with you our BID Proposal for 2022-27 at an important point not just in the history of the BID, but for Northallerton in general.

All of us - whether as individuals or businesses - are recovering from the unprecedented challenges of a global pandemic that has changed the way we lead our lives.

Now, at last, we can start to look forward to harnessing the huge potential of our local business community to build for the future.

I am proud of what we have achieved as a BID in our first term of office. We've launched the biggest and most popular marketing campaigns this town has ever seen. We've brought thousands of people into the town with our big street events. We've campaigned tenaciously for fairer parking.

We celebrate many other achievements that we share with you in this brochure. And now we appeal to you to help us continue the good work by voting for the BID in this autumn's ballot.

We are genuinely excited about our plans for 2022-27, and you can read about them in more detail further on. There is so much to look forward to, with several new businesses opening in the town this summer.

With the new digital technology hub, C4DI, also launching, there are some excellent partnership opportunities ahead on everything from training and recruiting staff to improving business skills.

We know there are challenges, such as countering the rise in online retail and the opening of a major new shopping complex at Scotch Corner. It is more important than ever that customers support our local shops and that we keep shouting about everything Northallerton has to offer.

There also good opportunities for us to embrace in the next few years. We have a growing population, a buoyant housing market and the economic benefits that will surely arise from relocating of Government jobs to our region.

May I thank BID members for all their support and encouragement over the last four-and-a-half years. The town as a whole, with support from our local councils, is working better together now than for many years and that fills me with great optimism for the future.

Our tremendous community spirit in Northallerton has seen businesses support each other in the pandemic, and we at the BID have been delighted to play our part in helping the town get back on its feet.

We all share the same goal - encouraging the health and prosperity of our lovely county town. Please help us to continue serving you in 2022-27.

Lindsay Judd

Chair

Northallerton BID Company Ltd



What is a BID?

Northallerton BID is one of 331 Business Improvement Districts in the UK. A Business Improvement District is a specifically designated area within which businesses work together to invest in services, special projects and events with the aim of increasing economic development and growth.

BIDs are elected by the businesses they represent by means of an annual levy and it is the businesses who decide what they want in their area. Levy money is ring-fenced for use only in the BID area.

Specific aims are to increase footfall and spend, improve staff retention, reduce business costs, provide enhanced marketing services, facilitate networking opportunities for businesses and assist in partnerships with the police, councils and other public bodies.

BIDs are distinctly separate from local authorities but provide complementary services.

Northallerton BID was elected in 2016 with a wide-ranging brief to boost trade and footfall and to promote the town as an attractive place to live, work and shop. BIDs serve for five years before returning to ballot.

There are five key themes:



What Northallerton BID has achieved

Northallerton BID was elected in 2017 with a wide-ranging brief to deliver a comprehensive range of projects and services for businesses in the central commercial area of the town. It is better known to the general public through its highly-visible Love Northallerton marketing brand.

WHAT WE PROMISED

To work with you and for you to promote our vibrant town-centre, enhancing Northallerton's reputation as an attractive place to shop, work and visit and to protect the strength and variety of our retail sector.

WHAT WE HAVE DELIVERED

Our public-facing Love Northallerton marketing platforms are busy, vibrant and among the biggest in the North of England. Our recent **We Are Northallerton Sky AdSmart TV campaign was seen 110,747 times** in Hambleton and Richmondshire during its four-week run and enjoyed 15,000-plus views on social media. We have around **10,000 followers on Facebook** and rent **giant billboards** to shout about everything Northallerton has to offer.

Our post-pandemic **Magic Monday videos were seen by almost 5,000 people**. We've twice taken a stand at the **Great Yorkshire Show** to showcase Northallerton as a destination. And we've helped businesses reach more customers through our **Little Book of Treats voucher offers**.

Every year the BID pays for a giant **Christmas tree on the town square** and smaller lights and Christmas trees on business fronts all along the High Street. We work closely with Northallerton Town Council to organise colourful Christmas events such as Santa Sunday. We also support



the **Christmas Tree Festival at Northallerton Parish Church**, promote **Christmas late-night shopping evenings** and organise the ever-popular children's Elf Trail.

We have given out **3,000 free cotton shopping bags** as part of our Shop Local campaign and distributed thousands of Love Northallerton face masks to businesses during the pandemic.

Our inaugural Love Northallerton **Business Awards in November 2020** celebrated the BID's retail and service sector heroes and were enjoyed by an **as-live audience of around 9,000 on social media**.

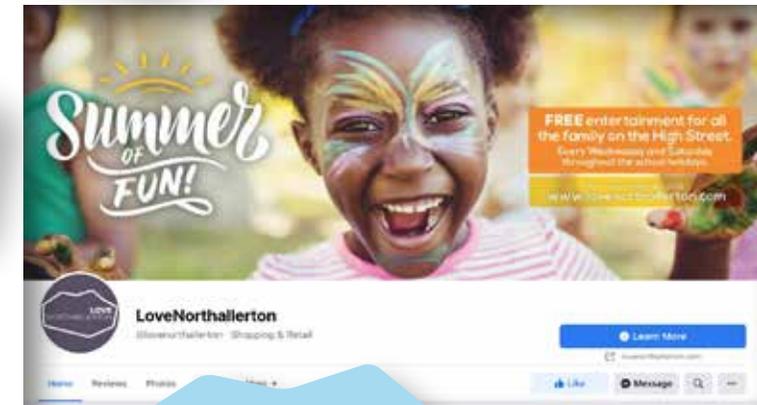


"We are Northallerton" campaign



110,747
Sky AdSmart TV campaign viewings

3,000
Free cotton shopping bags given out



10,000
Followers on FaceBook



5,000
Magic Monday videos viewed

9,000
Live audience on Social Media watched Love Northallerton Business Awards



WHAT WE PROMISED

To deliver a range of events designed to encourage more people to visit Northallerton and enjoy our shops, bars, restaurants and cafes.

WHAT WE HAVE DELIVERED

Regular large-scale events such as **Classic Car Sunday** and **Homefront Sunday** each attract around **6,000 people to Northallerton**. The BID was actively involved in organising the arrival of the **UCI Road World Cycling Championships** in 2019, which attracted a worldwide **TV audience of 28 million**.

Smaller BID events include **Northallerton Doggie Days**, children's town trails for Halloween and Easter and the business houses' **Pancake Race on Shrove Tuesday**. The BID also gives financial support to the popular **Homegrown Food Festival**.

In 2021, we organised **the Summer of Fun festival** of street acts including jugglers, stilt-walkers and comic-book heroes.

The BID covers the running costs of the central **Northallerton Wi-Fi network**, ensuring businesses and customers can stay in touch.



Classic Car Sunday and Homefront Sunday each attract **6,000** people to the town





Around **40** Companies attended our annual Jobs Fairs



WHAT WE PROMISED

To provide training and advice and recruitment and opportunities.

WHAT WE HAVE DELIVERED
Our **annual Jobs Fairs** - organised jointly with Northallerton Job Centre - have been highly successful in helping BID businesses recruit staff. **Around 40 companies attend these events** and frequently there is a waiting list for stalls. We have also run popular **e-commerce and social media training seminars**.

WHAT WE PROMISED

To lobby local authorities and other public sector bodies to robustly represent the views of businesses in the BID area.

WHAT WE HAVE DELIVERED

The BID has campaigned tenaciously for a **permanent one hour free parking slot** in Northallerton town-centre. Our 2020 petition attracted 114 signatures, representing over 56% of the total businesses within the affected area, and led to North Yorkshire County Council extending **free parking to one hour for seven and a half months** at the height of the pandemic.

We have not slackened in our efforts to put Northallerton on a level playing field with our neighbouring market towns and are also lobbying for a permanent one hour free on the northern High Street and the **introduction of smart parking technology**.

The BID is also championing the need for **new town toilets**, which visitors and businesses tell us are much needed.



WHAT WE PROMISED

To assist with environmental improvements to make Northallerton more welcoming and appealing for shoppers and visitors, including deep cleaning of streets where necessary.

WHAT WE HAVE DELIVERED

We finance the very popular and successful cardboard recycling scheme, saving around **40 BID businesses thousands of pounds a year**. We have forged an excellent community collection partnership with Northdale Horticulture, who provide training and work-based activities for adults with learning difficulties.

The BID also co-funded the **Northallerton Design Guide**, which will set standards for the delivery of everything from the town's environment and local planning for years to come.

We also spearheaded the **award-winning Refill scheme**, which provides free water refills in the town, and have worked with North Yorkshire County Council and Northallerton Town Council to transform the formerly neglected East Road underpass. **The BID has financed several visits from gum-zappers to clean town-centre streets.**

The BID also helps to fund the **Heritage Action Zone**, which is designed to deliver shopfront improvements, as well as the **Connections Project** to enhance alleys including New Row.



WHAT WE PROMISED

To work closely with North Yorkshire Police and the Safer Hambleton Hub to enhance security and clamp down on anti-social behaviour.

WHAT WE HAVE DELIVERED

The BID works closely with **North Yorkshire Police and Safer Hambleton Hub** on town-centre security. Filling a gap in the **CCTV network**, we **funded a camera at the North End of the High Street** outside Sainsbury's that has been used to track and convict criminals in hundreds of incidents since it was installed in September 2018.

We also work with Hambleton District Council to promote **ShopWatch and the BID funds the DISC retail security app**, which helps to keep the town and its traders safe.

WHAT WE PROMISED

To work with partners to establish a team of marshals to help keep the town-centre safe for visitors on Saturday nights.

WHAT WE HAVE DELIVERED

The BID supports **Northallerton Street Angels**, who help to keep the town-centre safe on Saturday evenings.



WHAT WE PROMISED

To keep businesses informed and engaged with regular, informative newsletters.

WHAT WE HAVE DELIVERED

From the start of the coronavirus pandemic in spring 2020, the **BID has had more than 1,300 direct engagements** with businesses on everything from grants to hands-on help with accountancy and lease advice to ensure they were able to continue to trade.

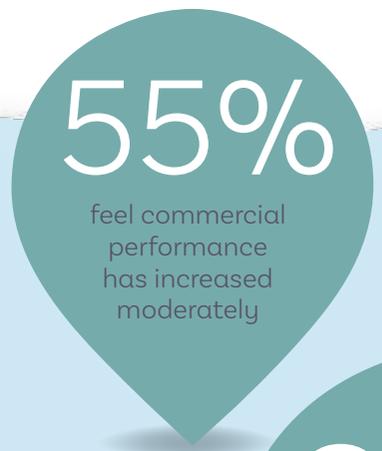
Weekly newsletters keep businesses informed of forthcoming events, networking opportunities and how to get involved in the latest marketing campaigns.

What you told us

We are always keen to receive feedback and ideas from businesses and consultation has played a key part in the development of the BID's 2022-27 Proposal. Earlier this year we undertook a survey of levy payers to find out opinions about the services the BID delivers for the town's central commercial area and your priorities for the next five years, should the BID be renewed this October.

A total of 54 businesses completed the survey. A more detailed analysis appears in Appendix One on pages 40-42.

Here are some of the main findings:



What businesses want to see the BID deliver

COACH PARTIES

Maximum support for the BID's efforts to introduce regular coach visits to Northallerton.

NIGHT-TIME ECONOMY

Maximum support for new BID projects to encourage the early-evening economy with regular events on the town square.

BRINGING HERITAGE RAIL SERVICES TO NORTHALLERTON

Businesses want to see the BID explore opportunities with the Wensleydale Railway to bring heritage rail services to Northallerton West station.

SKILLS AND LEARNING COURSES

Business are interested in opportunities to improve skills and learning through courses arranged with partners such as C4DI, councils and development agencies.

NORTHALLERTON TV

Businesses are keen to see us develop a monthly video magazine programme with free content for BID businesses to promote the town.

RECRUITMENT

Staff recruitment is a growing problem in Northallerton and businesses want the BID to help fill vacancies.

TOWN AMBASSADORS

Businesses like the idea of having a friendly welcome team to greet visitors and inform them of the town's many business and leisure attractions.

FLORAL DISPLAYS

Businesses have expressed interest in the BID's campaign to improve floral displays in central Northallerton and at the North End.

PARKING

Businesses have given us strong backing to keep up the fight for a fairer parking regime on Northallerton High Street.

OTHER BUSINESS PRIORITIES

Other strong messages from businesses in the survey were:

- Help the arcades and side streets, not just the High Street
- Fill empty shops
- Organise more Christmas promotions, and not just on the High Street
- Make parking simpler and easier for visitors to understand
- Provide more cycle parking
- Launch a campaign to eradicate weeds
- Promote better street cleaning
- Tidy up scruffy shops and offices





“ Northallerton BID provides an effective voice for town-centre businesses and has been responsible for great work in helping to maintain the town’s attractiveness for traders and residents alike over the past five years.

I was pleased to support the BID’s establishment in 2017 and very much support its continuation in 2022.

Rishi Sunak, MP for Richmond (Yorks) ”

“ We feel privileged to be voluntary members of a BID that is really committed to helping our business succeed. They arranged for the Mayor of Northallerton to open our shop in July 2020 and have given us incredible support ever since.

Andrew and Melanie Turner, Owners, Boggle Hole Gift Shop ”

“ Since opening our High Street store just over a year ago we have enjoyed the full support of the Northallerton BID and have felt a valued part of the overall process. Graham and Helen continue to be ever-approachable and receptive to suggestions and opinions. With their assistance we look forward to the town moving forward in the forthcoming year and attracting much-needed new visitors.

Phil Atkinson, Manager, Brook Taverner Northallerton store ”

Testimonials

“ I feel very proud to be part of a BID that speaks up for businesses of all sizes and campaigns tenaciously for the causes that really matter to them, such as fair parking. The BID is a force for good in Northallerton and is absolutely passionate about helping the town and its businesses succeed.

Guy Barker, Director, Barkers Northallerton ”

“ The BID has been absolutely essential in helping us to continue trading in a very tough year. They were there when we needed them most following the loss of my father and have given us incredible support on grants, accountancy and so much more. We couldn’t have managed without them.

Steve Sanderson, Owner, Keith Sanderson Cameras ”

What a **yes vote** means for you and your business

YES in this year's ballot will ensure we can continue to be the flag-bearer for Northallerton and BID businesses.

YES means we can continue to draw thousands of visitors to our town through our busy annual programme of events such as Jurassic Northallerton, Classic Car Sunday and spectacular Christmas celebrations.

YES means we can continue to promote your business on the Love Northallerton website, on our big and busy social media channels and through our bi-annual Business Awards.

YES means we can continue to fight on your behalf for a fairer parking regime and a level playing field with our neighbouring market towns.

YES means we can continue to provide vital services such as cardboard recycling, retail security, job recruitment and training.

YES means we will continue to be there when you need us for hands-on help with basic business necessities such as accounting and lease advice.

YES means we can continue to support you with practical help in unexpected emergencies such as the global pandemic.



WHAT YOU COULD LOSE

If Northallerton BID is unsuccessful in the ballot, all its services and activities will cease on 31 March 2022.

- **No** Love Northallerton website and closure of the Love Northallerton social media sites
- **No** large outdoor events such as Jurassic Northallerton and Classic Car Sunday
- **No** large town Christmas tree and no Christmas promotions such as late shopping and the Snowmen and Elf Trails
- **No** billboards, adverts or publicity campaigns promoting Northallerton and its businesses
- **No** support for retail security and no funding for extra CCTV cameras
- **No** biennial Love Northallerton Business Awards
- **No** cardboard recycling and other environmental schemes
- **No** more Jobs Fairs, recruitment support, breakfast networking meetings and skills courses
- **No**-one to campaign for a fairer parking regime
- **No**-one to provide unique support such as the BID Hardship Fund in emergencies such as the recent pandemic

WE ARE SUPPORTIVE.
WE ARE CREATIVE.
WE ARE A TEAM. **WE ARE PROUD.** WE ARE PASSIONATE. **WE ARE FOCUSED.** WE ARE ACHIEVERS. **WE ARE INCLUSIVE.** WE ARE LOCAL. **WE ARE HERE FOR YOU.** WE ARE JUST GETTING STARTED...

WE ARE NORTHALLERTON BID.

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The 5 BID themes

As well as continuing to deliver successful core services, we have a range of exciting new projects planned for 2022-27 should the BID be re-elected.

1. APPEARANCE AND ENVIRONMENT

Setting the highest standards for the upkeep of Northallerton's central commercial area to ensure we create a welcoming atmosphere for visitors.

NEW FOR 2022-27 IF THE BID IS RE-ELECTED

CHAMPIONING INSTALLATION OF NEW TOWN TOILETS

We will encourage partner agencies to identify a site and investigate funding and maintenance.

FILLING EMPTY SHOPS

We will encourage businesses to relocate to Northallerton.

IMPROVING FLORAL DISPLAYS

We will develop partnership arrangements with Northallerton Town Council to help to fund new planting to create attractive street displays.

SHOPFRONT IMPROVEMENTS

The BID helps to finance the Heritage Action Zone, which includes facelifts for store fronts and neighbouring alleys. These improvements will start to take effect from 2022 onwards.

2. BUSINESS SUPPORT

Giving maximum support to businesses through the delivery of key services. Encouraging recruitment and inspiring new businesses to relocate to Northallerton. Providing network opportunities and celebrating our key mixture of independent shops and service providers and major multi-nationals.

NEW FOR 2022-27 IF THE BID IS RE-ELECTED

SKILLS COURSES AND BUSINESS TRAINING

Working with partner agencies to train and develop staff, especially in the wake of the pandemic.

ULTRAFAST FIBRE BROADBAND

Encouraging swifter connections in North Yorkshire's county town.



New digital technology hub C4DI occupies the former prison site.



3. MARKETING AND ADVERTISING

Promoting Northallerton as the ideal place to work, shop and visit through promotions, campaigns and advertising.

NEW FOR 2022-27 IF THE BID IS RE-ELECTED

COACH PARTIES

Developing new markets by encouraging coach operators to make regular visits to Northallerton.

NORTHALLERTON TV

Working with partners to create a quality video magazine platform showcasing the town and promoting its wide variety of businesses.

TOWN AMBASSADORS

Providing a friendly welcome to visitors to promote the town and engage with businesses.

MAKING NORTHALLERTON A TOURISM DESTINATION

Strongly marketing Northallerton as a destination for leisure stays, partnering with transport providers and local visitor attractions.

HERITAGE TRAIN SERVICES

We will investigate ways to bring heritage train services to Northallerton with the Wensleydale Railway.



4. SAFE AND SECURE

Providing a secure environment for businesses, shoppers and clients. Working closely with North Yorkshire Police and Safer Hambleton Hub to help provide reassurance that Northallerton is a safe and welcoming town.

NEW FOR 2022-27 IF THE BID IS RE-ELECTED

EXTRA CCTV CAMERAS

We would partner with Safer Hambleton Hub to improve security in key parts of the town that require improved surveillance as a deterrent to crime and anti-social behaviour.

5. EVENTS AND NIGHT-TIME ECONOMY

Raising the profile of the town through regular large-scale events in the town-centre to attract new audiences and boost footfall. Developing the early-evening economy to support bars, restaurants and entertainment outlets.

NEW FOR 2022-27 IF THE BID IS RE-ELECTED

FRIDAY ON THE SQUARE

Regular Friday events on the town square with musical entertainment to boost the early-evening hospitality trade and persuade people to stay in the town.

PARKING

Campaigning for a fairer parking regime on Northallerton High Street, putting us on a level playing field with neighbouring towns where free parking provision is much more generous.

We will keep up the fight if the BID is re-elected and lobby North Yorkshire County Council for a permanent one-hour free on the northern High Street and the introduction of smart parking technology.

What the new BID would cost your business

The BID's primary purpose is to ensure Northallerton remains an attractive and prosperous town to visit; to encourage footfall and inspire visitors to enjoy our attractive shops and partake of our excellent hospitality and popular services; to support businesses with recruitment and training; and to encourage new businesses and create jobs.

All organisations at or above a rateable value of £10,000 would be liable to pay. The levy provides the BID with funds to deliver the services businesses have requested.

BIDs can raise a levy on the rateable value of a business property up to a maximum of 5%. We propose to stay unchanged at 1.5% of RV, maintaining our levy as one of the lowest in the UK.

The BID does not propose any increase in the levy should it be successful at ballot in autumn 2021. This is an effective freeze from 2017 when the levy was originally set.

Northallerton BID receives additional income from Voluntary Contributors. In 2021, these numbered 18 businesses, a record amount in 2017-22. Voluntary Contributors whose hereditaments are valued at less than £10,000 pay a minimum of £150+VAT per year, which is less than £3 per week.

If re-elected, we will work with partners to find ways of attracting external funding for BID projects and services.

A second BID term would start on 1 April 2022 to serve for five years. It is proposed to keep the management structure unchanged, with two part-time members of staff delivering day-to-day services to businesses.

The table opposite illustrates how the levy would continue to be applied across a range of rateable values:



RATEABLE VALUE	£10k	£50k	£200k	£500k
COST PER YEAR	£150	£750	£3,000	£7,500
COST PER WEEK	£2.88	£14.42	£57.69	£144
COST PER DAY	41p	£2.05	£8.22	£20.54





Management and governance of the BID

BID STRUCTURE

Northallerton BID Company Ltd is a not-for-profit company limited by guarantee (CLG). It is regulated by the Business Improvement Districts (England) Regulations of 2004.

Love Northallerton is the public-facing marketing brand for the BID.

BID MANAGEMENT

The BID management team is answerable to the BID Board of Directors, with set targets for the delivery of key BID services, events and promotions and maintenance of the Love Northallerton website and marketing channels.

It is anticipated that if re-elected the BID will continue to employ two staff, a Manager and a Co-Ordinator, each working on a part-time basis of 22.5 hours a week. Their remit would remain the same - to liaise with businesses, implement the business plan and deliver projects that make the town an attractive place to live, work and shop.

COMPANY MEMBERSHIP

In addition to the levy payers (“liable businesses”), businesses outside the BID area that volunteer to pay 1.5% RV (“voluntary contributors”) are eligible to become members. Businesses and rate-paying authorities such as Hambleton District Council, North Yorkshire County Council and North Yorkshire Police are included.

DIRECTORS

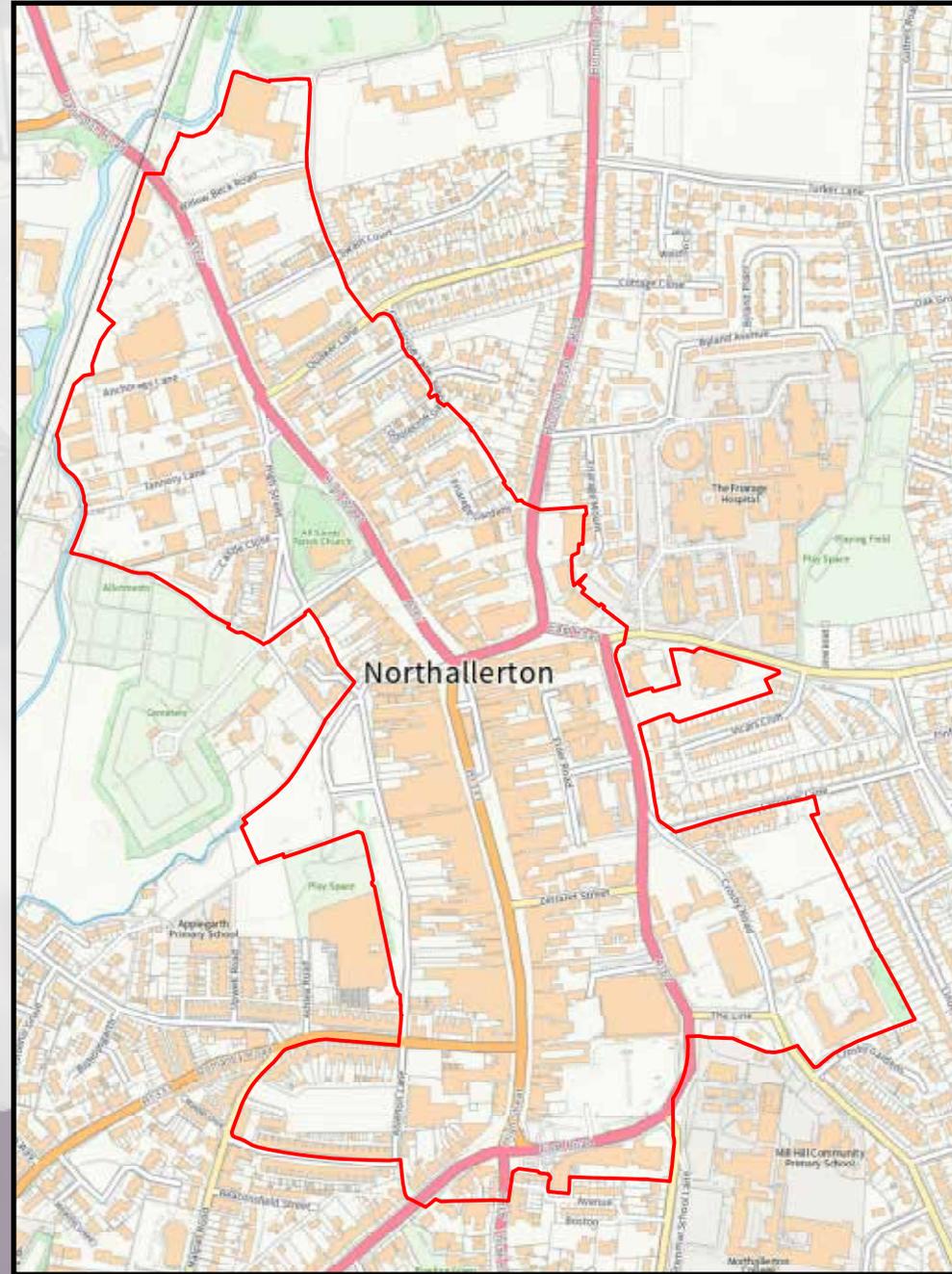
The BID’s constitution allows for a Board of up to 12 directors, two-thirds of whom are drawn from liable businesses. Directors are subject to re-election by rotation at Annual General Meetings during the five-year BID term of office.

Directors represent a broad cross-section of businesses within the BID area, such as retail, hospitality and services, as recommended by the constitution.

ELIGIBILITY FOR VOTING

BID members are entitled to one vote per hereditament.





BID area map



Income and expenditure

The start date of the new BID would be 1 April 2022. The Business Improvement District would last for a five-year period from April 2022 until March 2027.

A 1.5% levy would generate an annual income of £161,292 from the liable businesses. In addition, the BID would expect to continue receiving additional income from voluntary contributors and will seek to leverage extra funding from external agencies where possible.

In the current financial year, the BID has 18 voluntary contributors paying a total of £3,000. These include smaller companies whose rateable value is below the levy threshold as well businesses whose premises fall marginally outside the BID boundary. All support the BID and wish to benefit from its services.

The salary and associated costs for two part-time members of staff would be expected to amount to £41,000 per annum. Additionally, £15,000 has been included for estimated annual administration and insurance costs and annual contingency has been set at £10,000. So the annual sum available for expenditure on projects would be £98,242. A notional £500 per annum has been added to continue fighting the Fairer Parking campaign.

The BID Board would determine the distribution of funds across the five themes of Appearance and Environment, Business Support, Marketing and Advertising, Safe and Secure, Events and Night-Time Economy. For planning purposes, a percentage allocation of funds per year has been set, as indicated in the pie chart.

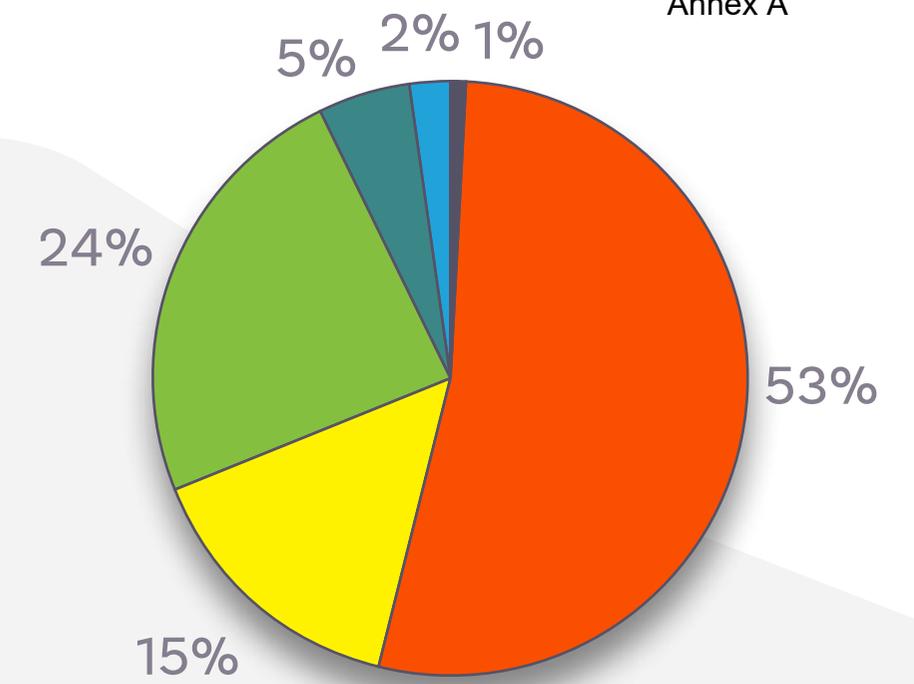
From the above considerations, the proposed income and expenditure breakdown for the Business Improvement District is detailed here:

NORTHALLERTON BID FIVE-YEAR BUDGET 2022-27

Income Profile	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	TOTAL
BID Levy Income	£161,292	£161,292	£161,292	£161,292	£161,292	£806,460
Voluntary Contributions	£3,000	£3,000	£3,000	£3,000	£3,000	£15,000
TOTAL	£164,292	£164,292	£164,292	£164,292	£164,292	£821,460
Expenditure						
Appearance and Environment	£5,000	£5,000	£5,000	£5,000	£5,000	£25,000
Business Support	£14,500	£14,500	£14,500	£14,500	£14,500	£72,500
Marketing and Advertising	£52,200	£52,200	£52,200	£52,200	£52,200	£261,000
Safe and Secure	£2,200	£2,200	£2,200	£2,200	£2,200	£11,000
Events and Night-time Economy	£23,892	£23,892	£23,892	£23,892	£23,892	£119,460
Fair Parking Campaign	£500	£500	£500	£500	£500	£2,500
TOTAL	£98,292	£98,292	£98,292	£98,292	£98,292	£491,460
Other Costs						
Management/Staff Costs	£41,000	£41,000	£41,000	£41,000	£41,000	£205,000
Fixed Costs	£15,000	£15,000	£15,000	£15,000	£15,000	£75,000
Contingency	£10,000	£10,000	£10,000	£10,000	£10,000	£50,000
TOTAL	£66,000	£66,000	£66,000	£66,000	£66,000	£330,000
TOTAL BID EXPENDITURE	£164,292	£164,292	£164,292	£164,292	£164,292	£821,460

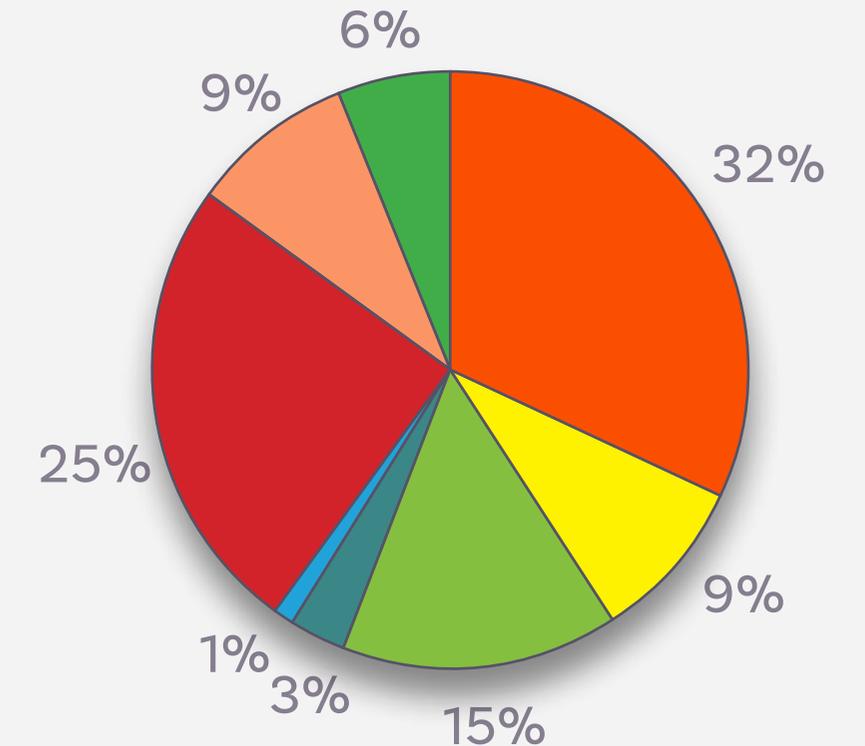
Budget percentage split on BID themes

- Marketing and advertising
- Business support
- Events and night time economy
- Appearance and Environment
- Safe and secure
- Parking



Budget percentage split on total costs

- Marketing and advertising
- Business support
- Events and night time economy
- Appearance and Environment
- Safe and secure
- Management staff costs
- Fixed costs
- Contingency



The ballot and alterations of agreements

A non-domestic ratepayer (business ratepayer) will be entitled to vote if they were listed as a non-domestic ratepayer on the date the notice of ballot is published and their rateable value is £10,000 or greater.

Each business ratepayer entitled to vote shall have one vote in respect of each hereditament (premises/building with an individual rateable value) in the geographical area of the Business Improvement District on which non-domestic rates are payable.

For the Business Improvement District to proceed there must be:

1. A majority in favour of the BID in the number of those voting.
2. A majority in favour of the BID in the proportion of rateable value of those voting.

Ballot papers will be sent out on 20 October 2021. The ballot will close at 5pm on 17 November 2021. The result of the ballot will be declared on 18 November 2021 or as soon as possible after that date.

Provided that the BID was meeting its overall objectives and subject to full consultation with the members, it would have the ability to vary service delivery and expenditure allocation according to the changing demands of levy payers. However, any change to the BID boundary or to the headline levy rate would require a formal alteration ballot.

Baseline Agreements

To ensure that the Business Improvement District will not duplicate statutory services provided by the local authorities or North Yorkshire Police, a number of baseline commitments have been provided by North Yorkshire Police, North Yorkshire County Council, Hambleton District Council and Northallerton Town Council.

These baselines relate to:

- **Footpath cleansing**
- **Highway cleansing**
- **Litter picking**
- **Litter bin emptying**
- **Grass cutting**
- **Highway signage**
- **Street nameplate cleansing and maintenance**
- **Management of the Northallerton High Street Wednesday and Saturday markets**
- **Public conveniences**
- **Car parks**
- **Trade waste**
- **Landscaping and maintenance of grounds, parks and entrance routes**
- **Existing town centre events**
- **Police town-centre team**
- **Floral displays in the Northallerton BID area**

The BID's baseline agreements can be viewed at www.lovenorthallerton.com



Our Standards

The BID aims to work with businesses at all levels to achieve the following targets:

- To encourage the prosperity of Northallerton's central commercial area
- To provide outstanding service to all BID members, irrespective of business size or status
- To be open and transparent and actively communicate progress and achievements to BID members
- To forge positive and effective partnerships with local authorities, voluntary organisations and other agencies to maximise the commercial health of the town and its businesses
- To respond swiftly and effectively to enquiries from BID members and speak up for their interests and concerns
- To set the highest standards for the delivery of BID services



Chair:

Lindsay Judd

Directors:

Guy Barker

Nicky Burton

Tyrone Crow

Joan Dyke

Jacqui Fedyszyn

Marcus Grover

Julie Hutson

Marianna Kettlewell

David Pears

BID Management Team

Graham Bell (Manager)

Helen Crannage (Co-Ordinator)

Contact the BID office at:

Joe Cornish Galleries, Zetland Street, Northallerton, North Yorkshire DL6 1NA

Tel: +44 (0)7393445613

Email: info@lovenorthallerton.com

Web: www.lovenorthallerton.com



Appendix 1: 2021 BID SURVEY ANALYSIS

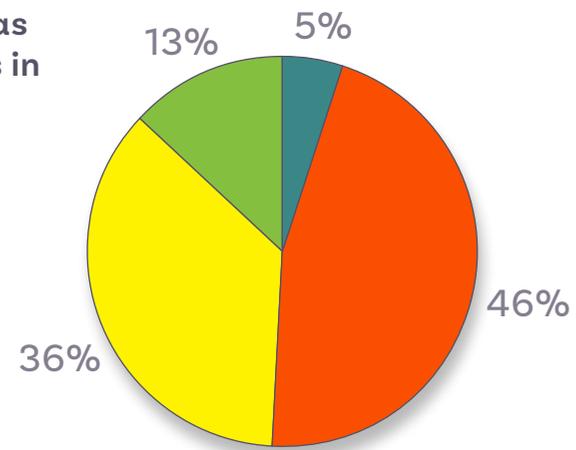
A comprehensive BID survey was issued to all members in May 2021 to explore awareness of our services and to identify what businesses would like to see us deliver should we be elected for a second five-year term in 2022-27.

One of the key questions was how quickly businesses expect to recover from the global pandemic and how optimistic they were about commercial performance over the next five years.

The survey was completed by 54 businesses, with the majority saying that commercial performance had increased moderately over the last four years of the BID term and reacting positively to future trading prospects.

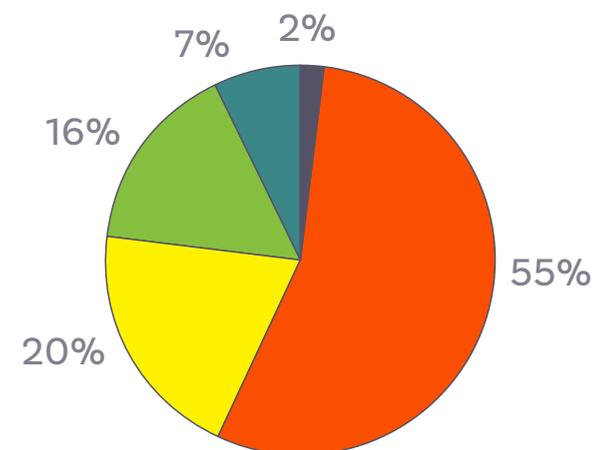
What is your perception of how Northallerton as an area has changed as a place to do business in the last 4 years (i.e. since 2017?)

- A better place to do business
- Stayed the same
- A worse place to do business
- No answer



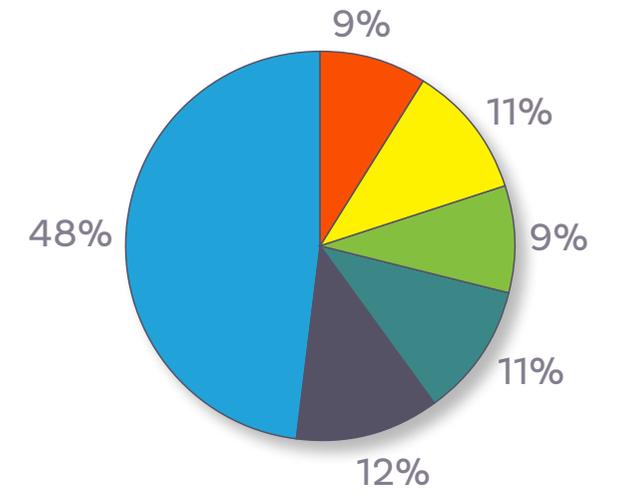
How do you think your commercial performance within Northallerton will change in the next 5 years?

- Increase moderately
- Stay the same
- Increase significantly
- Decrease
- No answer



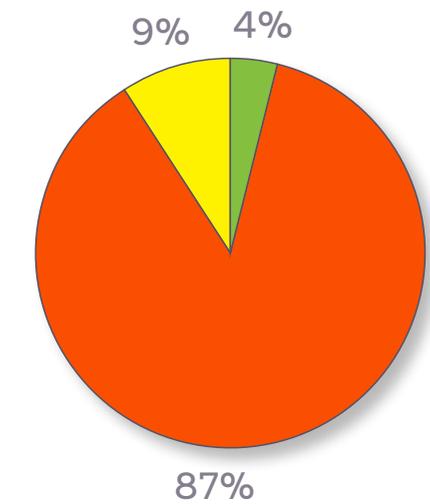
Number of years trading in Northallerton

- NA
- 0-2 years
- 2-5 years
- 5-10 years
- 10-20 years
- 20+ years



Will you vote for the BID to continue?

- Yes
- Don't know
- No



What are the most important things the BID can do to help your business recover from the global pandemic?

Sample of 36 comments:

- Provide a good economic and working environment in the town
- Support local businesses to drive footfall into the town
- Help to sell the 'Northallerton experience'
- Improve town toilet facilities and provide proper coach parking
- Keep campaigning for longer free parking
- Put on special events to encourage people from outside Northallerton to visit

Support for current BID services

Marketing	In favour
Love Northallerton marketing platforms	76%
Continue organising large events (dinosaurs etc)	64%
Continue organising smaller events (dog days etc)	62%
Promotion of all other Northallerton events	78%
Hiring a stand at Yorkshire Show	51%
Promoting late-night Christmas shopping	52%
Providing advertising billboards	58%
Arranging Christmas snowmen festival	61%
Arranging window dressing competitions	55%
Business Support	In favour
Weekly newsletters	57%
Funding Northallerton wi-fi	51%
Recruitment advertising	51%
Annual Jobs Fair	52%
Love Northallerton Business Awards	53%
Breakfast networking meetings	47%
Cardboard recycling	61%
Skills and learning courses	50%
Appearance and Environment	In favour
Northallerton Design Guide	55%
Financing visits from gum-zappers	61%
High Street free parking campaign	74%
Funding town Christmas tree	70%
Funding additional Christmas lighting	63%
Funding improvements on New Row	64%
Funding Heritage Action Zone project	60%
Safe and Secure	In favour
Funding DISC security app	57%
Supporting Northallerton Street Angels	61%
Funding extra CCTV cameras	70%
Developing Northallerton Retail Security Partnership	58%
Supporting Shopwatch	52%

Appendix 2 LEVY ARRANGEMENTS

The BID levy would be fixed at 1.5% of rateable value for those hereditaments with a rateable value of £10,000 and above. All hereditaments with a rateable value below £10,000 would be exempt. However, these businesses could make a voluntary contribution if they wish (see below).

The rating list and business plan is based on the current rateable values. The levy would be paid by a Chargeable Day method on the business rate valuation at the start of the financial year and remain fixed for the year.

Any new entries to the national Domestic Rating list within the BID geographical area would attract the levy from the date of entry in the list at the value first entered in the list.

The Business Improvement District levy would be charged at the beginning of the 2022/23 financial year, and annually in April - the last billing period being the 2026/27 financial year. Hambleton District Council (HDC), or a successor authority, would be responsible for billing and collecting the levy on behalf of the Business Improvement District.

A separate BID levy bill would be sent out showing the amount of levy due. Payment would have to be paid in full within 30 days unless an instalment plan was agreed. Instalments would normally be over a 10-month period.

HDC would pursue any non-payment of the BID levy in accordance with its usual procedures for the collection of non-domestic rates. Businesses that have a rateable value of less than £10,000 or those businesses that fall outside the BID geographical area would be able to make a voluntary contribution towards the Business Improvement District, enabling them to benefit from the projects and services of Northallerton BID.

The voluntary contribution would be calculated using the same BID levy calculation as any liable hereditament within the BID area. Therefore, the voluntary BID levy would be calculated on 1.5% of the rateable value. All voluntary members would have the same benefits as full levy-paying members.

As a result of future revaluations, the rateable value of hereditaments may change and the levy may therefore affect more or fewer businesses than currently is anticipated as a result.

Appendix 3 CONSULTATION PROCESS

We have consulted extensively with businesses and key stakeholders to gauge opinions about the BID's performance and to invite ideas for future projects. A series of focus groups began in January 2021 and have included the leaders of all applicable local authorities: Northallerton Town Council, Hambleton District Council and North Yorkshire County Council. Regular discussions have also been held with the North of England Regional BIDs Forum.

Further meetings to discuss projects have been held with the former Deputy Lieutenant of North Yorkshire, David Kerfoot OBE, John Connolly, Managing Director of C4DI, Tom Riordan, Chief Executive of Leeds City Council, the Wensleydale Railway, the University of Sunderland and the Confederation of Passenger Transport UK.

A comprehensive BID survey was distributed to the owners of all hereditaments in May 2021, with the findings used to influence the content of the 2022-27 Proposal.

In the build-up to ballot, a total of four business networking meetings were scheduled to discuss details of the Proposal and invite comments. Strenuous efforts were made to ensure the voices of levy payers and Voluntary Contributors were heard.

The BID Manager and Co-Ordinator have regular one-to-one meetings with business owners, North Yorkshire Police and Safer Hambleton Hub. The BID is also a founder member of the new Northallerton Pubwatch group.

The BID team has staged regular check-ins with businesses throughout the Proposal development and more will be undertaken leading up to the ballot.



Annex A



WE ARE JUST GETTING STARTED...
WE ARE NORTHALLERTON BID.



Contact the BID office at:

Joe Cornish Galleries, Zetland Street, Northallerton,
North Yorkshire DL6 1NA

Tel: +44 (0)7393445613

Email: info@lovenorthallerton.com

Web: www.lovenorthallerton.com



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Hambleton District Council

Report To: Cabinet

Date: 7 September 2021

Subject: **Community Grants**

Portfolio Holder: Leisure
Councillor P R Thompson

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 The purpose of this report is to set out the current position regarding the Council's Community Grants programme and to seek approval for the future schemes from April 2022 to March 2023.
- 1.2 Currently the Council supports a range of voluntary and community organisations to deliver services that contribute to the Council's priorities. These are financed from three main funds as follows:
- 1.2.1 The 'Partnership Fund' assists: the Galtres Centre to provide a sport, recreation and arts facility in the south of the district; Citizens Advice Mid North Yorkshire to provide legal and financial advice to Hambleton residents; and North Yorkshire Sport to support sports development across the district (see Appendix 1).
 - 1.2.2 The 'Hambleton Helps' grants provide a contribution towards the running costs of 14 social and community services who support members of the community across the district (see Appendix 1).
 - 1.2.3 Since 2015 the 'Making a Difference' grants have provided one-off grants to voluntary and community organisations towards new projects that contribute to the Council's priorities.
- 1.3 In June 2018, as part of a community grants review, Cabinet gave approval to:
- 1.3.1 Fund the Partnership Fund for a further three years from the revenue budget, by way of Service Level Agreements (up to and including 2021/22).
 - 1.3.2 Fund Hambleton Helps grants for a further three years from the Grants Reserve (up to an including 2021/22).
 - 1.3.3 Fund an annual Making a Difference Grants programme from the One-Off Fund.

- 1.4 On 31 March 2022 the Partnership Fund Service Level Agreements will expire and the Grants Reserve that has been used to fund the Hambleton Helps grants will have been fully spent.
- 1.5 The budget allocation for the Making a Difference grants has been set annually and in December 2020 this increased from £125,000 to £250,000 (for 2021/22) in recognition of the increasing demand for and popularity of the scheme and the difficulties caused by the COVID-19 pandemic and the financial impact this has had on the voluntary and community sector. The Making a Difference fund is an exceptionally popular funding stream for communities across the district, the success of which is demonstrated by the substantial over-subscription experienced each year (last year the Council received £610,735 worth of bids from 71 applicants).
- 1.6 It is anticipated that, due to the on-going impact of Covid-19 upon communities and the wider economy, and the need for coordinated recovery, that demand for funding will continue to be high. On this basis it is proposed that a base fund of £250,000 is maintained for 2022/23 and established within the Council's budget setting process, with the potential that additional funding may be considered if demand justifies this. It is therefore proposed that the Making a Difference Fund for 2022/23 is launched in Autumn 2021. This earlier launch date will help the Council to measure demand in time for budget setting considerations later this financial year and provide advanced notice to help community groups prepare applications.

2.0 Supporting Town and Parish Councils and other Key Organisations

- 2.1 The Council Plan continues to deliver many schemes aimed at improving the economic and social well-being of the district. Support for and co-ordination with our various partners and stakeholders has rarely been more important as our market towns seek to recover from the Pandemic. The future success and sustainability of the projects within the Council Plan could also bring pressures on to parish and town councils and other organisations that support, for example, visitors to our towns. Whilst the Making a Difference scheme provides a valuable source of funding to many of these partners, it is proposed that the Council also provides a one-off grant fund of a total £150,000 based upon our priorities and objectives. This scheme would be aimed at supporting those partner organisations that face the challenge of providing or improving essential infrastructure, vital to helping our towns bounce back. Should the proposal be approved then the intention would be to develop the terms of the scheme and establish financial provision within the Council's budget to be able to implement a scheme from April 2022.

3.0 Link to Council Priorities

- 3.1 The criteria for all the Council's grants schemes stipulate that the grant must contribute to at least one of the Council's corporate priorities. This would also be applied to any new schemes.

4.0 Risk Assessment

4.1 The key risk in not approving the recommendations is shown below:-

Risk	Implication	Gross Prob	Gross Imp	Gross Total	Preventative action	Net Prob	Net Imp	Net Total
Voluntary and community sector struggle to finance their services	A reduction in services to people in need and/or potential viability issues for some organisations to finance their obligations	4	3	12	Continue funding the voluntary and community sector for a further year	1	1	2

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

5.0 Financial Implications

5.1 Overall the revenue effects of funding the grants programmes will be as follows and are subject to approval through the Council's budget setting process:-

Revenue Effects	2022/23 £
Cost of:	
Partnership Grants programme	<u>65,390</u>
Hambleton Helps Grants programme	<u>48,700</u>
Making a Difference Grants programme	<u>250,000</u>
Community Fund	<u>150,000</u>
Financed by:	
Revenue budget	<u>114,090</u>
One-Fund	<u>400,000</u>
	<u>514,090</u>

6.0 Legal Implications

6.1 All grant recipients must adhere to terms and conditions to ensure they comply with relevant legal requirements and the Council's terms and conditions associated with their grant.

7.0 Equality/Diversity Issues

7.1 Equality and Diversity Issues have been considered however there are no issues associated with this report.

8.0 Recommendations

8.1 That Cabinet approves and recommends to Council:

- (1) continuation for a further year of the revenue funding to the existing Partnership Fund recipients (Galtres Centre, Citizens Advice North and Mid Yorkshire and North Yorkshire Sport);
- (2) an allocation of £48,700 within the financial strategy to fund the Hambleton Helps grants for a further year;
- (3) that the Making a Difference fund is launched and implemented as stated in paragraph 1.6 of the report, and
- (4) that a one-off Community Fund is established as identified within paragraph 2.1 of the report.

Steven Lister
Director of Leisure and Communities

Background papers:

Author ref: LW

Contact: Lisa Wilson
Service Manager (Communities)
01609 767149

Partnership Fund and Hambleton Helps Grants (2021/22)

Partnership Fund

Organisation	Grant
Citizen's Advice Mid-North Yorkshire	£27,450
Galtres Centre (index linked)	£32,140
North Yorkshire Sport	£5,000
Total	£64,590

Hambleton Helps Grants

Organisation	Grant
Bedale Community Car Scheme	£2,800
Easingwold Community Care Association	£3,000
Easingwold Community Car Scheme	£2,800
Rural Transport and Access Partnership	£2,500
Wheels 2 Work (maintenance and mentoring)	£10,000
Hambleton Over Fifties Forum (Age UK)	£4,000
Hambleton Strollers	£5,000
Hambleton Community Action	£3,000
Northallerton Community Car Scheme	£2,800
Stokesley Community Car Scheme	£2,800
Stokesley Community Care Association	£3,000
Thirsk Community Car Scheme	£2,800
Thirsk Community Care Association	£3,000
Yorkshire Local Councils Association	£1,200
Total	£48,700

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Hambleton District Council

Report To: Cabinet

Date: 7 September 2021

Subject: **Asset Transfers, Northallerton**

Portfolio Holder: Economic Development and Finance
Councillor P R Wilkinson

Wards Affected: Northallerton South Ward

1.0 Purpose and Background

- 1.1 The purpose of this report is to seek approval to asset transfer land at Knotto Bottom Way and land on Bankhead Road including the recreational area as requested by Northallerton Town Council.
- 1.2 Hambleton District Council currently leases these areas of land to Northallerton Town Council. The land at Knotto Bottom Way is used for allotments and the land at Bankhead Road is used for informal recreation and play, plus other smaller pockets of public realm land.
- 1.3 The Knotto Bottom Way lease runs from 2005-2025 and the Bankhead Road lease runs from 1985 to 2084.
- 1.4 Northallerton Town Council has formally requested the transfer of these areas of land to further develop allotment provision in the town.
- 1.5 It is proposed that the Council agrees to the land transfers as requested on the following basis:
 - The Localism Act 2011 is the Government's aspiration to make it easier for communities and individuals to get things done and achieve their ambitions for the place where they live. Approving these asset transfers gives greater control and responsibility to the local community.
 - The transfer of these assets will give Northallerton Town Council the responsibility for the day-to-day management of the assets alleviating any requirement for Council intervention.

2.0 Link to Council Priorities

- 2.1 Giving greater control of these assets to Northallerton Town Council will allow these areas of open space to be developed to provide opportunities for informal recreation which will enhance the health and well-being of the local community. The provision of allotments enables people to grow their own produce which links into the Council's caring for the environment priority. The provision of open space and allotments also contributes to providing a special place to live for Northallerton residents.

3.0 Risk Assessment

3.1 There are no significant risks associated with this report.

4.0 Financial Implications

4.1 Overall the revenue effects of approving the asset transfers will be as follows:-

Revenue Effects	2021/22 £
Cost of: Advertising both disposals	<u>1,500.00</u>
Financed by: Revenue budget	<u>1,500.00</u>
	<u>1,500.00</u>

5.0 Legal Implications

5.1 Northallerton Town Council has indicated a desire to create allotments on part of the Bankhead Road site that is presently designated for recreation. An asset transfer of this nature would usually restrict the use to what it is currently leased for, namely recreational/open space use. If the Council approves the asset transfer, the land would be transferred with a restriction on the use for recreational/open space or allotments subject to the appropriate approvals/consents, as the title has restrictions imposed by the Council's predecessors regarding its use, being obtained. The Town Council would need to take the appropriate legal advice on the title for the area as to whether or not allotment use would be permitted and the position regarding planning permission for change of use.

5.2 In accordance with Section 2 of the Local Government Act 2000 the Council has the power (subject to certain exceptions which do not apply here) to do anything which it considers is likely to achieve the promotion or improvement of the economic, social or environmental well-being of its area. In disposing of these assets at a peppercorn each, the Council will in effect be disposing of an asset at less than its market value. Local authorities are generally required to obtain best consideration (section 123 of the Local Government Act 1972) in such situations. However, it is recognised that there may be situations where a local authority considers it desirable to dispose of land for less than best consideration, for example, to secure the promotion or improvement of the economic, social or environmental well-being of the local authority's area. Circular 06/03 of the Local Government Act 1972 – General Disposal Consent (England) 2003 permits disposals in such circumstances, provided the value of the disposal is less than £2 million and other considerations are taken into account, for example, there is a robust and consistent decision-making process. In this case the land value of Knotto Bottom Lane is £7,500 and that at Bankhead Road £350.

5.3 Should the Council approve the disposal of these assets, the intention to dispose will need advertising in line with The Local Government Act 1972, section 123 disposal of land by principal councils 2A) which states: "A principal council may not dispose under subsection (1) above of any land consisting or forming part of an open space unless before disposing of the land they cause notice of their intention to do so, specifying the land in question, to be advertised in two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed disposal which may be made to them".

6.0 Equality/Diversity Issues

6.1 Equality and diversity issues have been considered however there are no issues associated with this report.

7.0 Recommendations

7.1 That Cabinet approves and recommends to Council that:

- (1) the intention to dispose of the assets is advertised as described in 5.3 of the report, and
- (2) subject to satisfactorily resolving any issues arising from the advertisement, that the responsibility for transferring the assets identified within the report to Northallerton Town Council is delegated to the Director of Leisure & Communities.

Steven Lister
Director of Leisure and Communities

Background papers: None

Author ref: LW

Contact: Lisa Wilson
Service Manager (Communities)
01609 767149

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Hambleton District Council

Report To: Cabinet

Date: 7 September 2021

Subject: **Annual Report to Cabinet on Audit, Governance And Standards Committee Activities 2020/21**

Portfolio Holder: Economic Development and Finance
Councillor P R Wilkinson

Wards Affected: All Wards

1.0 Purpose and Background

1.1 The purpose of this report is to present a report which analyses the work undertaken by the Audit, Governance and Standards Committee up to 31 March 2021. An analysis of the work undertaken is attached at Annex A.

2.0 Link to Council Priorities

2.1 The activities undertaken by the Audit, Governance and Standards Committee ensure that the Council is operating in accordance with the Governance arrangements of the Council.

3.0 Risk Assessment

3.1 There are no risks associated with the report.

4.0 Financial Implications

4.1 There are no Financial Implications

5.0 Legal Implications

5.1 There are no legal implications. However, the Audit, Governance and Standards Committee is obliged by its terms of reference to report annually to Cabinet on the Committee's activities.

6.0 Equality/Diversity Issues

6.1 There are no equality and diversity implications to this report

7.0 Recommendation

7.1 It is recommended that Cabinet endorse the report of the Audit, Governance and Standards Committee.

Councillor N Knapton
Chairman - Audit, Governance and Standards Committee

Background papers: Audit, Governance and Standards Committee reports for 2020/21

Author ref: N O'Neill

Contact: Noel O'Neill
Interim Director of Finance and Commercial (s151 Officer)
Direct Line No: 01609 767024

Audit, Governance and Standards Committee

Work Undertaken During 2020/21

1. External Audit – Ernst & Young LLP

Ernst & Young, as the Council's external auditor from April 2020 to March 2021, presented reports that covered:-

- Statutory Auditor's report on the 2019/20 Audit – the Annual Results Report was presented in October 2020 but has as yet not been finalised, the Accounts have not yet been signed off as the Audit has not concluded. The accounts are scheduled to be provided to the Committee in September 2021.
- Annual Audit Letter 2019/20 – will be issued following the finalisation of the audit scheduled to be provided to the Committee in September 2021.
- Auditor's Annual Grant Claims and Returns 2019/20 – the external auditor confirmed during 2020/21 that this is no longer a statutory requirement and therefore will no longer be presented to Committee.
- The Audit Planning Report 2020/21 - which sets out the proposed plan for audit and inspection work is delayed due to the in the finalisation of 2019/20 Accounts. This is scheduled to be provided to the Committee in September 2021.

2. Internal Audit – Veritau North Yorkshire Ltd

- Presented the 2019/20 Internal Audit Annual Report, where a substantial assurance opinion of the organisation was given. The Report was accepted;
- Internal Audit Progress Reports - a comparison of the actual performance against target throughout the year in the quarterly reviews. The committee was satisfied with the performance and the internal audit review programme was completed in the year;
- The Veritau Internal Audit, Counter Fraud and Information Governance Plans 2021/22 were presented.

3. Counter Fraud and Anti-Corruption – Veritau North Yorkshire Ltd

- Counter Fraud Annual Report 2019/20 was reported and accepted.
- The Counter Fraud Framework Update was reported
- Counter Fraud Progress Reports – an update was provided to Committee on a quarterly basis.

4. Accounts and Governance – Hambleton District Council Officers

These reports cover the presentation of:

- The Statement of Accounts 2019/20– these statutory financial accounts are scheduled to be provided to the Committee in September 2021.
- The Annual Governance Statement (AGS) for 2019/20– this a statement required by statute which follows the guidelines issued by the Chartered Institute of Public Finance (CIPFA). It describes the internal control environment and the steps the Council has taken to ensure:-
 - its business is undertaken in accordance with the law;
 - it maintains proper safeguards that provide good governance;
 - public money is safeguarded, and;
 - its resources are used economically, efficiently and effectively.

The Committee agreed with the conclusion of the review and approved the content of the AGS. It should be noted that this statement maybe updated and revised in line with the finalisation of the audit scheduled for September 2021.

- CIPFA Financial Management Code – two reports were presented regarding achieving the culture for strong, sustainable financial management giving assurance that the authority is managing resources effectively
- Review of Annual Treasury Management Strategy 2021/22 and Review of Capital Strategy 2021/22 in accordance with CIPFA best practice.

5. Risk Management – Hambleton District Council Officers

The Committee received an Annual Review of the Council's risk management process. The Project Risks are aligned with the Key Corporate Projects as identified in the Council Plan for 2019-23, the Service Risks with a net risk threshold of 12 and Corporate Risks had also been reviewed with all three areas of risk being updated in the risk register.

6. Regulation of Investigatory Powers Act – Hambleton District Council Officers

- Review of activity was reported on a bi-annual basis where all were nil and accepted.
- The Inspection by the Investigatory Powers Commissioner's Office occurred during 2020/21, which was noted.
- The review of the Policy on the Regulation of Investigatory Powers Act was approved.

7. Constitution and other work

The Committee received reports covering:-

- Amendments to the constitution
- Politically Restricted Posts – review of the list of politically restricted posts due to changes in within the Council.
- Annual Report Code of Conduct complaints was presented to committee
- Annual report to Cabinet on Committee’s activities for 2019/20
- Annual review of the Committee’s Terms of Reference
- Report programme 2020/21 and Report Programme 2021/22 - both reports were received in 2020/21 due to the Cobi-19 pandemic preventing the 31 March 2020 meeting taking place.

8. Standards

The Committee has responsibility for the Standards regime. The Standards Hearings Panel has not considered any complaints under the District Council's Code of Conduct Allegations Procedure.

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Hambleton District Council

Report To: Cabinet

Date: 7 September 2021

Subject: **Hambleton Local Plan: Publication Draft**

Portfolio Holder: Planning
Councillor D A Webster

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 This report seeks approval of the Hambleton Local Plan: Main Modifications, attached at Annex 1 for formal publication and consultation, and associated publication of proposed Additional Modifications and schedule of modifications to the Local Plan Policies Map for the information of respondents.
- 1.2 A number of supporting documents of relevance to the Local Plan should be considered alongside the proposed Main Modifications, copies of which are provided in the Members Lounge for inspection, and they are also available on the Council's website, these are as follows:
- Sustainability Appraisal
 - Additional modifications
 - Modifications to the Proposals Map
- 1.3 Following approval of the content of the Hambleton Local Plan: Main Modifications there will be a minimum 6 week representations period where the public and stakeholders have the opportunity to comment on the "soundness" and legal compliance of the proposed changes to the Local Plan set out within the schedule of modifications.
- 1.4 During this period the Council will also be consulting on the accompanying Sustainability Appraisal. A refreshed Habitat Regulations Assessment (HRA) will also be made available although the scale of change proposed to the Local Plan (see 1.8 below) is unlikely to substantially amend the findings of the HRA. The period for representations to be made will run from September to November 2021. The comments received by the Council at this stage are submitted to the Secretary of State to be considered by the independent Planning Inspector's undertaking the examination of the Hambleton Local Plan.
- 1.5 The Hambleton Local Plan sets out a vision and framework for future development across the District. It contains policies and proposals that will guide development, addressing the District's needs and opportunities in relation to housing, economic growth, community facilities and infrastructure as well as providing a basis for safeguarding the environment, adapting to climate change and securing good design.

- 1.6 The Plan has been shaped by a number of rounds of public consultation. An Issues and Options Consultation was undertaken in early 2016 and a Preferred Options consultation undertaken in late 2016. A consultation on Alternative Sites and Local Greenspace Designations was also undertaken in spring 2017. Cabinet (minute CA.8) and Council (minute C.9) in July 2019 approved the Local Plan: Publication Draft for engagement and subsequent submission to the Secretary of State. This final stage of engagement as part of preparation of the Local Plan enabled respondents to put forward their views on the soundness of the Local Plan to the Secretary of State and identify whether they wished to participate in the examination of the Local Plan. Copies of all the consultation documents that support the Local Plan are available on the Council's website.
- 1.7 Following consultation on the Publication Draft, the draft Local Plan was submitted to the Secretary of State for examination by an independent Planning Inspector in March 2020. As part of the examination a series of public hearings were held by two appointed Planning Inspectors during October and November 2020. This examination of the Plan has resulted in a number of proposed changes, known as Main Modifications. These Main Modifications are proposed by the Council in line with advice given by the Planning Inspector's. Main Modifications to the Local Plan are only proposed to ensure the Local Plan can be considered sound and suitable for adoption by the Council. To be sound, the Local Plan must be justified by appropriate evidence, effective at achieving its policy objectives and in accordance with national planning policy.
- 1.8 In summary the changes that are proposed include:
- Adjusting the final plan period from 2035 to 2036 to allow a period of at least fifteen years from adoption of the Local Plan – now expected in early 2022.
 - Deletion of the housing allocation at Great Ayton (GTA 1), in response to the potential for substantial harm to arise to the setting of Great Ayton Conservation Area, Grade II* listed Ayton Hall and Grade I listed Church of All Saints. It was agreed with the Inspectors' that the District's housing needs would still be met in the absence of an allocated site at Great Ayton and that the overall sustainability of the village would not be harmed.
 - Deletion of the proposed safeguarded site for a Car and Coach Park at Bedale (AIB3), in response to the potential for substantial harm to arise to the setting of Bedale Conservation Area, Grade II listed St. Gregory's House and Grade I listed Church of St. Gregory; and acknowledged that the facility was unlikely to be required within the plan period.
 - Deletion of a proposed housing allocation at Brompton (BRO1) in recognition of the ongoing housing development at that site and absence of any further development potential that would require support through a Local Plan allocation.

- Removal of an area of land proposed to be safeguarded for future employment development beyond the plan period at Aiskew Moor, Leeming Bar (part of LEB 3).
- Policies in response to ensuring housing development meets the needs of residents are amended in part. The requirement for new housing development to accord with the National Described Space Standards (NDSS) is retained as is a requirements for 9% of market homes to be wheelchair adaptable (M4(3)a)) and 30% of affordable homes to be wheelchair accessible (M4(3)b)) in accordance with Part M of the building regulations. However, the requirement for all other new housing to be accessible and adaptable in accordance with M4(2) has been deleted.
- A commitment to commence a partial review of the Local Plan within six months, limited solely to ensuring the latest evidence of the accommodation needs for Gypsy and Travellers are adequately addressed.
- Revised arrangements for future Local Plan review to ensure appropriate steps are taken should monitoring of development indicate that the Plan’s primary aims and objectives in meeting the development needs of the District are at risk.

1.9 Engagement on the Local Plan: Main Modifications is limited to those elements of the Local Plan that are subject to change as identified within the schedule of Main Modifications. Only comments on these changes will be received by the Council and forwarded to the Planning Inspector’s for consideration.

1.10 Following Cabinet and Council approval of the schedule of Main Modifications arrangement will be made to notify all Local Plan consultees of the proposed changes. A copy of the Main Modifications will be made available on the Council’s website and at accessible locations across the District. It is expected that consultation will commence shortly after approval is secured and no later than week commencing 27 September 2021.

2.0 Link to Council Priorities

2.1 The publication of a new Local Plan is a priority project for the Council and will help deliver the Council Plan vision of Hambleton as ‘A Place to Grow’.

2.2 Policies and proposals contained within the Plan support the wider Council priorities of Driving Economic Vitality, Enhancing Health and Well-Being, caring for the Environment and Providing a Special Place to Live.

3.0 Risk Assessment:

3.1 The key risk is in not approving the recommendation as shown below:

Risk	Implication	Gross Prob	Gross Imp	Total	Preventative action	Net Prob	Net Imp	Total
The Council does not have an up to date Development Plan that reflects government policy	The Council's ability to manage future development in the District is reduced. The Council is at risk from Government intervention to produce a Plan. There is an increased risk of losing planning appeals.	5	5	25	Approve the proposed Main Modifications for consultation.	1	5	5

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

3.2 Overall, the risk of agreeing with the recommendations outweighs the risks of not agreeing them and is considered acceptable.

4.0 Financial Implications

4.1 The majority of the costs associated with preparation of the Local Plan have already been met by the Council. This has included formal publication, representations and submission to the Secretary of State for public examination and holding the public inquiry sessions, estimated to be £100,000. The additional costs associated with engagement on Main Modifications are minimal and can be financed by the Local Plan Reserve.

5.0 Legal Implications

5.1 Legal requirements for plan making are set out in sections 17, 18, 19, 20, 22 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

5.2 Following approval by Cabinet, the Local Plan: Main Modifications will be published for representations for a minimum of six weeks in line with Regulations 19, 20 and 35. The Sustainability Appraisal will be available for consultation during this period whilst for information a schedule of Additional Modifications and changes to the Local Plan Policies Map will be available.

5.3 In line with Regulation 22, the representations submitted, and a summary of the main issues raised in the representations, will be submitted to the Planning Inspectors' on behalf of the Secretary of State for their consideration and to assist in concluding the Local Plan examination.

6.0 Equality/Diversity Issues

6.1 An Equality Impact Assessment of the Plan has been undertaken at key stages to demonstrate how the Council has fulfilled its Public Sector Equality Duty (PSED) duties under the Equalities Act 2010 in developing policies and proposals.

- 6.2 The Plan includes policies and proposals that will deliver more jobs, more affordable housing, housing for specialist groups such as older people and people with mental and physical disabilities and address the needs of Gypsies and Traveller and Showpeople.
- 6.3 The existing Equality Impact Assessment has been reviewed to consider any consequential changes that may arise from the proposed Main Modifications.

7.0 Recommendations

- 7.1 It is recommended that Cabinet approves and recommends to Council that:
- (1) the Hambleton Local Plan: Main Modifications as attached at Annex 1 of the report and the updated Sustainability Appraisal are published for the purpose of representations to be made commencing on or around the 27th September 2021;
 - (2) the Hambleton Local Plan: Additional Modifications and schedule of proposed amendments to the Policies Map be published alongside the Main Modifications for information and clarity; and
 - (3) that all responses received are reviewed by Officers and forwarded to the Planning Inspectorate on behalf of the Secretary of State for consideration.

Mick Jewitt
Deputy Chief Executive

Background papers: Sustainability Appraisal (available in the Members' Lounge and to download from the website)
Hambleton Local Development Scheme
Local Plan: Additional Modifications
Local Plan: Proposed Policies Map changes

Author ref: JB/JC

Contact

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Hambleton Local Plan Schedule of Main Modifications

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
MM01	Paragraph 1.2	1.2 The Local Plan sets out a strategy for development that details how much land should be provided to accommodate new homes and jobs that are needed within Hambleton up to 2035 2036 and where this will be located. It addresses 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. The Plan will set out protection and enhancement of the countryside, the historic environment and the unique character of our market towns and villages. The Plan also sets out the policy framework which will be used to determine proposals for development across the district and for enforcement purposes. The overall objective is to promote sustainable development.	Soundness - Consistent with national policy
MM02	Paragraph 1.5	1.5 North Yorkshire County Council is the Minerals and Waste Planning Authority and has responsibility for determining all planning applications of this nature. North Yorkshire County Council is currently preparing a Joint Minerals and Waste Plan with Safeguarding of minerals resources and minerals and waste infrastructure in order to prevent unnecessary sterilisation by non-mineral development is an important aspect of national policy. The City of York Council and the North York Moors National Park Authority, which will set out the policies against which applications relating to and North Yorkshire County Council Minerals and Waste Joint Plan contains policies for the safeguarding of minerals resources and minerals and waste will be assessed, including policies for the determination of oil and gas exploration including hydraulic fracturing, commonly referred to as fracking infrastructure. Any proposals for non-mineral development that are likely to lead to the sterilisation of mineral resources in a minerals safeguarding area, as identified in the Minerals and Waste Joint Plan, will need to demonstrate to North Yorkshire County Council, as the minerals and waste authority, that safeguarding considerations will be adequately addressed.	Minor text change for clarity
MM03	Paragraph 2.19	2.19 Bedale is a historic and vibrant market town. It has excellent linkages to the A1 (M) and good access to the Yorkshire Dales National Park. The recently completed relief road and the proposed Bedale Gateway car park also provides opportunities to improve the town as a tourist destination.	Consequential change as a result of other modification
MM04	Paragraph 3.4 and paragraph 3.5	3.4 The following nine Outcomes expand on what we want to achieve by 2035 2036, set out under the three themes of Place, People and Business. The associated Actions summarise the measures needed to deliver the vision and the outcomes. 3.5 This section of the Local Plan sets out a series of strategic policies that direct the distribution of future development across Hambleton to meet in full the identified housing and employment needs for the period from 2014 to 2035 2036. It sets out how the Spatial Vision for the district will be achieved, where new homes will be built and land identified for economic development, and how it will continue to be a place to grow and be healthy and prosperous.	Soundness - Consistent with national policy
MM05	S 1: Sustainable Development Principles	... f. Ensuring that development takes available opportunities to improve local environmental conditions, such as air and water quality, seeks the reuse of suitable previously developed land and underused land and buildings, <u>and reclaimed materials</u> ; and g. Supporting development <u>and infrastructure provision</u> that takes available opportunities to mitigate and adapt to climate change, including minimising greenhouse gas emissions, and makes prudent and efficient use of natural resources.	Minor text change for clarity Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification															
MM06	S 2: Strategic Development Needs	<p>In order to meet the Council's aspiration for Hambleton to be a place to grow provision will be made over the plan period 2014 to 2035-2036 for:</p> <p>a. Approximately 77.6<u>77.8</u> hectares of employment land; and</p> <p>b. At least 6,645<u>6,930</u> net new homes, made up of both market and affordable.</p> <p><u>Housing delivery is expected to follow the following trajectory:</u></p> <table border="1" data-bbox="488 512 1727 619"> <thead> <tr> <th data-bbox="488 528 887 555"><u>Completions to end of March 2021</u></th> <th colspan="3" data-bbox="887 512 1283 539"><u>Completions expected(1) in years</u></th> <th data-bbox="1283 528 1727 555"><u>Total completions expected(1) to 2036</u></th> </tr> <tr> <td data-bbox="488 555 887 582"></td> <th data-bbox="887 555 1003 582"><u>1 to 5</u></th> <th data-bbox="1003 555 1120 582"><u>6 to 10</u></th> <th data-bbox="1120 555 1283 582"><u>11 to 15</u></th> <td data-bbox="1283 555 1727 582"></td> </tr> </thead> <tbody> <tr> <td data-bbox="488 582 887 619">3,387</td> <td data-bbox="887 582 1003 619">3,259</td> <td data-bbox="1003 582 1120 619">709</td> <td data-bbox="1120 582 1283 619">361</td> <td data-bbox="1283 582 1727 619">7,716</td> </tr> </tbody> </table> <p>1. Based on existing commitments and sites allocated for development in this local plan. Additional windfall development is expected, see policy HG 5: Windfall Housing Development.</p> <p><u>Should housing delivery fall below 95% of the annual requirement for the previous three years the Council will prepare an action plan to address the under delivery and take the following actions to increase delivery:</u></p> <ol style="list-style-type: none"> <u>1. Work with partners to overcome constraints and expedite the delivery of allocated sites:</u> <u>2. Review the capacity of sites to ascertain whether additional development could be delivered within sites already allocated within this plan:</u> <u>3. Work with partners to overcome constraints and expedite the delivery of alternative sites identified as suitable in the Council's Strategic Housing Land Availability Assessment (SHLAA) (or successor documents); and</u> <u>4. Commence a partial or full review of the Local Plan as appropriate.</u> 	<u>Completions to end of March 2021</u>	<u>Completions expected(1) in years</u>			<u>Total completions expected(1) to 2036</u>		<u>1 to 5</u>	<u>6 to 10</u>	<u>11 to 15</u>		3,387	3,259	709	361	7,716	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p> <p>Housing completion figures have been updated to end of March 2021 to reflect actual completions rather than expected completions for 2020/21 (changes to first column and last column). Completions expected in future years (1 to 5 etc) have been revised so that they are as agreed through examination.</p>
<u>Completions to end of March 2021</u>	<u>Completions expected(1) in years</u>			<u>Total completions expected(1) to 2036</u>														
	<u>1 to 5</u>	<u>6 to 10</u>	<u>11 to 15</u>															
3,387	3,259	709	361	7,716														
MM07	Paragraph 3.10	<p>The provision of adequate land for employment and housing growth to meet identified needs is a key requirement of the Local Plan. This policy establishes the overall scale of employment and housing growth to be planned for during the plan period from 2014 to 2035-2036.</p>	<p>Soundness - Consistent with national policy</p>															
MM08	Paragraph 3.14	<p>3.14 The Council commissioned a Strategic Housing Market Assessment (SHMA) for the district, which was initially published in January 2016 and was updated in September 2016. The SHMA identified Hambleton as the relevant housing market area, but it identified strong interrelationships with York to the to the south, Middlesbrough and Teesside to the northeast and Richmondshire to the northwest. More recently the Council commissioned a Housing and Economic Development Needs Assessment (June 2018) (HEDNA) to respond to the national standardised methodology for calculating housing need. The HEDNA takes account of the most<u>more</u> recent population and household projections and includes substantial uplifts in response to longer-term migration, market signals and particularly to meeting the needs of the local economy and the anticipated job growth, set out in the Hambleton Employment Land Review (August 2016). The HEDNA identifies the full</p>	<p>Minor text change for clarity</p> <p>Soundness - Effective</p> <p>Consequential change as a result of other modification</p>															

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		objectively assessed need for housing for the plan period, from 2014 to 2035, to be 315 homes per year. This equates to a total of 6,615 <u>6,930</u> homes over the plan period.	
MM09	Paragraph 3.19	<p><u>Gypsy and travellers and travelling showpeople</u></p> <p><u>Survey work has identified needs for pitches and plots for gypsy, travellers and travelling showpeople. As required by Government in Planning Policy for Traveller Sites (Aug 2015) through policy HG6: Gypsies and Travellers, and Travelling Showpeople and through the urgent review of this plan sufficient specific deliverable sites will be made available to meet the needs identified in the studies.</u></p>	Soundness - Effective
MM10	Paragraph 3.22, following paragraph	<p>Delivery</p> <p><u>The policy sets out a broad trajectory for housing delivery covering the five year periods for the plan from adoption through to 2036. A more detailed trajectory setting out expected delivery on a year by year basis is included in Appendix A: 'Monitoring'. The housing trajectory shows how the Local Plan housing requirement will be delivered. It outlines the predicted delivery rates envisaged based on the most up to date information available, taking a cautious, but realistic view of expected delivery rates. However, numerous factors will affect delivery during the plan period, as such delivery is unlikely to exactly match that set out in the detailed trajectory. Further housing development is expected to come forward during the plan period as a result of policies HG4 'Housing Exceptions' and HG5 'Windfall Housing Development', which will add to the total number of homes delivered.</u></p>	Soundness - Effective
MM11	Paragraph 3.24	<p>3.24 Should significant under-delivery occur the housing delivery fall below 95% of the annual requirement for the previous three years the Council will work through the following sequence- <u>a sequence of actions as identified in the policy until delivery is appropriately increased. The Council will also prepare an action plan to address the under delivery and may identify additional actions to those listed before initiating a review of the plan.</u></p> <p>1. Work with partners to overcome constraints and expedite the delivery of allocated sites; then</p> <p>2. Work with partners to overcome constraints and expedite the delivery of alternative sites identified as suitable in the Council's SHLAA (or successor documents); then</p> <p>3. Review the capacity of sites to ascertain whether additional development could be delivered within sites already allocated within this plan; then</p> <p>4. Commence a partial or full review of the Local Plan as appropriate.</p>	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p> <p>Consequential change as a result of other modification</p>
MM12	S 3: Spatial Distribution	<p>...</p> <p><u>c. The market towns of Bedale, Easingwold, and Stokesley and large villages, defined in the settlement hierarchy as Service and Secondary Villages, commensurate with their size, character and the concentration of services and facilities in these locations and their role in providing services to residents of other nearby communities; and</u></p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>d. Identified rural communities, <u>defined in the settlement hierarchy as Small Villages</u>, where limited development will be supported to help address affordable housing requirements and where development can support social and economic sustainability.</p> <p>...</p> <p>Existing development commitments in small villages will help meet development requirements, but no sites are allocated in this plan in these villages, reflecting the very limited level of services and facilities available.</p> <p><u>Housing development that comes forward during the plan period will be an important additional supply of homes and will be supported as set out in policies including HG 4 'Housing Exceptions', HG 5 'Windfall Housing Development' and HG 6 'Gypsies and Travellers, and Travelling Showpeople'.</u></p> <p>...</p>	
MM13	S 4: Neighbourhood Planning	<p>The Council will support the production of neighbourhood plans that are in general conformity with the following strategic policies:</p> <p>a. All policies in chapter 3 'Vision and Spatial Development Strategy';</p> <p>b. Policies -</p> <ul style="list-style-type: none"> • <u>EG1 Meeting Hambleton's Employment Requirement</u>; • EG3 Town Centre Retail and Leisure Provision • <u>HG1 Housing Delivery</u> • HG3 'Affordable Housing Requirements', • E1 'Design • IC1 Infrastructure Delivery, • IC3: Open Space, Sport and Recreation • RM2 Flood Risk <p>...</p>	Soundness - Effective
MM14	Paragraph 3.46	<p>3.46 For neighbourhood plans to progress to referendum they will need to meet what are known as the Basic Conditions. Detailed guidance about what is involved with meeting these requirements is set out in the Planning Practice Guidance. The Basic Conditions include the requirement for neighbourhood plan policies to be in conformity with the strategic policies of this plan. The strategic policies are set out in the policy. While the amount of development to be provided by individually <u>the allocations in 'Part 2: Site Allocations' is are</u> not considered to be strategic the development is necessary to deliver the spatial strategy and achieve the development requirements of this plan. <u>As such policies EG1 'Meeting Hambleton's Employment Requirement' and HG1 'Housing Delivery' are identified as strategic policies.</u> Therefore if neighbourhood plans seek to allocate alternative sites for development such sites <u>must provide for equivalent development.</u></p>	<p>Minor text change for clarity</p> <p>Soundness - Effective</p> <p>Consequential change as a result of other modification</p>

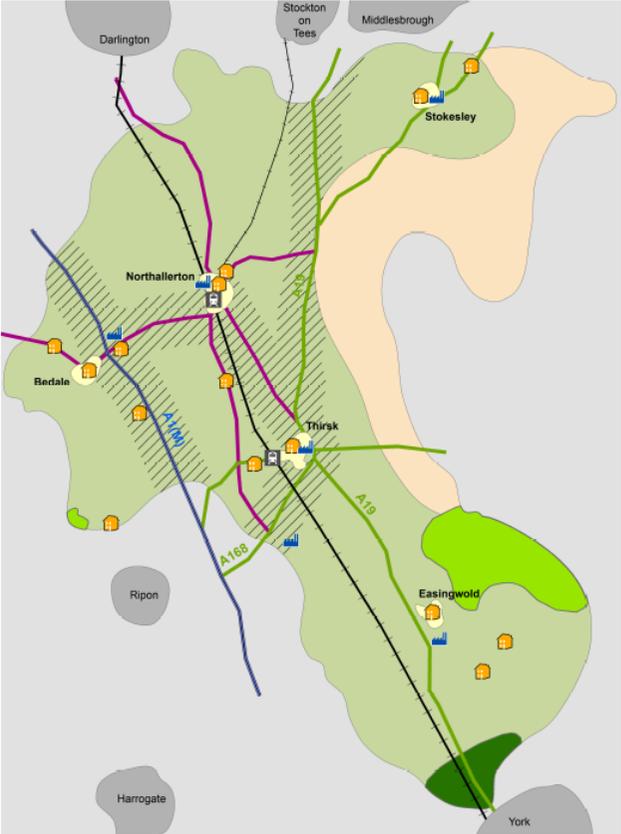
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p><u>They also must</u> have been rigorously assessed to ensure that they are suitable, deliverable and viable and that there is sound evidence that the local plan allocations that they will replace will not be delivered in the plan period.</p>	
MM15	S 5: Development in the Countryside	<p>The Council will seek to protect and enhance <u>ensure that new development recognises</u> the intrinsic beauty, character and distinctiveness of the countryside as an asset that supports a high-quality living and working environment contributes to the identity of the district, provides an attractive recreational and tourism resource and is a valued biodiversity resource.</p> <p>The countryside is defined as land outside the existing built form of a settlement identified in the settlement hierarchy in policy S3 'Spatial Distribution'. As stated in the <u>Other</u> villages, hamlets or groups of buildings that are not specifically identified as in the settlement hierarchy will be considered to be part of the countryside.</p> <p>The built form is defined as the <u>closely grouped and visually well related</u> buildings of the main part of the settlement and land closely associated with them. Land which is associated with the countryside is not considered to form part of the built form. The built form excludes:</p> <ul style="list-style-type: none"> • <u>any individual building or group of dispersed buildings or ribbon developments which are clearly detached from the main part of the settlement;</u> • <u>any ribbon development attached to the main part of the settlement where the buildings relate more to the surrounding countryside than to the main part of the settlement;</u> • <u>gardens, paddocks and other undeveloped land on the edge of the settlement where this land relates more to the surrounding countryside than to the main part of the settlement;</u> • <u>agricultural buildings on the edge of the settlement; and</u> • <u>outdoor sports and recreational spaces on the edge of the settlement.</u> <p>Development in the countryside will only be supported where it is <u>specifically supported by in accordance with national planning policy or other policies of the development plan or national planning policy and: and would not harm the character, appearance and environmental qualities of the area in which it is located.</u></p> <p>a. would not harm the character, appearance and environmental qualities of the area in which it is located; and</p> <p>b. protects the best and most versatile agricultural land (classed as grades 1, 2 and 3a) from development that is not associated with agriculture or forestry, that would cause the land to be permanently removed from agricultural use unless:</p> <p>i. sufficient land of a lower grade (grades 3b, 4 and 5, as well as urban/ non-agricultural) is not available, taking account of statutory protections and constraints, such as a statutory wildlife, historic, landscape or archaeological designation or flood risk that outweighs the agricultural considerations; or</p> <p>ii. the benefits of the development justify the loss of the best and most versatile agricultural land.</p> <p><u>Where significant development in the countryside is demonstrated to be necessary, the loss of best and most versatile agricultural land (classed as grades 1, 2 and 3a) should be avoided wherever possible. If the benefits of the development</u></p>	<p>Minor text change for clarity</p> <p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>justify the loss, areas of the lowest grade available must be used except where other sustainability considerations outweigh agricultural land quality considerations.</p> <p>If any land that is classed as the best and most versatile needs to be developed and there is a choice between sites of different grades, land of the lowest grade available must be used except where other sustainability considerations outweigh agricultural land quality issues.</p> <p>Where agricultural land would be lost the proposal will be expected to be designed so as to retain as much soil resource as possible, as well as avoiding sterilisation of other agricultural land by, for example, by severing access to farmland.</p> <p>Rural buildings</p> <p>A proposal for the conversion of an existing building in the countryside that would not be dealt with through 'Prior Approval/Notification' will <u>only</u> be supported where it can be demonstrated that:</p> <p>...</p> <p>d. the proposal:</p> <p>i. would lead to an enhancement of <u>enhance</u> the immediate setting; and</p> <p>ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.</p> <p>A proposal for the replacement of an existing building (including a dwelling) in the countryside will <u>only</u> be supported where criteria c, i to iii above are fulfilled it is of permanent and substantial construction and the proposal is of a high-quality design, being sympathetic with its surroundings and would lead to a clear and substantial enhancement of <u>takes opportunities to enhance the immediate setting surroundings.</u> A modest increase in floorspace would be supported. Only limited increases in floorspace will be supported and development proposals must be proportionate to the building(s) that they replace.</p> <p>The position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby.</p> <p>A proposal for development for residential extension in the countryside must meet the requirements of policy E 1 'De sign'.</p> <p>A proposal for the reuse or adaptation will also need to comply with the provisions of policy E 5 'Development Affecting Heritage Assets'.</p>	
MM16	Paragraph 3.49 and 2 following tables	3.49 The distinction between the built form of settlements and the countryside surrounding them is vital to interpretation of several policies in the plan that shape where unallocated development proposals may or may not be considered appropriate, such as policy HG5 'Windfall Housing Development' and policy HG4 'Housing Exception Schemes'. By using a definition of	Soundness - Effective

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		<p>what the built form of a settlement is avoids the perception that any form of development on any piece of land within a drawn boundary would be acceptable and the pressure for every piece of land within the boundary to be developed. This is undesirable as it could damage the loose knit character seen on the edge of many settlements by creating harder, more regular edges and stark changes between the settlement and the countryside, that are much more urban in character. It also means that the circumstances prevailing at the time a proposal is submitted are properly considered in the determination process. A decision as to whether land is considered to be part of the built form will be made on a case by case basis taking account of all prevailing circumstances. The following tables give guidance on particular circumstances and the likely decision:</p> <p>Built form will include:</p> <p>< Table to be deleted in full ></p> <p>The built form will exclude:</p> <p>< Table to be deleted in full ></p>	Consequential change as a result of other modification
MM17	Paragraph 3.52	<p>3.52 An important part of the economy in Hambleton is the agriculture as is the related food sector. In recognition of this, the Local Plan takes into account the economic and other benefits of the best and most versatile agricultural land. Due to its predominantly rural character, the district has a significant amount of agricultural land, much of which is of high quality. Given the importance of agriculture to the local economy the 'best and most versatile agricultural land' the Council will protect the best and most versatile land from development unless such needs cannot be accommodated on agricultural land of lower quality seek to ensure that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land are used in preference to those of higher quality, in accordance with national planning policy.</p>	<p>Soundness - Consistent with national policy</p> <p>Consequential change as a result of other modification</p>
MM18	S 6: York Green Belt	<p>Within the green belt Green Belt there is a need to maintain strict controls over the types of development which can be permitted. Proposals for development in the Green Belt will be determined in accordance with relevant national policy.</p> <p>The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open. The Council encourages proposals for the beneficial use of green belt to achieve opportunities, provided that they preserve its openness and do not conflict with the purposes of including land within it. The types of uses permitted in the green belt are limited by national policy to a limited range of uses and types of site, in order to protect its openness and prevent urban sprawl or the merging of settlements. Therefore inappropriate development in the green belt will not be approved except in very special circumstances in accordance with national policy.</p> <p>The extent of the York Green Belt is shown on the Policies Map.</p>	<p>Minor text change for clarity</p> <p>Soundness - Effective</p>
MM19	S 7: The Historic Environment	<p>...</p> <p>The registered battlefields at Northallerton and Myton on Swale; <u>and</u></p>	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p> <p>Internal consistency</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>The large numbers of deserted villages, manorial sites, monastic centres and strategically-located stone and earthwork castles;</p> <p>A proposal affecting a designated heritage asset (or an archaeological site of national importance) must conserve those elements which contribute to its significance. Harm to such elements will only be supported where it is clearly justified and outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will only be supported in those circumstances set out in the NPPF.</p> <p>A proposal which would remove, harm or undermine the significance of a non-designated heritage asset will only be supported where the benefits are considered sufficient to outweigh the harm having regard to the significance of the asset.</p> <p><u>Proposals for development that may affect a designation or non-designated heritage asset will be subject to policy E5: Development Affecting Heritage Assets.</u></p>	
MM20	Paragraph 3.61	<p>3.61 The plan area has a huge wealth of designated heritage assets that help to shape its distinctive character and provide social, cultural, economic and environmental benefits. These include:</p> <p>...</p> <ul style="list-style-type: none"> • 4 registered parks and gardens at Newburgh Priory, Benningbrough Hall, Thorp Perrow and Hornby Castle Park. Hambleton also has 39 unregistered parks and gardens which are considered non-designated heritage assets. These all have entries on Parks and Gardens UK, the aim of which is to ensure that the significance of the designed landscape is not eroded by insensitive development; <p>...</p> <p>Non-designated assets</p> <p>3.62 Not all of Hambleton's heritage is designated and it is important to recognise the value of our non-designated historic environment in planning for the future. Many buildings are of significance because of their contribution to the local historic environment or local history. The council recognises this and while it does not currently have a list of non-designated heritage assets, those buildings identified within the conservation area appraisals as Buildings of Local Interest are to be considered as non-designated heritage assets. Further non-designated heritage assets will be identified through the development management process.</p> <p>Development affecting heritage assets</p> <p>3.63 The loss of the whole, or part, of a heritage asset will not be permitted without taking reasonable steps to ensure that development will proceed. Where it is appropriate to grant consent for the demolition of the whole or part of any heritage asset (designated or non-designated), the Council will require (by condition or legal agreement) that demolition will not take place</p>	<p>Minor text change for clarity</p> <p>Paragraphs 3.62 to 3.64 shown for deletion here are to be moved to the justification text for policy E5: Development Affecting Heritage Assets (moved to paragraph 6.56, see MM59), to properly reflect the content of the policies.</p>

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		<p>until the applicant has made adequate provision for recording, and a contract for the carrying out of works for redevelopment has been signed and any necessary planning permission granted.</p> <p>3.64 It is important that our heritage is conserved and enhanced for the appreciation of future generations. There may be circumstances where a sustainable future for a heritage asset can be secured only by allowing a development that would normally be unacceptable in planning terms. In such circumstances, the application will be considered against the criteria provided in Historic England's guidance Enabling Development and the Conservation of Significant Places. Proposals must demonstrate that they would not materially harm the heritage value of the place or its setting and would help to secure the long-term future of the asset through the minimum amount of development necessary.</p>	
MM21	Figure 3.1: Key Diagram	<p><i>Image to be replaced as follows:</i></p> <p><i>Original -</i></p>	<p>Minor text change for clarity</p> <p>Consequential change as a result of other modification</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p style="text-align: center;">Figure 3.1 : Key Diagram</p>  <p>Northallerton: 640 homes 8.74ha employment land</p> <p>Bedale: 145 homes 20.65ha employment land (at Leeming Bar)</p> <p>Service Villages: 194 homes in total</p> <p>Stokesley: 105 homes 9.5ha employment land</p> <p>Secondary Villages: 215 homes in total</p> <p>Thirsk: 160 homes Employment land: 11.6ha at Sowerby 24.57ha at Dalton</p> <p>Easingwold: 125 homes 2.55ha employment land</p> <p>Key</p> <ul style="list-style-type: none">  Employment Allocations  Housing Allocation  Train Stations  Market Towns  External Towns and Cities  Transport Corridors  York Green Belt  Area of Outstanding Natural Beauty  Local Plan Area  National Park in Hambleton but outside the Local Plan 	
		<p>Replacement-</p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>Key</p> <ul style="list-style-type: none"> Employment Allocations Housing Allocation Train Stations Market Towns External Towns and Cities Transport Corridors York Green Belt Area of Outstanding Natural Beauty Local Plan Area National Park in Hambleton but outside the Local Plan <p>Map Data:</p> <ul style="list-style-type: none"> Northallerton: 640 homes, 8.93ha employment land Bedale: 145 homes, 20.65ha employment land (at Leeming Bar) Thirsk: 160 homes, 11.6ha employment land at Sowerby, 24.57ha employment land at Dalton Stokesley: 205 homes, 9.5ha employment land Service Villages: 147 homes Secondary Villages: 215 homes in total Easingwold: 125 homes, 2.55ha employment land 	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
MM22	Paragraph 4.2	The Local Plan allocates 77.64ha 77.8ha of employment land, sufficient for approximately 220,000m2 of floorspace, to help support inward and strategic investment during the plan period.	Consequential change as a result of other modification
MM23	EG 1: Meeting Hambleton's Employment Requirement	<p>The Council will seek to deliver sustainable economic growth within the district by supporting development of the sites allocated for business use in 'Part 2: Site Allocations', as shown on the Policies Map, in order to meet the need for employment land requirements identified in policy S2 'Strategic Development Needs';</p> <p>Strategic locations</p> <p>a. Seeking to develop the role of the A1/A19 Growth Corridor by allocating new strategic employment sites at;</p> <p>i. Leeming Bar, 'LEB3: Aiskew Moor, east of Leeming Bar', <u>for:</u></p> <p><u>Research and development of products and processes, industrial processes, general industrial or storage and distribution.</u></p> <p>20.65ha (9.99ha safeguarded)</p> <p>ii. Dalton, 'DAL1: Extension to Dalton Industrial Estate, Dalton', <u>for:</u></p> <p><u>Research and development of products and processes, industrial processes, general industrial or storage and distribution.</u></p> <p>24.57ha</p> <p>iii. Sowerby, 'TIS3: 'Sowerby Gateway', Cedar Road, Sowerby', <u>for:</u></p> <p><u>Offices to carry out any operational or administrative functions, research and development of products or processes, industrial processes, general industrial or storage and distribution.</u></p> <p>11.6ha</p> <p>Market towns</p> <p>b. Supporting the role of the market towns through allocating employment land at;</p> <p>i. Easingwold, 'EAS2: Shires Bridge Mill, Easingwold', <u>for:</u></p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p><u>Research and development of products and processes, industrial processes, general industrial or storage and distribution.</u></p> <p>2.55ha</p> <p>ii. Northallerton, 'NOR2: West of Darlington Road, Northallerton', for:</p> <p><u>Research and development of products or processes, industrial processes, general industrial or storage and distribution. On the Darlington Road frontage only also offices to carry out any operational or administrative functions.</u></p> <p>8.74ha<u>8.93ha</u></p> <p>iii. Stokesley, 'STK2: East of Stokesley Business Park', for:</p> <p><u>Offices to carry out any operational or administrative functions, research and development of products or processes, industrial processes, general industrial or storage and distribution.</u></p> <p>4.93ha</p> <p>'STK3: Southeast of Terry Dicken Industrial Estate, Stokesley', for:</p> <p><u>Research and development of products and processes, industrial processes, general industrial or storage and distribution.</u></p> <p>4.57ha</p> <p>c. Supporting the retail and leisure role of Northallerton town centre and the former prison site as a mixed commercial redevelopment location, 'NOR 3: Northallerton Former Prison Site'.</p>	
MM24	Paragraph 4.9	<p>4.9 The Local Plan identifies strategically significant sites which are identified for B1 B2 B8 <u>employment</u> uses, coupled with existing sites in order to safeguarded future employment use. Employment sites can play a strategic role for a number of reasons related to location and potential users' requirements. Strategic sites will be of different sizes, serve diverse employment uses and provide a number of jobs within the district. When identifying strategic employment sites, local authorities should give consideration to provision of onsite support ancillary facilities, and to the layout and quality of environment created. Hambleton's strategic locations have been determined by; the proximity to the strategic highway network, which affords strategic connectivity; sites that are capable of supporting the role of the market towns, in particular Northallerton and Thirsk; sites that are large in scale (over 8 to 10 hectares) which are capable are of offering greater occupier flexibility and the potential for large scale investment in line with the Councils economic priorities, and sites which are capable of accommodating the key employment sectors associated with business uses (B1, B2 and B8), in particular food manufacturing, high value manufacturing, construction, knowledge based economy, and bio economy.</p>	Soundness - Effective
MM25	Paragraph 4.13	<p>4.13 As part of the Councils wider vision to foster economic growth, support businesses as they develop and continue to recognise the strategic importance of Leeming Bar Industrial Estate beyond the likely life of this plan an area of 9.99ha has been identified as "safeguarded" for future use in order to maintain this sustainability and viability in years to come.</p>	Soundness - Justified

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>The safeguarded land will be considered in light of the rate at which allocated land is been developed for employment purposes as part of a future review of the local plan.</p>	Consequential change as a result of other modification
MM26	EG 2: Protection and Enhancement of Existing Employment Land	<p>This policy sets out the Council's approach to the protection and improvement of areas of land and buildings currently in employment use (B1, B2, B8 class uses).</p> <p>...</p> <p>All employment locations</p> <p>A proposal that would lead to the loss of 2,000m² of floorspace (gross floor area) or 2ha of land currently in or last used for employment use will be expected to demonstrate that the loss would not have an unacceptable impact on the overall supply of employment land or buildings, either in the district as a whole for key employment locations or within the local area for general employment locations.</p> <p><u>Proposals for the expansion, intensification, upgrading or redevelopment of an existing employment site for employment uses will be supported, provided that adverse environmental and amenity impacts are avoided or minimised to an acceptable level. Proposals for new employment generating uses will also be supported within the built form of defined settlements, subject to other Local Plan policies.</u></p> <p>Key employment locations</p> <p>The following existing sites are allocated as key employment locations:</p> <p>...</p> <ul style="list-style-type: none"> • Thirsk Industrial Estate • <u>Sowerby Gateway Business Park</u> <p><u>Proposals for research and development of products or processes, industrial processes, general industrial and storage or distribution uses will be supported. A proposal for B class uses within a key employment location will be supported. A proposal for sui generis uses will only be supported if it is demonstrated that there is no suitable land or buildings available within a general employment location or site allocated for employment development. Office uses will also be acceptable, subject to Policy EG3.</u></p> <p>A proposal that involves the redevelopment or change of use of land or premises for non-employment uses will only be supported if it can be demonstrated that the proposed use is ancillary <u>to the existing employment uses in the key employment location</u>. Applicants will need to demonstrate that the proposal will have a complementary benefit to the employment area and there there would be no unacceptable amenity impact, no unacceptable impact on either the operation of the site as a key employment location, or the supply of employment land, both in quantitative and qualitative terms.</p>	<p>Soundness - Effective</p> <p>Sowerby Gateway Business Park was missed off the original list of existing Key employment locations so has been added to the list.</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>A proposal for a sui generis non-employment use or a use that is ancillary to the operation of the whole location should be located towards the periphery of the key employment location, nearest to public transport routes (where available), in order to reduce the potential for conflict with traffic associated with existing business uses.</p> <p>General employment locations</p> <p>A number of existing employment areas have been identified as general employment locations, listed in the table below. <u>Within general employment locations, proposals for research and development of products or processes, industrial processes, general industrial and storage or distribution uses will also be supported, in addition to offices subject to policy EG3 Town Centre Retail and Leisure Provision.</u></p> <p>Within these locations a proposal involving the redevelopment or change of use of land or premises for non-employment uses will only be supported where:</p> <ol style="list-style-type: none"> it is demonstrated through a comprehensive marketing exercise and/or financial assessment that the continued use of the site for employment purposes, either by the current occupier or by any alternative occupier, is no longer feasible or not financially viable; the release of a small part of a site would enable more efficient or effective use to be made of the remaining site area/ premises for employment purposes; or there are overriding environmental or amenity benefits that could only be achieved by terminating the employment use. <p><u>In all locations, a proposal that would lead to the loss of 2,000m² of floorspace (gross floor area) or 2ha of land currently in or last used for employment use will be expected to demonstrate that the loss would not have an unacceptable impact on the overall supply of employment land or buildings, either in the district as a whole for sites allocated in policy EG1 Meeting Hambleton's Employment Requirement and, key employment locations or within the local area for general employment locations.</u></p> <p>Compatibility with other uses</p> <p>For all proposals within a key employment location or general employment locations the proposed use must be compatible with adjacent land uses and not prejudice the operation, viability or future development of other businesses.</p> <p>Enhancement of existing employment sites</p> <p>A proposal for the expansion, intensification, upgrading or redevelopment of an existing employment site for employment uses or that would contribute to the improvement of the physical appearance of existing employment sites or premises will be supported provided that adverse environmental and amenity impacts are avoided or minimised to an acceptable level.</p>	
MM27	Paragraph 4.22	4.22 A number of employment locations have been identified that are important for the role they play in the economy. Although the overall policy approach, both within these areas and in relation to other employment land and premises, will be	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification																
		<p>to resist non -employment uses, the policy recognises that in some cases it may be appropriate to permit alternative forms of development. Proposals that are submitted on grounds that continued employment use would not be viable must be supported by evidence that the site or premises have been actively marketed (see marketing requirements) for a minimum period of two years <u>an appropriate period</u> at a value that reflects the existing <u>permitted use(s)</u>. These locations are identified on the Policies Map and are listed here:</p>																	
MM28	Table following paragraph 4.22	<table border="1"> <tr> <td colspan="4">Thirsk area:</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sowerby Gateway</td> <td>Key</td> <td>11.6</td> <td>This key employment area is part of the Sowerby Gateway development. See 'TIS3: 'Sowerby Gateway', Cedar Road, Sowerby' for details of the allocation.</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> </tr> </table>	Thirsk area:				...				Sowerby Gateway	Key	11.6	This key employment area is part of the Sowerby Gateway development. See 'TIS3: 'Sowerby Gateway', Cedar Road, Sowerby' for details of the allocation.	...				Soundness - Justified
Thirsk area:																			
...																			
Sowerby Gateway	Key	11.6	This key employment area is part of the Sowerby Gateway development. See 'TIS3: 'Sowerby Gateway', Cedar Road, Sowerby' for details of the allocation.																
...																			
MM29	EG 3: Town Centre Retail and Leisure Provision	<p>The Council will seek to maintain and enhance the vitality and viability of Hambleton's Town Centres <u>defined centres</u> identified in the following hierarchy, as defined on the Policies Map:</p> <table border="1"> <tr> <td>Northallerton</td> <td>Main Town Centre <u>town centre</u> – serving the district</td> </tr> <tr> <td>Thirsk</td> <td>Town Centre <u>centre</u> – serving a wide rural area</td> </tr> <tr> <td>Bedale</td> <td rowspan="3">District Centres <u>centres</u> – meeting the day-to-day needs of their surrounding rural areas</td> </tr> <tr> <td>Easingwold</td> </tr> <tr> <td>Stokesley</td> </tr> <tr> <td>Great Ayton</td> <td>Local Centre <u>centre</u> - meeting day to day needs of the immediate locality</td> </tr> </table> <p><u>Defined areas</u></p> <p>Within the town defined <u>centres</u> support will be given to retail and other main town centre uses, defined in the 'Glossary', that are appropriate to the size, role and function of the centre concerned and which respects <u>respect</u> the centre's character, including its special architectural and historic interest.</p> <p>A proposal for residential development will be supported in any of the town or district centres, except Easingwold Town Centre, <u>defined centres</u> where the proposal does not <u>would not</u> have an unacceptable impact on the vitality and viability of the centre <u>and where it does not cause unacceptable impacts for, the operation or amenity of</u> neighbouring uses or compromise current or planned <u>or</u> committed future use.</p> <p><u>Sequential test and impact assessment</u></p>	Northallerton	Main Town Centre <u>town centre</u> – serving the district	Thirsk	Town Centre <u>centre</u> – serving a wide rural area	Bedale	District Centres <u>centres</u> – meeting the day-to-day needs of their surrounding rural areas	Easingwold	Stokesley	Great Ayton	Local Centre <u>centre</u> - meeting day to day needs of the immediate locality	<p>Soundness - Effective</p> <p>To take account of the use class changes from 2020 affecting retail uses.</p>						
Northallerton	Main Town Centre <u>town centre</u> – serving the district																		
Thirsk	Town Centre <u>centre</u> – serving a wide rural area																		
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Great Ayton	Local Centre <u>centre</u> - meeting day to day needs of the immediate locality																		

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>A proposal involving retail development on a site outside a Primary Shopping Area or a proposal involving other main town centre uses on a site outside a town centre defined centre, as shown on the Policies Map, will be required to demonstrate compliance with the Sequential Approach test to site selection as set out in national policy. An impact assessment will be required for all applications for retail and/ or leisure development that are outside town defined centres and have a floorspace of 400m² (gross) or more.</p> <p><u>Proposals for development will be refused where:</u></p> <ul style="list-style-type: none"> • <u>they fail to satisfy the sequential test, or</u> • <u>they would have significant adverse impact on the vitality and viability of any defined centre, or existing, committed or planned public or private investment in the catchment area of the proposal.</u> <p><u>Outside defined Town, District and Local Centres</u></p> <p>Outside the town defined centres <u>in the hierarchy,</u> the Council will seek to maintain and, where appropriate, enhance retail facilities that provide for local needs:</p> <p>a. a <u>A</u> proposal that would result in the loss of existing retail facilities will only be supported where there is an appropriate alternative <u>provision</u> within safe walking distance or it can be demonstrated that the facility is no longer financially viable; and,</p> <p>b. a <u>A</u> proposal for a small-scale, defined in the 'Glossary', neighbourhood or village shop that is intended to serve local day-to-day needs of the immediate locality will be supported provided that:</p> <ul style="list-style-type: none"> • <u>it is located within or immediately adjacent to the built form of a defined settlement</u> • <u>it would help meet identified deficiencies in local provision, and</u> • <u>it does not have a significant adverse impact on the vitality or viability of any existing town defined centre.</u> <p>e. <u>A</u> proposal for a farm, horticultural or similar shop will be supported where:</p> <ol style="list-style-type: none"> i. the majority of goods sold have been grown or manufactured on site; ii. the development would support the local economy; and iii. the business could not reasonably be expected to locate within an existing defined centre due to the nature of the products sold. <p>A proposal approved under this provision would <u>To mitigate impacts, all new retail development outside a defined centre may be subject to a condition restricting the nature and source of goods sold.</u></p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
MM30	EG 4: Management of Town Centres	<p>Northallerton Primary Shopping Frontages</p> <p>A proposal for the change of use of an existing A1 retail premises to a non-A1 another main town centre use at ground floor level within a primary shopping frontage Primary Shopping Frontage will only be supported where <u>the proposal would maintain or enhance the vitality and viability of the centre, having regard to the following factors where relevant:</u></p> <p>a. it is demonstrated that there is no suitable alternative A1 use for the premises following reasonable efforts to advertise the premises and that there are no available non-A1 premises within the primary shopping area that would be suitable for the proposed use;</p> <p>b. the proposed use would contribute to the vitality and viability of the centre by being complementary in terms of its operational characteristics and retaining an active frontage appropriate to a shopping area;</p> <p>c. would not result in more than two consecutive units in non-A1 use; and</p> <p>d. would not generate levels of traffic that would cause significant congestion and/or road safety problems</p> <ul style="list-style-type: none"> • <u>the viability and suitability of the unit for continued retail use;</u> • <u>the level of vacancy in the frontage and the availability of alternative non-retail premises within the Primary Shopping Area that would be suitable for the proposed use;</u> • <u>whether the proposal is complementary to the centre in terms of its operational characteristics and retention of an active frontage appropriate to a shopping centre;</u> • <u>the accumulation of non-retail uses in parts of a primary frontage and the effect on the retail function of a primary frontage;</u> • <u>the prominence of the building and its importance to the vitality of the centre; and</u> • <u>the effect on the transport network and road safety.</u> <p>A proposal that would lead to the loss of A1 use of a prominent building will be resisted. Uses other than main town centre uses will not be supported at ground floor level within Northallerton Primary Shopping Frontages.</p> <p>Primary shopping areas</p> <p>Within a Primary Shopping Area a proposal for non-A1 use retail uses at ground floor level will only be supported where it is appropriate to a shopping area, would not result in three or more consecutive units in non-A1 use, and where and would <u>maintain or enhance the vitality and viability of the area, having regard to the following factors where relevant:</u></p> <p>e. it is demonstrated that there are no currently vacant non-A1 premises within the Primary Shopping Area that would be suitable for the proposed use;</p>	<p>Soundness - Effective</p> <p>To take account of the use class changes from 2020 affecting retail uses.</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>f. the proposed use would contribute to the vitality and viability of the centre by being complementary in terms of its operational characteristics and retaining an active frontage appropriate to a shopping area; and</p> <p>g. it would not generate levels of traffic that would cause significant congestion and/or road safety</p> <ul style="list-style-type: none"> • the availability of alternative non-retail premises within the Primary Shopping Area that would be suitable for the proposed use; • the accumulation of non-retail uses in the Primary Shopping Area; • whether the proposal is complementary to the area in terms of its operational characteristics and retention of an active frontage appropriate to a shopping centre; and • the effect on the transport network and road safety. <p><u>Upper Floor Uses/Floors</u></p> <p>A proposal for the reuse of upper floors within a <u>defined</u> centre will be supported provided that the proposal does not adversely affect the viability of the ground floor use, cause unacceptable planning impacts for other adjacent uses or can be integrated effectively with existing uses and would not have a detrimental impact on the role, character or environment of the Town Centre <u>defined centre</u>. A proposal that would compromise the current use, or future reuse, of upper floors within a <u>defined</u> centre will not be supported.</p>	
MM31	Paragraph 4.40 to paragraph 4.42	<p>4.40 When seeking to demonstrate that the requirements of the policy have been satisfied with regards to alternative A1 use for the premises and vacant non-A1 premises within the primary shopping area the use of premises the proposal should be accompanied by details of the availability and suitability of units already in retail and non-A1 use. Details should also be provided of advertising for the unit in question to demonstrate whether there are any suitable alternative A1 uses. This should include: <u>retail use</u>.</p> <ul style="list-style-type: none"> • copy of sales particulars; • details of the original price, date of purchase and the new guide price (this should be commensurate with the local market for the specific use); • schedule of the advertising carried out with copies of the advertisement and details of where they were placed, when and for how long (minimum 12 months), including whether • a for sale/ to let board was displayed and if not the reasons why it was considered to be unnecessary; • adverts placed with a commercial agent, in an appropriate national publication and the councils property register; and • the details of enquiries received, nature of use, number of offers, if and why they were dismissed. <p>4.41 Where there are no other <u>available, vacant and suitable</u> units regard will be given to the number of consecutive non-A1 retail uses, in line with the policy, in order to maintain the essential retail character of the centre. When identifying the number of consecutive non-A1 retail uses regard has been given to the change over time, the contribution of the frontage to the vitality and viability of the centre as a whole, the vitality and viability assessments in the Hambleton Retail and Leisure Study (2016) and to the latest monitoring data. <u>The Northallerton Primary shopping frontages are the main focus for A1/ shopping uses in the district</u> and a change of use will only be supported where it does not lead to more than 2 consecutive non-A1 uses. where it</p>	<p>Consequential change as a result of other modification</p> <p>The changes made reflect changes to the policy that impact the implementation of the policy.</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p><u>would not result in unacceptable harm to the vitality and viability of the centre. The Council will consider a range of factors in determining the likely impacts.</u></p> <p>4.42 Primary shopping areas have been defined on the Policies Map, based on the recommendations of the Hambleton Retail and Leisure Study (October 2016). In primary shopping areas the Council recognises the importance of uses other than A4 retail in supporting the vitality and viability of the centre as a whole and a more flexible approach is established, the policy provides support for a change of use in line with the criteria.</p>	
MM32	EG 5: Vibrant Market Towns	<p>...</p> <p>Bedale Projects</p> <p>The Bedale Gateway Car and Coach Park – This site, north of St Gregory’s Church, Bedale, is allocated for a car and coach park with associated visitor and tourist related facilities. See ‘AIB 3: Bedale Car and Coach Park’ for development requirements.</p>	<p>Minor text change for clarity</p> <p>Soundness - Effective</p> <p>Consequential change as a result of other modification</p>
MM33	Paragraph 4.50	<p>This policy identifies a range of measures that would help to improve the attractiveness and operation of the Town Centres. These include both improvements to the public realm and initiatives that would help to improve the function or increase the commercial attractiveness of the centre. As well as supporting proposals that would help to bring about such improvements, the Council will work with Town Councils, North Yorkshire County Council and other partners to identify and realise opportunities for enhancement. This includes work currently being undertaken as part of the ‘Vibrant Market Towns’ project, which aims to improve the prosperity and attractiveness of the main town centres. <u>It is not expected that commuted sums would be required from development to achieve the aims of the policy.</u></p>	<p>Consequential change as a result of other modification</p>
MM34	Paragraph 4.63 to paragraph 4.67	<p>The Bedale Gateway Car and Coach Park</p> <p>4.63 The proposal will be expected to provide approximately 100 parking spaces, including spaces for caravans and coaches, alongside visitor and tourist related facilities.</p> <p>4.64 The site abuts the Bedale, Aiskew Leeming Bar relief road (A648) which was completed in 2016. The new car park will help to retain the vibrancy of Bedale by providing medium/long stay parking to encourage visitors to spend longer in the town rather than just passing through. This will help maintain the vitality and viability of the town.</p> <p>4.65 The scheme will provide additional parking close to the town centre, including for coaches, which there is currently no dedicated provision for in the town centre.</p> <p>4.66 The parking area will be suitably designed and landscaped with appropriate trees and shrubs. The design and landscaping will be required to deal with potential adverse impacts on the surrounding environment in a sensitive way. The site adjoins the Bedale Conservation Area.</p> <p>4.67 The Council has commissioned some work to explore the likely costs of acquiring and developing the site. However, it will take some time to secure funding and therefore development of site is not anticipated in the short term.</p>	<p>Soundness - Justified</p> <p>Consequential change as a result of other modification</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
MM35	EG 6: Commercial Buildings, Signs and Advertisements	<p>Commercial Buildings</p> <p>A proposal for a new commercial building to be used for any businesses use or main town centre use, defined in the 'Glossary', will <u>only</u> be supported where it:</p> <p>a. accords with any masterplan or design code that covers the site; ;</p> <p>...</p> <p>Replacement of building frontages</p> <p>A proposal for the replacement of the frontage to a building in use, or last used as, a main town centre use will be supported where all active frontages are maintained. Where the building is within a conservation area special attention must be had to the design, scale, materials, colours and lighting of any new frontage and the proposal will be required to maintain and where possible reinstate traditional shopfront elements. Traditional or historic shopfronts should be retained and, where appropriate, refurbished or reinstated.</p> <p>Signs, advertisements and security measures</p> <p>Signs and advertisements will <u>only</u> be supported where they:</p> <p>...</p>	<p>Minor text change for clarity</p> <p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p>
MM36	EG 7: Rural Businesses	<p>Employment <u>generating</u> development will <u>only</u> be supported in locations outside the main built form of a defined settlement in the settlement hierarchy where it involves:</p> <p>a. the expansion of an existing business where it is demonstrated that there is an operational need for the proposal that cannot physically or reasonably be accommodated within the curtilage of the existing site; <u>or</u></p> <p>b. the re-use of an existing building of permanent, structurally sound construction that is capable of conversion without the need for substantial extension, alteration or reconstruction and can accommodate the functional needs of the proposed use including appropriate parking provision; <u>or</u></p> <p>c. a new building <u>provided</u> that it is well-related to an existing rural settlement <u>and</u> where it is demonstrated that the proposal cannot be located within the built form of a settlement <u>or an identified employment location; or</u></p> <p>d. new or replacement buildings are required to be in close proximity to an existing group of buildings and the siting, form, scale, design and external materials of the new buildings should not detract from the existing buildings nor the character of the surrounding area; or</p>	<p>Soundness - Effective</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>e. other proposals specifically requiring a countryside location.</p> <p>In all cases, a proposal will only be supported where, by virtue of its location, scale, form and design, it will not unacceptably harm the character, appearance and amenity of the area and would not. Where new or replacement buildings are required, where possible they should be in close proximity to an existing group of buildings and the siting, form, scale, design and external materials of the new buildings should not detract from the existing buildings nor the character of the surrounding area.</p> <p>f. affect the integrity of any Natura 2000 site, in compliance with policy E 3 'The Natural Environment';</p> <p>g. be prejudicial to highway safety; and</p> <p>h. harm the countryside by way of traffic, parking, storage, light and noise pollution.</p> <p>...</p>	
MM37	EG 8: The Visitor Economy	<p>A proposal for new, or the extension of an existing, tourism attraction or facility will <u>only</u> be supported where it is demonstrated that:</p> <p>a. the scale, form, layout and design is appropriate to its location and would not <u>unacceptably</u> harm the character, appearance or amenity of the surrounding area <u>or wider countryside</u>;</p> <p>b. the development will benefit the local economy and support local services;</p> <p>c. they it would not cause unacceptable planning problems for other neighbouring <u>harm to the living conditions of neighbours or prejudice the operation of existing land uses; and</u></p> <p>d. where a countryside location is proposed, the development cannot be located within or adjacent to the built form of an identified settlement in the settlement hierarchy, see policy 'S3: Spatial Distribution', the proposal will not harm the character of the countryside and will be accessible by sustainable travel options.</p> <p><u>In considering proposals for these uses, the Council will have regard to any benefits to the local economy and local services.</u></p> <p>Visitor Accommodation</p> <p>A proposal for new tourist accommodation will <u>only</u> be supported where it is demonstrated that:</p> <p>e. the scale, form, layout and design of the proposed development is appropriate to its location and would not <u>unacceptably</u> harm the character, appearance or raise amenity concerns in <u>amenity</u> of the surrounding area <u>or wider countryside</u>;</p>	<p>Correction of typographical error</p> <p>Soundness - Effective</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>f. they it would not cause unacceptable planning problems for other neighbouring <u>harm to the living conditions of neighbours or prejudice the operation of existing land uses;</u></p> <p>g. occupation by any one person or group of persons does not exceed 9 consecutive months in any one calendar year can be limited to holiday purposes only;</p> <p>h. a proposal for a new, or an extension to an existing, caravan, camping or holiday chalet site is accessible to local services and public utilities; and</p> <p>i. where a countryside location is proposed it will be supported provided that it can be demonstrated that, the development cannot be located within or adjacent to <u>the built form of an identified settlement within in</u> the settlement hierarchy, see policy 'S3: Spatial Distribution', and it will be accessible by sustainable travel options.</p> <p>In particular support will be given to proposals that meet the above criteria and form part of a comprehensive farm diversification scheme, see policy EG7: Rural Businesses <u>Businesses in Rural Areas</u>, or are directly linked to the long term conservation and enjoyment of publicly accessible natural and cultural heritage assets. In all cases the approach roads and access to the the site have the capacity to cater for the type and levels of traffic likely to be generated by the development.</p> <p><u>Protection of the visitor economy</u></p> <p><u>New development must ensure that it can be integrated effectively with existing visitor attractions and accommodation. Proposals for development that would prejudice the operation or use of existing visitor attractions, facilities or accommodation will not be supported.</u></p>	
MM38	Following paragraph 4.90	<p><u>Tourist attractions, facilities and particularly overnight accommodation can be vulnerable to the impacts of noise. In order to avoid harm to the viability of the visitor economy consideration is required to be given to the potential harm that may be caused by new developments to the amenity of visitor attractions, facilities and accommodation. When considering proposals for new visitor accommodation its vulnerability to noise and other causes of pollution will be considered, to ensure that existing businesses will not have unreasonable restrictions placed upon them.</u></p>	<p>Soundness - Effective</p> <p>Consequential change as a result of other modification</p> <p>Additional text relates to the interpretation of the policy.</p>
MM39	Paragraph 5.4	<p>District wide housing requirement</p> <p>5.4 As set out in 'S2: Strategic Priorities and Requirements' above, the Housing and Economic Development Needs Assessment (2018) (HEDNA), has identified an annual housing requirement for the district of 315 homes, including a requirement for 55 affordable homes per year. This translates into a requirement for 6,615 <u>6,930</u> homes in total for the 2422 year plan period through to 2035 <u>2036</u>. See element 'A' in the table below.</p>	<p>Soundness - Consistent with national policy</p>
MM40	Paragraph 5.5 to table following paragraph 5.7	<p>District wide housing requirement</p>	<p>Soundness - Consistent with national policy</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification															
		<p>5.4 As set out in 'S2: Strategic Priorities and Requirements' above, the Housing and Economic Development Needs Assessment (2018) (HEDNA), has identified an annual housing requirement for the district of 315 homes, including a requirement for 55 affordable homes per year. This translates into a requirement for 6,615 <u>6,930</u> homes in total for the 24 <u>22</u> year plan period through to 2035 <u>2036</u>. See element 'A' in the table below.</p> <p>Completions</p> <p>5.5 The base date of the Local Plan is 1 April 2014. Between the base date and 31 March 2019 <u>2021</u> the district has had consistently high housing completions, with a total of 2,136 <u>3,387</u> homes being built during this time. See element 'B' in the table below.</p> <p>Commitments</p> <p>5.6 The existing supply of sites that have planning permission for residential development and are expected to be delivered during the plan period are set out in the Council's Strategic Housing Land Availability (SHLAA). A <u>A</u> 10% allowance to account for the small proportion of small sites that are unlikely to be implemented has been made. With this allowance the capacity of existing commitments, as at the end of March 2021, is considered to be 4,013 <u>3,297</u>. See element 'C' in the table below.</p> <p>Residual requirement for allocation</p> <p>5.7 To ensure that the overall housing requirement is met a minimum number of homes will be required from allocations. This can be calculated by taking the completions to date and the adjusted commitments from the overall need figure. This calculation gives a minimum requirement of 466 <u>246</u> homes.</p> <table border="1" data-bbox="600 975 1700 1193"> <thead> <tr> <th></th> <th>Source</th> <th>Number of homes</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>District wide housing requirement for the plan period (315 annual requirement)</td> <td>6,615 <u>6,930</u></td> </tr> <tr> <td>B</td> <td>Completions to date for Plan period (1 April 2014 to 31 March 2019 <u>2021</u>)</td> <td>2,136 <u>3,387</u></td> </tr> <tr> <td>C</td> <td>Commitments (with 10% non-implementation on small sites)</td> <td>4,013 <u>3,297</u></td> </tr> <tr> <td></td> <td>Residual minimum requirement for allocation (A - B - C)</td> <td>466 <u>246</u></td> </tr> </tbody> </table>		Source	Number of homes	A	District wide housing requirement for the plan period (315 annual requirement)	6,615 <u>6,930</u>	B	Completions to date for Plan period (1 April 2014 to 31 March 2019 <u>2021</u>)	2,136 <u>3,387</u>	C	Commitments (with 10% non-implementation on small sites)	4,013 <u>3,297</u>		Residual minimum requirement for allocation (A - B - C)	466 <u>246</u>	Factual update
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MM41	Following paragraph 5.9 and paragraph 5.10	<p><u>The HEDNA has identified an annual affordable housing requirement of 55 homes across the HMA. However, more recent data indicates that assumptions in the calculation of this figure have not been borne out and as such this figure should be considered to be the minimum annual requirement for affordable homes. The NPPF also requires local authorities to expect at least 10% of the homes to be available for affordable home ownership on major developments.</u></p> <p>5.10 The HEDNA has identified an annual affordable housing requirement of 55 homes across the HMA for the 2014-35 period, which equates to 1045 homes in total. Affordable housing completions for the plan period up to the beginning of April 2017 totalled 318 homes, while commitments should provide 727 affordable homes. This gives a residual affordable housing requirement of 318. Local Plan viability testing has shown that a target of 30% affordable housing is viable in the</p>	Minor text change for clarity Soundness - Effective															

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>majority of development scenarios. This target should mean that affordable housing needs can be met, given that the total capacity of allocated sites is higher than the residual housing requirement despite sites below the threshold not needing to include affordable housing. However, any reduction in affordable housing provision, as may happen on a large scale site due to significant infrastructure costs, could affect the level of affordable housing achieved.</p>	
MM42	Following paragraph 5.16	<p><u>Gypsies and Travellers, and Showpeople</u></p> <p><u>In accordance with Government guidance set out in the Planning Policy for Traveller Sites (2015), the Council is required to identify Gypsy, Traveller and Travelling Showpeople sites to meet identified accommodation needs. Hambleton has a long established community of Gypsies and Travellers, and Travelling Showpeople, in part due to the key road network running through the district. The A19 and A1(M) provide connections to the wider travellers' networks, which has, for many years, made the area a strategic location for travellers to base themselves.</u></p> <p><u>The Gypsy and Traveller Accommodation Assessment (GTAA) 2021 identified a need for additional pitches for Gypsies and Travellers and plots for Travelling Showpeople. As set out in policy HG6 Gypsies and Travellers, and Travelling Showpeople, the Council has committed to carrying out an urgent review of the plan to ensure these needs are met.</u></p>	Soundness - Consistent with national policy
MM43	HG 1: Housing Delivery	<p>...</p> <p>a. Allocating land for a total of 640<u>650</u> homes at Northallerton;</p> <p>'NOR1: Winton Road, Northallerton', for:</p> <p><u>approximately 640</u>485 homes (840<u>650</u> gross), land for a one form entry primary school (no less than 1.5 hectares), open space, green infrastructure and internal link road linking Stokesley Road and Bullamoor Road</p> <p>b. Allocating land for a total of 160 homes at Thirsk and Sowerby;</p> <p>i. 'TIS1: Station Road, Thirsk', for:</p> <p><u>approximately 110</u> homes</p> <p>ii. 'TIS2: Back Lane, Sowerby', for:</p> <p><u>approximately 50</u> homes</p> <p>...</p> <p>c. Allocating land for a total of 145 homes at Bedale with Aiskew;</p>	Soundness - Effective Consequential change as a result of other modification

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>i. 'AIB1: Northeast of Ashgrove, Aiskew', <u>for:</u> <u>approximately 85 homes</u></p> <p>ii. 'AIB2: South of Lyngarth Farm, Bedale', <u>for:</u> <u>approximately 60 homes</u></p> <p>d. Allocating land at Easingwold; 'EAS1: Northeast of Easingwold Community Primary School, Easingwold', <u>for:</u> <u>approximately 125 homes, land for school playing fields provision and landscaped open space to provide an appropriate setting for nearby heritage assets</u></p> <p>e. Allocating land at Stokesley; 'STK1: North of The Stripe, Stokesley', <u>for:</u> <u>approximately 405 homes (205 gross) homes and open space</u> Service and Secondary Villages ...Land at these settlements is allocated for a total of <u>409377 homes (424 gross);</u></p> <p>f. the Service Villages of; Brompton, 'BRO1: Danes Crest, Brompton', 17 homes Carlton Miniott Miniott, 'CAM1: Ripon Way, Carlton Miniott', <u>for:</u> <u>approximately 55 homes</u></p> <p>Crakehall, 'CRK1: North of Crakehall Water Mill, Little Crakehall', <u>for:</u> <u>approximately 18 homes</u></p> <p>Great Ayton, 'GTA 1: Skottowe Crescent, Great Ayton', 30 homes</p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>Huby, 'HUB1: South of Stillington Road, Huby', <u>for:</u> <u>approximately 28 homes</u></p> <p>Stillington, 'STL1: North of Stillington Social Club, Stillington', <u>for:</u> <u>approximately 35 homes</u></p> <p>West Tanfield, 'WST1: Bridge View, Back Lane West Tanfield', <u>for:</u> <u>approximately 11 homes</u></p> <p>g. the Secondary Villages of;</p> <p>Burneston, 'BUR1: St Lamberts Drive, Burneston', <u>for:</u> <u>approximately 25 homes</u></p> <p>Leeming Bar, 'LEB1: Harkness Drive, Leeming Bar', <u>for:</u> <u>approximately 85 homes</u></p> <p>'LEB2: Foundry Way, Leeming Bar', <u>for:</u> <u>approximately 80 homes</u></p> <p>South Otterington, 'SOT1: Beechfield, South Otterington', <u>for:</u> <u>approximately 40 homes</u></p>	
MM44	HG 2: Delivering the Right Type of Homes	<p>...</p> <p>c. Support proposals for the development of specialist accommodation in market towns and service villages <u>defined settlements (see policy S 3 'Spatial Distribution')</u> that increase choice for older, vulnerable and disabled residents and would meet an identified need;</p> <p>d. Support the provision of shared accommodation for single people in market towns <u>defined settlements (see policy S3 Spatial Distribution)</u>; and</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>...</p> <p>As such, a proposal for housing development will be supported where:</p> <p>f. a range of house types and sizes will be included <u>is provided</u>, that reflect and respond <u>reflects and responds</u> to the existing and future needs of the district's households as identified in the Strategic Housing Market Assessment (SHMA) or successor documents, where the agreed mix has <u>having</u> had regard to evidence of local housing need or , market conditions and the ability of the site to accommodate a mix of housing;</p> <p>g. all homes meet the National Described Space Standards (NDSS), or any successor standards/policy; <u>and</u></p> <p>h. all homes meet building regulation requirement M4(2) 'accessible and adaptable dwellings' (or replacement standards), across all tenures, and within a large scale development proposal, defined in the 'Glossary', a proportion of homes are further enhanced to 9% of market housing meet building regulation requirement M4(3)a 'wheelchair adaptable dwellings' (or replacement standards), having regard to identified need; and 30% of affordable housing meet building regulation M4(3)b 'wheelchair accessible dwellings' (or replacement standards), subject to physical site conditions and other planning considerations.</p> <p>i. at least 10% of dwellings are two bedroom bungalows on major development, defined in the 'Glossary'.</p>	
MM45	Paragraph 5.27 and paragraph 5.28	<p>5.27 The requirement to meet the nationally described space standards will ensure that all new housing developments provide dwellings that have good room sizes and levels of storage to provide a decent standard of living, enable people to live in their homes for longer and to maximise the occupancy of affordable homes. If affordable housing does not meet the national standard the proposals will only be supported if it is supported by a commitment from a locally based registered provider that will take on the homes.</p> <p>5.28 As part of a holistic approach to improving health and wellbeing and addressing the needs of our ageing population the Council will support housing which is designed to be flexible and adaptable. Homes meeting building regulations M4(2) accessible and adaptable dwellings standards include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including in particular older people and those with disabilities, and also families with young children. Homes meeting M4(3) include further design features so that homes are capable of meeting or being adapted to meet the needs of most wheelchair users.</p> <p>5.29 The policy requires all new homes to meet building regulation M4(2). The policy also expects some housing to meet the M4(3) standard standards. Currently the proportion for M4(3) should be 9% of new market homes and around 30% for affordable homes, but precise levels of need will vary in response to circumstances at the time a planning application is determined. The Council will monitor requirements and review the percentages as necessary. This is applied to all sites where 50 or more homes are proposed, see the Glossary for the definition of large scale development. For such proposals the proportions are 9% of new market homes to meet M4(3)a 'wheelchair adaptable dwellings' and 30% of affordable homes to meet M4(3)b 'wheelchair accessible dwellings'. The Council will take account of particular circumstances that may mean that</p>	<p>Soundness - Justified</p> <p>Soundness - Effective</p>

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		<p>these requirements may not be achievable, such as may be the case where floor levels need to be raised due to flood risk with <u>steeply sloping ground</u> and this would necessitate significant ramping to comply with the standard standards.</p>	
MM46	HG 3: Affordable Housing Requirements	<p>...</p> <p>d. be dispersed in small clusters across major development sites; and</p> <p>e. be externally indistinguishable in terms of design and materials from any market housing on the site; <u>and</u></p> <ul style="list-style-type: none"> • <u>be transferred at transfer price.</u> <p>...</p> <p><u>Where a lower level of provision is initially agreed, the Council may require developers to enter into an agreement that will allow affordable housing contributions to be increased in the future should higher levels become achievable. The Council will also reappraise viability on subsequent phases of large schemes.</u></p> <p>The affordable housing will be required to remain affordable in perpetuity and comply with relevant requirements contained in the Council's Housing SPD (forthcoming).</p>	Soundness - Effective
MM47	HG 4: Housing Exception Schemes	<p>A proposal for affordable housing development on land adjacent to the built form of a defined settlement (see policy 'S3: Spatial Distribution') will <u>only</u> be supported where:</p> <p>a. it is demonstrated, based on <u>robust evidence, such as</u> an up to date local housing needs assessment, that the need for the housing proposed will not be met through allocations in this plan or development with extant planning permission;</p> <p>b. it consists of affordable housing types suitable for first time buyers <u>and/or</u> first time renters; and</p> <p>c. it is limited to no more than 1 hectare in size or consist of no more than 5% of the number of homes in the existing settlement, based on the most recent data available from the Council, whichever is the lower; and</p> <ul style="list-style-type: none"> • <u>the development is of a scale and character that respects the appearance of the existing settlement, local built form and landscape character.</u> <p>...</p> <p>Rural exception schemes</p> <p>A proposal for a rural exception scheme will be supported where it is demonstrated that: on land adjoining the built form of a defined settlement (see policy S3: Spatial Distribution) will only be supported where it is demonstrated that:</p>	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>d. it will provide affordable housing in perpetuity and that the type and tenure reflects the local and affordable needs of the community, as demonstrated through an up to date local housing needs assessment;</p> <p>...</p> <p>A proposal for a rural exception site must provide 100% affordable housing, however where it is essential to enable the delivery of affordable housing, it may be considered appropriate to include an element of market housing unless it can be demonstrated that an element of market housing is essential to enable the delivery of the affordable housing. In those circumstances the element of market housing must be the minimum required...</p> <p>...</p> <p>Exceptional design quality <u>Other Exceptions</u></p> <p><u>A proposal for residential development not permitted under the above provisions or those in Policy S5 or Policy HG5 will only be supported where:</u></p> <p>A proposal for a new home in the countryside will be supported where its design is of exceptional quality as set out in national planning policy.</p> <ul style="list-style-type: none"> • <u>the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;</u> • <u>the development would involve the subdivision of an existing residential dwelling; or</u> • <u>the design is of exceptional quality, as set out in national planning policy.</u> <p>Maintaining accommodation that meets needs</p> <p>In all cases where a new or replacement home is proposed in the countryside the Council will consider the desirability of maintaining accommodation that meets the needs of the district and will remove permitted development rights where it is considered appropriate.</p>	
MM48	HG 5: Windfall Housing Development	<p>...</p> <p>Adjacent to the built form of Service, Secondary and Small Villages</p> <p>A proposal to build minor scale housing development, defined in the for housing development 'Glossary', on a site adjacent to the built form of a defined village will be supported where the proposal demonstrates that:</p> <p>a. <u>a sequential approach to site selection has been taken where the re-use of it can be demonstrated that there is no suitable and viable previously developed land will come first before greenfield; available within the built form of the village; and</u></p>	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>b. it will provide a reliable source of supply. Applicants will be expected to provide evidence of the site's deliverability, especially in those villages where development has been completed within the plan period and there are existing outstanding commitments; and</p> <p>c. it will provide a housing mix in terms of size, type and tenure, in accordance with the Council's Housing and Economic Development Needs Assessment (HEDNA) and Strategic Housing Market Assessment (SHMA) or successor documents.</p> <p>All proposals will individually or cumulatively;</p> <p>d. represent incremental and organic growth of the village by virtue of its location, scale and nature that is commensurate to its size, scale, role and function;</p> <p>e. not result in the loss of open space that is important to the historic form and layout of the village or is an important social and community space; and</p> <p>f. have no detrimental impact on the character and appearance of the village, surrounding area and countryside or result in the loss of countryside that makes a significant contribution to the character or setting of that part of the village.</p> <p>Further details are set out in the Housing SPD (forthcoming).</p>	
MM49	Paragraph 5.68 to paragraph 5.70	<p>5.68 Proposals To reflect national planning policy for rural housing, proposals that are located outside the existing built form of villages can also be supported in certain circumstances. For a proposal site to be supported it should be limited to minor scale development, comprising no more than 9 homes. Sites are is required to be located immediately adjacent to the main built form of villages, defined in policy S 5 'Development in the Countryside'. Proposals will need to demonstrate that any previously developed land in the area that is suitable and available has been considered for development and brought forward in preference to any greenfield sites. Where the Council has evidence that previously developed land is suitable for residential development and is available the development of greenfield sites will not be supported, unless it can be demonstrated that there are constraints that would prevent the previously developed land being developed. the village.</p> <p>5.69 In assessing such proposals consideration will be given to the cumulative impact that development would have in order to prevent an overall scale of development that would be harmful to the character of the settlement or likely to have an adverse impact on infrastructure and local facilities. This concern is as much about the overall scale of development as about the rate of development. Small villages within Hambleton are rural in nature, often centred around a church or green space. Others may be more linear in nature, but all have a historic core around which development has gradually and organically grown to form the villages we see today. This cumulative increase generally results in the creation of a particular character and a sense of place. This is how housing growth in villages is envisaged, being small scale and as gradual, reflecting that special character of our historic rural villages. Therefore, minor scale development adjacent to the main built form of a settlement will be supported where it results in incremental and organic growth. The Council will consider data on housing delivery and a proposal may not be supported if there are already a number of permitted schemes or a significant number of homes that are yet to be completed. Similarly if the proposal is considered to be of such a scale in its own right that it would be harmful to the character of the village or potentially overwhelm services and facilities then it will not be supported. This will be a matter of planning judgement and will depend on the particular circumstances involved for each case.</p>	<p>Soundness - Effective</p> <p>Consequential change as a result of other modification</p>

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		<p>5.70 Hambleton is predominantly a rural district with high house prices. To help maintain and enhance the vitality of the villages the Council wishes to ensure that proposals for minor scale housing development are implemented in a timely manner, applicants will have to provide evidence on their past performance on housing delivery and details of their management of building works. The Council will consider this evidence together with other data on housing delivery. <u>Proposals will</u> <u>Proposals for greenfield development will need to demonstrate that there are no pieces of previously developed land in the built form of the village that are suitable, available and achievable. Where the Council has evidence that previously developed land is suitable for residential development and is both available and achievable the development of greenfield sites will not be supported if there are already a number of permitted schemes or a significant number of homes that are yet to be completed. This will be a matter of planning judgement and will depend on the particular circumstances involved for each case.</u></p>	
MM50	HG 6: Gypsies, Travellers and Travelling Showpeople	<p>A proposal for a new site for gypsies, travellers or travelling showpeople who meet the 'Planning Policy for Traveller Sites' (Aug 2015) definition for a Traveller, and also those who do not but who are covered within the duties under the Equalities Act 2010, <u>Proposals for new, expanded or intensified sites for Gypsies and Travellers and yards for Travelling Showpeople will be supported where:</u></p> <p>a. there is an identified need that cannot be met through the supply of existing vacant pitches or plots;</p> <ul style="list-style-type: none"> • <u>the proposal would be consistent with the requirements of Policy RM2;</u> <p>b. the site is within, or well-related to, a settlement defined in the settlement hierarchy (see policy S3: Spatial Distribution) with access to a reasonable range of services and facilities including schools and health services; <u>or the site is an expanded or intensified use of an existing authorised site;</u></p> <p>c. where the site is located in locations outside an existing authorised site or the existing built form of a defined settlement identified in the settlement hierarchy, it has been is demonstrated that the proposal:</p> <p>...</p> <p><u>Proposals which fail to protect existing Gypsy and Traveller, and Travelling Showpeople sites or involve the loss of pitches or plots will not be permitted unless it can be demonstrated that the pitches or plots are no longer required or equivalent alternative provision has been identified.</u></p> <p><u>The Council will carry out an urgent review of this Local Plan within 6 months of adoption. This will identify a supply of specific, deliverable sites to meet the identified needs for Gypsies and Travellers and Travelling Showpeople. The updated Local Plan will be submitted within 14 months of the adoption of this Plan.</u></p>	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p>
MM51	Paragraph 5.72	<p><u>The National Planning Policy for Traveller Sites (PPTS) that sets out national policy for gypsy, traveller and travelling showpeople sites. The Local Plan has a statutory duty to identify specific deliverable sites to meet locally set targets. There have been two studies completed to identify what these needs are and how the Local Plan can meet this requirement; firstly the Gypsies and Traveller Accommodation Assessment (2020) (GTAA) has assessed the need for Gypsy and Travellers, and Travelling Showpeople from 2020, projecting to the end of the plan period in 2036. It identifies the needs of those who meet the PPTS definition for a traveller, and also for those who do not meet the definition, but who are covered within the duties</u></p>	<p>Soundness - Effective</p> <p>Consequential change as a result of other modification</p> <p>Factual update</p>

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		<p><u>under the Equalities Act 2010. Secondly, the Pitch Delivery Study provides evidence that specific needs can be met through expansion and intensification of existing sites.</u></p> <p><u>The overall need for the plan period for Gypsies and Travellers that meet the PPTS planning definition is for 57 pitches. Rather than identifying sites at this time the Council will work with the existing Gypsy and Traveller community in order to meet their requirements through the expansion and intensification of existing sites to add small numbers of pitches for extended single family groups. The Council has also committed to carrying out an urgent review of the Plan in order to identify specific sites to meet any outstanding needs identified</u></p> <p><u>For households that do not meet the PPTS planning definition the GTAA identified a need for nine pitches up to 2036. Meeting this need will be considered by other Housing Policies in the Local Plan as required by national policy. Planning applications to meet the need of Gypsy and Travellers who do not meet the PPTS planning definition will be considered against criteria a. to f. of this policy. The GTAA found no current requirement for any additional transit provision.</u></p> <p><u>5.72 The Gypsies and Traveller Accommodation Assessment (2016) concluded that for the period 2016-31 one additional pitch is needed for households who meet the planning definition of 'Traveller', but that this is not required until the period 2026-31. Based on the findings of the study there is also the potential need for an additional one pitch up to 2031 to take account of the needs of those travelling households who did not participate in the study. For households that do not meet the planning definition of 'traveller' the assessment estimates GTAA identified a need for five additional pitches up to 2031. The study found no current requirement for any additional transit provision. A need for six additional plots has been identified for travelling showpeople who meet the definition, four in the period 2016-21 and one in each of the following five year periods 2021-26 and 2026-31 plots for Travelling Showpeople who met the PPTS planning definition. Rather than identifying sites at this time the Council will work with the families and groups of travelling showpeople involved in order to meet their requirements, through the expansion and intensification of existing sites to add small numbers of plots. Suitable sites for modest expansion or intensification have been identified in the Pitch Delivery Study.</u></p>	
MM52	E 1: Design	<p>...</p> <p>j. achieves an improvement to existing open spaces that connect well with green infrastructure networks and incorporate nature conservation and biodiversity enhancements where possible; <u>and</u></p> <ul style="list-style-type: none"> • <u>achieves climate change mitigation measures through location, orientation and design, and takes account of land form, massing and landscaping to minimise energy consumption.</u> <p><u>A proposal. The Council may require a masterplan or design code for large scale development, defined in the or higher, phased or more 'Glossary', will be expected to be supported by a masterplanning process complex residential and commercial development. This will be proportionate to the scale and complexity of the site and development proposed. Such processes should include identification of options and objective reasoning for arriving at the selected approach. Outputs from the process should include a strategy for how good design is to be achieved, including the general layout, mix and scale of all uses proposed as part of the development and the design principles that will need to be applied. Applicants should engage with the Council at an early stage to agree requirements.</u></p>	Soundness - Effective

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		<p>The masterplanning process for a large scale major development, defined in the 'Glossary', will be expected to include production of a design code. A design code will also be required where it is known from the outset that the site will be developed in more than one phase or by more than one developer.</p> <p>Where a proposal is to be accompanied by a masterplan or design code the applicant should be prepared to engage positively with a design review panel at an early stage if requested to do so by the Council. Applicants will be expected to implement recommendations from the process.</p> <p>Residential extensions and ancillary development</p> <p>A proposal for the extension of an existing residential dwelling, <u>residential annexe</u> or the provision of ancillary development within the residential curtilage will be supported where <u>the above criteria are met, where relevant, and:</u></p> <p>k. the proposal respects the scale, massing and materials of the original dwelling and will not cause unacceptable harm to its character;</p> <p>l. there is no unacceptable harm caused to the character or appearance of the surrounding area or to the residential amenity of homes nearby;</p> <p>m. there is no unacceptable loss of parking or garden and amenity areas; and</p> <p>n. in the case of a residential extension <u>in the open countryside extensions will be supported provided that they are not visually intrusive in the landscape</u>, the proposal would not result in a disproportionate addition over and above the size of the original dwelling and the extension would not dominate the house visually-; and</p> <p>e. there must be no conflict with policies E 3 'The Natural Environment' and E 4 'Green Infrastructure' which state that the development will have no effect on the integrity of European sites.</p> <ul style="list-style-type: none"> in the case of a detached residential annex, the annex is within the curtilage of the main dwelling, visually subordinate to the main dwelling, sited to ensure a clear functional link between the annexe and main dwelling and shares the same access, parking and garden areas. The Council may impose conditions on an annexe to ensure the annexe remains used for its intended purpose. <p>A proposal for annexe accommodation will be supported where it meets the above requirements for extensions and ancillary proposals and where:</p> <p>p. the annexe has a functional link with the principal dwelling and would be in the ownership of the principal dwelling;</p> <p>q. the development would be within the curtilage of the principal dwelling, share the same vehicular access, and adequate off street parking for the occupants of the main house and the annexe would be provided;</p>	

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		<p>r. the annexe will not have a separate entrance nor a separate stair case; and</p> <p>s. it is designed in a manner to enable the annexe to be used at a later date as an integral part of the principal dwelling.</p> <p>Existing detached buildings within the existing curtilage of a dwelling house such as stables, coach-houses, garages etc can be used for accommodation in association with the residential use of the main dwelling house. Such buildings can be used as annexes as long as they do not become a separate self contained unit and thus a separate planning unit (primary residential accommodation). The annexe should not displace an existing use which requires the construction of a separate building to enable that use to continue.</p> <p>Outside the built form of an identified settlement within the hierarchy an annexe will only be permitted where it is clearly a physical extension to the main dwelling.</p>	
MM53	Paragraph 6.4 to paragraph 6.23	<p>6.4 National planning policy underlines the importance of good design, identifying it as a key component of sustainable development. <u>To achieve better places all development should seek to reflect the principles of the National Design Guide, National Model Design Code, Living with Beauty and Building for a Healthy Life or their successors.</u> Promoting high quality design that enhances local distinctiveness is a key objective of this plan, recognising that well-designed buildings that respond to the character and setting of their surroundings can bring significant benefits to the local economy as well as to the environment.</p> <p>Local distinctiveness</p> <p>6.5 The varied geology <u>and landscapes</u> of the district <u>have</u> resulted in a diverse range of locally distinctive places and landscapes. Hambleton is positioned in a low lying area between the escarpments of the Hambleton Hills to the east and the Yorkshire Dales to the west. This has had a significant influence on the design and materials of buildings throughout the district, from the sandstone of Borrowby and Knayton to the prevalence of handmade brick within the Vales of Mowbray and York to the limestone foothills of the Yorkshire Dales.</p> <p>6.6 Different design solutions will be required to address these distinctively different characteristics and should be based around which will require a good understanding of local context. Settlement character assessments, conservation area appraisals and village design statements can help guide the most appropriate type, form, layout and landscaping development. Developers will be required <u>expected</u> to follow masterplans, design codes and design briefs where these are in place and to undertake contextual site surveys to inform their design and access statements. For larger schemes, a design review panel is <u>may be</u> used by the Council to help secure high standards in the quality of developments that are locally significant. Poorly designed development that fails to take advantage of the opportunities available for improving the character and quality of the area will not be supported.</p> <p>6.7 Where local distinctiveness has previously been compromised or undermined, new development should seek to reinstate or reinforce those attributes which contribute positively to local distinctiveness and the sense of place. For example the reinstatement of a traditional shop front in place of a modern design, or the reinstatement of walls and railings along a street.</p> <p>[paragraph split] Where local distinctiveness is limited due to modern development design should be inspired by positive features in the local context, which would. This should include the use of local materials and be of the best design elements,</p>	<p>Minor text change for clarity</p> <p>Soundness - Effective</p>

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		<p>whether contemporary or otherwise, that fits fit comfortably in its the surroundings and establishes establish a new sense of place. <u>Important factors include the layout of development, particularly housing and commercial development, with consideration given to how people move about and how easy that will be; for example the siting of waste and recycling storage should enable unhindered access for collection.</u></p> <p>...</p> <p>Accessibility</p> <p>6.16 All proposals will need to incorporate safe vehicular access and servicing arrangements, <u>provided as far as possible to an adoptable standard</u>, in a way that will not detract from the overall quality of design. Appropriate provision for parking should be made, with reference to policy CI 2 'Transport and Accessibility' and as far as possible provided to an adoptable standard in a way that ensure that vehicles do not dominate the street scene.</p> <p><u>Climate change</u></p> <p><u>All development will be expected to include appropriate measures to mitigate and adapt to climate change in order to protect health and well-being, ensure the future resilience of communities and infrastructure to climate change impacts and meet national targets on net zero carbon emissions.</u></p> <p>Placemaking</p> <p>6.17 A masterplan is a strategy for development in a defined area. Masterplanning includes the process by which organisations undertake analysis and prepare strategies, and the proposals forming the outputs from that process, which set out proposals for buildings, spaces, movement and land use. The Council may require masterplanning for more complex development. The nature of the masterplanning process should be proportionate to the scale of development proposed, but should include setting a vision and design principles for the proposal, consideration of options, and justification for selecting a preferred option. For larger schemes, consultation may be required to inform the masterplanning process.</p> <p>6.18 A <u>In addition to masterplanning a design code may be required to help</u> is a tool which helps ensure that aspirations for high quality design are consistently realised across a development as a whole. The use of design codes can be applied where the detailed design of different parts of the overall development will be handled separately, or where development will be implemented over two or more phases or by more than one developer, such as sites for self-build homes. While the masterplanning process establishes the vision and design principles for the development, the design code should provide instructions to the appropriate degree or precision of the more detailed design work. The NPPG contains useful advice and guidance on design codes. All large scale major development proposals should be supported by a design code, as an integrated part of the masterplanning process. Sites where it is known from the outset that development will take place over more than one phase or will involve more than one developer, including sites for self or custom build homes where individual plots are to be sold before development takes place, will be expected to draw up a design code. <u>The design code can utilise or build on the National Model Design Code.</u></p>	

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		<p>...</p> <p><u>Residential extensions and ancillary development annexe accommodation</u></p> <p>6.20 Certain types of householder development do not require planning permission and this is set out in the General Permitted Development Order. Residential extensions and ancillary development can have a detrimental impact on the character of the local area and on residential amenity. In cases where an application for such development is required, the <u>The Council will seek to ensure that the proposed extension is compatible with, and subservient to, the existing building, is appropriate to its surroundings in terms of scale and form and is designed to avoid unacceptable overlooking of neighbouring windows and gardens to an unacceptable degree. Extensions should avoid causing overshadowing or overbearing impacts upon neighbours.</u></p> <p>6.21 The Council is also concerned with maintaining parking, garden and amenity areas to ensure a good standard of living is maintained for the occupants and residents nearby. Proposals that reduce the amount of garden or amenity space such that access, maintenance and the storage of waste receptacles would be affected or that would significantly increase the likelihood of on-street parking will not be supported.</p> <p>6.22 Annexe accommodation is defined in the 'Glossary', a residential annexe is accommodation ancillary or incidental to the main dwelling within the residential curtilage and must be used for this purpose and is to remain part of the same planning unit. It is acknowledged that an extension of the house or conversion of an outbuilding may provide an opportunity to accommodate elderly or sick relatives in the curtilage of the main dwelling whilst giving them some degree of independence. However, the annexe (or "granny flat") should form part of the same "planning unit" by sharing the same access, parking area and garden. A planning unit usually comprises the unit of accommodation, i.e. the residential unit and its surroundings. This is because the Council would wish to avoid the annexe becoming a self-contained dwelling, separate and apart from the original dwelling house, particularly where located in open countryside. Consequently the Council may attach conditions to prevent this occurring. An annexe must be designed to provide additional facilities and not become a self-contained dwelling, that could be separate from the original dwelling house, particularly where located in open countryside. Consequently, the Council may attach conditions to prevent this occurring.</p> <p><u>Residential extensions in the open countryside-Other extensions</u></p> <p>6.23 <u>Development in the open countryside, including the extension of curtilages, requires a sensitive approach, to safeguard the countryside against visually dominant development. Whilst proposals for extensions to dwellings will normally be acceptable within existing built-up areas, the</u> The enlargement of existing dwellings buildings in open countryside may have a more conspicuous effect on their individual character and could lead, cumulatively, cause harm due to an erosion of the attractive, undeveloped nature of the countryside. More sensitive controls are therefore required to ensure that development is acceptable. Particular emphasis is placed on good design and materials, and the need to safeguard the countryside against visually dominant development. A careful design response is therefore required.</p>	
MM54	E 2: Amenity	...	Soundness - Effective

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		<p>c. there are no <u>significant</u> adverse impacts in terms of noise (particularly with regards to noise sensitive uses and noise designations(3)), including internal and external levels, timing, duration and character;</p> <p>...</p> <p>f. that there would be no adverse effect on safety near a notifiable installation and no increase in the number of people that would be put at risk in the vicinity of a notifiable installation-; <u>and</u></p> <ul style="list-style-type: none"> • <u>that there would be adequate and convenient provision of private external amenity space.</u> <p>...</p>	
MM55	E 3: The Natural Environment	<p><u>All development will be expected to demonstrate the delivery of a net gain for biodiversity.</u></p> <p>A proposal that may harm a designated site of importance for nature conservation (SINC), local geological site, or a non-designated site or feature of biodiversity interest, will only be supported where:</p> <p>a. the mitigation hierarchy is applied so that firstly harm is avoided wherever possible, then appropriate mitigation is provided to lessen the impact of any unavoidable harm, and significant harm to biodiversity resulting from the development has been avoided (through locating on an alternative site with less harmful impact), adequately mitigated, or, as a last resort compensation is delivered to offset any residual damage to biodiversity, compensated for; and</p> <p>b. the biodiversity offsetting metric is used to demonstrate that a proposal will deliver a net gain for biodiversity;</p> <p>c. they protect, restore, enhance and provide appropriate buffers around wildlife and geological features and where possible deliver actions and priorities identified in the North Yorkshire and York Local Nature Partnership Strategy; they demonstrate proportionate long-term maintenance arrangements to ensure that biodiversity net gain will be resilient to future pressures from further development or climate change; and</p> <p>d. they produce and deliver appropriate long term management plans for local wildlife and geological sites as well as newly created or restored habitats; and they clearly demonstrate that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity with no satisfactory alternative site with less or no harmful impacts; or</p> <p>e. they can demonstrate that the need for the proposal outweighs the value of any features that would be lost. they have, as their principal objective, the aim to protect, restore, conserve or enhance biodiversity or geodiversity and deliver a net gain for such objectives which accord with all other relevant policies.</p> <p>...</p> <p>A proposal that may either directly or indirectly negatively impact a Site of Special Scientific Interest (SSSI) will not normally be supported. The only exception will be where the benefits of the development in the location proposed clearly</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p><u>outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.</u> All proposals should seek to protect and enhance SSSIs wherever possible.</p> <p>...</p>	
MM56	Following paragraph 6.42	<p><u>Biodiversity net gain</u></p> <p><u>National planning policy requires the planning process to contribute to and enhance the natural and local environment, through minimising impacts on and providing net gains for biodiversity. The policy therefore requires that development will deliver a net gain for biodiversity. The latest DEFRA guidance and relevant tool should be used to demonstrate compliance with the policy.</u></p>	Soundness - effective
MM57	E 4: Green Infrastructure	<p>...</p> <p>b. capitalise on opportunities to enhance and/or create links between green infrastructure features within the site and, where possible, with nearby features beyond the site, <u>for example with multi-user paths</u>, including linking green spaces, and/or address fragmentation of green infrastructure through inclusion of street trees, green roofs and other features as appropriate;</p> <p>c. where the site is located within, or in close proximity to a green infrastructure corridor, <u>including but not limited to those identified in the North Yorkshire & York Local Nature Partnership Strategy</u>, or a component of green infrastructure, enhance or <u>creating create</u> links within, to and between the site and the corridor and to enhance the functionality of the corridor.</p> <p>d. increase <u>appropriate tree species and access to woodland cover in the district with appropriate tree species;</u> and</p> <ul style="list-style-type: none"> • <u>where possible, increase access to woodland in the district; and</u> <p>e. take opportunities to protect and enhance the public right of way network, avoiding unnecessary diversions and through the addition of new links.</p> <p>The Council will work with other parties to develop and improve cross-boundary green infrastructure links, particularly with the North York Moors National Park Authority.</p>	Soundness - Effective
MM58	E 5: Development Affecting Heritage Assets	<p><u>A-Where a heritage asset is identified, a proposal will be required to demonstrate assess the potential for adverse impacts on the significance of the historic environment. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible, a heritage statement will be required. The heritage statement must be proportionate to the asset's importance and contain sufficient detail for the to understand the potential impact of the proposed scheme on those heritage assets to be established. Such heritage statements should be proportionate to the significance of the assets affected proposal on their significance.</u> Heritage statements should:</p>	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>...</p> <p>d. provide clear and convincing justification for the proposal, especially if it would where there is harm to the significance of a heritage asset or its setting, so that the harm can be weighed against public benefits; and</p> <p>...</p> <p><u>Archaeology</u></p> <p><u>A proposal for development on a site where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include:</u></p> <ul style="list-style-type: none"> • <u>information identifying the likely location and extent of the remains, and the nature of the remains;</u> • <u>an assessment of the significance of the remains; and</u> • <u>consideration of how the remains would be affected by the proposed development.</u> <p>A development proposal will <u>only</u> be supported where it ensures:</p> <p>...</p> <p>Harm to elements that contribute to the significance of a designated heritage asset or archaeological site of national importance will be supported only where it is clearly justified and outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of such assets will be supported only in exceptional circumstances. Any harm to, or loss of, the significance of a designated heritage asset will require clear and convincing justification. Less than substantial harm to the significance of a designated heritage asset will only be supported where the harm is outweighed by the public benefits of the proposal including, where appropriate, securing its optimum viable use. Substantial harm to, or total loss of, the significance of a designated heritage asset will only be supported where it is necessary to achieve substantial public benefits that outweigh the harm caused, or in the exceptional circumstances set out in the NPPF.</p> <p>Proposals which would remove, harm or undermine the significance of a non-designated heritage asset will be permitted only where <u>the benefits of the development outweigh the harm a balanced judgement has been undertaken and the scale of any harm or loss to the significance of the heritage asset is justified.</u></p> <p>...</p> <p><u>Archaeology</u></p> <p><u>A proposal for development on a site where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include:</u></p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>l. Information identifying the likely location and extent of the remains, and the nature of the remains;</p> <p>m. An assessment of the significance of the remains; and</p> <p>n. Consideration of how the remains would be affected by the proposed development.</p>	
MM59	Paragraph 6.56	<p><u>Non-designated assets</u></p> <p><u>Not all of Hambleton's heritage is designated and it is important to recognise the value of our non-designated historic environment in planning for the future. Many archaeological sites and buildings are of significance because of their contribution to the local historic environment or local history. The Council recognises this and while it does not currently have a list of non-designated heritage assets, those buildings and archaeological sites identified within the Historic Environment Record, held and maintained by North Yorkshire County Council. Within conservation area appraisals where Buildings of Local Interest are identified these should be considered as non-designated heritage assets. Further non-designated heritage assets will be identified through the development management process.</u></p> <p><u>Hambleton also has 39 unregistered parks and gardens which are considered non-designated heritage assets. These all have entries on Parks and Gardens UK which is maintained by the Hestercombe Gardens Trust, the aim of which is to ensure that the significance of the designed landscape is not eroded by insensitive development.</u></p> <p><u>Development affecting heritage assets</u></p> <p>6.56 The loss of the whole, or part, of a heritage...</p>	<p>Minor text change for clarity</p> <p>Paragraphs 3.62 to 3.64 shown for deletion above (see MM20) are to be moved to the justification text for policy E5: Development Affecting Heritage Assets, to properly reflect the content of the policies</p>
MM60	E 6: Nationally Protected Landscapes	<p>...</p> <p>a. Supporting small-scale development in the AONBs where this is compatible with it <u>it has regard for</u> the priorities and objectives of the relevant AONB management plan;</p> <p>...</p>	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p>
MM61	Paragraph 6.64	<p>6.64 Proposals for renewable energy development must have regard to the potential impact on Hambleton's landscapes as identified in policy RM7: Renewable and Low Carbon Energy.</p> <p><u>As stated in the NPPF, whether a proposal is considered to be, 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.</u></p>	<p>Soundness - Consistent with national policy</p>
MM62	E 7: Hambleton's Landscapes	<p>The Council will protect and enhance the distinctive landscapes of the district. A proposal will be supported where it:</p>	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>a. takes into consideration the degree of openness and special characteristics of Hambleton's landscapes as identified in the summary tables of the Hambleton Landscape Character Assessment and Sensitivity Study or successor documents;</p> <p>...</p> <p>Townscape</p> <p>The Council will protect and enhance the distinctive character and townscapes of settlements in the district. This will be achieved by ensuring that development is appropriate to, and integrates with, the character and townscape of the surrounding area.</p> <p>A proposal will be supported where it protects and, where possible, enhances green spaces within towns and villages that make an important contribution to settlement character and identity. The whole or partial loss of an important open space identified on the Settlement Character Assessment Maps, or other spaces that contribute to the character or setting of that part of the settlement or are important to the historic form and layout of the settlement will only be supported where the proposal would lead to a clear and substantial enhancement of the immediate setting, character and townscape.</p> <p>Trees, Hedgerows and Woodland</p> <p>A proposal will be supported where they seek to conserve and enhance any existing tree, hedgerow or woodland of value that would be affected by the proposed development.</p> <p>...</p>	
MM63	Paragraph 7.12 and paragraph 7.13	<p>Impact on the local highways network</p> <p>7.12 Junction improvements may be required as a result of the allocation of site in this plan. The scale and nature of the requirements will be confirmed following detailed modelling of the local road network to be completed by North Yorkshire County Council (NYCC) and will be incorporated into the review of the plan (no more than five years from adoption).</p> <p>7.13 Proposals that come forward in advance of the plan review, or where the findings of detailed modelling by NYCC are available ahead of the plan review, will mean that a transport assessment is required for the proposal to be supported. The scope of the transport assessment will need to be agreed with the NYCC. The transport assessment must consider the cumulative assessment of the proposed development with other relevant local plan sites in order not to prejudice the delivery of development required during the plan period.</p>	<p>Minor text change for clarity</p> <p>Text is moved to justification for policy C12, to follow paragraph 7.32, see MM64</p>
MM64	Paragraph 7.15	<p>7.15 There is a significant development pipeline within the district and build rates have consistently been above annual development requirements. The allocated sites, see 'Part 2: Site Allocations', provide a total development capacity that exceeds the residual homes required and ensures that there is a sufficient supply of sites that will remain deliverable. Should circumstances prevail that affect the viability of an individual site, there are sufficient alternative sites such that the deliverability of the plan and its outcomes will not be undermined. This will also mean that at no point in the plan period will meeting the district's development requirements be dependent on new windfall sites coming forward. This puts the Council in</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>a strong position in that any proposals for unallocated sites that do not meet the expectation of developer contributions in full can be refused without adversely impacting upon meeting development requirements.</p>	
MM65	CI 2: Transport and Accessibility	<p>...</p> <p>A proposal will <u>only</u> be supported where it is demonstrated, through production of a travel plan and travel assessment or travel statement as necessary, that:</p> <p>...</p> <p>d. the travel plan, where one is necessary, sets out measures to reduce the demand for travel by private car and encourages walking, cycling and other sustainable travel options;</p> <p>e. any potential impacts on the strategic road network have been addressed in line with Department for Transport Circular 02/2013, or successor documents/guidance, and having regard to advice from early engagement with Highways England;</p> <p>f. <u>highway safety would not be compromised and</u> safe physical access can be provided to the proposed development from the footpath and highway networks;</p> <p>g. adequate provision for servicing and emergency access is incorporated; and</p> <p>h. adequate <u>appropriate</u> provision for parking is incorporated, taking account of:</p> <p>i. highway safety and access to, from and in the vicinity of the site;</p> <p>ii. the accessibility of the development to services and facilities by walking, cycling and public transport;</p> <p>iii. the needs of potential occupiers, users and visitors, now and in the future;</p> <p>iv. the amenity of existing and future occupiers and users of the development and nearby property; and</p> <p>v. opportunities for shared provision, where locations and patterns of use allow.</p> <p><u>For all major development, and where transport issues are likely, the Council may require proportionate Transport Assessments, Transport Statements or Travel Plans as necessary. Where a travel plan is required it should set out measures to reduce the demand for travel by private car, air pollution and carbon dioxide emissions from transport, and encourages walking, cycling and other sustainable travel options.</u></p> <p>...</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
MM66	Paragraph 7.23	<p>7.23 All proposals/Proposals will need to be accompanied by an assessment of their quantify the likely transport impacts, describing any required mitigation measures that the proposed development will have and describe any mitigation measures to reduce them. In particular, proposals for development that will generate significant amounts of transport movements will need to be accompanied by a transport assessment or transport statement, and potentially also a travel plan, in accordance with National Planning Practice Guidance. A transport assessment provides detailed information on the likely transport impact of a proposed development; a transport statement is a lower level of assessment for smaller developments. Travel plans are long-term management strategies for integrating sustainable travel proposals into the planning process, and are often required where the proposal is required to be supported by a full transport assessment. The implementation of the travel plan will be secured as part of a planning permission.</p>	Soundness - Effective
MM67	Paragraph 7.30	<p>7.30 Provision should also be considered in relation to how the needs of users may change over time, including the predicted shift to low and ultra low emission vehicles that will require charging points. Proposals for specialist housing for older people and residential care and nursing homes should consider providing secure parking and charging space for mobility scooters. A key theme of the NPPF, with regards to air quality, is that developments should enable future occupiers to make 'green' vehicle choices and incorporate facilities for charging vehicles. The government has announced made a commitment to cease the sale of petrol and diesel cars by 2040 and by 2050 wants virtually every car and van on the road to be zero emission 2030. For non-residential development it is suggested that at least one charging point is provided for every ten spaces. Further measures such as ducting and underground servicing which would allow additional charging points to be easily installed in future should be considered. It is also suggested that charging points are provided as part of a national or regional network to enable ease of use. For residential developments it is suggested that provision is made within all garages for charging points to be fitted. For residential developments charging points should be fitted in all garages as a minimum. Proposals for specialist housing for older people and residential care and nursing homes should consider providing secure parking and charging space for mobility scooters.</p>	<p>Minor text change for clarity</p> <p>Soundness - Effective</p> <p>Factual update</p>
MM68	Following paragraph 7.32	<p><u>Impact on the highway network</u></p> <p><u>Junction improvements may be required as a result of the allocation of sites in this plan. The scale and nature of the requirements will be confirmed following detailed modelling of the road network to be completed on behalf of the local highways authority or Highways England for the strategic road network.</u></p> <p><u>Proposals that come forward in advance of detailed modelling being available will require a transport assessment for the proposal to be supported. The scope of the transport assessment will need to be agreed with the local highway authority and/or Highways England as applicable. The transport assessment must consider the cumulative impact of the proposed development with other relevant local plan sites in order not to prejudice the delivery of development required during the plan period.</u></p>	<p>Soundness – Effective</p> <p>Text is moved here from justification for policy CI1, see MM59</p>
MM69	CI 3: Open Space, Sport and Recreation	<p>The Council will seek to protect and enhance open space, Local Green Space and sport and recreational facilities in order to support the health and wellbeing of local communities.</p> <p>Residential development</p> <p>A proposal for housing development of <u>10 or more dwellings</u> will <u>only</u> be supported where:</p>	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>a. it incorporates or otherwise makes provision for open space, sport and recreational facilities to meet the needs arising from the development in line with the standards set out in Appendix E: 'Open Space, Sport and Recreation Standards'. <u>Provision should be made on site where possible, but contributions to the improvement and/or enhancement of existing provision will be supported where it is accessible from the proposed development;</u></p> <p>b. provision will be made on site where possible, it delivers net gains to the network of green infrastructure and are is designed to encourage healthy lifestyles by incorporating such features as cycleways, footpaths and other informal facilities; and</p> <p>c. where education provision is made that includes open space and sports facilities as part of development, dual or joint use will be facilitated. <u>for proposals that include education provision, the layout facilitates the dual use of any public open space and/or sports facilities.</u></p> <p>Protecting existing provision</p> <p>Where a proposal involves the whole or partial loss of open space of public value, sport or recreational <u>al space and</u> facilities, it will only be supported where it can be demonstrated that:</p> <p>d. suitable replacement facilities of at least equivalent value, judged in terms of availability, accessibility, quality and quantity, will be provided in an equally accessible location; <u>or</u></p> <p>e. there is a surplus of such facilities in the area and the loss would not adversely affect the open space, sport or recreational needs of the local population; or</p> <ul style="list-style-type: none"> • <u>The proposal is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use; or</u> <p>f. the development of a small part of the space/ facility would offer the best way of retaining and enhancing sport and recreation facilities on the site and would provide overriding benefits to the local community.</p> <p>Where the loss involves outdoor sport or recreational space it will only be supported where it can be demonstrated that either:</p> <p>g. the loss is justified by an assessment that demonstrates that the space is clearly surplus to the requirements of the current local population and the population of planned development that would be served by the space; or</p> <p>h. the proposal is for, or includes, development of the space for an alternative outdoor sport or recreational use of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.</p> <p>Local green space</p>	

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		<p>The sites listed in Appendix D: 'Local Green Space' are designated as Local Green Space. A proposal that results in the whole or partial loss of a Local Green Space or would undermine the reasons for its designation will not be supported unless there are very special circumstances. Proposals for development within Local Green Spaces will be determined in accordance with national planning policy <u>for the Green Belt.</u></p> <p>Where a site is designated on grounds of recreational value, Local Green Space designation will not preclude development which is operationally required to sustain the recreational value.</p> <p>...</p> <p>Northallerton Town Park</p> <p><u>Land To increase the quantity and quality of open space to meet the needs of a growing population land west of the Applegarth, Northallerton is allocated and protected for informal open space, cemetery, allotments and equipped play area and car park, see 'NOR 4: Northallerton Town Park' for development requirements.</u></p> <p><u>Sports Villages</u></p> <p><u>Land on the northern edge of Northallerton, between the Northallerton to Middlesbrough railway line and Northallerton Road is allocated for sports and recreation facilities, as Northallerton Sports Village, see 'NOR5: Northallerton Sports Village' for additional development requirements.</u></p> <p><u>Land on the southern edge of Sowerby, south of Gravel Hole Lane and Kings Meadows is allocated for sports and recreation facilities, as Sowerby Sports Village, see 'TIS4: Sowerby Sports Village' for additional development requirements.</u></p>	
MM70	Paragraph 7.39	<p>7.39 National Planning Policy makes provision for the designation of green areas of particular local importance as Local Green Space. The local plan designates areas of land that have been assessed as being in close proximity to the community they serve, they are demonstrated as being special to the community and are not an extensive tracts of land. Communities preparing neighbourhood plans can designate areas as local green space. Once designated, the level of protection is consistent with that of green belts, with development not being permitted other than in very special circumstances unless it is in accordance with national policy.</p>	Soundness - Effective
MM71	CI 4: Community Facilities	<p>CI4: Community Facilities</p> <p>New facilities</p> <p>A proposal that provides for a new <u>or enhanced</u> community facilities will be supported provided if:</p> <p>a. there is a demonstrable local need for the facility;</p> <p>b. the proposed facility is <u>will be</u> accessible to the community it is intended to serve; and.</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>c. the development would not detract from the character of the local area.</p> <p><u>In considering the suitability of a site for a new community use, the Council will have regard to the local need for the facility.</u></p> <p>...</p>	
MM72	RM 1: Water Quality and Supply	<p>All development likely to have any implications for water quality, <u>natural geomorphology or ecological value to the water environment</u>, should have regard to the actions and objectives of the relevant River Basin Management Plan in seeking. This is in order to protect and improve the quality of waterbodies in and around the district including the rivers Swale, Ure, Ouse, Tees and Leven and their tributaries.</p> <p>...</p>	Soundness - Effective
MM73	RM 2: Flood Risk	<p>The Council will manage and mitigate flood risk by:</p> <p>a. Avoiding development in flood risk areas, where possible, by applying the sequential approach and where this is not possible by mitigating measures in line test and where necessary applying the exception test in accordance with national policy, both in the allocation of sites for development and in the determination of planning applications. Where necessary through the application of Exception Test.</p> <p>...</p> <p>This will be achieved by supporting a development proposal only where it is demonstrated that:</p> <p>i. the sequential approach and the sequential test have test has been applied and passed;</p> <p>j. if, following application of the sequential approach and sequential test, it is not possible, consistent with wider sustainability objectives and the vulnerability to flooding of the proposed use for development to be located in zones with a lower probability of flooding, taking account the impacts of climate change, the exception test has been applied and passed, such that;</p> <p>...</p> <p>Site specific flood risk assessment</p> <p>A site specific flood risk assessment will be required where development is proposed for a site that is at risk of flooding from any source, where the Environment Agency have identified critical drainage problems, the site is 1 hectare or more in size.</p> <p>...</p>	<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p>
MM74	RM 3: Surface Water and	<p>A proposal will <u>only</u> be supported where surface water and drainage have been addressed such that:</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
	Drainage Management	<p>...</p> <p>b. where appropriate, sustainable drainage systems (SuDS) will be incorporated in accordance with having regard to North Yorkshire County Council Sustainable Drainage Systems Design Guidance or successor documents, the council is. <u>The Council must be</u> satisfied that the proposed minimum standards of operation are appropriate and arrangements for management and maintenance for the lifetime of the development are put in place;</p> <p>c. wherever possible, <u>and where appropriate,</u> SuDS are integrated with the provision of green infrastructure on and around a development site to contribute to wider sustainability objectives;</p> <p>d. if the drainage system would directly or indirectly involve discharge to a watercourse that the Environment Agency are <u>is</u> responsible for, or a system controlled by an internal drainage board the details of the discharge have taken must take <u>account of</u> relevant standing advice or guidance and have been informed by early engagement with the relevant body; and</p> <p>e. if a road would be affected by the drainage system the details of the system have been agreed with the relevant highway authority; <u>and</u></p> <ul style="list-style-type: none"> • <u>SuDS for hardstanding areas for parking of 50 or more cars, or equivalent areas will be expected to include appropriate additional treatment stages/interceptors to ensure that any pollution risks are suitably addressed.</u> <p>...</p> <p>The Council will support flood risk management schemes that aim to slow the flow of water upstream and local flood protection schemes where they do not result in unacceptable harm to landscape character, have an adverse environmental, social or economic impact or increase flood risk in other locations.</p> <p>SuDS for hard-standing areas for parking of 50 or more cars, or equivalent areas will be expected to include appropriate additional treatment stages/interceptors to ensure that any pollution risks are suitably addressed.</p> <p>...</p>	Soundness - Consistent with national policy
MM75	RM 4: Air Quality	<p>...</p> <p>Where mitigation measures are necessary the proposal will only be supported where they will be implemented and, as necessary, maintained. Where adequate mitigation measures are not possible, compensatory measures may be appropriate. <u>If appropriate compensatory measures cannot be found the development will not be supported.</u></p>	Soundness - Effective Consequential change as a result of other modification
MM76	RM 5: Ground Contamination and Groundwater Pollution	<p>Where ground contamination of a site and/ or adjacent land is possible, due to factors including, but not limited to, existing or previous uses, the risks of ground contamination, including ground water and ground gases, appropriate investigation will be</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>necessary. Where there is potential for proposal to be affected by contamination or where contamination may present a risk to the surrounding environment, the Council will require an independent investigation to determine:</p> <p>Where investigation shows that development could result in an unacceptable risk or a controlled waters receptor (principal or secondary aquifer) exists a risk assessment will be required. If the risk assessment shows that the risk is acceptable the proposal will be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light.</p> <ul style="list-style-type: none"> • the nature and extent of contamination and the possible impact this may have on health, amenity, biodiversity, the natural and built environment. • that there is no inappropriate risk for a controlled waters receptor, which should be accompanied by a risk assessment. • suitable remediation measures to ensure the site is suitable for the proposed use, demonstrating that there will be no adverse impact by the removal and treatment of the contamination. <p>If the risk assessment shows that risks will not be acceptable, then a more detailed investigation or remediation will be required. Only where the more detailed investigation or remediation scheme shows that the risks can be made acceptable will the proposal be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light.</p> <p>Where remediation is necessary a strategy or scheme plan for its implementation and, where appropriate, maintenance will need to be agreed, which demonstrates that: <u>with the Council prior to the determination of the planning application.</u></p> <p>a. the site is safe for development;</p> <p>b. there would be no adverse health impacts to future/ surrounding occupiers; and</p> <p>c. there will be no deterioration of, or minimal impact on, the environment as a result of contamination.</p> <p>Upon completion of the agreed remediation strategy/scheme a Verification Report verification report will need to be submitted to demonstrate compliance with the scheme. If suitable remediation cannot be provided, the development will not be supported.</p> <p>Protection of groundwater</p> <p>A proposal within a Source Protection Zone (SPZ) 1 or within 50m of a private potable groundwater source that includes any of the following development types Development proposals must account for possible groundwater contamination in Source Protection Zones (SPZs). Proposals within any SPZ will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design. Proposals will only be supported</p>	

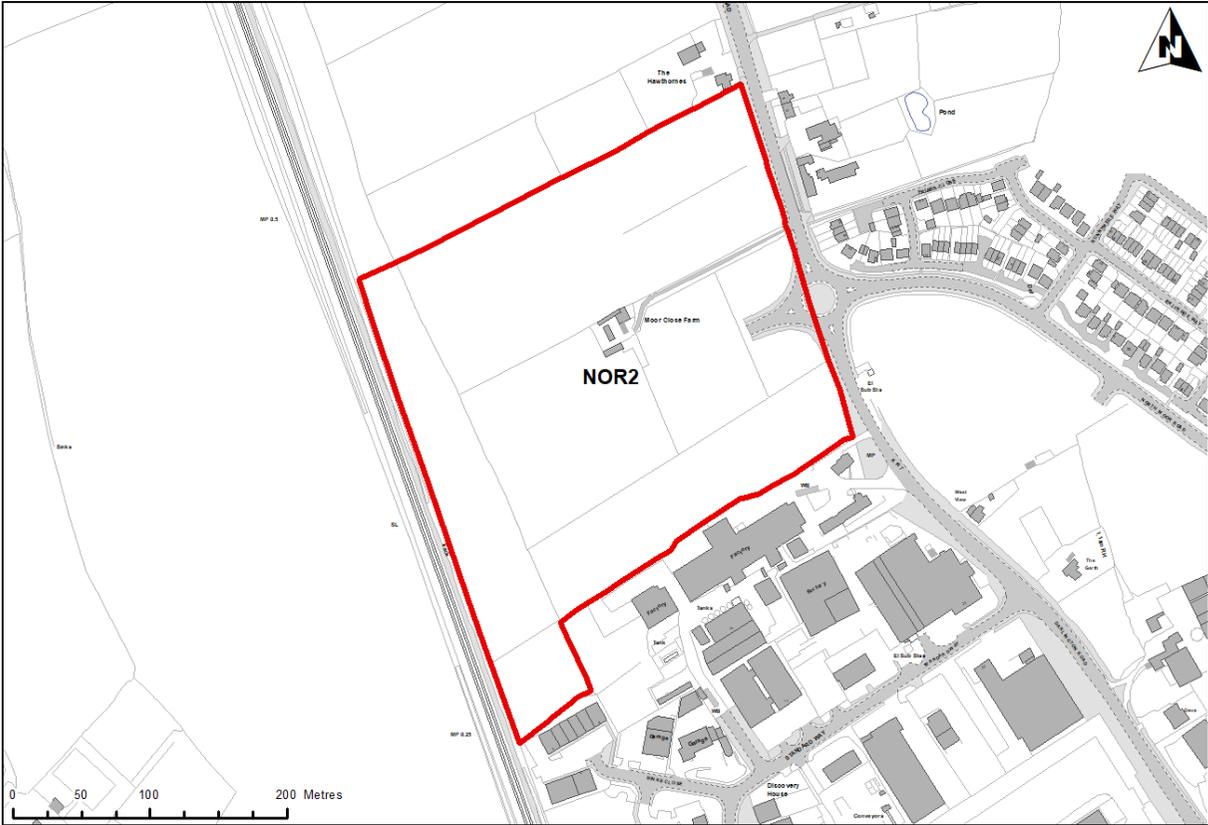
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>where adequate safeguards against possible contamination <u>of groundwater</u> can be agreed, implemented and maintained <u>when</u>:</p> <ul style="list-style-type: none"> • <u>within a SPZ 1 or within 50m of a private potable groundwater source and the proposal includes any of the following development types:</u> • septic tanks, waste water treatment works, chemicals storage tanks or underground storage tanks; ... • other types of development identified in the Environment Agency's Groundwater Protection guides or successor documents. <p>A proposal within a SPZ 2 or 3 or on a principal or secondary aquifer will be considered on a risk based approach with the exception of development involving sewerage, trade and storm effluent to ground or deep soakaways, which will only be supported where it can be demonstrated that these are necessary, are the only option available and adequate safeguards against possible contamination of groundwater can be agreed, implemented and maintained. A proposal in any SPZ will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design.</p> <ul style="list-style-type: none"> • <u>Within a SPZ 2 or 3 or on a principal or secondary aquifer for development involving sewerage, trade and/or storm effluent to ground or deep soakaways.</u> <p>Unexploded ordnance</p> <p><u>Where risks from Development proposals on sites that may be affected by Unexploded Ordnance (UXO) on a site are possible due to a former land use or location, the risks from UXO will need to be investigated. An initial review of the potential sources of UXO, comprising a preliminary UXO risk assessment, should be undertaken. If further UXO risk mitigation is required then a detailed UXO risk assessment should be carried out. If the detailed assessment recommends site specific risk mitigation then these mitigation measures should be designed to either eliminate the risk or reduce the risk will only be supported where risks have been investigated and either eliminated or mitigated to an acceptable and practical level. All investigations and mitigation should be carried out in accordance with the Construction Industry Research and Information Association (CIRIA) guidance Unexploded Ordnance (UXO) A Guide for the Construction Industry (C681) or equivalent by a competent person level. Proposals will not be supported where adequate mitigation of risks has not been demonstrated.</u></p>	
MM77	Paragraph 8.41	<p>Unexploded ordnance</p> <p>8.41 Hambleton has a long history of military activity and connections with the armed forces, particularly the Royal Air Force, and within the district there are currently three active airfields at RAF Looming, RAF Linton on Ouse and RAF Topcliffe (a satellite station also incorporating Alanbrooke Barracks). Former airfields that were also used during and after the Second</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification				
		<p>World War are located at Skipton on Swale, Dalton, Tholthorpe and Sutton on the Forest with several active and former airfields across the district.</p> <p>8.42 When considering development proposals on sites with former or current military use or in areas with recorded aerial bombardment, the presence of UXO should be assumed and the risks assessed. All investigations and mitigation should be carried out in accordance with the Construction Industry Research and Information Association (CIRIA) guidance Unexploded Ordnance (UXO) A Guide for the Construction Industry (C681) or equivalent by a competent person.</p> <p><u>An initial review of the potential sources of UXO, comprising a preliminary UXO risk assessment, should be undertaken. If further UXO risk mitigation is required, then a detailed UXO risk assessment should be carried out. If the detailed assessment recommends site specific risk mitigation, then these mitigation measures should be designed to either eliminate the risk or reduce the risk to an acceptable and practical level.</u></p>					
MM78	RM 6: Minerals and Waste	<i>This section, including the policy and all text (paragraphs 8.43, 8.44 and 8.45) to be deleted.</i>	Soundness - Effective Soundness - Consistent with national policy				
MM79	RM 7: Renewable and Low Carbon Energy	<p>Renewable and low-carbon energy installations including associated service roads and connections to the grid, <u>including associated infrastructure</u>, will be encouraged. A proposal, <u>including community-led initiatives for renewable and low carbon energy</u>, will be supported where it is demonstrated that all potential adverse impacts, including cumulative impacts and those on aircraft, radar and telecommunications, are, or can be made, acceptable.</p> <p>...</p>	Soundness - Effective				
MM80	Chapter 9 Allocations - Introductory text at beginning of chapter	<p>...</p> <ul style="list-style-type: none"> fulfil the total residual housing requirement for the district up to 2035-2036, as set out in policy 'S2: Strategic Development Needs' and detailed in policy 'HG1: Housing Delivery'; and meet the total identified employment land requirements for the district up to 2035-2036, as set out in policy S 2 'S2: Strategic Development Needs' and detailed in policy 'EG1: Meeting Hambleton's Employment Requirement Need'. <p>The Council's assessments have informed the selection of sites that is capable of delivering the development strategy for the district up to 2035-2036, taking account of existing planning permissions.</p> <p>...</p>	Soundness - Consistent with national policy				
MM81	NOR 1: Winton Road, Northallerton	<p>...</p> <table border="1" data-bbox="488 1353 1816 1465"> <tr> <td data-bbox="488 1353 613 1422">Location:</td> <td data-bbox="613 1353 1816 1422">Land to rear the north of Winton Road and land to East-east east of Lewis Road and Turker Lane <u>and north of Bullamoor Road, Northallerton</u></td> </tr> <tr> <td data-bbox="488 1422 613 1465">Size (ha):</td> <td data-bbox="613 1422 1816 1465">63.31.4ha</td> </tr> </table>	Location:	Land to rear the north of Winton Road and land to East-east east of Lewis Road and Turker Lane <u>and north of Bullamoor Road, Northallerton</u>	Size (ha):	63.31.4ha	Soundness - Effective
Location:	Land to rear the north of Winton Road and land to East-east east of Lewis Road and Turker Lane <u>and north of Bullamoor Road, Northallerton</u>						
Size (ha):	63.31.4ha						

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification		
		<table border="1" data-bbox="488 217 1816 408"> <tr> <td data-bbox="488 217 611 408">Allocated for:</td> <td data-bbox="611 217 1816 408"> <p>approximately 640485 homes (840650 gross) (includes 200 commitments) (24.2ha), education (3ha, land for a one form entry primary school (no less than 1.5 hectares), open space and, green corridor (18.47ha min) green infrastructure and an internal link road linking Stokesley Road and Bullamoor Road</p> <p>Proposals that include a neighbourhood centre to meet day to day needs will also be supported (any individual retail use not to exceed 200m² gross floor area).</p> </td> </tr> </table> <p>This greenfield site is located on the northeast edge of Northallerton, east of the A684, Stokesley Road. The site rises to the north/northeast/east, providing views across the town and to the Yorkshire Dales beyond.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>1.</u> The main vehicle, cycle and pedestrian accesses will be taken from Stokesley Road to the west and Bullamoor Road to the south. A route through the site is required linking the two main access points. Secondary access will be taken from Thorntree Road. ▪ <u>2.</u> Works are required to extend and improve pedestrian and cycle links through the site and with the surrounding area, including the provision of pedestrian and cycle access to Winton Road and Lewis Road, as well as extension of the network along the boundaries of the site with Stokesley Road and Bullamoor Road and the public right of way that runs east-west across the site and along the eastern boundary. ▪ <u>3.</u> The impact of traffic generated by development of this site must be addressed by <u>on-site and off-site</u> highway improvements. The scale and nature of the requirements will be confirmed following detailed modelling of the local road network, to be undertaken by North Yorkshire County Council (NYCC) by a Transport Assessment (TA) which identifies the potential transport impact of the proposal and identifies the necessary interventions. If a proposal comes forward ahead of the completion of the modelling work detailed engagement with NYCC will be required <u>Detailed engagement will be required with the Local Highway Authority (LHA). Improvements are likely to be required, but may not be limited to.</u> The scope of the TA will <u>include the need to consider improvements to</u> junctions at: A167/ B6271 Yafforth Road roundabout; A167/ A168/ B1333/ East Road roundabout; Friarage Street/ East Road/ Bullamoor Road roundabout; Friarage St-Street/ Brompton Road roundabout; East Road/ The Link <u>signalised junction</u>; High Street/ B1333/ Friarage Street roundabout; and B1333 High Street/ Bullamoor Romanby Road signalised junction. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>4.</u> Part of the site adjacent to Turker Beck (to the west) is within Flood Zone 2 and 3, where there is also some risk of surface water flooding. A site specific flood risk assessment will be required, any necessary attenuation measures and other mitigation measures should be incorporated and taken into account in the overall design and layout of the site. 	Allocated for:	<p>approximately 640485 homes (840650 gross) (includes 200 commitments) (24.2ha), education (3ha, land for a one form entry primary school (no less than 1.5 hectares), open space and, green corridor (18.47ha min) green infrastructure and an internal link road linking Stokesley Road and Bullamoor Road</p> <p>Proposals that include a neighbourhood centre to meet day to day needs will also be supported (any individual retail use not to exceed 200m² gross floor area).</p>	
Allocated for:	<p>approximately 640485 homes (840650 gross) (includes 200 commitments) (24.2ha), education (3ha, land for a one form entry primary school (no less than 1.5 hectares), open space and, green corridor (18.47ha min) green infrastructure and an internal link road linking Stokesley Road and Bullamoor Road</p> <p>Proposals that include a neighbourhood centre to meet day to day needs will also be supported (any individual retail use not to exceed 200m² gross floor area).</p>				

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p><u>5.</u> Development of the site must not have a detrimental impact on the flood alleviation scheme on Turker Beck and Sun Beck or affect its operation. A 15m easement is required around the <u>Turker Beck Flood Alleviation</u> scheme to enable access by the Environment Agency. Consultation with the Environment Agency will be required.</p> <p>Biodiversity and landscaping <u>landscape</u></p> <p>▪ <u>6.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, <u>other than to allow a suitable site access</u>, and boundaries features enhanced to screen views of the site from the north and east, and between the site and residential development to the west. Habitats must be protected from adverse impacts, such as obtrusive light.</p> <p>Heritage</p> <p>▪ <u>7.</u> The site is considered to have archaeological potential, and an archaeological assessment will be required.</p> <p>Education</p> <p>▪ <u>8.</u> Primary school provision in the area is insufficient to accommodate children from the site. Land to accommodate a two <u>one</u> form entry primary school (<u>31.5</u> hectares) is required to be provided on site. The site must not be landlocked in order to enable future expansion. North Yorkshire County Council Children and Young People Services-The Local Education Authority must be consulted on the size and location of the school site during the masterplanning process and subsequent planning application phase.</p> <p>Neighbourhood facilities</p> <p>▪ <u>9.</u> A proposal may include neighbourhood facilities but must be agreed with the council through the masterplanning process. The type, scale and location of neighbourhood facilities must be considered carefully and design primarily to meet the day to day needs of local residents. Any <u>individual</u> retail uses must be small scale (below 200m² (gross floor area)) in order to meet the day to day needs generated from the site. <u>The number and type of units provided will be agreed through the masterplanning process. Any neighbourhood centre proposed must not be of a scale that would unacceptably impact on the vitality and viability of a defined town centre, as set out in Policy EG3. Where necessary, the Council will consider the need for a retail impact assessment.</u> Regard will be given to the access, connectivity and relationship with existing facilities <u>in determining the siting of any centre.</u></p> <p>Other planning considerations</p> <p>▪ <u>10.</u> The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council <u>the Minerals Planning Authority.</u></p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>Utility provision</p> <ul style="list-style-type: none"> ▪ <u>11.</u> Yorkshire Water have identified that reinforcement of the sewerage network is likely to be required, further investigation into the capacity of the water supply and waste water infrastructure may also be required. Therefore it is recommended that early consultation with the water authority is necessary. ▪ <u>12.</u> A 11kv overhead powerline crosses the site. This must be accommodated within the masterplan/layout of the scheme or provision made for diversion. ▪ <u>13.</u> Early engagement with Northern Gas Network and Northern Power Grid is recommended so that any necessary works are addressed. <p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ <u>14.</u> Due to the scale of the development proposals will be required to be accompanied by a site wide master plan and a design code, as set out in policy E1 Design. The master plan should demonstrate how development will successfully integrate with the existing residential area as well as addressing the constraints and opportunities of the site. Scale, massing and density considerations in the design and disposition of new housing will be expected to have regard to the original character of the area. ▪ <u>15.</u> Development should be considered carefully with regards to the landscape setting of Northallerton and the potential for development to be seen from distance. Solutions should include enhancement of the landscape structure to boundaries and within the site. ▪ <u>16.</u> Green infrastructure should be provided through the site to link with the wider green infrastructure network as identified in the Northallerton, Brompton and Romanby, draft Landscape and Open Space Strategy (2016). <p>Delivery:</p> <p>This site is subject to traffic modelling, to be undertaken by North Yorkshire County Council <u>the Local Highway Authority</u>, as a result delivery is expected in years 6 to 10 of the plan period.</p>	
MM82	NOR 2: West of Darlington Road, Northallerton	<p><image to be replaced as follows></p> <p>Original –</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		 <p>© Crown Copyright (and database rights) 2018 OS 100018555</p> <table border="1" data-bbox="483 1141 1818 1348"> <tr> <td data-bbox="483 1141 616 1212">Location:</td> <td data-bbox="616 1141 1818 1212">Land east of Railway Tracks/ O S Field 8529 to the west of Darlington Road, Northallerton to the south of The Hawthornes.</td> </tr> <tr> <td data-bbox="483 1212 616 1252">Size (ha):</td> <td data-bbox="616 1212 1818 1252">8.74-8.93ha</td> </tr> <tr> <td data-bbox="483 1252 616 1348">Allocated for:</td> <td data-bbox="616 1252 1818 1348">Employment uses ('B' class) Research and development of products or processes, industrial processes, general industrial or storage and distribution. On the Darlington Road frontage only also offices to carry out any operational or administrative functions.</td> </tr> </table> <p data-bbox="483 1388 1818 1444">This green field site is located to the north of Northallerton, west of the A167 and the junction with North Moor Road. The site is situated adjacent to the existing industrial area to the south, with mixed use development at North Northallerton to the east.</p>	Location:	Land east of Railway Tracks/ O S Field 8529 to the west of Darlington Road, Northallerton to the south of The Hawthornes.	Size (ha):	8.74-8.93ha	Allocated for:	Employment uses ('B' class) Research and development of products or processes, industrial processes, general industrial or storage and distribution. On the Darlington Road frontage only also offices to carry out any operational or administrative functions.	
Location:	Land east of Railway Tracks/ O S Field 8529 to the west of Darlington Road, Northallerton to the south of The Hawthornes.								
Size (ha):	8.74-8.93ha								
Allocated for:	Employment uses ('B' class) Research and development of products or processes, industrial processes, general industrial or storage and distribution. On the Darlington Road frontage only also offices to carry out any operational or administrative functions.								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>Development requirements:</p> <p><u>Use</u></p> <p>1. <u>In addition to the business use for the site, on the Darlington Road frontage only the mix of uses may include offices to carry out any operational or administrative function either in a manner complementary to uses on the adjoining land or independent of those uses.</u></p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>2.</u> Vehicle, cycle and pedestrian access will be taken from the existing roundabout junction with the A167 Darlington road and North Moor Road. ▪ <u>3.</u> Works are <u>will be</u> required to extend and improve pedestrian and cycle links, including to the local centre located to the east, the extension of the footway and lighting along Darlington road, appropriate pedestrian crossings and street lighting, where necessary, to serve the site. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>4.</u> Part of the site towards the southwestern boundary is vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p>Biodiversity and landscaping</p> <ul style="list-style-type: none"> ▪ <u>5.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained <u>or replaced if necessary</u>, including hedgerows and mature trees <u>other than to allow a suitable site access</u>, and boundaries features enhanced to screen views of the site from the north and east. Habitats must be protected from adverse impacts, such as obtrusive light. <p>Other planning considerations</p> <ul style="list-style-type: none"> ▪ <u>6.</u> The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council <u>Minerals Planning Authority</u>. <p>Utility and service provision</p> <ul style="list-style-type: none"> ▪ <u>7.</u> Early engagement will be required <u>is recommended</u> with the utility and service providers in order to establish available supply capacity to the site and, depending on the type of proposed development, whether reinforcement will be required: 	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<ul style="list-style-type: none"> • <u>a.</u> Water - Yorkshire Water have identified that reinforcement of the sewerage network is likely to be required and that detailed investigation into the capacity of the water supply and waste water infrastructure is required. Therefore it is recommended that early consultation with the water authority is necessary. • <u>b.</u> Works adjacent to the railway - If any site excavations/pilling/buildings are proposed to be located within 10 metres of the railway boundary a method statement will need to be submitted to Network Rail's Asset Protection Engineer for approval. <p>A planning and development brief for the site should demonstrate how the development will successfully integrate with the existing employment area as well as addressing the constraints and opportunities of the site. Scale, massing and density considerations will be expected to have regard to the original character of the area, including the scale, massing and density of adjoining development and the character of the area and opportunities of the site.</p>							
MM83	NOR 3: Northallerton Former Prison Site	<p>...</p> <table border="1" data-bbox="488 630 1818 753"> <tr> <td style="width: 15%;">Location:</td> <td>The former Northallerton Prison, East Road, Northallerton</td> </tr> <tr> <td>Size (ha):</td> <td>1.46ha</td> </tr> <tr> <td>Allocated for:</td> <td>Mixed use; retail (A1) shops, office (B1a) offices, restaurants and cafes (A3), pubs/bars A4) and a cinema (D2).</td> </tr> </table> <p>This previously developed site is located within the built up area of Northallerton, to the east of East Road.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • <u>1.</u> Vehicle, cycle and pedestrian access is to be taken from the east from Crosby Road and pedestrian and cycle links are to be made to both Crosby Road and to East Road. • <u>2.</u> Works are required to extend and improve pedestrian and cycle links, including improved pedestrian links to the Crosby Road Car Park and the town centre via Zetland Street and the ginnels at New Row, Chapel Entrance, Golden Lion, Flag Yard and Black Bull. <u>The layout of the site is to be designed to promote the use of these pedestrian links.</u> <p>Flood risk, drainage and water management</p> <ul style="list-style-type: none"> • <u>3.</u> Parts of the site along the eastern, southern and western boundaries and to the north are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p>Biodiversity and landscaping</p>	Location:	The former Northallerton Prison, East Road, Northallerton	Size (ha):	1.46ha	Allocated for:	Mixed use; retail (A1) shops, office (B1a) offices, restaurants and cafes (A3), pubs/bars A4) and a cinema (D2).	Soundness - Effective
Location:	The former Northallerton Prison, East Road, Northallerton								
Size (ha):	1.46ha								
Allocated for:	Mixed use; retail (A1) shops, office (B1a) offices, restaurants and cafes (A3), pubs/bars A4) and a cinema (D2).								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<ul style="list-style-type: none"> ▪ 4. A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained and new planting will be included in the design. Habitats must be protected from adverse impacts, such as obtrusive light. <u>New landscape planting will be required.</u> <p>Heritage</p> <ul style="list-style-type: none"> ▪ 5. The site includes five buildings that are listed (Grade II); <u>Grade II listed buildings</u>: the Quadrangle, the Staff Tenement Range, the Governor's House, the 1818 Female Wing and the Female Cell Block. The site is close to the Northallerton Conservation Area, which includes land to the west of East Road. A heritage statement will be required. <u>Careful is require to assist careful consideration is required</u> to ensure that the development will not cause harm to the elements that contribute to the significance of these heritage assets, and development. <u>Development</u> should seek to enhance the significance of these designated heritage assets and their settings. <p>Design, landscaping, and <u>open space provision and green corridors</u></p> <ul style="list-style-type: none"> ▪ 6. The Central Northallerton Masterplan has been produced and the council has entered into partnership with the Wykeland Group to form a 'Joint Venture Company' to deliver the masterplan. ▪ 7. The southern part of the site will be has been <u>developed</u> with retail floorspace in the region of 2,600m² and associated parking. This part of the site will be integrated with the remaining area to the north where the listed buildings will be re-used for a variety of purposes including office, a digital innovation hub and restaurants, along with a new build cinema with additional restaurant and leisure facilities. 							
MM84	NOR 4: Northallerton Town Park	<p>...</p> <table border="1" data-bbox="488 963 1814 1114"> <tr> <td>Location:</td> <td>Land west of The Applegarth, Northallerton</td> </tr> <tr> <td>Size (ha):</td> <td>11.5ha</td> </tr> <tr> <td>Allocated for:</td> <td>Open and <u>Amenity green space, equipped play area, school playing field, open recreation space, cemetery and allotments</u></td> </tr> </table> <p>This site is located on the western edge of Northallerton, between the East Coast Mainline railway Northallerton to Middlesbrough railway line and the town centre. The site includes the significant landmark hill, Castle Hills and the scheduled monument of Bishop's Palace, and Motte and Bailey. Sun Beck and Willow Beck run through the site.</p> <p>Development requirements:</p> <p>Access and highways</p>	Location:	Land west of The Applegarth, Northallerton	Size (ha):	11.5ha	Allocated for:	Open and <u>Amenity green space, equipped play area, school playing field, open recreation space, cemetery and allotments</u>	Soundness - Effective
Location:	Land west of The Applegarth, Northallerton								
Size (ha):	11.5ha								
Allocated for:	Open and <u>Amenity green space, equipped play area, school playing field, open recreation space, cemetery and allotments</u>								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<ul style="list-style-type: none"> ▪ <u>1.</u> Works are required to extend and improve pedestrian and cycle links, including improvements to link into the existing network and to ensure easy access from surrounding areas of the town and through the site. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>3.</u> Most of the site is within flood zone 2 and the western part is within flood zone 3. Parts of the site are vulnerable to surface water flooding. A site specific flood risk assessment should be completed to determine the nature and scope of any mitigation that may help to address flood risk and surface water management. <p>Biodiversity and landscaping</p> <ul style="list-style-type: none"> ▪ <u>4.</u> A preliminary ecological appraisal should be completed to identify how existing features should be retained and enhanced. Habitats must be protected from adverse impacts, such as obtrusive light. <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>6.</u> The site includes the scheduled monument of Bishop's Palace, and Motte and Bailey. The scheduled monument and the cemetery are within the Northallerton Conservation Area, which includes land to the west of East Road. There are no listed buildings within the site but several, including All Saints Church and two buildings on The Applegarth, are close by. Careful consideration is required to ensure that there will be no harm to the elements that contribute to the significance of these heritage assets, and where possible the significance of these designated heritage assets and their settings is enhanced. <p>...</p>							
MM85	NOR 5: Northallerton Sports Village	<p>...</p> <table border="1" data-bbox="488 1010 1816 1161"> <tr> <td>Location:</td> <td>Land west of Northallerton Road, Northallertons</td> </tr> <tr> <td>Size (ha):</td> <td>7.8 18.25ha</td> </tr> <tr> <td>Allocated for:</td> <td>Sports village Northallerton Sports village. A mix of outdoor formal and informal sports and recreational activities.</td> </tr> </table> <p>This green field site is located on the northern edge of Northallerton, between the East Coast Mainline railway Northallerton to Middlesbrough railway line and Northallerton Road.</p> <p>Development requirements:</p> <p>Access and highways</p>	Location:	Land west of Northallerton Road, Northallertons	Size (ha):	7.8 18.25ha	Allocated for:	Sports village Northallerton Sports village. A mix of outdoor formal and informal sports and recreational activities.	Soundness - Effective
Location:	Land west of Northallerton Road, Northallertons								
Size (ha):	7.8 18.25ha								
Allocated for:	Sports village Northallerton Sports village. A mix of outdoor formal and informal sports and recreational activities.								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<ul style="list-style-type: none"> ▪ <u>1.</u> Vehicle, cycle and pedestrian access to be taken from Northallerton Road. ▪ <u>2.</u> Works are required to extending extend and improving improve pedestrian and cycle links, including linking with the public right of way running through the site and to provide routes around the site from Willow Beck Road through the southern part of the site, to Northallerton Road and to development adjoining North Moor Road. ▪ <u>3.</u> To provide active travel cycle routes through the site and provide pedestrian and cycle recreational routes within the site. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>4.</u> Approximately half the site on the western side is within flood zones 2 and 3. Parts of the site towards the western boundary and in the southeast are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p>Biodiversity and landscaping</p> <ul style="list-style-type: none"> ▪ <u>5.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features hedgerows and mature trees should be retained, including hedgerows and mature trees, and boundary other than where removal is necessary to allow a suitable site access. Boundary features should be enhanced to screen views of the site from the north and east. Habitats must be protected from adverse impacts, such as obtrusive light and opportunities taken to enhance biodiversity. <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>6.</u> The southwest corner of the site is close to Northallerton Conservation Area. Careful consideration is required to ensure that there will be no harm to the elements that contribute to the significance of this heritage asset, and where possible its significance is enhanced. <p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ <u>7.</u> Green infrastructure should be enhanced through the site to link with the wider green infrastructure network as identified in the Northallerton, Brompton and Romanby, draft Landscape and Open Space Strategy (2016). 	
MM86	Brompton	<i>This section, including the allocation BRO1 and all text to be deleted.</i>	<p>Soundness – Effective</p> <p>The site is approaching completion with no land remaining undeveloped and no potential for further development to come forward. As such the</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
			allocation no longer serves any purpose.						
MM87	TIS 1: Station Road, Thirsk	<p>...</p> <table border="1" data-bbox="488 359 1261 485"> <tr> <td>Location:</td> <td>Land Rear Of 41, 69, 71, 67A and 69 Station Road Thirsk</td> </tr> <tr> <td>Size (ha):</td> <td>4.16ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 110 homes</td> </tr> </table> <p>This green field site is located at the western edge of Thirsk, to the south of Station Road. It is surrounded on three sides by existing development (residential to north and east and industrial to the west).</p> <p>Development requirements:</p> <p>Access and highways</p> <p><u>1. Works are required to extend and improve pedestrian links, including extension to the public rights of way network to the south.</u></p> <p>• 2. Vehicle, cycle and pedestrian access will be taken from Station Road. The number of access points onto Station Road must be agreed with North Yorkshire County Council the Local Highway Authority. The cumulative impact of traffic generation from this site and 'CAM1: Ripon Way, Carlton Miniott' will need to be assessed. Advice should be sought from North Yorkshire County Council the Local Highway Authority.</p> <p>• Works are required to extend and improve pedestrian links, including extension to the public rights of way network to the south.</p> <p><u>Flood, drainage and water management</u></p> <p>• Parts of the site towards the eastern end are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary.</p> <p><u>Biodiversity and landscaping landscape</u></p> <p><u>3. Biodiversity and landscape features should be retained, including hedgerows and mature trees other than to allow a suitable access. Boundaries features will be required to screen views of the site from the south.</u></p> <p>• 4. A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and</p>	Location:	Land Rear Of 41, 69, 71, 67A and 69 Station Road Thirsk	Size (ha):	4.16ha	Allocated for:	approximately 110 homes	Soundness - Effective
Location:	Land Rear Of 41, 69, 71, 67A and 69 Station Road Thirsk								
Size (ha):	4.16ha								
Allocated for:	approximately 110 homes								

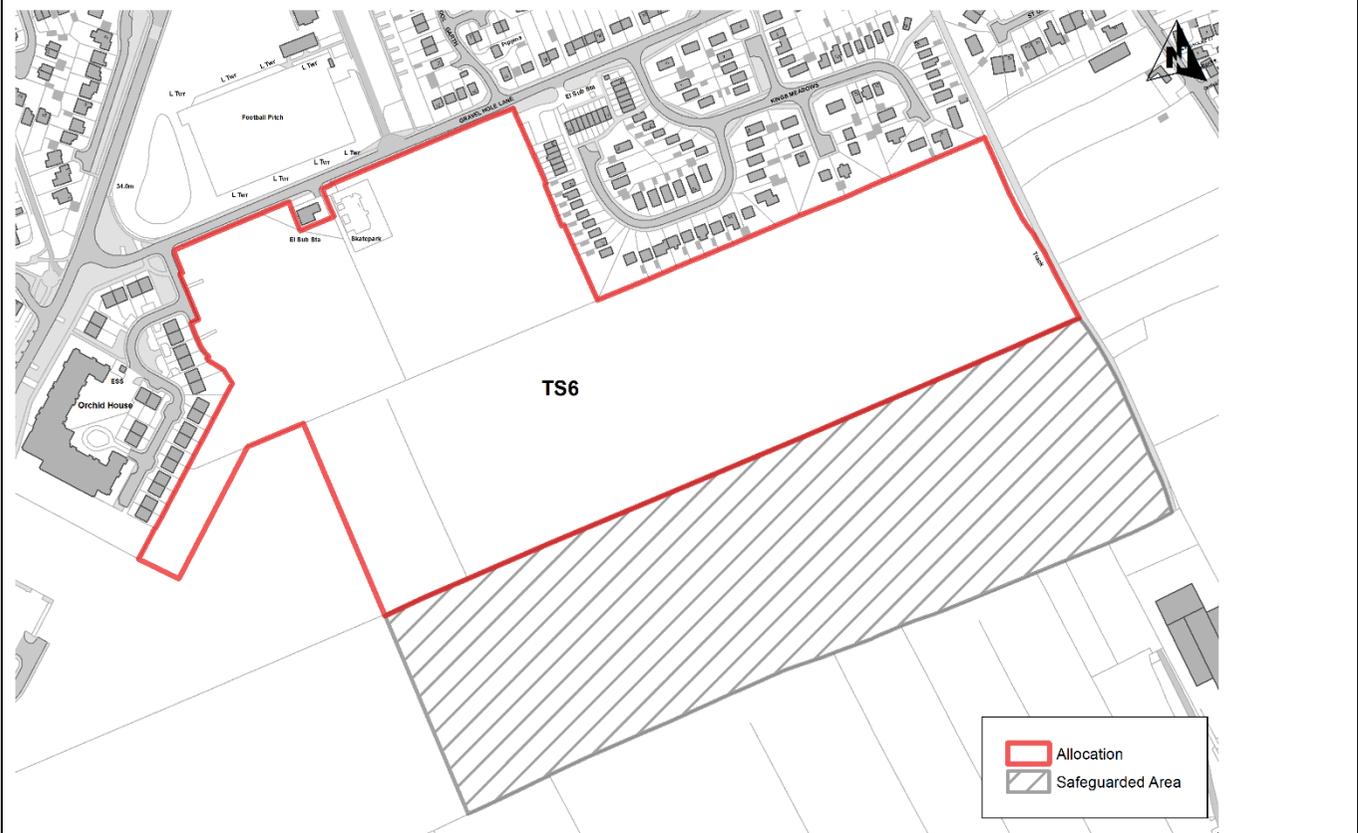
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>boundaries features enhanced to screen views of the site from the south. Habitats must be protected from adverse impacts, such as obtrusive light.</p> <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>5.</u> The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement, and an archaeological assessment will be required. <p>Other planning considerations</p> <ul style="list-style-type: none"> ▪ <u>6.</u> The site is in a minerals safeguarding area for brick and clay; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. <u>There is considered to be potential for contamination of the land and appropriate assessment and mitigation, as necessary, will be required.</u> <p><u>7. Due to the neighbouring commercial development mitigation measures are required to mitigated adverse noise impacts.</u></p> <p>Utility Provision</p> <ul style="list-style-type: none"> ▪ <u>8.</u> Early engagement with Northern Gas Network, Northern Power Grid and Yorkshire Water is recommended in order to identify any undertakings which may be required for the development. <p>Contamination</p> <ul style="list-style-type: none"> ▪ There is considered to be potential for contamination of the land and appropriate assessment and mitigation, as necessary, will be required. <p>Amenity</p> <ul style="list-style-type: none"> ▪ Due to the neighbouring commercial development mitigation measures are required to mitigated adverse noise impacts. <p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ <u>9.</u> The layout should include homes fronting on to Station Road, where the access arrangements enable this. The building line and density of such development should respond to existing adjacent properties. ▪ <u>10.</u> Development proposals will be required to be accompanied by a site wide masterplan showing how the development will successfully integrate with the existing residential area as well as addressing the constraints <u>(including a pumping station in the north west of the site)</u> and opportunities of the site. Scale, massing and density considerations in the design will be expected to have regard to the original character of the area, <u>and</u> how the site will be developed comprehensively. The form, 	

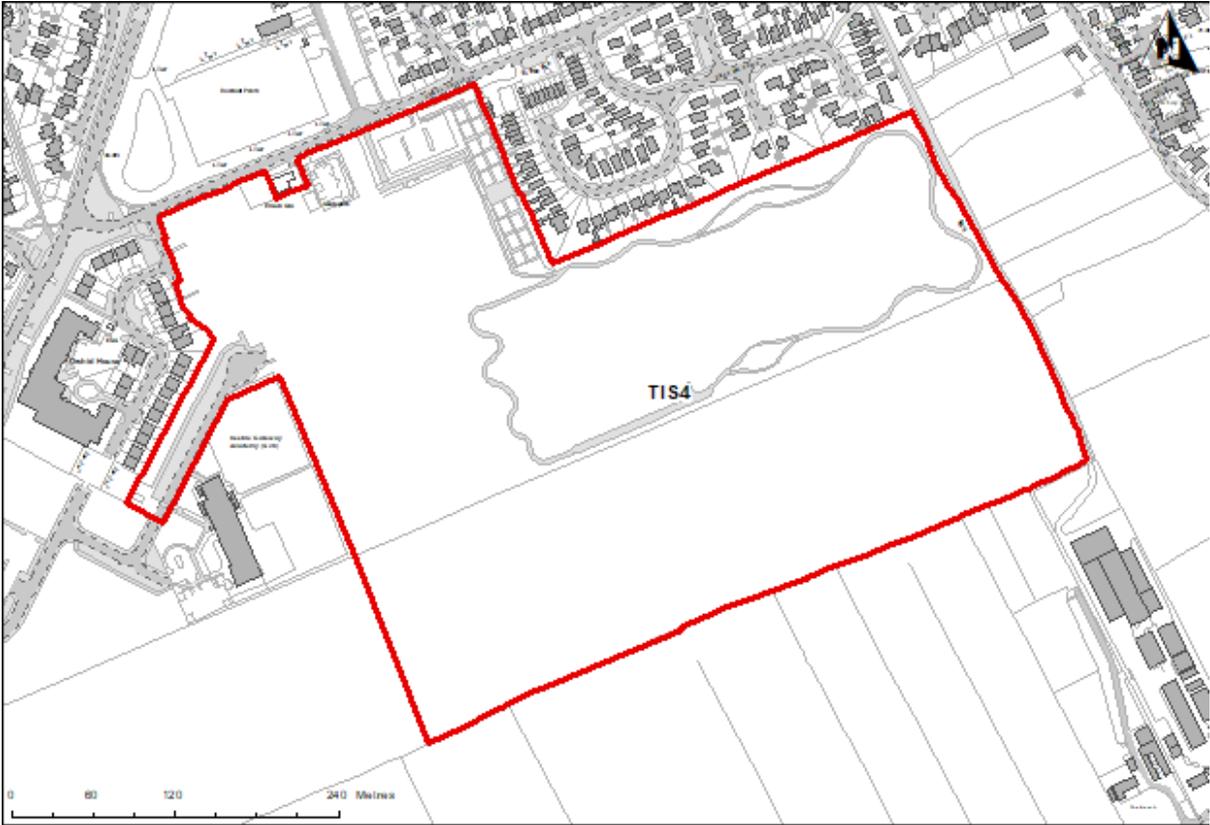
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>scale, height and massing should be carefully considered for development nearest to existing properties, to guard against impacts of overshadowing and overlooking.</p>							
MM88	TIS 2: Back Lane, Sowerby	<p>...</p> <table border="1" data-bbox="488 359 1014 483"> <tr> <td>Location:</td> <td>Land west of Back Lane, Sowerby</td> </tr> <tr> <td>Size (ha):</td> <td>1.75ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 50 homes</td> </tr> </table> <p>This green field site is located on the southern edge of Sowerby, to the west of Back Lane. The Sowerby Conservation Area is located adjacent to the site to the east.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • Vehicle, cycle and pedestrian access will be taken from Back Lane. • <u>1. Works are required to extend and improve pedestrian links, including the provision of access to the public right of way that runs along the western boundary of the site.</u> • <u>2. Vehicle, cycle and pedestrian access will be taken from Back Lane and pedestrian access to the public right of way to the west of the site.</u> <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> • Parts of the site in the eastern half are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p>Biodiversity and landscaping/landscape</p> <ul style="list-style-type: none"> • <u>3. Biodiversity and landscape features are to be retained, including hedgerows, evidence of the medieval strip fields and mature trees other than to allow a suitable access. Boundary features are to be enhanced to screen views of the site.</u> • 4. A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries features enhanced to screen views of the site from the south and west. Habitats/ habitats must be protected from adverse impacts, such as obtrusive light. 	Location:	Land west of Back Lane, Sowerby	Size (ha):	1.75ha	Allocated for:	approximately 50 homes	Soundness - Effective
Location:	Land west of Back Lane, Sowerby								
Size (ha):	1.75ha								
Allocated for:	approximately 50 homes								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>5.</u> The site is adjacent to the Sowerby Conservation Area. A Heritage statement will be required for the site and include careful consideration is required to ensure that the development will not cause harm to the elements that contribute to the significance of this heritage asset. ▪ 6. This site forms part of the historic landscape which retains some evidence of former medieval strip fields. The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement and an archaeological assessment will be required. <p>Utility Provision</p> <ul style="list-style-type: none"> ▪ <u>7.</u> Early engagement with Northern Gas Network, Northern Power Grid and Yorkshire Water is recommended in order to identify any undertakings which may be required for the development. <p>Design, landscaping, open space provision and green corridors</p> <p>Development A development statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the existing residential area as well as addressing the constraints and opportunities of the site. Scale massing and density considerations in the design will be expected to have regard to the original character of the area. This includes having regard to the linear frontage of Back Lane. This has been established by neighbouring and facing properties, this should be continued with the form of development including properties fronting onto the street and this should include properties fronting onto the street, whilst retaining the boundary hedgerow.</p>							
MM89	TIS 3: 'Sowerby Gateway', Cedar Road, Sowerby	<p>...</p> <table border="1" data-bbox="488 999 1816 1206"> <tr> <td data-bbox="488 999 611 1038">Location:</td> <td data-bbox="611 999 1816 1038">Land south of Cedar Road and north of Milburn Lane, Sowerby</td> </tr> <tr> <td data-bbox="488 1038 611 1078">Size (ha):</td> <td data-bbox="611 1038 1816 1078">11.6ha</td> </tr> <tr> <td data-bbox="488 1078 611 1206">Allocated for:</td> <td data-bbox="611 1078 1816 1206">Employment Offices to carry out any operational or administrative functions, research and development of products or processes, industrial processes, general industrial and storage and distribution uses, provided these are limited to the western part of the site adjacent to the main East Coast Mainline railway and screened by a landscape buffer</td> </tr> </table> <p>This greenfield site is located to the southeastern edge of Sowerby, south of Cedar Road. The East Coast Mainline railway runs along the western boundary. The site has extant outline planning permission for <u>employment use</u>.</p> <p>Development requirements:</p> <p><u>Use</u></p>	Location:	Land south of Cedar Road and north of Milburn Lane, Sowerby	Size (ha):	11.6ha	Allocated for:	Employment Offices to carry out any operational or administrative functions, research and development of products or processes, industrial processes, general industrial and storage and distribution uses, provided these are limited to the western part of the site adjacent to the main East Coast Mainline railway and screened by a landscape buffer	Soundness - Effective
Location:	Land south of Cedar Road and north of Milburn Lane, Sowerby								
Size (ha):	11.6ha								
Allocated for:	Employment Offices to carry out any operational or administrative functions, research and development of products or processes, industrial processes, general industrial and storage and distribution uses, provided these are limited to the western part of the site adjacent to the main East Coast Mainline railway and screened by a landscape buffer								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p><u>1. Storage and distribution uses (B8) will be limited to the western part of the site adjacent to the main East Coast Mainline railway, where they would be screened with a screening landscape buffer, and will be required to protect amenity of residential areas.</u></p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>2.</u> Vehicle, cycle and pedestrian access will be taken from Cedar Road. ▪ <u>3.</u> Works are required to extend and improve pedestrian and cycle links, including the provision of pedestrian and cycle access to the local centre on Topcliffe Road. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>4.</u> Parts of the site towards the northern and eastern boundaries are vulnerable to surface water flooding. Necessary mitigation identified in the outline permission will be implemented as agreed with relevant bodies. <p>Biodiversity and landscaping landscape</p> <p><u>5. Biodiversity and landscape features should be retained, including hedgerows and mature trees.</u></p> <ul style="list-style-type: none"> ▪ <u>6.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries features enhanced to screen views of the site from the south and west, and between the site and residential development to the north. Habitats must be protected from adverse impacts, such as obtrusive light. <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>7.</u> The site is considered to have archaeological potential, and an archaeological assessment will be required. <p>Utility Provision</p> <ul style="list-style-type: none"> ▪ It is recommended that early consultation is made with Northern Gas Network and Northern Power Grid and the relevant Water Authority in order to identify undertakings which may be required for the development. ▪ Works adjacent to the railway - If any site excavations/piling/buildings are proposed to be located within 10 metres of the railway boundary a method statement will need to be submitted to Network Rail's Asset Protection Engineer for approval. <p>Contamination</p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>There may be historic land contamination present along the western boundary adjacent to the East Coast Mainline railway and appropriate assessment and mitigation as necessary will be required.</p> <p>Design, landscaping, open space provision and green corridors</p> <p><u>8. The design must integrate the employment proposals with the surrounding uses particularly the neighbouring residential area. The statement will address the constraints and opportunities of the site, whilst also paying attention to scale massing and density considerations. The brief should guard against impacts of overshadowing and overlooking, and other adverse amenity impacts such as noise from the railway line and neighbouring commercial buildings.</u></p> <p><u>9. Boundaries features will be required to screen views of the site from the south and west, and between the site and residential development to the north.</u></p> <p>▪ <u>10. Part of the site lies within the North Yorkshire Green Infrastructure Corridor and the development should seek to enhance connectivity to adjacent green infrastructure, particularly areas of accessible local green space.</u></p> <p>Development statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also address the constraints and opportunities of the site, whilst also paying attention to scale massing and density considerations. The brief should guard against impacts of overshadowing and overlooking, and other adverse amenity impacts such as noise from the railway line and neighbouring commercial buildings.</p> <p><u>Other planning considerations</u></p> <p><u>12. If any site excavations/piling/buildings are proposed to be located within 10 metres of the railway boundary a method statement will need to be submitted to Network Rail's Asset Protection Engineer for approval.</u></p> <p><u>13. There may be historic land contamination present along the western boundary adjacent to the East Coast Mainline railway and appropriate assessment and mitigation, as necessary, will be required.</u></p> <p><u>Utility provision</u></p> <p><u>14. Early consultation with Northern Gas Network, Northern Power Grid and Yorkshire Water is recommended in order to identify undertakings which may be required for the development.</u></p>	
MM90	TIS 4: Sowerby Sports Village	<p><image to be replaced as follows></p> <p>Original –</p>	Soundness - Effective

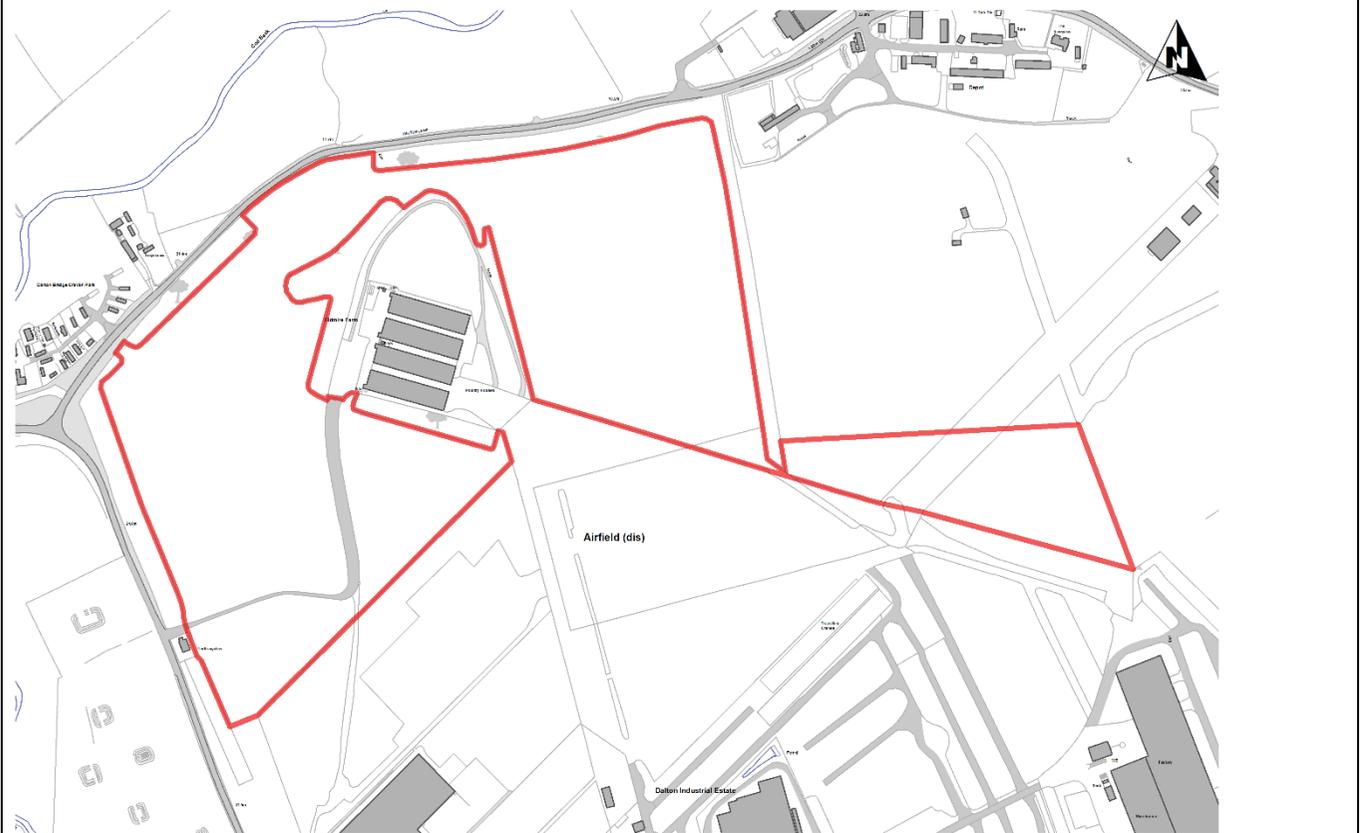
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		 <p data-bbox="472 1069 660 1109">Replacement—</p>	

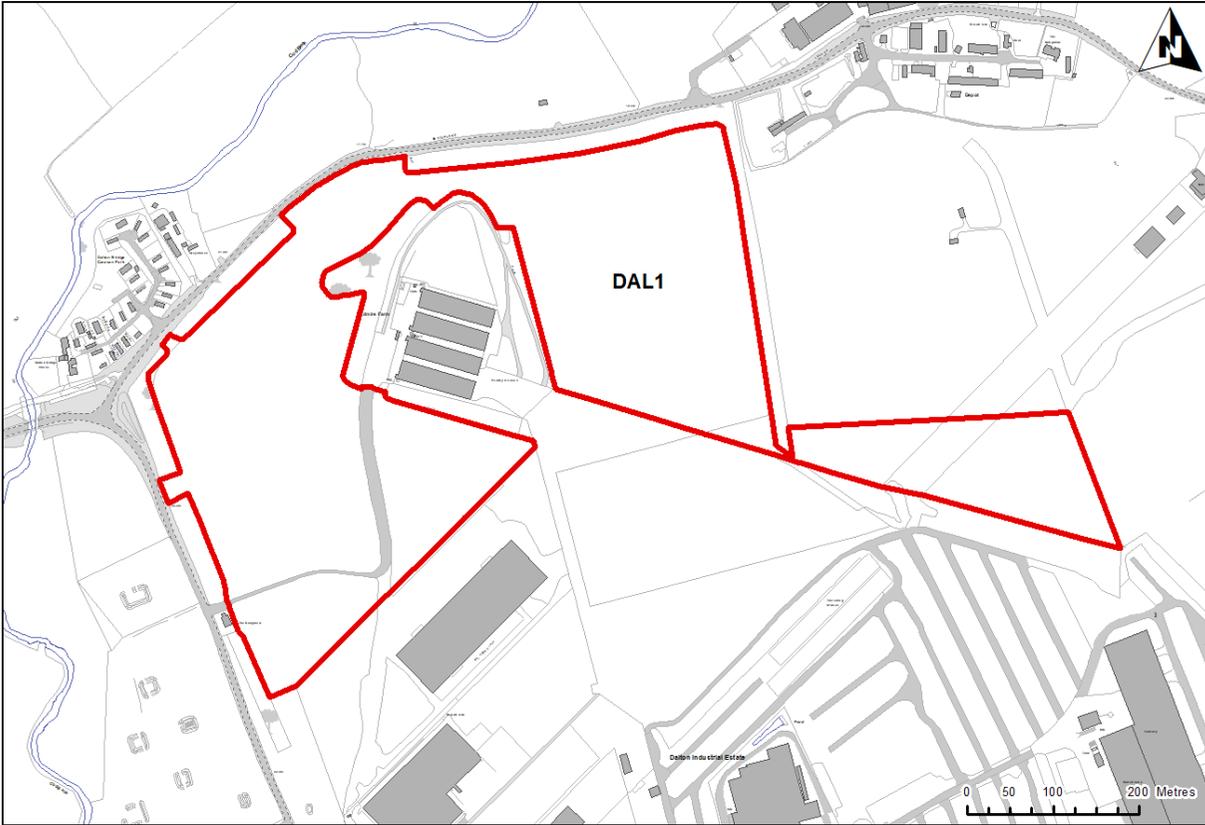
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		 <p>© Crown Copyright (and database rights) 2018 OS 100018555</p> <table border="1" data-bbox="483 1145 1818 1295"> <tr> <td>Location:</td> <td>Phase 2 of the Sowerby Sports Village</td> </tr> <tr> <td>Size (ha):</td> <td>11 allocation; 7.6 safeguarded 18.6ha</td> </tr> <tr> <td>Allocated for:</td> <td>Sowerby Gateway - Sports village and educational site. A mix of outdoor formal and informal sports and recreational activities.</td> </tr> </table> <p>This green field site is located on the southern edge of Sowerby, south of Gravel Hole Lane and Kings Meadows. <u>The development of the Sowerby Sports Village has commenced.</u></p>	Location:	Phase 2 of the Sowerby Sports Village	Size (ha):	11 allocation; 7.6 safeguarded 18.6ha	Allocated for:	Sowerby Gateway - Sports village and educational site. A mix of outdoor formal and informal sports and recreational activities.	
Location:	Phase 2 of the Sowerby Sports Village								
Size (ha):	11 allocation; 7.6 safeguarded 18.6ha								
Allocated for:	Sowerby Gateway - Sports village and educational site. A mix of outdoor formal and informal sports and recreational activities.								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification		
		<p>Development requirements</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>1. Vehicle, cycle and pedestrian access are to be taken from Gravel Hole Lane and Inspiration Way, via recent development the existing Sowerby Sports Village accesses.</u> ▪ <u>2. Works are required to extend and improve pedestrian and cycle links, including the provision of access to Gravel Hole Lane and to the public right of way along the eastern boundary of the site.</u> <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>3. Parts of the site towards the northern and eastern boundaries are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary.</u> <p>Biodiversity and landscaping</p> <ul style="list-style-type: none"> ▪ <u>4. A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, other than to allow a suitable access and boundary features enhanced to screen views of the site from the south. Habitats must be protected from adverse impacts, such as obtrusive light. Mitigation will be required to off-set any habitat loss.</u> <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>5. The site is considered to have archaeological potential and an archaeological assessment will be required.</u> <p>Safeguarded Land</p> <ul style="list-style-type: none"> ▪ Land to the south of the allocation has been safeguarded for the expansion of the sports village in the future. <p>Design of the site layout and landscape setting <u>Other planning considerations</u></p> <ul style="list-style-type: none"> ▪ <u>6. The design of outside lighting and flood lighting should be carefully considered to guard against the adverse amenity impacts of obtrusive light.</u> <p><u>7. Proposals for uses other than outdoor formal and informal sports and recreation will be resisted.</u></p>			
MM91	CAM 1: Ripon Way, Calton Miniott	<p>...</p> <table border="1" data-bbox="488 1444 1816 1485"> <tr> <td data-bbox="488 1444 631 1485">Location:</td> <td data-bbox="631 1444 1816 1485">Land off Ripon Way, Carlton Miniott</td> </tr> </table>	Location:	Land off Ripon Way, Carlton Miniott	Soundness - Effective
Location:	Land off Ripon Way, Carlton Miniott				

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification				
		<table border="1" data-bbox="488 217 1814 325"> <tr> <td data-bbox="488 217 633 252">Size (ha):</td> <td data-bbox="633 217 1814 252">1.97ha</td> </tr> <tr> <td data-bbox="488 252 633 325">Allocated for:</td> <td data-bbox="633 252 1814 325">Sowerby Gateway - Sports village and educational site. A mix of outdoor formal and informal sports and recreational activities.</td> </tr> </table> <p data-bbox="488 363 1794 421">This green field site is located on the northern edge of Carlton Miniott. The East Coast Main Line railway runs parallel to the site to the east and is approximately 50m away at the closest point.</p> <p data-bbox="488 459 786 485">Development requirements:</p> <p data-bbox="488 523 719 549">Access and highways</p> <ul data-bbox="488 587 1809 766" style="list-style-type: none"> ▪ <u>1.</u> Vehicle, cycle and pedestrian access will be taken from Ripon Way. The cumulative impact of traffic generation from this site and 'TIS1: Station Road, Thirsk' will need to be assessed. Advice should be sought from North Yorkshire County Council the <u>Local Highway Authority</u>. ▪ <u>2.</u> Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle access to Ripon Way and to retain the public right of way that crosses the site from <u>north</u> west to east. <p data-bbox="488 804 920 829">Flood, drainage and water management</p> <ul data-bbox="488 868 1800 925" style="list-style-type: none"> ▪ <u>3.</u> Parts of the site in the northern half are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p data-bbox="488 963 913 989">Biodiversity and landscaping <u>landscaping landscape</u></p> <ul data-bbox="488 1027 1720 1085" style="list-style-type: none"> ▪ <u>4.</u> <u>Biodiversity and landscape features should where possible be retained. The mature trees on and beyond the west boundary and the hedgerow to the east boundary are to be protected.</u> <ul data-bbox="488 1123 1809 1232" style="list-style-type: none"> ▪ <u>5.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries features enhanced to screen views of the site from the north, east and west. Habitats must be protected from adverse impacts, such as obtrusive light. <p data-bbox="488 1270 904 1295">Amenity <u>Other planning considerations</u></p> <ul data-bbox="488 1334 1794 1391" style="list-style-type: none"> ▪ <u>6.</u> The site is located in close proximity to the East Coast Mainline railway line and to a scrap metal recycling business. An acoustic report and mitigation measures are required to address adverse amenity impacts, such as noise. 	Size (ha):	1.97ha	Allocated for:	Sowerby Gateway - Sports village and educational site. A mix of outdoor formal and informal sports and recreational activities.	
Size (ha):	1.97ha						
Allocated for:	Sowerby Gateway - Sports village and educational site. A mix of outdoor formal and informal sports and recreational activities.						

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>Other planning consideration</p> <ul style="list-style-type: none"> The site is in a minerals safeguarding area for brick and clay; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. <p>Design, landscaping, open space provision and green corridors</p> <p>Development A design statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and including the neighbouring residential area. The statement will also address the constraints and opportunities of the site, whilst also paying attention to scale massing and density considerations. The brief should guard against impacts of overshadowing and overlooking, and other adverse amenity impacts such as noise from the railway line and neighbouring commercial buildings.</p>	
MM92	DAI 1: Extension to Dalton Industrial Estate, Dalton	<p><image to be replaced as follows></p> <p>Original –</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		 <p>Replacement-</p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		 <p data-bbox="483 1077 1153 1104">© Crown Copyright (and database rights) 2018 OS 100018555</p> <table border="1" data-bbox="483 1145 1816 1295"> <tr> <td data-bbox="483 1145 622 1185">Location:</td> <td data-bbox="622 1145 1816 1185">Land north of Dalton Old Airfield Industrial Estate, Dalton</td> </tr> <tr> <td data-bbox="483 1185 622 1225">Size (ha):</td> <td data-bbox="622 1185 1816 1225">24.57ha</td> </tr> <tr> <td data-bbox="483 1225 622 1295">Allocated for:</td> <td data-bbox="622 1225 1816 1295"><u>Employment uses – B1b, B1c, B2, B8 Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping.</u></td> </tr> </table> <p data-bbox="483 1337 1563 1364">This site is located to the north of Dalton Old Airfield Industrial Estate and to the south of Dalton Lane.</p> <p data-bbox="483 1401 788 1428">Development requirements:</p>	Location:	Land north of Dalton Old Airfield Industrial Estate, Dalton	Size (ha):	24.57ha	Allocated for:	<u>Employment uses – B1b, B1c, B2, B8 Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping.</u>	
Location:	Land north of Dalton Old Airfield Industrial Estate, Dalton								
Size (ha):	24.57ha								
Allocated for:	<u>Employment uses – B1b, B1c, B2, B8 Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping.</u>								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>Access and highways</p> <ul style="list-style-type: none"> ▪ 1. The main vehicle Vehicle, cycling and pedestrian access will be taken from Eldmire Lane, via the existing industrial estate. Should a secondary point of access be required this will be taken from Dalton Lane. 2. No heavy goods vehicles will be routed through Dalton village or Topcliffe villages and appropriate measures must be put in place to ensure this exclusion. 3. <u>If a secondary point of access is required this may be taken from Dalton Lane.</u> <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ 4. Part of the site, along the northern boundary, are is within flood zone 2. Parts of the site are vulnerable to surface water flooding. A site specific flood risk assessment covering the site will be required to determine the nature and scope of any mitigation necessary. <p>Biodiversity and landscaping</p> <ul style="list-style-type: none"> 5. <u>Biodiversity and landscape features should be retained, including hedgerows and mature trees other than to allow a suitable access. Boundary features are to be enhanced to screen views of the site from the north, east and west.</u> ▪ 6. A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundary features enhanced to screen views of the site from the north, east and west. Habitats must be protected from adverse impacts, such as obtrusive light. <p>Heritage</p> <ul style="list-style-type: none"> ▪ 7. The site is considered to have archaeological potential and an archaeological assessment will be required. <p>Other planning considerations</p> <ul style="list-style-type: none"> ▪ 8. The site is in a minerals safeguarding area for brick and clay; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. <p>Utility and Service Provision</p> <ul style="list-style-type: none"> ▪ 9. It is recommended that early consultation is made. <u>Early engagement</u> with Northern Gas Network and Northern Power Grid and the relevant Yorkshire Water Authority is recommended in order to identify <u>any</u> undertakings which may be required for the development. 	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
MM93	SOT 1: Beechfield, South Otterington	<p>...</p> <table border="1" data-bbox="483 280 1106 405"> <tr> <td>Location:</td> <td>Land east of Beechfield, South Otterington</td> </tr> <tr> <td>Size (ha):</td> <td>1.53ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 40 homes</td> </tr> </table> <p>This mainly green field site is located on the southern edge of South Otterington and is surrounded on three sides by housing to the north, east and west.</p> <p>Development requirements:</p> <p>Access and highways</p> <p>• Vehicle, cycle and pedestrian access will be taken from Mayfield Road and/or Beechfield Road.</p> <p>• <u>1. Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle access to Mayfield Road and Beechfield Road and to Stainthorpe Road (A167). The main vehicular access will be taken from Stainthorpe Road (A167).</u></p> <p>Flood, drainage and water management</p> <p>• <u>2. Part of the site to the northwest corner is vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary.</u></p> <p>Biodiversity and landscaping</p> <p><u>3. Biodiversity and landscape features should be retained, including hedgerows and mature trees. Boundary features enhanced to screen views of the site from the south.</u></p> <p>• 4. A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries features enhanced to screen views of the site from the south. Habitats must be protected from adverse impacts, such as obtrusive light.</p> <p>Heritage</p>	Location:	Land east of Beechfield, South Otterington	Size (ha):	1.53ha	Allocated for:	approximately 40 homes	Soundness - Effective
Location:	Land east of Beechfield, South Otterington								
Size (ha):	1.53ha								
Allocated for:	approximately 40 homes								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>• 5. An appropriate A heritage statement will be required which would to take into consideration conservation measures and include the historical landscape of the area <u>and include conservation measures</u> as the site contains part of a well preserved ridge and furrow field system.</p> <p>• 6. The site is considered to have archaeological potential, particularly for later prehistoric and Romano -British settlement, and an archaeological assessment will be required.</p> <p>Other planning considerations</p> <p>• 7. The site is in a minerals safeguarding area for brick and clay; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.</p> <p>Design, landscaping, open space provision and green corridors</p> <p>• 8. Development A design statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and including the neighbouring residential area. The statement will also address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and over looking.</p>							
MM94	AIB 1: Northeast of Ashgrove, Aiskew	<p>...</p> <table border="1" data-bbox="483 852 1279 975"> <tr> <td>Location:</td> <td>Land north east of Ashgrove 89 Bedale road Road, Aiskew</td> </tr> <tr> <td>Size (ha):</td> <td>3.27ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 85 homes</td> </tr> </table> <p>This green field site is located on the northeastern edge of Aiskew, to the northwest of Bedale Road. There are clusters of mature trees and mature hedgerows to the northern boundaries.</p> <p>Development requirements:</p> <p>Access and highways</p> <p>• <u>1.</u> Vehicle, cycle and pedestrian access to be taken from Bedale Road.</p> <p>• <u>2.</u> Works are required to extend and improve pedestrian and cycle links, including the provision of secondary pedestrian and cycle access to Bedale Road and through the site to Sandhill Lane, via recent development to the west.</p> <p>Flood, drainage and water management</p>	Location:	Land north east of Ashgrove 89 Bedale road Road, Aiskew	Size (ha):	3.27ha	Allocated for:	approximately 85 homes	Soundness - Effective
Location:	Land north east of Ashgrove 89 Bedale road Road, Aiskew								
Size (ha):	3.27ha								
Allocated for:	approximately 85 homes								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>▪ <u>3.</u> Parts of the site along the northeastern boundary and to the south adjacent to Bedale Road are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary.</p> <p>Biodiversity and landscaping</p> <p>▪ <u>4.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, <u>other than to allow access to and through the site</u>, and boundary features enhanced to screen views of the site from the east. Habitats must be protected from adverse impacts, such as obtrusive light.</p> <p>Heritage</p> <p>▪ <u>5.</u> The site is considered to have has archaeological potential, particularly for later prehistoric and Romano-British settlement, and an archaeological assessment will be required.</p> <p>Other planning considerations</p> <p>▪ <u>6.</u> The site is in a minerals safeguarding area for limestone, sand and gravel; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.</p> <p>Utility Provision</p> <p>▪ <u>7.</u> It is recommended that early consultation is made <u>Early engagement</u> with Northern Gas Network and Northern Power Grid and the relevant Water Authority <u>Yorkshire Water is recommended</u> in order to identify <u>any</u> undertakings which may be required for the development.</p> <p>Design, landscaping, open space provision and green corridors</p> <p>▪ <u>8.</u> The site is within the North Yorkshire Green Infrastructure corridor and the development should seek to enhance connectivity to adjacent green infrastructure, particularly areas of accessible local green space.</p> <p>▪ <u>9.</u> Development statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and overlooking.</p>	
MM95	AIB 2: South of Lyngarth Farm, Bedale	<p>...</p> <p>Location: Land south of Lyngarth Farm, South End, Bedale</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification				
		<table border="1" data-bbox="488 213 1173 296"> <tr> <td data-bbox="488 213 640 252">Size (ha):</td> <td data-bbox="640 213 1173 252">2.2ha</td> </tr> <tr> <td data-bbox="488 252 640 296">Allocated for:</td> <td data-bbox="640 252 1173 296">approximately 60 homes</td> </tr> </table> <p data-bbox="488 336 1816 389">This green field site is located on the southeastern edge of Bedale. It has views across the with open countryside to the south and east.</p> <p data-bbox="488 432 786 459">Development requirements:</p> <p data-bbox="488 496 719 523">Access and highways</p> <ul data-bbox="488 560 1816 708" style="list-style-type: none"> <li data-bbox="488 560 1816 619">▪ 1. Principal vehicle <u>1. Vehicle</u>, cycle and pedestrian access is to be taken from South End (B6285), with additional access from development to the northwest (Tornado Close and/ or Mosquito Garth). <li data-bbox="488 655 1816 708">▪ <u>2.</u> Works are required to extend and improve pedestrian links, including the right of way along the southwestern boundary, access to Nattrass Walk and provision of pedestrian access to Bowe Crescent. <p data-bbox="488 746 920 774">Flood, drainage and water management</p> <ul data-bbox="488 810 1727 869" style="list-style-type: none"> <li data-bbox="488 810 1727 869">▪ <u>3.</u> Part of the site near to the southwestern boundary is vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p data-bbox="488 906 792 933">Biodiversity and landscaping</p> <ul data-bbox="488 970 1805 1082" style="list-style-type: none"> <li data-bbox="488 970 1805 1082">▪ <u>4.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing boundary features should be retained, other than to allow a suitable access, and habitats protected from adverse impacts, such as obtrusive light. Additional planting will be required along the southeastern boundary to screen the site from view from the south and east. <p data-bbox="488 1118 577 1145">Heritage</p> <ul data-bbox="488 1182 1816 1241" style="list-style-type: none"> <li data-bbox="488 1182 1816 1241">▪ <u>5.</u> The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement and an archaeological assessment will be required. <p data-bbox="488 1278 808 1305">Other planning considerations</p> <ul data-bbox="488 1342 1783 1426" style="list-style-type: none"> <li data-bbox="488 1342 1783 1426">▪ 6. It is recommended that early consultation is made <u>6. Early engagement</u> with Northern Gas Network and Northern Power Grid and the relevant Water Authority <u>Yorkshire Water is recommended</u> in order to identify <u>any</u> undertakings which may be required for the development. 	Size (ha):	2.2ha	Allocated for:	approximately 60 homes	
Size (ha):	2.2ha						
Allocated for:	approximately 60 homes						

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>Design, landscaping, open space provision and green corridors</p> <p>7. Development statement outlining the proposals will be required to be accompanied with a planning application and show by a site wide masterplan showing how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also address the constraints and opportunities of the site, whilst also paying attention to scale, height existing residential area as well as addressing the constraints and opportunities of the site. Scale, massing and density considerations. The brief should in the design will be expected to have regard to the original character of the area and how the site will be developed comprehensively. The form, scale, height and massing should be carefully considered for development nearest to existing properties, to guard against impacts of overshadowing and overlooking and carefully consider the existing properties on adjacent streets to the north and west.</p>							
MM96	AIB 3: Bedale Car and Coach Park	All content to be deleted.	Soundness - Justified Soundness - Consistent with national policy						
MM97	CRK 1: North of Crakehall Water Mill, Little Crakehall	<p>...</p> <table border="1" data-bbox="488 727 1422 852"> <tr> <td>Location:</td> <td>Land to the north of Crakehall Water Mill Hackforth road Little Crakehall</td> </tr> <tr> <td>Size (ha):</td> <td>0.66ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 18 homes</td> </tr> </table> <p>This green field site is located on the eastern edge of Little CrakehallCrakehall. CrakehallCrakehall Conservation Area lies adjacent to the site to the south, along with the listed CrakehallCrakehall Water Mill and curtilage buildings.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • <u>1.</u> Vehicle, cycle and pedestrian access to be taken from Cringlefields. • Works are required to extend and improve pedestrian links, including the provision of connection to the public right of way that runs past the southeastern corner of the site. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> • <u>2.</u> Part of the site along the eastern boundary is vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. 	Location:	Land to the north of Crakehall Water Mill Hackforth road Little Crakehall	Size (ha):	0.66ha	Allocated for:	approximately 18 homes	Soundness – Effective Soundness - Justified
Location:	Land to the north of Crakehall Water Mill Hackforth road Little Crakehall								
Size (ha):	0.66ha								
Allocated for:	approximately 18 homes								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>Biodiversity and landscaping <u>landscape</u></p> <ul style="list-style-type: none"> ▪ <u>3.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing boundary features should be retained, including hedgerows and mature trees, and enhanced to screen views of the site from the north and east. Habitats must be protected from adverse impacts, such as obtrusive light. ▪ There is a tree protected by a tree preservation order located on the northern boundary of the site. This tree must be retained; appropriate protection will be necessary during construction, the details of which will be agreed at the planning application stage. <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>4.</u> Development of this area could affect elements which contribute to the significance of Crakehall Crakehall Crakehall Conservation Area and the Crakehall Crakehall Watermill Grade II listed building. A heritage statement will be expected to explain how care is the extent of the open space and nature of the landscaping has been decided upon in order to reduce harm. The statement will also be expected to explain how care will be taken to ensure any development does not harm the significance of the setting of these heritage assets. <p>Design, landscaping, open space provision and green corridors</p> <p><u>5.</u> An area of open space will be provided at the southern end of the site along with a landscape buffer to reduce the impact upon the conservation area and listed building.</p> <ul style="list-style-type: none"> ▪ <u>6.</u> The site is located adjacent to the North Yorkshire Green Infrastructure corridor and the development should seek to enhance connectivity to adjacent green infrastructure, particularly areas of accessible local green space. ▪ <u>7.</u> Development statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and overlooking and carefully consider the existing properties. 							
MM98	WST 1: Bridge View, Back Lane West Tanfield	<p>...</p> <table border="1" data-bbox="483 1270 1301 1391"> <tr> <td>Location:</td> <td>Land north and east of Bridge View Back Lane West Tanfield</td> </tr> <tr> <td>Size (ha):</td> <td>0.42ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 11 homes</td> </tr> </table>	Location:	Land north and east of Bridge View Back Lane West Tanfield	Size (ha):	0.42ha	Allocated for:	approximately 11 homes	Soundness - Effective
Location:	Land north and east of Bridge View Back Lane West Tanfield								
Size (ha):	0.42ha								
Allocated for:	approximately 11 homes								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>This greenfield site located on the northeastern edge of West Tanfield, north of Back Lane. West Tanfield Conservation Area lies adjacent to the site to the south.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>1.</u> Vehicle, cycle and pedestrian access will be taken from Back Lane. ▪ <u>2.</u> Back Lane may<u>will</u> require widening from the site frontage to its junction with Mowbray Terrace/ Mowbray Court. ▪ <u>3.</u> Works are required to extend and improve pedestrian links, including the provision of footpath along the site frontage of Back Lane to link into the existing pedestrian network along Mowbray Terrace/ Mowbray Court. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>4.</u> Part of the site along the southern boundary is vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p>Biodiversity and landscaping<u>landscape</u></p> <ul style="list-style-type: none"> ▪ <u>5.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing boundary features should be retained, including hedgerows and mature trees, and enhanced to screen views of the site from the east. Habitats must be protected from adverse impacts, such as obtrusive light. <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>6.</u> Development of this area could affect elements which contribute to the significance of West Tanfield Conservation Area and the West Tanfield Methodist Church and Chapel House, a Grade II listed building. A heritage statement will be required demonstrating how care is taken to ensure any development does harm to the significance to the setting of these heritage assets. Development should enable the significance of the heritage assets to be appreciated. ▪ <u>7.</u> The site is considered to have archaeological potential, due to evidence of strip fields and the landscape around Thornborough Henges, and an archaeological assessment will be required. <p>Design, landscaping, open space provision and green corridors</p>	

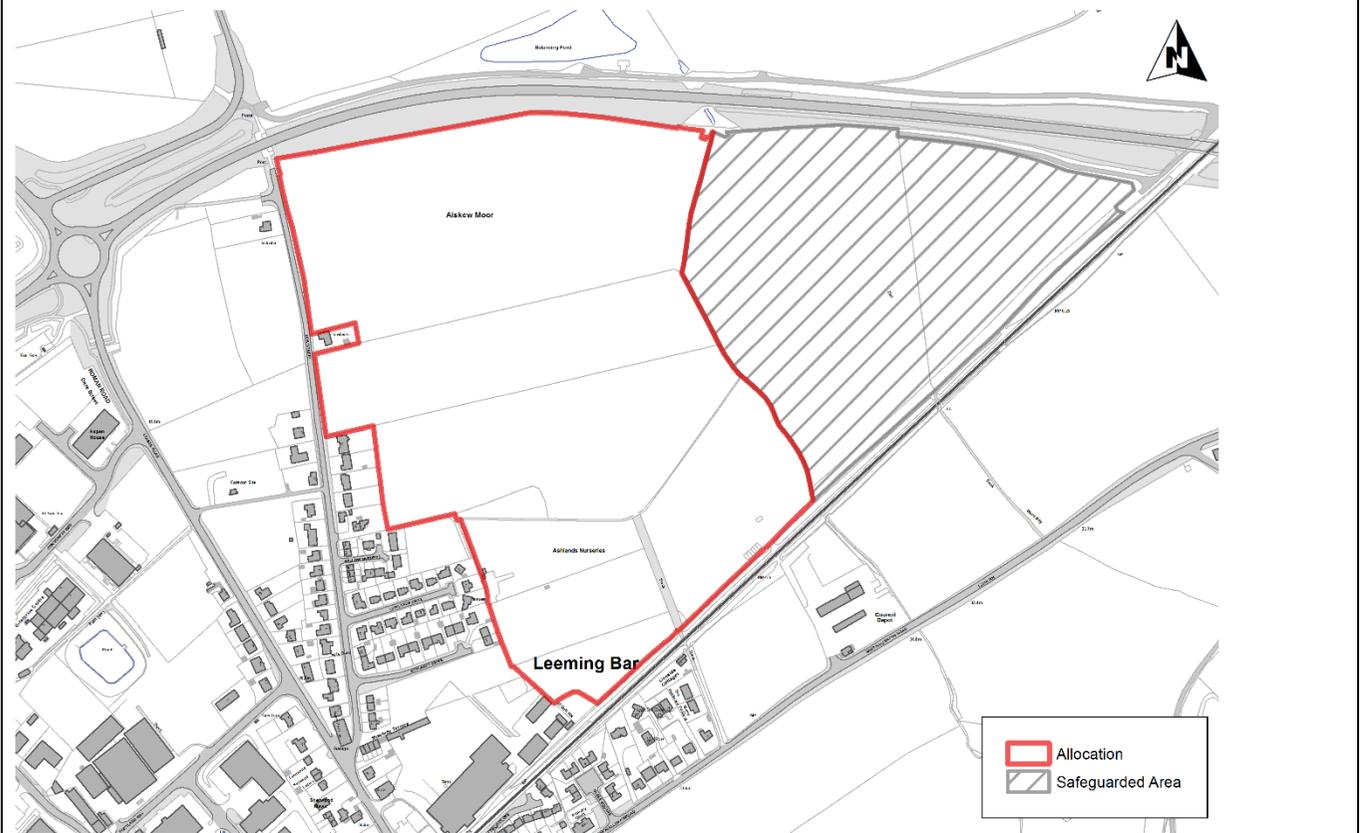
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>▪ 8. Development A development statement outlining the proposals will be required to show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also need to address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and overlooking and carefully consider the linear frontage to Back Lane, established by neighbouring cottages to the west, this should be continued with the form of development including properties fronting onto Back Lane.</p>							
MM99	BUR 1: St Lamberts Drive, Burneston	<p>...</p> <table border="1" data-bbox="483 472 1617 593"> <tr> <td>Location:</td> <td>OS Field 8229 and 9021 Cross Lane and land to the east of Manor House Walk, Burneston</td> </tr> <tr> <td>Size (ha):</td> <td>0.88ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 25 homes</td> </tr> </table> <p>This green field site is located on the northeastern edge of Burneston. Burneston Conservation Area lies close by to the south, along with the listed Burneston Hall.</p> <p>Development requirements:</p> <p>Access and highways</p> <p>▪ <u>1.</u> Vehicle access is to be taken from St Lambert's and/or Manor House Walk. Pedestrian and cycle access must be provide from both roads.</p> <p>Biodiversity and landscaping <u>landscape</u></p> <p>▪ <u>2.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries enhanced to screen views of the site from the north and east. Habitats must be protected from adverse impacts, such as obtrusive light.</p> <p>Heritage</p> <p>▪ <u>3.</u> Development of this area could affect elements which contribute to the significance of Burneston Conservation Area and the Burneston Hall Grade II listed building. Therefore a A heritage statement will be required to demonstrate how care is taken to ensure any development does not harm consider the potential harm of development to the significance of the setting of these heritage assets. The heritage statement will need to include and how the development would enable the significance of the heritage assets to be appreciated.</p>	Location:	OS Field 8229 and 9021 Cross Lane and land to the east of Manor House Walk, Burneston	Size (ha):	0.88ha	Allocated for:	approximately 25 homes	Soundness - Effective
Location:	OS Field 8229 and 9021 Cross Lane and land to the east of Manor House Walk, Burneston								
Size (ha):	0.88ha								
Allocated for:	approximately 25 homes								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<ul style="list-style-type: none"> ▪ <u>4.</u> The site is considered to have archaeological potential, due to ridge and furrow remains, and an archaeological assessment will be required. <p>Other planning considerations</p> <ul style="list-style-type: none"> ▪ <u>5.</u> The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. <p>Design, landscaping, and open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ <u>6.</u> Development A development statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also need to address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and overlooking to neighbouring properties. 							
MM100	LEB 1: Harkness Drive, Leeming Bar	<p>...</p> <table border="1" data-bbox="483 759 1173 884"> <tr> <td>Location:</td> <td>Land to the rear of Harkness Close, Leeming Bar</td> </tr> <tr> <td>Size (ha):</td> <td>3.3ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 85 homes</td> </tr> </table> <p>This green field site is located on the southwestern edge of Leeming Bar. The site contains clusters of mature trees with mature hedgerows and trees along site boundaries to the southeast and southwest.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>1.</u> Vehicle, cycle and pedestrian access will be taken from Hackness Drive. ▪ <u>2.</u> Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle access to Freemans Way and to the open space and play area to the northeast. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>3.</u> Parts of the site to the south, east and along the southeastern boundary are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. 	Location:	Land to the rear of Harkness Close, Leeming Bar	Size (ha):	3.3ha	Allocated for:	approximately 85 homes	Soundness - Effective
Location:	Land to the rear of Harkness Close, Leeming Bar								
Size (ha):	3.3ha								
Allocated for:	approximately 85 homes								

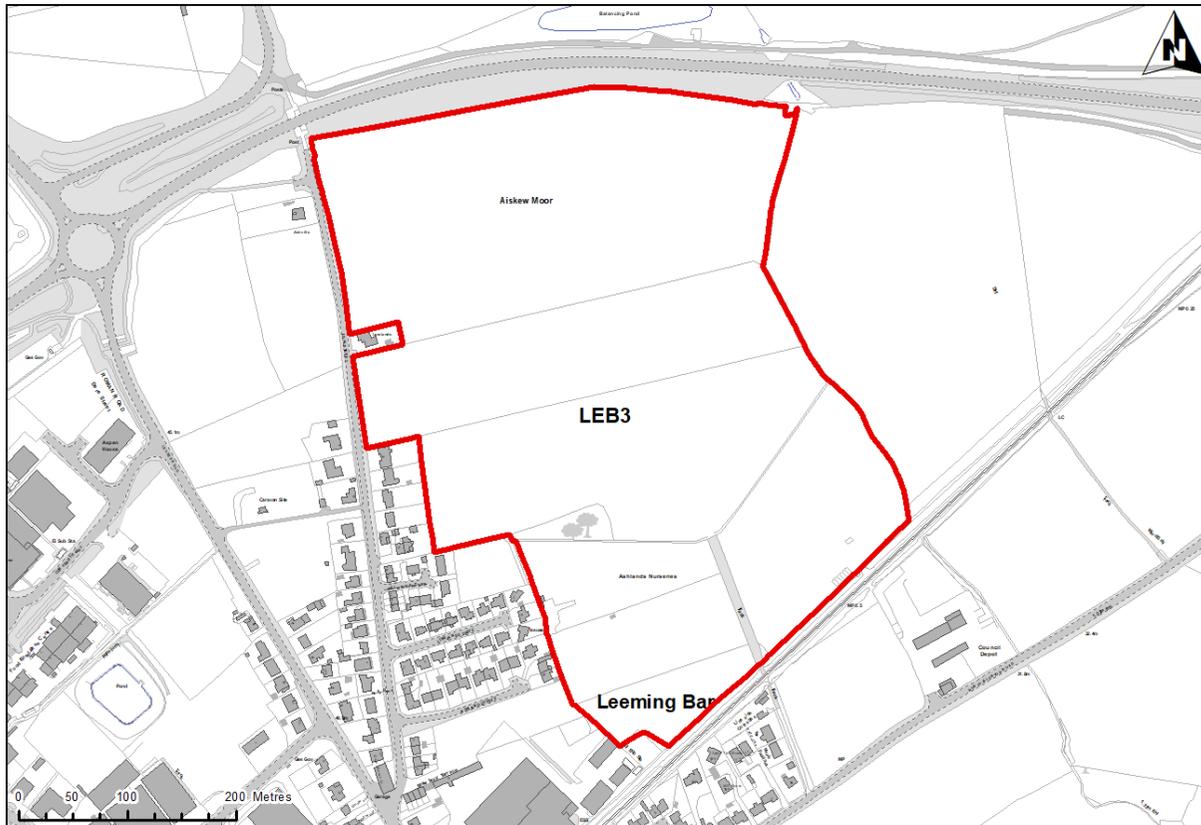
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification		
		<p>▪ <u>4.</u> The site includes public surface water sewers which must be taken into account in the site layout. There is also a sewage pumping station adjacent to the site where access must be maintained at all times.</p> <p>Biodiversity and landscaping <u>landscape</u></p> <p>▪ <u>5.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries features enhanced to screen views of the site from the south. Habitats must be protected from adverse impacts, such as obtrusive light.</p> <p>Heritage</p> <p>▪ <u>6.</u> The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement, and an archaeological assessment will be required.</p> <p>Other planning considerations</p> <p>▪ <u>7.</u> The site is in a minerals safeguarding area for brick and clay and sand and gravel; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.</p> <p>Utility provision</p> <p>▪ <u>8.</u> It is recommended that early consultation is made with Northern Gas Network and Northern Power Grid and the relevant Water Authority <u>Yorkshire Water</u> in order to identify undertakings which may be required for the development.</p> <p>...</p> <p>Design, landscaping, open space provision and green corridors</p> <p>▪ <u>9.</u> The site is within the North Yorkshire Green Infrastructure corridor and the development should seek to enhance connectivity to adjacent green infrastructure, particularly areas of accessible local green space.</p> <p>▪ <u>10.</u> Development <u>A development</u> statement outlining the proposals will be required to show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also need to address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and overlooking.</p>			
MM101	LEB 2: Foundry Way, Leeming Bar	<p>...</p> <p><table border="1" data-bbox="488 1425 1323 1465"> <tr> <td data-bbox="488 1425 636 1465">Location:</td> <td data-bbox="636 1425 1323 1465">OS Fields 0885, 0940 & 1100 Northallerton Road, Leeming Bar</td> </tr> </table></p>	Location:	OS Fields 0885, 0940 & 1100 Northallerton Road, Leeming Bar	Soundness - Effective
Location:	OS Fields 0885, 0940 & 1100 Northallerton Road, Leeming Bar				

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification				
		<table border="1" data-bbox="488 217 1323 300"> <tr> <td data-bbox="488 217 640 252">Size (ha):</td> <td data-bbox="640 217 1323 252">2.48ha</td> </tr> <tr> <td data-bbox="488 252 640 300">Allocated for:</td> <td data-bbox="640 252 1323 300">approximately 6580 homes (80 gross)</td> </tr> </table> <p data-bbox="488 336 1830 419">This green field site is located on the eastern edge of Leeming Bar, south of Northallerton Road. There are mature hedgerows and trees within the site and along the southern and eastern boundaries. <u>The eastern boundary of the site abuts the RAF Leeming Noise Restriction Area (75dB).</u></p> <p data-bbox="488 464 786 488">Development requirements:</p> <p data-bbox="488 528 719 552">Access and highways</p> <ul data-bbox="488 592 1830 738" style="list-style-type: none"> ▪ <u>1.</u> The main vehicle, cycle and pedestrian access is to be taken from a single point on Northallerton Road. Additional and additional access is to be provided from both adjacent points on Foundry Way. ▪ <u>2.</u> Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle path along the frontage to Northallerton Road. <p data-bbox="488 778 920 802">Flood, drainage and water management</p> <ul data-bbox="488 842 1830 898" style="list-style-type: none"> ▪ <u>3.</u> Parts of the site to the north and south are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p data-bbox="488 938 913 962">Biodiversity and landscaping <u>landscape</u></p> <ul data-bbox="488 1002 1830 1114" style="list-style-type: none"> ▪ <u>4.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries other than to allow a suitable access. Boundaries features <u>should be</u> enhanced to screen views of the site from the south and east. Habitats must be protected from adverse impacts, such as obtrusive light. <p data-bbox="488 1153 584 1177">Heritage</p> <ul data-bbox="488 1217 1830 1273" style="list-style-type: none"> ▪ <u>5.</u> The site is considered to have archaeological potential, particularly for later prehistoric and Romano -British settlement, and an archaeological assessment will be required. <p data-bbox="488 1313 752 1337">Other planning condition</p> <ul data-bbox="488 1377 1830 1433" style="list-style-type: none"> ▪ <u>6.</u> The site is in a minerals safeguarding area for brick and clay and sand and gravel; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. 	Size (ha):	2.48ha	Allocated for:	approximately 6580 homes (80 gross)	
Size (ha):	2.48ha						
Allocated for:	approximately 6580 homes (80 gross)						

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>7. The eastern site boundary abuts the western edge of the noise restriction area around RAF Leeming. The development proposal should take account of the high level noise source from aircraft. The site lies within the designated noise insulation area (70dB) of RAF Leeming Bar and appropriate mitigation measures will be required.</p> <p>Noise mitigation</p> <ul style="list-style-type: none"> • The site lies within the designated noise insulation area of RAF Leeming Bar and appropriate mitigation measures will be required. <p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> • <u>8. The linear frontage to Northallerton Road, established by neighbouring and facing properties to the north, should be continued with the form of development including properties fronting onto the street. The main vehicle, cycle and pedestrian access is to be taken from a single point on Northallerton Road with some additional access is to be provided from both adjacent points on Foundry Way by including properties fronting onto the street.</u> • <u>9. Development</u> A development statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also <u>need to</u> address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and overlooking. 	
MM102	LEB 3: Aiskew Moor, east of Leeming Bar	<p><image to be replaced as follows></p> <p>Original –</p>	<p>Soundness - Justified</p> <p>Soundness - Effective</p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		 <p>Replacement-</p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
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Location:	Land at Aiskew Moor, north of Wensleydale Railway, Leeming Bar
Size (ha):	20.65ha (9.99ha safeguarded)
Allocated for:	<p>Employment uses – B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping.</u></p> <p><u>General industrial and storage and distribution uses will be located to the north and east of the site away from existing residential properties.</u></p>

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>This green field site is located to the northeast of Leeming Bar, south of the Bedale, Aiskew, Leeming Bar bypass (A684). Land to the east is safeguarded for future employment development.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • <u>1.</u> The main vehicle, cycling and pedestrian access will be taken from the A684. Should a secondary point of access be required this will be taken from Leases Road, via a new road link to Low Street. No heavy goods vehicle movement. There will be no vehicular access onto Low Street or direct vehicular access between the site and Leases Road. Only pedestrian and cycle access will be acceptable <u>along onto</u> Low Street and appropriate measures must be put in place to ensure this exclusion. • <u>2.</u> Works are required to extend and improve pedestrian and cycle links, including the provision of footpath/cycleway along the site frontage to Low Street to link into the existing network. Enhancement of the pedestrian cycle route along the Wensleydale Railway, that runs along the southern boundary of the site, will also be required. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> • <u>3.</u> Parts of the site, particularly to the south and along the drain on the eastern boundary, are vulnerable to surface water flooding. A site specific flood risk assessment covering the site and safeguarded land will be required to determine the nature and scope of any mitigation necessary for the combined area. <p>Biodiversity and landscaping <u>landscaping</u></p> <ul style="list-style-type: none"> • <u>4.</u> A preliminary ecological appraisal and possible <u>possibly</u> a ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundary features enhanced to screen views of the site from the north and west <u>other than to allow a suitable access.</u> Habitats must be protected from adverse impacts, such as obtrusive light. <p>Business mix</p> <ul style="list-style-type: none"> • The allocation represents Phase 1, for which the total floorspace is anticipated to be approximately 45,300m2. • It is anticipated a mix of B use classes will be developed through each of the phases, consisting mainly of B1b, B1c, B2 and B8, with ancillary B1a. <p>Utility and service provision</p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>▪ <u>5.</u> Early engagement will be required with the utility and service providers in order to establish available supply capacity to the site and, depending on the type of proposed development, what reinforcement will be required:</p> <ul style="list-style-type: none"> • Gas – A low pressure gas pipe runs along Low Street, branching off into Ashlands Drive and Lowlands Drive. There are several other low and medium pressure branches that run along Northallerton Road; • Electricity – An overhead 11kV electric cable runs through the site; • Water – There are a number of different sized water mains running along Northallerton Road and Low Street; • Sewerage - There is a surface water sewer entering through the western boundary and connecting with the existing drain on site. The impact of extra flow (trade effluent and foul) on the waste water treatment works will also need to be taken into account; • Other utilities - An existing trans-Pennine ethylene pipeline runs through the north-west area of the site. Early engagement with the Health and Safety Executive and <u>Huntsman Petrochemicals Ltd the pipeline operator</u> is required and all requirements regarding the proximity of buildings to the pipeline or diversion must be complied with. <p>Amenity</p> <p>▪ <u>6.</u> The allocation is located in close proximity to existing residential properties along Low Street, on <u>Willow Gardens</u>, Lowlands Drive, Ashlands Drive and to the south of the Wensleydale Railway, off Northallerton Road. An acoustic report will be required to help determine the extent of likely adverse impact on existing residential properties. <u>In line with Policy E2, development which would result in unacceptable impacts on the amenity of existing residents or businesses will not be permitted.</u></p> <p><u>7.</u> Appropriate measures to mitigate for noise and other adverse amenity impacts must be incorporated. Such measures should include physical features such as landscape buffers, the layout of areas for service and vehicle movements and appropriately designed lighting, as well as restrictions on hours of operation as necessary <u>development, including areas for service and vehicle movements and appropriately designed lighting, as well as restrictions on hours of operation as necessary. It is expected that general industrial and storage and distribution uses would be located toward the north and east of the site, away from residential properties in these locations.</u></p> <p><u>8.</u> <u>A landscape buffer will be required between dwellings on Low Street, Willow Gardens, Lowlands Drive, Ashlands Drive and Northallerton Road. The size of the buffer will be determined having regard to the scale, layout, design and intended use and operation of proposed uses.</u></p> <p>Design, landscaping, open space provision and green corridors</p> <p>▪ <u>9.</u> The Council will be preparing a <u>A site wide masterplan showing how development can meet the requirements of this and other relevant policies. The masterplan will co-ordinate development on the individual parcels of land which are within the allocation as well as taking into account the area of safeguarded land of the land within the allocation and ensure</u></p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>development will successfully integrate into the surrounding area. The plan will coordinate the approach to access, layout and external landscaping and will be accompanied by a design code. • The design code will set out detailed principles to be applied to the design of all development within the site, addressing elements including the use and range of materials, signage, lighting and parking provision.</p> <p>• Further to any mitigation requirements that are necessary to address adverse amenity impacts such as noise a significant depth of landscape planting (25m width) will be required to establish a substantial separation distance between the development and adjacent residential properties.</p> <p>Safeguarded Land</p> <p>• Approximately 10ha to the east of the allocation is safeguarded for future employment development, to be allocated in a future local plan review.</p>	
MM103	EAS 1: Northeast of Easingwold Community Primary School, Easingwold	<p><image to be replaced as follows></p> <p>Original –</p>	Soundness - Effective

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		 <p>Replacement-</p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>© Crown Copyright (and database rights) 2018 OS 100018555</p> <table border="1" data-bbox="488 1145 1816 1294"> <tr> <td>Location:</td> <td>Land north east of Easingwold Community Primary School, Thirsk Road, Easingwold</td> </tr> <tr> <td>Size (ha):</td> <td>6.31 (Developable area 4.87ha)</td> </tr> <tr> <td>Allocated for:</td> <td><u>approximately 125 homes and land for school playing fields provision and landscaped open space to provide an appropriate setting for nearby heritage assets</u></td> </tr> </table> <p>This is a greenfield site located on the northern edge of Easingwold. It lies to the east of properties along Thirsk Road and to the north of Easingwold Conservation Area.</p>	Location:	Land north east of Easingwold Community Primary School, Thirsk Road, Easingwold	Size (ha):	6.31 (Developable area 4.87ha)	Allocated for:	<u>approximately 125 homes and land for school playing fields provision and landscaped open space to provide an appropriate setting for nearby heritage assets</u>	
Location:	Land north east of Easingwold Community Primary School, Thirsk Road, Easingwold								
Size (ha):	6.31 (Developable area 4.87ha)								
Allocated for:	<u>approximately 125 homes and land for school playing fields provision and landscaped open space to provide an appropriate setting for nearby heritage assets</u>								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>Development requirements:</p> <p>Access and highways</p> <p>1. Vehicle, cycling and pedestrian access is to <u>will be taken from Husthwaite Road. Widening of Road widening from the site frontage at Husthwaite Road to its junction with Thirsk Road may be necessary.</u></p> <p>2. Works are required to extend and improve the pedestrian links to the local centre including the extension of the footway, appropriate to the site and a 2 metre wide pavement along the entire site frontage, pedestrian crossings, where necessary, to serve the site, as well as improvements to public transport infrastructure. This should include a 2m wide pavement along the site frontage along Husthwaite Road. <u>The design and site layout will need to encourage safer routes to school through appropriate pedestrian and cycle links through the site.</u></p> <p>Flood, drainage and water management</p> <p>3. Part of the site along the northern boundary is vulnerable to surface water flooding. A site specific flood risk assessment will be required, any necessary attenuation measures and other mitigation measures should be incorporated and taken into account in the overall design and layout of the site.</p> <p>Biodiversity and landscaping</p> <p>4. A preliminary ecological appraisal and possible ecological impact assessment will be required. Existing boundary features should be retained and habitats protected from adverse impacts, such as obtrusive light. Mitigation measures will be required to deal with any risk of habitat loss, as well as significant ecological enhancement measures. Measures should includes the creation of green corridors linking into the existing water course to the north of the site.</p> <p><u>5. Biodiversity and landscape features should be retained, including hedgerows and mature trees other than to allow a suitable access and habitats protected from adverse impacts, such as obtrusive light.</u></p> <p><u>6. Boundary features will be required to screen views of the site particularly from the north.</u></p> <p>Heritage</p> <p>7. A Heritage Statement will be required, focusing on the southern part of the site which lies within the setting of the Grade II* listed St. John the Baptist and All Saints Church. The site also lies adjacent to the Easingwold Conservation Area. Careful consideration is required to ensure that the layout, scale, massing and design of development would not cause unacceptable harm to the elements that contribute to the significance of these the heritage assets, and development should seek to enhance the significance of these designated heritage assets and their setting.</p> <p>8. The site has archaeological potential being previously undeveloped land. An archaeological assessment will be required.</p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p><u>9. The development should seek to enhance the significance of these designated heritage assets and their setting, is to be landscaped and laid out as open space in order to mitigate the impact on the designated heritage assets to the south.</u></p> <p><u>Education</u></p> <p><u>10. Part of the site to the east of the primary school, is to be laid out as school playing fields as shown on the inset plan. The provision and laying out of the school playing fields will be secured through an appropriate planning obligation. Developers will be expected to carry out early engagement with the Local Education Authority to ensure the land is made available to meet educational needs.</u></p> <p><u>Other planning considerations</u></p> <p><u>11. The site lies within a radon contamination area. Assessments may be required to understand what potential contamination there is on site and whether mitigation is required.</u></p> <p>Utility provision</p> <p>• 12. It is recommended that early consultation is made <u>Early engagement with Northern Gas Network and, Northern Power Grid and the relevant Water Authority Yorkshire Water is recommended</u> in order to identify undertakings which may be required for the development.</p> <p>Contamination</p> <p>• The site lies within a radon contamination area. Assessments may be required to understand what potential contamination there is on site and whether mitigation is required, prior to any development taking place.</p> <p>Design layout, landscaping, open space provision and green corridors</p> <p>The housing development will be located in the north end of the site and not extend southwards beyond the northern edge of the adjacent primary school <u>Easingwold Community Primary School</u> site. The part of the site to the east of the primary school is reserved for school playing fields; early engagement with North Yorkshire County Council will be necessary. Land to the south of the playing fields is to be landscaped and laid out as open space to provide an appropriate setting to the listed church and the conservation area.</p>							
MM104	EAS 2: Shires Bridge Mill, Easingwold	<p>...</p> <table border="1" data-bbox="483 1318 1818 1469"> <tr> <td data-bbox="483 1318 618 1358">Location:</td> <td data-bbox="618 1318 1818 1358">Land west of Shires Bridge Business Park, Easingwold</td> </tr> <tr> <td data-bbox="483 1358 618 1398">Size (ha):</td> <td data-bbox="618 1358 1818 1398">2.55ha</td> </tr> <tr> <td data-bbox="483 1398 618 1469">Allocated for:</td> <td data-bbox="618 1398 1818 1469">Employment uses - B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u></td> </tr> </table>	Location:	Land west of Shires Bridge Business Park, Easingwold	Size (ha):	2.55ha	Allocated for:	Employment uses - B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u>	Soundness - Effective
Location:	Land west of Shires Bridge Business Park, Easingwold								
Size (ha):	2.55ha								
Allocated for:	Employment uses - B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u>								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>This greenfield site is located to the west of the Shires Bridge Business Park, which lies to the south of Easingwold.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>1.</u> Vehicular, pedestrian and cycle access points be taken through the Shires Bridge Business Park from York Road (A19). <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>2.</u> Part of the site along the northern boundary is within flood zone 2. A site specific flood risk assessment will be required, any necessary attenuation measures and other mitigation measures should be incorporated and taken into account in the overall design and layout of the site. <p>Biodiversity and landscaping landscaping landscape</p> <ul style="list-style-type: none"> ▪ <u>3.</u> A preliminary ecological appraisal is required. Existing <u>boundary features and habitats</u> should be retained and habitats protected from adverse impacts, such as obtrusive light. <u>4.</u> <u>The site is prominent from the A19, particularly from views into the site from the south. Existing hedgerows and screening will be retained and landscaping and boundary planting should provide enhanced screening were possible.</u> <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>5.</u> The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement, and so an archaeological assessment will be required. <p>Other planning considerations</p> <ul style="list-style-type: none"> ▪ <u>6.</u> The site is in a minerals safeguarding area for brick and clay; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. <p>Utility provision</p> <ul style="list-style-type: none"> ▪ <u>7.</u> It is recommended that early consultation is made. <u>Early engagement</u> with Northern Gas Network and the relevant Water Authority. <u>Yorkshire Water is recommended</u> in order to identify undertakings which may be required for the development. 	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ <u>8.</u> Design in terms of scale, massing and materials should be consistent with the existing business park. ▪ <u>9.</u> The site is within the North Yorkshire Green Infrastructure Corridor and the provision of landscaping, open space, surface water and flood risk management should incorporate links and/or enhancements to the corridor where opportunities allow. 							
MM105	HUB 1: South of Stillington Road, Huby	<p>...</p> <table border="1" data-bbox="488 491 1814 643"> <tr> <td>Location:</td> <td>Land to the rear of Huby Old Hall, Huby</td> </tr> <tr> <td>Size (ha):</td> <td>1.04ha</td> </tr> <tr> <td>Allocated for:</td> <td>Employment uses – B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u></td> </tr> </table> <p>This predominantly greenfield site is located to the eastern edge of Huby, south of Stillington Road. There are a number of trees protected by trees protection orders along the northern boundary.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>1.</u> Vehicle, cycle and pedestrian access to be taken from Stillington Road. ▪ <u>2.</u> Works are required to extend and improve pedestrian and cycle links, including a 2m wide footway along the site frontage to Stillington Road, to link with the existing network, whilst avoiding the harm to the trees on the Stillington Road frontage that are the subject of a Tree Preservation Order. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ Due to the size of the site a site specific flood risk assessment will be required, any necessary attenuation measures and other mitigation measures should be incorporated and taken into account in the overall design and layout of the site. <p>Biodiversity and landscaping-landscape</p> <ul style="list-style-type: none"> ▪ There are a number of trees located along the road frontage which are protected by tree preservation orders. These trees must be retained; appropriate protection will be necessary during construction, the details of which will be agreed at the planning application stage. 	Location:	Land to the rear of Huby Old Hall, Huby	Size (ha):	1.04ha	Allocated for:	Employment uses – B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u>	Soundness - Effective
Location:	Land to the rear of Huby Old Hall, Huby								
Size (ha):	1.04ha								
Allocated for:	Employment uses – B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u>								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p> 3. A preliminary ecological appraisal and possible ecological impact assessment will be required. Opportunities for ecological enhancement should be taken. </p> <p> 4. Existing boundary Biodiversity and landscape features should be retained, including existing boundary features should be retained, other than to allow a suitable access, to protect existing habitats from adverse impacts, such as obtrusive light, this includes hedgerows and retention of trees along boundaries. </p> <p> 5. Trees on the Stillington Road frontage are protected by Tree Preservation Order (Huby) 2001 No.2. The trees must be retained in the design, other than to create a minimum suitable access to the site, and will require appropriate protection during construction works. </p> <p>Heritage</p> <p> 6. A Heritage Statement will be required, focusing on Huby Old Hall, a Grade II listed building which is located to the west. Careful consideration is required to ensure that the layout, scale, massing and design of development would not cause harm to the elements that contribute to the significance of heritage assets, and development should seek to enhance the significance of these designated heritage assets and their setting. </p> <p> 7. An archaeological assessment will be required to investigate archaeological evidence of landscape features that relate to the hall Huby Old Hall such as fishponds, formal gardens etc and inform the design response. </p> <p>Other planning considerations</p> <p> 8. The site is in a minerals safeguarding area for deep coal; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. for deep coal; safeguarding considerations will need to be </p> <p>Design, landscaping, open space provision and green corridors</p> <p> 9. Development A design statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also need to address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density especially to the southern end of the site, and nearest to existing properties on Gracious Street to guard against overbearing impacts of overshadowing and overlooking. </p>							
MM106	STI 1: North of Stillington Social Club, Stillington	<p>...</p> <table border="1" data-bbox="488 1305 1276 1428"> <tr> <td>Location:</td> <td>Land north of Stillington Social Club, York Road, Stillington</td> </tr> <tr> <td>Size (ha):</td> <td>1.31 ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 35 homes</td> </tr> </table>	Location:	Land north of Stillington Social Club, York Road, Stillington	Size (ha):	1.31 ha	Allocated for:	approximately 35 homes	Soundness - Effective
Location:	Land north of Stillington Social Club, York Road, Stillington								
Size (ha):	1.31 ha								
Allocated for:	approximately 35 homes								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>This green field <u>greenfield</u> site is set to the south of residential development off South Back Lane, on the southern edge of Stillington. The land is screened by vegetation to the south which bounds the Stillington Sports and Social Club.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • <u>1.</u> Vehicle, cycle and pedestrian access to be taken from Chantry Gardens and/or Thompson Garth. • <u>2.</u> Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle access to adjacent streets and through the site to the Stillington Sports and Social Club. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> • <u>3.</u> The western part of the site is vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p>Biodiversity and landscaping <u>landscape</u></p> <ul style="list-style-type: none"> 4. Existing trees and hedgerows shall be retained other than to create access to and across the site. • <u>5.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained and habitats protected from adverse impacts, such as obtrusive light. <p>Design, landscaping, and open space provision and green corridors</p> <ul style="list-style-type: none"> • <u>6.</u> Development A design statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also need to address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing should be carefully considered for development nearest to existing properties on adjacent streets to the north and density to guard against impacts of overshadowing and overlooking of the neighbouring property to the north of the site. 							
MM107	STK 1: North of The Stripe, Stokesley	<p>...</p> <table border="1" data-bbox="483 1337 1518 1461"> <tr> <td>Location:</td> <td>OS Fields 0004, 1200, 1595, 7272, 8600 The Stripe, Stokesley</td> </tr> <tr> <td>Size (ha):</td> <td>8.97ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 105 homes (205 gross) includes 100 commitments and open space</td> </tr> </table>	Location:	OS Fields 0004, 1200, 1595, 7272, 8600 The Stripe, Stokesley	Size (ha):	8.97ha	Allocated for:	approximately 105 homes (205 gross) includes 100 commitments and open space	Soundness - Effective
Location:	OS Fields 0004, 1200, 1595, 7272, 8600 The Stripe, Stokesley								
Size (ha):	8.97ha								
Allocated for:	approximately 105 homes (205 gross) includes 100 commitments and open space								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>This green field site is located on the northeastern edge of Stokesley. The site is made up of a number of smaller fields bounded by hedgerows.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ 1. Vehicular, pedestrian and cycle access points are is to be taken from Westlands Apple Tree Road, with secondary/emergency access from Hebron Road/The Stripe. ▪ 2. The public right of way that runs across the site will be retained and enhanced. Extending and improving the pedestrian links to the local centre including the extension of the footway, appropriate pedestrian crossings will be required. ▪ 3. Pedestrian connections and links should be made throughout and cycle routes are to be created within the site and as a minimum should include links from connections made to all adjacent roads and existing public rights of way, paths (including Neasham Lane) with appropriate pedestrian crossings to enable improved links to the town centre. ▪ Works will be required towards the provision/ development/ maintenance of the Stokesley/ Great Ayton Cycleway. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ 4. Parts of the site are within Flood Zone 2 and/ or areas are vulnerable to surface water flooding. A site specific flood risk assessment will be required, any necessary attenuation measures and other mitigation measures should be incorporated and taken into account in the overall design and layout of the site. <p>Biodiversity and landscaping landscape</p> <ul style="list-style-type: none"> ▪ 5. A preliminary Ecological Appraisal and possible Ecological Impact Assessment will be required. Existing boundary features should be retained to protect existing habitats from adverse impacts, such as obtrusive light, this includes hedgerows and retention of the trees to the rear of the Stripe. ▪ The site is within the North Yorkshire Green Infrastructure corridor and the development should seek to enhance connectivity to adjacent areas of accessible local green space. <p>Open space</p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<ul style="list-style-type: none"> • The developer is required to provide, equip, layout and maintain 3.9ha of open space (former LDF allocation SC1) alongside the developers of the White House Farm development. This open space is to provide community gardens/allotments, a facility for young people and general amenity space. • Further open space is required in association with this allocation in line with the standards set out in policy CI3 'Open Space, Sport and Recreation'. <p>Heritage</p> <ul style="list-style-type: none"> • <u>6.</u> The site is considered to have archaeological potential for later prehistoric and Romano-British settlement and so an archaeological assessment will be required. <p>Utility provision</p> <ul style="list-style-type: none"> • <u>7.</u> <u>Early consultation with service providers is recommended.</u> A public sewer crosses the site and Northumbrian Water will require it to be diverted or placed within a suitable easement. If placed in an easement this should be incorporated into the landscaping and overall layout of the site. Northumbrian Water will also require works to assess the capacity of their infrastructure and assess the scale of improvements required, with works completed prior to occupation of dwellings. Therefore early consultation with Northumbrian Water will be required. • <u>8.</u> The site is near to athe sewerage pumping station at <u>Apple Tree Road</u> and no habitable buildings should be located within 15 meters of it. • Early consultation with Northern Powergrid will be required. <p>Noise and odour</p> <ul style="list-style-type: none"> • <u>9.</u> No residential development is to be located within 400 meters of the poultry houses to the north of the site, unless it can be demonstrated that noise and odour nuisance would not cause adverse amenity impacts. <p>Design, landscaping, open space provision and green corridors</p> <p><u>10.</u> <u>The proposals are to provide, equip, layout and maintain 3.9ha of open space by extending the approximately 3ha of open space to the west and north of Evergreen Avenue (former LDF allocation SC1)</u></p> <p><u>11.</u> <u>The extension to the Evergreen Avenue open space is required to provide community gardens/allotments, a facility for young people and general amenity space. Further on site open space is required in association with this allocation in line with the standards set out in policy IC3: Open Space, Sport and Recreation.</u></p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p><u>12. The site is within the North Yorkshire Green Infrastructure corridor and the development should seek to enhance connectivity to adjacent areas of accessible local green space.</u></p> <p><u>13. The proposal are to form or maintain a substantial hedgerow boundary with trees to the north and west sides of the development.</u></p> <ul style="list-style-type: none"> • <u>14.</u> Where the boundary for the development site is adjacent to Sowerby Crescent, the layout should be designed so that rear gardens should adjoin rear gardens of the existing development. • <u>15.</u> Landscaping should be provided to screen <u>help to assimilate</u> the development from <u>in</u> views from public vantage points in the countryside to the north and west. <p>Delivery</p> <ul style="list-style-type: none"> • <u>16.</u> Due to the size of the site and the infrastructure which is expected <u>the timing of the development required</u> it is expected that delivery will extend beyond the first 5 years of the plan period. 							
MM108	STK 2: East of Stokesley Business Park	<p>...</p> <table border="1" data-bbox="483 798 1818 976"> <tr> <td data-bbox="483 798 613 837">Location:</td> <td data-bbox="613 798 1818 837">Land off Mount Pleasant Way/East of Stokesley Business Park, Great Broughton</td> </tr> <tr> <td data-bbox="483 837 613 877">Size (ha):</td> <td data-bbox="613 837 1818 877">4.93ha</td> </tr> <tr> <td data-bbox="483 877 613 976">Allocated for:</td> <td data-bbox="613 877 1818 976"><u>Employment uses - B1, B2, B8</u> <u>Offices to carry out any operational or administrative functions, research and development of products or processes, industrial processes, general industrial or storage and distribution, landscaping to screen the site from the B1257</u></td> </tr> </table> <p>This site is located at the southeastern edge of Stokesley, and immediately adjoins the existing business park to the west.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • <u>1.</u> Vehicular, pedestrian and cycle access points be taken from Mount Pleasant Way. The design and layout must include appropriate access through the site to serve allocation 'STK3: Southeast of Terry Dicken Industrial Estate, Stokesley'. • <u>2.</u> Works will be required towards the provision/development/maintenance of the Stokesley/Great Ayton Cycleway. 	Location:	Land off Mount Pleasant Way/East of Stokesley Business Park, Great Broughton	Size (ha):	4.93ha	Allocated for:	<u>Employment uses - B1, B2, B8</u> <u>Offices to carry out any operational or administrative functions, research and development of products or processes, industrial processes, general industrial or storage and distribution, landscaping to screen the site from the B1257</u>	Soundness - Effective
Location:	Land off Mount Pleasant Way/East of Stokesley Business Park, Great Broughton								
Size (ha):	4.93ha								
Allocated for:	<u>Employment uses - B1, B2, B8</u> <u>Offices to carry out any operational or administrative functions, research and development of products or processes, industrial processes, general industrial or storage and distribution, landscaping to screen the site from the B1257</u>								

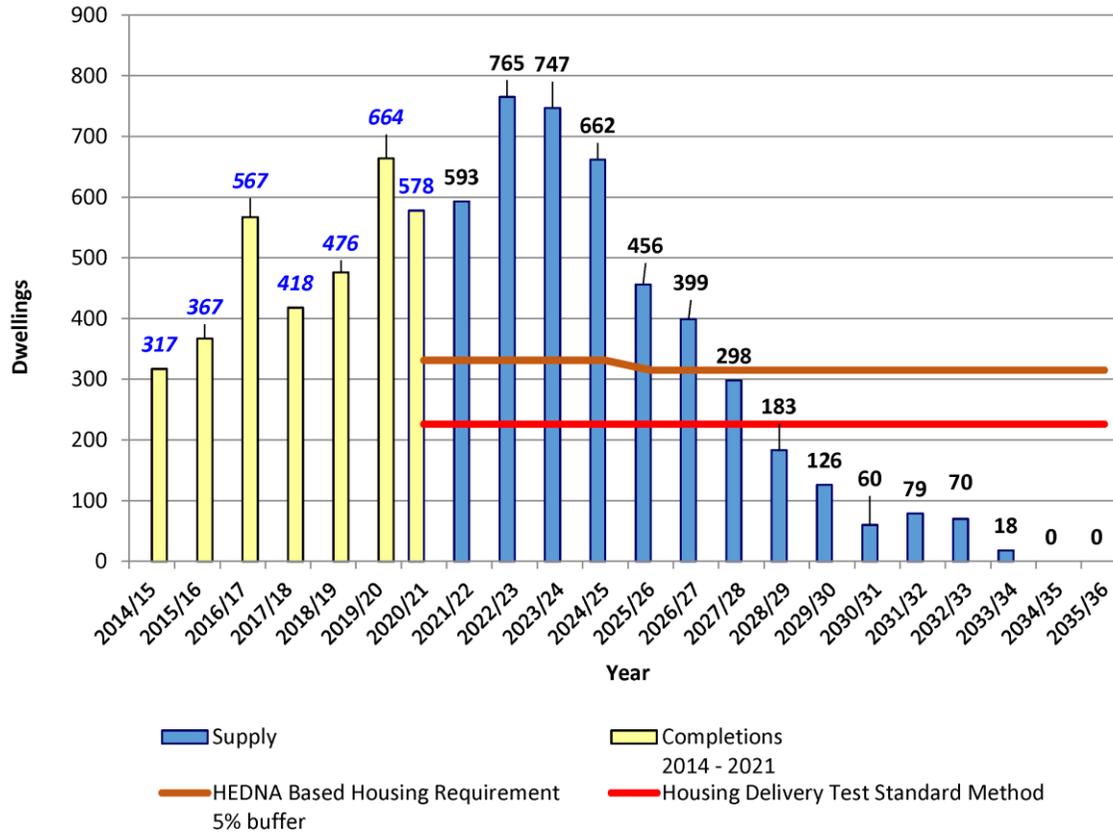
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p> <ul style="list-style-type: none"> ▪ 3. Works are required to extending extend and improving improve the cycle and pedestrian links to the local centre including the extension of the footway, and where appropriate pedestrian crossings, where necessary, to serve the site. as well as improvements to public transport infrastructure. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ 4. Parts of the site, including along the northeastern and eastern boundary, are within flood zones 2 and 3 including the functional flood plain (flood zone 3b). Parts of the site, particularly the southern corner, are also susceptible to surface water flooding. A site specific flood risk assessment will be required, and any necessary attenuation and mitigation measures and other mitigation measures should be incorporated and taken into account <u>are to be incorporated</u> in the overall design and layout of the site. ▪ 5. Applicants must should engage with the Environment Agency, with regards to the development of the site and in relation to <u>safeguarding the operation</u> of the flood alleviation scheme at Ellerbeck in advance of any application. <p>Biodiversity and landscaping <u>landscape</u></p> <ul style="list-style-type: none"> ▪ 6. A preliminary ecological appraisal is required. Existing boundary features should be retained and habitats protected from adverse impacts, such as obtrusive light. Eller Beck/Broughton Bridge Beck/ Broughton Beck must be protected from direct and indirect impacts, such as surface water runoff and habitat loss. ▪ The opportunity to enable improvements to the habitat links along the water course should be taken and should be incorporated into the landscape scheme for the site. ▪ 7. The opportunity to enable improvements to the habitat links along the water course should be taken and should be incorporated into the landscape scheme for the site. <p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ 8. Development will be required to ensure that development of the neighbouring allocation 'STK 3: Southeast of Terry Dicken Industrial Estate, Stokesley' is not compromised. ▪ 9. The opportunity to enable improvements to the habitat links along the water course should be taken and should be incorporated into the landscape scheme for the site. ▪ 10. A substantial landscaping strip is required to screen the site from the B1257, and along the south and southeastern boundaries to supplement existing landscaping. ▪ 11. Due to proximity to <u>To avoid harm to the setting of</u> the North York Moors National Park <u>careful</u> consideration must be given to the scale, massing and roofscape, Careful consideration should be given to the colour of materials used. Careful consideration should be given to the design of any necessary security fencing. </p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
MM109	STK 3: Southeast of Terry Dicken Industrial Estate, Stokesley	<p>...</p> <table border="1" data-bbox="488 284 1816 432"> <tr> <td>Location:</td> <td>Land northwest of Creyke Nest Farm, Stokesley/ Broughton Bridge Farm, Great Broughton</td> </tr> <tr> <td>Size (ha):</td> <td>4.57ha</td> </tr> <tr> <td>Allocated for:</td> <td>Employment uses - B1, B2, B8 Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping.</td> </tr> </table> <p>This site is located at the southeastern edge of Stokesley, south east of Ellerbeck Court, Stokesley Business Park, immediately adjoins the existing business park to the northwest.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • <u>1.</u> Vehicular, pedestrian and cycle access points be taken from Mount Pleasant Way, via allocation 'STK2: East of Stokesley Business Park', an alternative /or additional access point from within the existing industrial estate (Ellerbeck Court) may also be acceptable subject to liaison with North Yorkshire County Council the Local Highway Authority. The existing access to the B1257 is considered to be of an insufficient standard and is unsuitable as a main access. • <u>2.</u> Works will be required towards the provision/development/maintenance of the Stokesley/Great Ayton Cycleway. • <u>3.</u> Works are required to extend and improve the <u>cycle and</u> pedestrian links to the local centre including the extension of the footway, <u>and where</u> appropriate pedestrian crossings, where necessary, to serve this site <u>the site</u>, as well as improvements to public transport infrastructure. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> • <u>4.</u> A section of the site along the eastern boundary is in flood zones 2 and 3 and parts of the site, particularly along the northern boundary, are vulnerable to surface water flooding. A site specific flood risk assessment will be required, any necessary attenuation measures and other mitigation measures should be incorporated and taken into account in the overall design and layout of the site. • <u>5.</u> Applicants must engage with the Environment Agency, with regards to the development of the site and in relation to <u>in relation to safeguarding the operation of</u> the flood alleviation scheme at Ellerbeck in advance of any application. <p>Biodiversity and landscaping <u>landscape</u></p> <ul style="list-style-type: none"> • <u>6.</u> A preliminary ecological appraisal is required. Existing <u>boundary</u> features should be retained and habitats protected from adverse impacts, such as obtrusive light. <u>Eller Beck/ Broughton Bridge Beck</u> is to <u>Broughton Beck</u> must be protected from 	Location:	Land northwest of Creyke Nest Farm, Stokesley/ Broughton Bridge Farm, Great Broughton	Size (ha):	4.57ha	Allocated for:	Employment uses - B1, B2, B8 Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping.	Soundness - Effective
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Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>direct and indirect impacts, such as surface water runoff and habitat loss. <u>The opportunity to enable improvements to the habitat links along the water course should be taken and should be incorporated into the landscape scheme for the site.</u></p> <ul style="list-style-type: none"> ▪ A substantial landscape screen is required to the southern and eastern boundary of the site. <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>7.</u> The southern part of the site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement and an archaeological assessment will be required. <p>Other planning considerations</p> <ul style="list-style-type: none"> ▪ <u>8.</u> The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. <p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ 9. <u>The opportunity to enable improvements to the habitat links along the water course should be taken and should be incorporated into the landscape scheme for the site.</u> A substantial landscape screen is required to the southern and eastern boundary of the <u>site.</u> ▪ 10. <u>Due to proximity to To avoid harm to the setting of the North York Moors National Park the development statement submitted should consider careful consideration must be given to the scale, massing and roofscape, of any development proposed and the colour of materials used.</u> Careful consideration should be given to the colour of materials used, along with the design of any necessary security fencing. 	
MM110	Great Ayton (Publication Draft page 251)	<i>Section and all text identifying the site in Great Ayton to be deleted.</i>	Consequential change as a result of other modification
MM111	GTA 1: Skottowe Crescent, Great Ayton	<i>All content to be deleted.</i>	Soundness - Consistent with national policy
MM112	Following Table A.1: Monitoring indicators	<u>Policy S2 'Strategic Development Needs' contains a high level trajectory for housing delivery during the plan period, which is based on currently available information. The figure below sets out more detailed, year on year, figures for the trajectory. The trajectory reflects the extant commitments and the deliverability of local plan allocations. The trajectory will be updated and published regularly, in line with government requirements.</u>	Soundness - Consistent with national policy Consequential change as a result of other modification

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
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<Add new image as follows:>



MM113	Table D.1: Local Green Space designations - Great Ayton	<table border="1"> <thead> <tr> <th>Reference</th> <th>Location</th> <th>Reason for designation</th> </tr> </thead> <tbody> <tr> <td>...</td> <td></td> <td></td> </tr> <tr> <td>ALT/S/058/032/G</td> <td>Land at Easby Lane, Inc Multiple Properties, Historic significance Great Ayton</td> <td>Historic significance</td> </tr> <tr> <td>...</td> <td></td> <td></td> </tr> </tbody> </table>	Reference	Location	Reason for designation	...			ALT/S/058/032/G	Land at Easby Lane, Inc Multiple Properties, Historic significance Great Ayton	Historic significance	...			Soundness - Justified
		Reference	Location	Reason for designation											
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...															

MM114	Table D.1: Local Green Space designations - Hutton Rudby	<table border="1"> <thead> <tr> <th>Reference</th> <th>Location</th> <th>Reason for designation</th> </tr> </thead> <tbody> <tr> <td>...</td> <td></td> <td></td> </tr> <tr> <td>ALT/S/073/022b/G</td> <td>Land Along Hundale Gill Running North to River Leven Hutton Rudby</td> <td>Richness of wildlife</td> </tr> </tbody> </table>	Reference	Location	Reason for designation	...			ALT/S/073/022b/G	Land Along Hundale Gill Running North to River Leven Hutton Rudby	Richness of wildlife	Soundness - Justified
		Reference	Location	Reason for designation								
		...										
ALT/S/073/022b/G	Land Along Hundale Gill Running North to River Leven Hutton Rudby	Richness of wildlife										

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification																												
		<div style="border: 1px solid black; padding: 2px; display: inline-block;">...</div>																													
MM115	Appendix E: Open Space, Sport and Recreation Standards	<p>E.1 The following tables set out the requirements for open space, sport and recreation provision for policy C1C3: Open Space, Sport and Recreation.</p> <p><Table E.1 Open space, sport and recreation standards to be deleted and replaced as follows:></p> <p>Table E.1 Open space, sport and recreation standards (Original)</p> <table border="1" data-bbox="483 504 1816 1474"> <thead> <tr> <th rowspan="2">Type</th> <th rowspan="2">Quantity Standard (per 1,000 population)</th> <th rowspan="2">Form of provision</th> <th colspan="2">Accessibility</th> </tr> <tr> <th>Walking distance from dwellings</th> <th>Average walking time (minutes)(1)</th> </tr> </thead> <tbody> <tr> <td>Amenity green space: village greens and amenity open space;</td> <td>0.6ha</td> <td>Required on all sites above 10 dwellings.</td> <td>480m</td> <td>6</td> </tr> <tr> <td>parks and gardens</td> <td>0.8ha</td> <td>A financial contribution towards improvement(2) of an existing amenity space may be considered appropriate where existing space lies within the walking distance guideline of the development and providing the quantity standard is achieved.</td> <td>710m</td> <td>8-10</td> </tr> <tr> <td rowspan="3">Play areas for children: these are designated equipped outdoor play areas for children and young people comprising casual or informal playing space within housing areas. These play areas comprise local area for play (LAP), local equipped area for play (LEAP) and neighbourhood equipped area for play (NEAP).</td> <td rowspan="3">0.25ha</td> <td>LAP required on all sites of above 10 dwellings.</td> <td>100m</td> <td>2</td> </tr> <tr> <td>LEAP required on all sites above 20 dwellings.</td> <td>400m</td> <td>5</td> </tr> <tr> <td>NEAP required on all sites above 200 dwellings. A financial contribution towards improvement(2) of an existing play area may be considered appropriate where existing provision lies within the walking distance guideline of the development and providing the quantity standard is achieved.</td> <td>1,000m</td> <td>10-15</td> </tr> </tbody> </table>	Type	Quantity Standard (per 1,000 population)	Form of provision	Accessibility		Walking distance from dwellings	Average walking time (minutes)(1)	Amenity green space: village greens and amenity open space;	0.6ha	Required on all sites above 10 dwellings.	480m	6	parks and gardens	0.8ha	A financial contribution towards improvement(2) of an existing amenity space may be considered appropriate where existing space lies within the walking distance guideline of the development and providing the quantity standard is achieved.	710m	8-10	Play areas for children: these are designated equipped outdoor play areas for children and young people comprising casual or informal playing space within housing areas. These play areas comprise local area for play (LAP), local equipped area for play (LEAP) and neighbourhood equipped area for play (NEAP).	0.25ha	LAP required on all sites of above 10 dwellings.	100m	2	LEAP required on all sites above 20 dwellings.	400m	5	NEAP required on all sites above 200 dwellings. A financial contribution towards improvement(2) of an existing play area may be considered appropriate where existing provision lies within the walking distance guideline of the development and providing the quantity standard is achieved.	1,000m	10-15	<p>Minor text change for clarity</p> <p>Soundness - Effective</p> <p>Consequential change as a result of other modification</p>
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Main Modification Number	Policy/ Paragraph/ Site	Modification					Justification																									
		Facilities for young people and teenagers: skateboard parks and multi-use games areas	0.3ha	Required on all sites above 20 dwellings. A financial contribution towards improvement(2) of existing provision may be considered appropriate where existing provision lies within the walking distance guideline of the development and providing the quantity standard is achieved.	700m	8-10																										
		Outdoor sports facilities	see table below																													
		Allotment gardens	0.2ha	A financial contribution may be sought for improvements to the quality of facilities provided on existing allotment sites, particularly if there are deficits in relation to quantity, quality and / or accessibility.	400m	5																										
		<p>1. based on standard walking speed as set out by DfT (4.8km/h)</p> <p>2. Improvement includes assistance towards maintenance of grounds or equipment, improvements to accessibility or expansion of facilities.</p> <p>Table E.1 Open space, sport and recreation standards (Replacement)</p> <table border="1"> <thead> <tr> <th rowspan="2">Type</th> <th rowspan="2">Quantity Standard (per 1000 population)</th> <th rowspan="2">Provision</th> <th colspan="2">Accessibility</th> <th rowspan="2">Notes</th> </tr> <tr> <th>Walking distance from dwellings</th> <th>Average walking time (minutes)(1)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Amenity green space:</td> <td>Village greens and amenity open space;</td> <td>0.6ha</td> <td></td> <td>480m</td> <td>6</td> <td rowspan="2">(2) (3)</td> </tr> <tr> <td>parks and gardens.</td> <td>0.8ha</td> <td></td> <td>710m</td> <td>8-10</td> </tr> <tr> <td>Play areas for children: these are</td> <td>0.25ha</td> <td>Local area for play (LAP)</td> <td>100m</td> <td>2</td> <td>(3) (4) (5) (6)</td> </tr> </tbody> </table>					Type	Quantity Standard (per 1000 population)	Provision	Accessibility		Notes	Walking distance from dwellings	Average walking time (minutes)(1)	Amenity green space:	Village greens and amenity open space;	0.6ha		480m	6	(2) (3)	parks and gardens.	0.8ha		710m	8-10	Play areas for children: these are	0.25ha	Local area for play (LAP)	100m	2	(3) (4) (5) (6)
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Main Modification Number	Policy/ Paragraph/ Site	Modification					Justification	
		designated equipped outdoor play areas for children and young people comprising casual or informal playing space within housing areas.		Local equipped area for play (LEAP)	400m	5		
Facilities for young people and teenagers: Skateboard parks and multi-use games areas	0.3ha		700m	8-10	(7)			
Outdoor sports facilities: see Table E.2 'Outdoor sports facilities standards' below						(2)(8)		
Allotment gardens:	0.2ha		400m	5	(9)			
<ol style="list-style-type: none"> 1. Based on standard walking speed as set out by DfT (4.8km/h) 2. Required for all sites of 10 or more dwellings 3. A financial contribution towards improvements (improvement includes assistance towards maintenance of grounds or equipment, improvements to accessibility or expansion of facilities.) of an existing amenity space may be considered appropriate where existing space lies within the walking distance guideline of the development and providing the quantity standard is achieved. 4. LAP required for all sites of 10 dwellings or more 5. LEAP required for all sites of 20 dwellings or more 6. NEAP required for all sites of 201 dwellings or more. 7. Required for all sites of 20 dwellings or more 8. A financial contribution may be sought for improvements to the quality of existing facilities, particularly if there are deficits in relation to quantity, quality and/ or accessibility. 9. A financial contribution may be sought for improvements to the quality of facilities provided on existing allotment sites, particularly if there are deficits in relation to quantity, quality and/ or accessibility. 								
<Table E.2 Outdoor sports facilities standards is unchanged>								

Hambleton District Council

Report To: Cabinet

Date: 7 September 2021

Subject: **Brafferton and Helperby Neighbourhood Area Designation**

Portfolio Holder: Planning
Councillor D A Webster

Wards Affected: Raskelf and White Horse Ward

1.0 Purpose and Background

- 1.1 The Localism Act 2011 provided a new statutory regime for Neighbourhood Planning. Regulations came into force on 6 April 2012 making legal provisions in relation to that regime and a first step in the process is the designation of a Neighbourhood Area.
- 1.2 On 7th June 2021 an application was submitted to this Council by Brafferton and Helperby Parish Council for designation of their Neighbourhood Plan Boundary as a Neighbourhood Area to enable them to proceed with formal Neighbourhood Plan preparation (See letter and map at Annex A).
- 1.3 We are under a general duty to support Neighbourhood Plans preparation and several meetings have been held with the Parish Council.
- 1.4 The application for Neighbourhood Area designation was publicised on 16th June 2021 and now the Council must consider any representations submitted by 28th July 2021 before making a decision on designation of the area.
- 1.5 The application was publicised on Hambleton's website, social media and site notices were erected around the village. In addition, the Parish Council put a notice with a copy of the application and map on their website.
- 1.6 The Council should support the application as it is validly made, the area provides for a logical Plan making boundary and following a consultation there have been 7 representations to its designation which are summarised below; Therefore, if Council decides not to support the application, it must give reasons.
 - There have been 4 letters supporting the Designated Area and with a view that this would allow villagers to have a say in how the village develops.
 - The other 3 letters are from statutory consultees who have stated that at this stage they have no comments to make about the Designated Area

2.0 Link to Council Priorities

- 2.1 This directly links to the Council's priority on Enhancing the Local Areas.

3.0 Risk Assessment

3.1 There are no significant risk associated with report's recommendation .

4.0 Financial Implications

4.1 There is no cost associated with Neighbourhood Area designation other than a small cost for advertising the decision in a local newspaper, and the amount officer time involved is minimal at this stage. However, the Council will incur further costs with the subsequent preparation of the Neighbourhood Plan (e.g. for the examination and referendum) but this is expected to be covered by financial support from the Ministry of Housing, Communities and Local Government. Last financial year the Government were issuing grants of £20,000 when a Neighbourhood Plan reached referendum stage.

4.2 When the Neighbourhood Plan is 'made' (adopted) there will also be an impact on this Council's Community Infrastructure Levy (CIL) receipts as 25% (rather than 15%) of payments for eligible developments within the area designation of Brafferton and Helperby will go to the parish to spend on their infrastructure projects. However, the CIL income expected to be lost by this Council from Local Plan developments in the Brafferton and Helperby Parish is currently considered to be negligible.

5.0 Legal Implications

5.1 The legal requirements under Part 2 of The Neighbourhood Planning (General) Regulations 2012 have been complied with. The next step requires the Council to publish details (area name, map and applicant) of the Neighbourhood Area designation decision on our website and in such other manner we consider likely to bring it to the attention of local residents, workers and businesses.

6.0 Equality/Diversity Issues

6.1 Equality and Diversity Issues have been considered however there are no issues associated with this report.

7.0 Recommendation

7.1 It is recommended that Cabinet agrees the designation of a Neighbourhood Area for Brafferton and Helperby and publish the necessary information.

Mick Jewitt
Deputy Chief Executive

Background papers: None
Author ref: DW
Contact: Diane Wilson
Policy Officer, Tel 01609 767268



7 June 2021

[REDACTED]
Planning Policy Officer
Housing & Planning Policy
Hambleton District Council
Civic Centre
Stone Cross
Northallerton, DL6 2UU

Dear [REDACTED]

Subject: Area Designation for Brafferton and Helperby Parish Neighbourhood Plan

This letter is a formal request for the land within the area marked in black in Appendix A to be formally designated as the Neighbourhood Plan boundary for Brafferton and Helperby Parish.

The Designated Area incorporates the majority of households in the Parish that will be consulted to establish the Evidence Base for the subject of the Neighbourhood Plan. It incorporates the main built form of Brafferton and Helperby, the important heritage elements beyond this of Helperby Hall and its gardens and then extends to include a reasonable green buffer. The extent of this buffer is guided by physical markers on the ground such as the disused railway line and bridleways which makes the boundary clear. This 'green buffer' contributes to the setting and character of our rural village and is important within the scope of the Neighbourhood Plan to be able to guide future development which may extend from the present built form.

The Parish Council has decided that a Neighbourhood Plan encompassing the whole Parish Area is not required and is best focussed on the villages of Brafferton and Helperby.

Brafferton and Helperby Parish Council has approved the preparation of the Neighbourhood Plan and have delivered a map of the proposed Neighbourhood Plan area to every household in the Parish area and requested feedback. Feedback received has been in favour of the proposed area.

Brafferton and Helperby Parish Council has established a Neighbourhood Plan Steering Group at its meeting on 19th May 2021 which will be chaired by Councillor Peter Mitchell.

The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Town & Country Planning Act.

We understand that Hambleton District Council must now publicise our intentions to produce a Neighbourhood Plan. This we understand will take approximately 6 weeks.

Yours sincerely,

[REDACTED]
R E Clements
Clerk

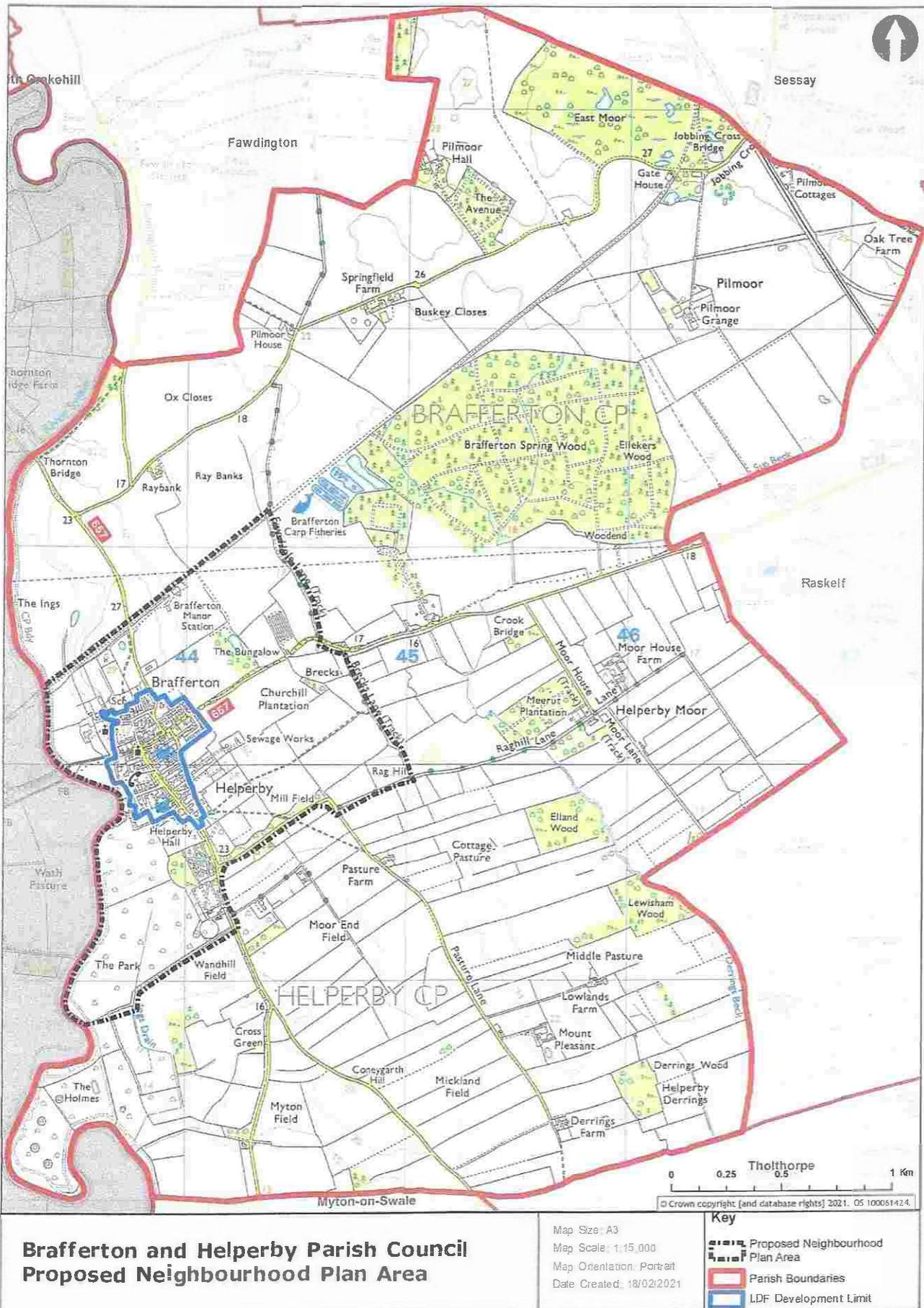
Appendix A: Brafferton & Helperby Parish Council Proposed Neighbourhood Plan Area

BRAFFERTON AND HELPERBY PARISH COUNCIL

Chairman: Mr J N Denison

Clerk: Roger Clements, Wesley House, Bridge Street, Helperby, North Yorkshire, YO61 2NU
Tel (01423) 209045 Email braffertonhelperby.pc@gmail.com

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19/10/2020

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Brafferton and Helperby application for a neighbourhood area

Consultee	Comment ID	Comment type	My comment
Natural England Consultations	BHarea:6	Have observations	<p>Thank you for your letter dated 16 June 2021 notifying Natural England of the above Neighbourhood Planning Area.</p> <p>Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body.</p> <p>However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.</p> <p>Natural England's role</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The local planning authority will be aware and should advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan.</p> <p>Planning policy for the natural environment</p> <p>Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraphs 170-177.</p> <p>*see attached pdf for rest of the text in relation to standing advice*</p>
Historic England	BHarea:5	Have observations	<p>We write in response to your email of Wednesday 16th June 2021, in connection with the Brafferton and Helperby Neighbourhood Area.</p> <p>We do not wish to make comments at this stage. We look forward to being consulted on the Pre submission draft on the Neighbourhood Plan in due course.</p>
North Yorkshire County Council	BHarea:7	Have observations	<p>Thank you for consulting North Yorkshire County Council on the Designation on the Neighbourhood Plan area.</p> <p>The County Council have no objection to the proposed boundaries and we welcome opportunities for further involvement as the Plan develops.</p>
Deirdre Brown	BHarea:2	Support	Fully in support.
Stephen Laux	BHarea:4	Support	I fully support this application
Nigel Denison	BHarea:1	Support	I support the development of a Neighbourhood Plan based on the area proposed.
Mark Darwin	BHarea:3	Support	I am all for the Neighbourhood Plan this will give us a say as to what we as residents want to see being done in the village area, such as design and type of buildings to be done and uniformity of lampposts and signage.

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Hambleton District Council

Report To: Cabinet

Date: 7th September 2021

Subject: **Ingleby Arncliffe Referendum**

Portfolio Holder: Planning
Councillor D A Webster

Wards Affected: Osmotherley and Swainby Wards

1.0 Purpose and Background

- 1.1 The purpose of this report is to seek approval for the Ingleby Arncliffe Neighbourhood Plan to proceed to referendum stage to determine if the Neighbourhood Plan should be used for the purposes of planning decisions in the neighbourhood area.
- 1.2 The Ingleby Arncliffe Neighbourhood Plan has been produced by the Ingleby Arncliffe Neighbourhood Plan Steering Group with the Ingleby Arncliffe Parish Council acting as the local 'Qualifying Body'. Work on the Neighbourhood Plan began in 2014 and has included a number of consultation stages. The Parish Council submitted the draft version of the Neighbourhood Plan after which the Council undertook further statutory consultation on it and appointed an independent person to conduct the examination into the Neighbourhood Plan.
- 1.3 The report of the Independent Examiner is attached at Annex A. The purpose of the independent examination process is to ensure Neighbourhood Plans meet a set of nationally prescribed 'Basic Conditions', and to recommend if the Neighbourhood Plan should proceed to local referendum. The examination into the Ingleby Arncliffe Neighbourhood Plan concluded on the 6th August 2021.
- 1.4 The Examiner has recommended that the Neighbourhood Plan can proceed to referendum, subject to a number of modifications being made. It is now the Council's role to consider the outcome of the Examiner's Report, including the proposed modifications.
- 1.5 There are 8 recommended modifications, these include minor word changes to the Neighbourhood Plan objectives, a revision of paragraph 29 of the Plan and minor changes to the terminology used in Policies P1, P3, P4, P5 and P6, along with a recommendation that a proposals map is included within the Neighbourhood Plan. It is recommended that Cabinet agree to the changes suggested by the Examiner and the 'referendum' version of the Neighbourhood Plan proceed to referendum.
- 1.6 If agreed, the referendum will take place on a date to be agreed. Should the Neighbourhood Plan gain public support with a majority 'Yes' vote at the referendum then Full Council will be asked to formally 'make' (adopt) the Ingleby Arncliffe Neighbourhood Plan to form part of the statutory Development Plan for Hambleton.

2.0 Link to Council Priorities

2.1 This directly links to the Council's priority on Enhancing the Local Areas.

3.0 Risk Assessment

3.1 The key risk in not approving the recommendation is as shown below:-

Risk	Implication	Gross Prob	Gross Imp	Gross Total	Preventative action	Net Prob	Net Imp	Net Total
If the weight to be afforded to the policies in the decision making process is not clearly defined this could lead to planning appeals	More planning appeals could adversely affect the quality of the planning service. Council planning decisions could be overturned.	4	3	12	Approve as recommended.	2	3	6

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

3.2 There are risks associated with approving the recommendation, however these are considered to be of low level. Overall, the risk of not approving recommendations outweighs the risks of approving the recommendation.

4.0 Financial Implications

4.1 It is estimated that the cost for the referendum will be £1,600 plus officer time, this is not expected to be significant given the referendum is for the Parish of Ingleby Arncliffe only. The Council can submit a claim for £20,000 of funding from central government within the months of November-December 2021, which would cover the costs for the Neighbourhood Plan process.

5.0 Legal Implications

5.1 The Council must consider each of the recommendations made by the Examiner's report (and the reasons for them) and decide which action to take in response. If the Council is satisfied the draft Neighbourhood Plan meets the 'basic conditions' and other legal requirements as outlined in the Examiner's Report then a referendum must be held in accordance with the relevant legislation. The Council may be subject to challenge if it fails to adhere to the prescribed process and criteria for determining and adopting a neighbourhood plan.

6.0 Equality/Diversity Issues

6.1 Equality and Diversity Issues have been considered however there are no issues associated with this report.

7.0 Recommendations

7.1 That Cabinet approves and recommends to Council:-

- (1) that the Ingleby Arncliffe Neighbourhood Plan meets the 'basic conditions' and all other legal requirements as summarised in the Independent Examiner's Report, subject to the modifications proposed;
- (2) the required modifications be agreed to the Ingleby Arncliffe Neighbourhood Plan and that Ingleby Arncliffe Neighbourhood Plan Referendum Version proceed to referendum; and
- (3) the referendum area be that as defined as the Designated Area to which the Neighbourhood Plan relates, i.e. the Ingleby Arncliffe Parish Boundary.

Mick Jewitt
Deputy Chief Executive

Background papers: None
Author ref: DW
Contact: Diane Wilson
Planning Policy Officer

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INGLEBY ARNCLIFFE NEIGHBOURHOOD DEVELOPMENT PLAN

Submission Draft Version

**A report to Hambleton District Council
into the examination of the
Ingleby Arncliffe
Neighbourhood Development Plan
by Independent Examiner, Rosemary Kidd**

Rosemary Kidd, Dip TP, MRTPI

NPIERS Independent Examiner

6 August 2021

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1.0 Summary

- 1.1 The Ingleby Arncliffe Neighbourhood Development Plan has been prepared to set out the community's wishes for the linked villages of Ingleby Arncliffe and Ingleby Cross plus the surrounding countryside, all within the parish of Ingleby Arncliffe.
- 1.2 I have made a number of recommendations in this report in order to make the wording of the policies and their application clearer, including improvements to the mapping of sites referred to in policies to ensure that the Plan meets the Basic Conditions. Section 6 of the report sets out a schedule of the recommended modifications.
- 1.3 The main recommendations concern:
 - Clarification of the wording of policies and the supporting text; and
 - The inclusion of a Policies Map covering the whole plan area.
- 1.4 Subject to the recommended modifications being made to the Neighbourhood Plan, I am able to confirm that I am satisfied that the Ingleby Arncliffe Neighbourhood Plan satisfies the Basic Conditions and that the Plan should proceed to referendum.

2.0 Introduction

Background Context

- 2.1 This report sets out the findings of the examination into the Ingleby Arncliffe Neighbourhood Plan.
- 2.2 The Parish of Ingleby Arncliffe lies within Hambleton District situated 6.5 miles north-east of Northallerton and 7 miles south-east of Stokesley, and is on the edge of the North York Moors National Park. At 2011 there were 304 people living in the parish.

Appointment of the Independent Examiner

- 2.3 I was appointed as an independent examiner to conduct the examination on the Ingleby Arncliffe Neighbourhood Development Plan (IANDP) by Hambleton District Council (HDC) with the consent of Ingleby Arncliffe Parish Council in May 2021. I do not have any interest in any land that may be affected by the IANDP nor do I have any professional commissions in the area currently and I possess appropriate qualifications and experience. I am a Member of the Royal Town Planning Institute with over 30 years' experience in local authorities preparing Local Plans and associated policies.

Role of the Independent Examiner

- 2.4 As an independent Examiner, I am required to determine, under paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, whether the legislative requirements are met:
- The Neighbourhood Development Plan has been prepared and submitted for examination by a qualifying body as defined in Section 61F of the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004;
 - The Neighbourhood Development Plan has been prepared for an area that has been designated under Section 61G of the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004;
 - The Neighbourhood Development Plan meets the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004, that is the Plan must specify the period to which it has effect, must not include provisions relating to 'excluded development', and must not relate to more than one Neighbourhood Area; and
 - The policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of the Planning and Compulsory Purchase Act 2004 Section 38A.
- 2.5 An Independent Examiner must consider whether a neighbourhood plan meets the "Basic Conditions". The Basic Conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by

section 38A of the Planning and Compulsory Purchase Act 2004. The Basic Conditions are:

1. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
2. the making of the neighbourhood plan contributes to the achievement of sustainable development;
3. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
4. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations, as incorporated into UK law; and
5. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

The following prescribed condition relates to neighbourhood plans:

- Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended by the Conservation of Habitats and Species and Planning (various Amendments) Regulations 2018) sets out a further Basic Condition in addition to those set out in the primary legislation: that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

2.6 The role of an Independent Examiner of a neighbourhood plan is defined. I am not examining the test of soundness provided for in respect of examination of Local Plans. It is not within my role to comment on how the plan could be improved but rather to focus on whether the submitted Neighbourhood Plan meets the Basic Conditions and Convention rights, and the other statutory requirements.

2.7 It is a requirement that my report must give reasons for each of its recommendations and contain a summary of its main findings. I have only recommended modifications to the Neighbourhood Plan (presented in bold type) where I consider they need to be made so that the plan meets the Basic Conditions and the other requirements.

The Examination Process

2.8 The presumption is that the neighbourhood plan will proceed by way of an examination of written evidence only. However, the Examiner can ask for a public hearing in order to hear oral evidence on matters which he or she wishes to explore further or so that a person has a fair chance to put a case.

2.9 I have sought clarification on a number of factual matters from the Qualifying Body and/or the local planning authority in writing. I am satisfied that the responses received have enabled me to come to a conclusion on these matters without the need for a hearing.

2.10 I had before me background evidence to the plan which has assisted me in understanding the background to the matters raised in the Neighbourhood Plan. I

have considered the documents set out in Section 5 of this report in addition to the Submission draft of the IANDP.

- 2.11 I have considered the Basic Conditions Statement and the Consultation Statement as well as the Screening Opinions for the Strategic Environmental Assessment and Habitats Regulation Assessment. In my assessment of each policy, I have commented on how the policy has had regard to national policies and advice and whether the policy is in general conformity with relevant strategic policies, as appropriate.

Legislative Requirements

- 2.12 The neighbourhood plan making process has been led by Ingleby Arncliffe Parish Council which is a “qualifying body” under the Neighbourhood Planning legislation which entitles them to lead the plan making process.
- 2.13 Paragraph 1.2 of the Basic Conditions Statement confirms that the parish lies within Hambleton District and the North York Moors National Park. The Neighbourhood Plan area was designated by HDC on 18 September 2014 and the North York Moors National Park Authority (NYMNP) on 7 October 2014.
- 2.14 A neighbourhood plan must specify the period during which it is to have effect. The front cover of the Plan states that this is from 2018 to 2036.
- 2.15 The Plan does not include provision for any excluded development: county matters (mineral extraction and waste development), nationally significant infrastructure or any matters set out in Section 61K of the Town and Country Planning Act 1990.
- 2.16 The Neighbourhood Development Plan should only contain policies relating to the development and use of land. I am satisfied that the IANDP policies are compliant with this requirement.
- 2.17 The Basic Conditions Statement confirms the above points and I am satisfied therefore that the IANDP satisfies all the legal requirements set out in paragraph 2.4 above.

The Basic Conditions

Basic Condition 1 – Has regard to National Policy

- 2.18 The first Basic Condition is for the neighbourhood plan “*to have regard to national policies and advice contained in guidance issued by the Secretary of State*”. The requirement to determine whether it is appropriate that the plan is made includes the words “*having regard to*”. This is not the same as compliance, nor is it the same as part of the test of soundness provided for in respect of examinations of Local Plans which requires plans to be “*consistent with national policy*”.
- 2.19 The Planning Practice Guidance assists in understanding “appropriate”. In answer to the question “What does having regard to national policy mean?” the Guidance

states a neighbourhood plan “*must not constrain the delivery of important national policy objectives.*”

- 2.20 In considering the policies contained in the Plan, I have been mindful of the guidance in the Planning Practice Guide (PPG) that:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like.”

- 2.21 The NPPF of July 2021 is referred to in this examination in accordance with paragraph 214 of Appendix 1, as the plan was submitted to the Council after 24 January 2019.
- 2.22 The Planning Practice Guidance on Neighbourhood Plans states that neighbourhood plans should “*support the delivery of strategic policies set out in the Local Plan or spatial development strategy and should shape and direct development that is outside of those strategic policies*” and further states that “*A neighbourhood plan should, however, contain policies for the development and use of land. This is because, if successful at examination and referendum, the neighbourhood plan becomes part of the statutory development plan.*”
- 2.23 Section 3 of the Basic Conditions Statement includes comments on how the policies of the IANDP have taken account of relevant sections of the NPPF. I consider the extent to which the plan meets this Basic Condition No 1 in Section 3 below.

Basic Condition 2 - Contributes to sustainable development

- 2.24 A qualifying body must demonstrate how a neighbourhood plan contributes to the achievement of sustainable development. The NPPF as a whole constitutes the Government’s view of what sustainable development means in practice for planning. The NPPF explains that there are three dimensions to sustainable development: economic, social and environmental.
- 2.25 Although a formal sustainability appraisal is not a requirement for a Neighbourhood Development Plan, an informal sustainability assessment has been undertaken of the IANDP and is set out in Appendix 2 of the Basic Conditions Statement and summarised in Table 4 of that Statement. It has been prepared to demonstrate how the Plan contributes to the achievement of sustainable development. It shows that there will be positive impacts overall, in terms of policies and benchmark criteria collectively. Further analysis indicates some overall minor negative impacts in relation to individual policies (in 1 case only) and benchmark criteria (again in one case), but far outweighed overall by positive impacts.
- 2.26 I am satisfied that the Plan contributes to the delivery of sustainable development and therefore meets this Basic Condition.

Basic Condition 3 – is in general conformity with strategic policies in the development plan

- 2.27 The third Basic Condition is for the neighbourhood plan to be in general conformity with the strategic policies contained in the Development Plan for the area. The Development Plan relevant to the area comprises the Hambleton District Local Development Framework Core Strategy adopted 2007, the Development Policies DPD adopted 2008 and the Allocations DPD adopted December 2010. The LDF covers the period up to 2026. The emerging Hambleton Local Plan covers the period 2014 – 2035 and was submitted for examination in March 2020.
- 2.28 The North York Moors Local Plan was adopted by the National Park Authority on 27 July 2020. The Plan covers the period 2016 - 2035.
- 2.29 Section 4 and Table 3 of the Basic Conditions Statement sets out the way that the Neighbourhood Plan policies conform to the relevant strategic planning policies in the Core Strategy.
- 2.30 I consider in further detail in Section 3 below the matter of general conformity of the Neighbourhood Plan policies with the strategic policies.

Basic Condition 4 – Compatible with EU obligations and human rights requirements

- 2.31 A neighbourhood plan must be compatible with European Union obligations as incorporated into UK law, in order to be legally compliant. Key directives relate to the Strategic Environmental Assessment Directive and the Habitats and Wild Birds Directives. A neighbourhood plan should also take account of the requirements to consider human rights.
- 2.32 Regulation 15 of the Neighbourhood Planning Regulations as amended in 2015 requires either that a Strategic Environmental Assessment is submitted with a Neighbourhood Plan proposal or a determination from the competent authority (HDC) that the plan is not likely to have “significant effects.”
- 2.33 A screening opinion was carried out by independent consultants for the Parish Council in August 2019 and determined that the IANDP would not require a full SEA to be undertaken. Paragraph 4.1 of the screening opinion concluded:
- “4.1 The assessment in tables 3.1 and 3.2 indicate a range of possible minor positive and negative environmental effects as a result of the draft plan policies. No likely significant environmental effects have been identified.”*
- 2.34 Consultation was carried out with the statutory environmental bodies on the SEA Screening Report in July 2019. The responses from all three bodies concurred with the conclusions of the SEA screening report, that the IANDP was not likely to have significant effects and that a full SEA was not required.
- 2.35 In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a neighbourhood plan is deemed likely to result in significant

negative effects occurring on a Special Area of Conservation or Special Protection Area, or other ecologically important European site (Ramsar) as a result of the plan's implementation.

- 2.36 An HRA Screening Opinion was carried out by independent consultants for the Parish Council in August 2019 in view of the proximity of the plan area to the North York Moors SPA/SAC.
- 2.37 Table 6.2 assesses the possible impacts of relevant policies on the North York Moors SPA/SAC and demonstrates that there is likely to be no negative effects. The screening opinion of the potential for in combination effects from other projects and plans in the area concluded in paragraphs 6.22 – 23 and 7.1 that:
- “6.22 The plan will not lead to any loss of supporting habitat to the North York Moors SAC/SPA. 6.23 In terms of recreational pressure, it is considered highly unlikely that any proposals in the Plan that would increase the recreational pressure that could undermine the conservation objectives of the qualifying features of any the European sites within the National Park and so likely significant effects (alone and in combination) can be screened out.”*
- “7.1 The assessment undertaken in section 6 of this report concludes the draft NDP is not likely to have a significant effect on a European site either alone or in combination with other plans or projects.”*
- 2.38 Consultation with Natural England on the HRA screening opinion was carried out by letter dated July 2020. They responded to say that they agreed with the conclusion of the screening opinion and advised that further HRA is not required.
- 2.39 I am satisfied that the SEA and HRA assessments have been carried out in accordance with the legal requirements.
- 2.40 The Basic Conditions Statement considers the impact of the Plan on Human Rights and concludes that: *“6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. In preparing the plan, the parish council has consistently taken steps to ensure that the views of all sections of the community have been canvassed and taken into account. This approach to consultation is summarised in Chapter 1 (Background to the Neighbourhood Plan) and Chapter 2 (Next Steps in the Neighbourhood Plan Process) of the plan itself and fully detailed in the Consultation Statement”.*
- 2.41 From my review of the Consultation Statement, I have concluded that the consultation on the IANDP has had appropriate regard to Human Rights.
- 2.42 I am not aware of any other European Directives which apply to this particular Neighbourhood Plan and no representations at pre or post-submission stage have drawn any others to my attention. Taking all of the above into account, I am satisfied that the IANDP is compatible with EU obligations and therefore with Basic Conditions Nos 4 and 5.

Consultation on the Neighbourhood Plan

- 2.43 I am required under The Localism Act 2011 to check the consultation process that has led to the production of the Plan. The requirements are set out in Regulation 14 in The Neighbourhood Planning (General) Regulations 2012.
- 2.44 Following the designation of the Neighbourhood Area in 2014, there have been a number of opportunities for comment on the plan as it was prepared. The following key stages of consultation were:
- Open Meeting – 14 July 2016 took place in the village hall;
 - Housing Needs Survey – 26 August 2016 with leaflets distributed to all households;
 - Call for Sites – Oct – Dec 2016;
 - Open Meeting - 24 February 2017;
 - Open Meeting - 30 November 2018 to consider progress on site selection;
 - The Policy Intentions version of the IANDP was hand delivered, posted or sent electronically on 6 December 2018 to all parish households, landowners and statutory consultees. 109 responses were received.
 - Open Meeting - 14 March 2019 to discuss potential housing development;
 - Pre-application Drop In event - 21 November 2019 – hosted by housing association to consider possible housing layout of proposed development;
 - The Regulation 14 Pre-submission Neighbourhood Plan consultation was held between 17 December 2019 and 20 February 2020. All households were provided with a copy of the document, a response sheet and a map of the Parish, inviting comments from each member of the household aged 18 or older. Additionally, the statutory consultees, local businesses and landowners were notified of the consultation and provided with a copy of the consultation document, a Parish area plan and response form, by either email or post. An Open Meeting was held on 6 February 2020.
- 2.45 The progress on the preparation of the NDP and consultations were informed through:
- sixteen PC Newsletters up to June 2020;
 - six meetings with village landowners in 2016 and 2017.
 - the parish website with a section devoted to the IANDP, providing a record of the meetings. activities and IANDP's key documents.
 - The Steering Group chair reported to the PC meetings and other items were made available for inclusion in the Local Press.
 - residents had the opportunity to ask questions at meetings of the PC and Steering Group.
- 2.46 Consultation on the Regulation 16 Submission draft Plan was carried out by HDC between 8 January and 22 February 2021. In total, 20 representations were received, thirteen of which were in support of the Plan.

- 2.47 I am satisfied that from the evidence presented to me in the Consultation Statement, adequate consultation has been carried out during the preparation of the IANDP.
- 2.48 I am satisfied that the pre-submission consultation and publicity has met the requirements of Regulations 14, 15 and 16 in the Neighbourhood Planning (General) Regulations 2012.

3.0 Neighbourhood Plan – As a whole

- 3.1 The Neighbourhood Plan is considered against the Basic Conditions in this section of the Report following the structure and headings in the Plan. Given the findings in Section 2 above that the plan as a whole is compliant with Basic Conditions No 4 (EU obligations) and other prescribed conditions, this section largely focuses on Basic Conditions No 1 (Having regard to National Policy), No 2 (Contributing to the achievement of Sustainable Development) and No 3 (General conformity with strategic policies of the Development Plan).
- 3.2 Where modifications are recommended, they are presented and clearly marked as such and highlighted in bold print, with any proposed new wording in italics.
- 3.3 Basic Condition 1 requires that the examiner considers whether the plan as a whole has had regard to national policies and advice contained in guidance issued by the Secretary of State. Before considering the policies individually, I have considered whether the plan as a whole has had regard to national planning policies and supports the delivery of sustainable development.
- 3.4 The PPG states that “*a policy should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area*”. I will consider this requirement as I examine each policy.
- 3.5 The IANDP is focused on the allocation of a site for housing development and associated policies to provide a mix of housing types and tenures to meet local housing needs. There are also policies on design, walking, cycling and bridleway provision, and parking.
- 3.6 The introductory sections of the Plan are fairly lengthy; they set out a spatial portrait of the area, the strategic planning context, the background to preparing the plan and the key issues facing the parish. There are also appendices on Community Actions, the Proposals Map, the Housing Needs Survey, an illustrative Lettings Policy, the Site Assessment and a Summary of Background Documents.
- 3.7 Once the plan is finalised it would be appropriate to place some of the introductory material in a background evidence report so that the plan can be focused on the policies. A brief spatial portrait, a summary of key issues, the strategic planning context, the Proposals Map and the Community Actions should be retained in the Plan.
- 3.8 The policies are clearly distinguishable from the supporting text by surrounding coloured boxes. The justifications to the policies are clear and succinct and set out the background to the policies and the strategic context.
- 3.9 The Plan contains a map of the plan area and a Proposals Map in Appendix A1 showing the location of the site allocated under Policy P1. This map is in effect an

Inset Map. It is customary to include a Policies / Proposals Map of the whole of the plan area. In this case, a Policies / Proposals Map should be included of the plan area with the location of the site shown as an Inset Map.

- 3.10 Community Actions are set out in Sections 11 and 12 of the Plan. Paragraph 11.4 explains that the Community Actions are not planning policies.

Recommendation 1: Include a Policies / Proposals Map for the whole of the plan area to show the location of the Inset Map showing the allocation under Policy P3 and the revised Development Boundary.

The Neighbourhood Plan

Key Issues

- 3.11 Section 5 of the Plan sets out the background to the identification of the key issue facing the parish of providing a mixed housing development to deliver the local housing needs that have been identified through comprehensive housing need surveys. Section 6 summarises the work that the plan makers have undertaken to assess potential sites and to work with landowners, HDC, NYCC and a social housing provider to secure a suitable site.

Vision and Objectives

- 3.12 The Plan includes a succinct vision statement and five objectives. As the Plan will be implemented by the local authorities, the wording of some of the objectives should be revised so that they are not solely focused on the parish council and residents. It would be helpful to plan users to number the objectives.

Recommendation 2: Number and revise the Objectives as follows:

Objective 1. Delete “Give the parish residents the ability to”;

Objective 4. Revise to read: “Ensure housing development is built to”

Objective 5. Delete the first sentence. Revise the second to read: “Ensure priority is given to achieving the community’s aspirations.”

Policies and Proposals

Policy P1 Housing Mix

- 3.13 The policy sets out support for a housing mix consistent with the most up to date housing market assessment and / or local needs survey. The second part of the policy states that accessible housing and specialist housing for older people should be “particularly considered”. It is appreciated that there is a need for flexibility in the policy, however I am concerned as to whether this phrasing lacks clarity as to

whether these types of housing should be provided where feasible and would therefore be open to interpretation by decision makers.

- 3.14 A representation has stated that the 2016 Housing Needs Survey is out of date and cannot be relied on. I have noted that the policies are clear that the most up to date assessment will be used in determining the housing mix and tenure.
- 3.15 Subject to the modification it is considered that the policy accords with national and strategic policies.

Recommendation 3: Revise the second part of Policy P1 to read: “....*should be provided as part of the mix, where feasible.*”

Policy P2 Affordable Housing

- 3.16 The policy sets out support for affordable housing consistent with the most up to date housing market assessment and / or local needs survey.
- 3.17 It is considered that the policy accords with national and strategic policies.

Policy P3 Housing Allocation - Land at the former Primary School and Associated Land

- 3.18 The policy allocates the site of the former primary school and part of the adjacent playing field for housing development. It sets a minimum capacity of 18 dwellings of a mix of types and tenures in accordance with the local housing needs survey. The policy stipulates that the mix of house types and tenures is to be consistent with the most up to date housing needs survey agreed with the parish council.
- 3.19 The plan makers have made considerable efforts to assess the nature of the housing need in the community and to identify a suitable site that is capable of delivering the number and type of housing needed.
- 3.20 I have been informed by HDC that planning permission has been granted for the demolition of the school and the construction of 4 dwellings. A further application is under consideration for the development of 18 dwellings.
- 3.21 NPPF paragraph 14 states that neighbourhood plans should contain policies and allocations to meet their identified housing requirement. Paragraphs 70 and 79 give further support to this. In order to deliver the type of development required, it is considered appropriate for neighbourhood plans to set out specific requirements for sites to be allocated in the plan where these are justified by local evidence. I am satisfied that the housing needs evidence is robust and has been prepared in discussion with the Rural Housing Enabler. It is good practice that these surveys should be updated regularly and the policy refers to “the most up-to-date local housing survey”. Appendix 2 of the Plan shows an indicative layout of the

development of the site to demonstrate that it is capable of accommodating 18 dwellings.

- 3.22 The adopted Core Strategy Policy CP8 states that *“Proposals for housing must take appropriate account of local housing needs in terms of size, type and tenure of dwellings.”*
- 3.23 Ingleby Arncliffe is designated as a Secondary Village in the adopted and emerging Local Plans where housing development proportionate to the size of the settlement will be supported. There is no requirement to allocate land for housing in the parish in the emerging Local Plan.
- 3.24 However, Policy S4 of the emerging Local Plan on Neighbourhood Plans states that *“The Council will expect communities preparing neighbourhood plans to identify local development requirements, and to address them in their plans where possible, reflecting the overall strategy set out in this plan for the pattern and scale of development and any allocations.”*
- 3.25 Paragraph 3.45 of the justification to the policy explains that *“The Council will expect communities preparing plans to plan positively for future growth within the plan period and to respond to the local context and identified local needs, including the provision of affordable housing and specific types of accommodation. In doing so communities should respond to local evidence including, but not limited to, local housing need surveys covering both market and affordable housing, local design requirements, settlement character studies, landscape character studies, and other local strategies and initiatives, such as for greenspace.”*
- 3.26 I consider that Policy P3 is in accordance with the national planning guidance and strategic planning policy in the adopted Core Strategy and will support the delivery of the emerging Local Plan.
- 3.27 A representation has been made by the owners of the site on which the school building is located. They state that the policy is undeliverable as it is reliant on the sale of the land to a particular housing association / developer; that the policy requirements would mean the value of the land could be lower than the value of the re-use of the existing building; the housing needs survey of 2016 is out of date and in any case does not project need through the life of the IANP; that there is no need for Policy P3 as the site is within the development boundary.
- 3.28 I have considered the concerns raised by the landowner of part of the site, however, the policy is not reliant on the sale of the land to a particular purchaser and no evidence has been provided that would mean that the development of the site was undeliverable.
- 3.29 Policies in the neighbourhood plan are part of the development plan and will be used by the LPA in determining planning applications. The final paragraph of the policy should refer to development plan instead of neighbourhood plan.

- 3.30 Neighbourhood plan policies should reflect the community's wishes and local evidence. They should set out the matters to be taken into account by applicants and the LPA in preparing and determining planning applications; they are not to set out the conditions whereby the parish council will support the planning application as stated in paragraph 29.
- 3.31 To address these points, I am recommending that the policy should specify that the type and mix of housing and the proportion of affordable housing should be consistent with the most up to date local needs survey "of the parish" and deleting that it should be "agreed with the parish council". Consultation with the parish council on any proposals is a procedural matter and not planning policy. A note may be included in the justification to state that the LPA will consult the parish council and agree the housing mix with them. I am also recommending that paragraph 29 should be amended to delete reference to the policy setting out circumstances the parish council will support the proposal.
- 3.32 I have considered the Council's SPD on Affordable Housing which highlights the importance of the need for close working with local communities in preparing local housing needs surveys and developing schemes for affordable housing in rural communities. The role of the Rural Housing Enabler is defined "*to undertake housing needs surveys, facilitate community consultation events and to seek community views and input on specific sites, scheme designs and the type and mix of any proposed homes*". I consider that the Council has suitable procedures and guidance in place to ensure that the parish council is consulted on the preparation of the local housing needs surveys and the design of any development proposals in the parish.
- 3.33 I have noted the parish council's concerns about the proposed recommendations to this policy concerning the deletion of references to agreement with the parish council. As explained above, it is not appropriate to include procedural matters in planning policies.
- 3.34 I am recommending modifications to the first paragraph of the policy to improve its clarity and to refer to the site being shown on the Proposals Map. It would be helpful to plan users to give the bullet points an alphabetical notation.
- 3.35 The allocation under this policy extends beyond the development boundary. It is recommended that a consequential amendment is made to the development boundary that it should follow the boundary of the allocated site.
- 3.36 NYCC Heritage has commented that the development of the school site should respect the medieval layout of the settlement with a strong frontage around the former village green. I have raised this with the LPA who consider that the local plan policies would ensure that consideration would be given to the heritage in the area in the design and layout of the new development. The Qualifying Body has commented that they are not aware of a former village green and have suggested that development should be set back from Main Street and trees protected by TPOs should be retained. I consider that these matters are addressed by Policy P4 and other strategic policies and there is no need to make additional reference to heritage matters or the layout of development in the policy.

Recommendation 4: Revise Policy P3 as follows:

Revise the first paragraph to read: “*Land within the former Primary School, together with part of the former playing field, as shown on the Proposals Map, is allocated for residential development for a minimum of 18 dwellings.*”

Revise the two bullet points by replacing “agreed with the parish council” with “of the parish”.

Notate the bullet points alphabetically.

Revise the final paragraph to read “..... other policies in the *Development Plan.*”

Revise paragraph 29 as follows:

- **revise the first sentence to read: “Policy P3 allocates the site for housing development and sets out the details of the nature of the development that should be sought in order to deliver the housing needs of the plan area.”;**
- **delete “The parish council therefore understand that” from the third sentence;**
- **revise the fifth sentence to read: “*The plan is seeking to secure sufficient new affordable homes....*”**
- **Add at the end “*The mix of house types and tenures should be consistent with the results of the most up-to-date housing needs survey of the parish and agreed in consultation with the parish council.*”**

Revise the Development Boundary on the Proposals Map to enclose the whole of the site allocation.

Policy P4 Key Guiding Principles for Development Design

- 3.37 The policy sets out the key factors that are to be taken into account in the design of new development in the plan area. Because of the varied character of the villages the Plan does not impose specific design requirements. Paragraph 36 states that developers are expected to take their cues from the environment of the immediate surroundings.
- 3.38 The final part of the policy requires off-road parking to be provided commensurate with the size of the property or nature of the development. It does not prescribe local parking standards.
- 3.39 A representation has stated that the policy is superfluous as it repeats advice in the NPPF and strategic policies.
- 3.40 It is considered that the policy does highlight those matters of design and layout that are locally important. It accords with Section 12 of the NPPF and Core Strategy Policy CP 17, Development Policy DP32 and the NYMNP Local Plan Strategic Policy C. A minor revision is recommended in response to the representation by Natural

England (see paragraph 3.52 below). Modifications are proposed to correct the typographical errors.

Recommendation 5: Correct typographical errors in paragraph 32 line 1 (it's) and paragraph 42 line 1 "Local Plan t".

Policy P5 New and Improved Walking, Cycling and Bridleway Provision

- 3.41 The policy expects new development that will give rise to increased usage of the walking, cycling and bridleway network to contribute to its improvement, make new provision and to provide connections to the existing network.
- 3.42 The NYCC as the Highways and Transportation Authority has commented to say that the policy does not contravene NYCC guidance. They advise that reference should be included in paragraph 53 to paragraphs 108 and 110 of the 2019 NPPF (paragraphs 110 and 112 of the 2021 NPPF). I consider that it would be helpful to plan users to make reference to this guidance.
- 3.43 Development Policy DP2 addresses securing developer contributions as part of new development and point (viii) refers to footpaths, cycleways and links to or creation of new public rights of way.
- 3.44 The final part of the policy refers to compliance with other policies in the Neighbourhood Plan and Local Plan. It is recommended that this is rephrased to refer to the Development Plan to be consistent with Policy P3.

Recommendation 6: Revise Policy P5 as follows:

Revise the last paragraph to read: "...other policies in the *Development Plan* that would add...."

Add the following to the end of paragraph 53: "*Further guidance is set out in paragraphs 110 and 112 of the 2021 NPPF.*"

Policy P6 Car Parking

- 3.45 The policy highlights the community's concerns about on road parking in the villages. It seeks to resist development that would lead to the loss of parking areas unless alternative provision can be made. It also seeks to ensure that adequate off road parking is provided in new developments in accordance with the most up to date guidance.
- 3.46 Development Policy DP3 supports the provision of minimum levels of car parking, commensurate with road safety in new developments.

- 3.47 It is noted that the NYCC Interim Guidance on Transport Issues including Parking Standards 2015 sets minimum standards for parking in housing developments. NYCC has commented to say that they consider that Policy P5 does not contravene NYCC guidance.
- 3.48 It is considered that the policy accords with national and strategic guidance.
- 3.49 The final part of the policy refers to compliance with other policies in the Neighbourhood Plan and Local Plan. It is recommended that this be rephrased to refer to the Development Plan to be consistent with Policy P3.

Recommendation 7: Revise Policy P6 as follows:

Revise the last paragraph to read: “....other policies in the *Development Plan* that would add....”

New Policies

- 3.50 NYCC has noted that it would be useful for the Plan to have set out their aspirations for improvements to be supported through CIL contributions. I consider that it is not necessary or appropriate for a neighbourhood plan to prescribe how any CIL contributions should be used in the plan area. It is noted that the Community Actions set out a number of ideas for improvements that will be pursued.
- 3.51 NYCC has noted that the plan could have included community nominated local heritage assets. As there is no requirement for neighbourhood plans to draw up a list of local heritage assets, I make no recommendation on this matter.
- 3.52 Representations have noted that the Plan has not taken the opportunity to promote biodiversity or landscape improvements in the plan area. I have raised this matter with the LPA who has commented that the local plan policies address these matters adequately and there is no need to include additional policies in the neighbourhood plan. The Qualifying Body has suggested adding the word “biodiversity” to the fifth paragraph of Policy P4 which I will recommend.

Recommendation 8: Revise the fifth paragraph of Policy P4 to read:

“Development should retain and seek to enhance the parish’s local ecology, *biodiversity*, wildlife and landscape.”

4.0 Referendum

- 4.1 The Ingleby Arncliffe Neighbourhood Development Plan reflects the views held by the community as demonstrated through the consultations and, subject to the modifications proposed, sets out a realistic and achievable vision to support the future improvement of the community.
- 4.2 I am satisfied that the Neighbourhood Development Plan meets all the statutory requirements, in particular those set out in paragraph 8(1) of schedule 4B of the Town and Country Planning Act 1990 and, subject to the modifications I have identified, meets the Basic Conditions namely:
- has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contributes to the achievement of sustainable development;
 - is in general conformity with the strategic policies contained in the Development Plan for the area; and
 - does not breach, and is otherwise compatible with, EU obligations and human rights requirements
- 4.3 **I am pleased to recommend to Hambleton District Council and North York Moors National Park Authority that the Ingleby Arncliffe Neighbourhood Development Plan should, subject to the modifications I have put forward, proceed to referendum.**
- 4.4 I am required to consider whether the referendum area should be extended beyond the Neighbourhood Plan area. In all the matters I have considered I have not seen anything that suggests the referendum area should be extended beyond the boundaries of the plan area as they are currently defined. I recommend that the Neighbourhood Plan should proceed to a referendum based on the neighbourhood area designated by Hambleton District Council on 18 September 2014 and the North York Moors National Park Authority on 7 October 2014.

5.0 Background Documents

5.1 In undertaking this examination, I have considered the following documents

- Ingleby Arncliffe Neighbourhood Plan 2018-2036 Submission Draft Version
- Ingleby Arncliffe Neighbourhood Plan Basic Conditions Statement October 2020
- Ingleby Arncliffe Neighbourhood Plan Consultation Statement November 2020
- Ingleby Arncliffe Neighbourhood Plan SEA Screening Opinion August 2019
- Ingleby Arncliffe Neighbourhood Plan HRA Report August 2019
- Ingleby Arncliffe Housing Needs Survey November 2016
- National Planning Policy Framework July 2021
- Planning Practice Guidance (as amended)
- The Town and Country Planning Act 1990 (as amended)
- The Localism Act 2011
- The Neighbourhood Planning (General) Regulations 2012
- Hambleton Local Development Framework Core Strategy adopted 2007
- Hambleton Development Policies DPD adopted 2008
- Hambleton Allocations DPD adopted December 2010
- Draft Hambleton Local Plan submitted for examination in March 2020
- The North York Moors Local Plan adopted 27 July 2020
- NYCC Interim Guidance on Transport Issues including Parking Standards 2015
- Hambleton District Council Affordable Housing SPD 2015

6.0 Summary of Recommendations

Recommendation 1: Include a Policies / Proposals Map for the whole of the plan area to show the location of the Inset Map showing the allocation under Policy P3 and the revised Development Boundary.

Recommendation 2: Number and revise the Objectives as follows:

Objective 1. Delete “Give the parish residents the ability to”;

Objective 4. Revise to read: “Ensure housing development is built to”

Objective 5. Delete the first sentence. Revise the second to read: “Ensure priority is given to achieving the community’s aspirations.”

Recommendation 3: Revise the second part of Policy P1 to read: “....*should be provided as part of the mix, where feasible.*”

Recommendation 4: Revise Policy P3 as follows:

Revise the first paragraph to read: “*Land within the former Primary School, together with part of the former playing field, as shown on the Proposals Map, is allocated for residential development for a minimum of 18 dwellings.*”

Revise the two bullet points by replacing “agreed with the parish council” with “of the parish”.

Notate the bullet points alphabetically.

Revise the final paragraph to read “..... other policies in the *Development Plan.*”

Revise paragraph 29 as follows:

- revise the first sentence to read: “Policy P3 allocates the site for housing development and sets out the details of the nature of the development that should be sought in order to deliver the housing needs of the plan area.”;
- delete “The parish council therefore understand that” from the third sentence;
- revise the fifth sentence to read: “*The plan is seeking to secure sufficient new affordable homes....*”
- Add at the end “*The mix of house types and tenures should be consistent with the results of the most up-to-date housing needs survey of the parish and agreed in consultation with the parish council.*”

Revise the Development Boundary on the Proposals Map to enclose the whole of the site allocation.

Recommendation 5: Correct typographical errors in paragraph 32 line 1 (it’s) and paragraph 42 line 1 “Local Plan t”.

Recommendation 6: Revise Policy P5 as follows:

Revise the last paragraph to read: “....other policies in the *Development Plan* that would add....”

Add the following to the end of paragraph 53: “*Further guidance is set out in paragraphs 110 and 112 of the 2021 NPPF.*”

Recommendation 7: Revise Policy P6 as follows:

Revise the last paragraph to read: “....other policies in the *Development Plan* that would add....”

Recommendation 8: Revise the fifth paragraph of Policy P4 to read:

“Development should retain and seek to enhance the parish’s local ecology, *biodiversity*, wildlife and landscape.”

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Hambleton District Council

Report To: Cabinet

Dates: 7 September 2021

Subject: **The Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020**

Portfolio Holder Environmental Health, Waste and Street Scene
Councillor S Watson

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 The purpose of this report is to introduce the requirements of the Mobile Homes (Requirement for Manager of Site to be a Fit and Proper Person) (England) Regulations 2020 (the Regulations) and determine the Authority's approach to the enforcement of these Regulations.
- 1.2 The Regulations apply to 'relevant protected sites' which are caravan sites that require a licence, and which are not solely for holiday purposes or are otherwise not capable of being used all year round. These types of sites are commonly called park home sites and there are seven in Hambleton. Sites which are non-commercial, that is, are only occupied by members of the same family, are exempt from the Regulations.
- 1.3 The Regulations are made under the Caravan Sites and Control of Development Act 1960 following the power in the Mobile Homes Act 2013 to create a requirement for relevant protected sites to be owned or managed by a fit and proper person.
- 1.4 The aims of Regulations are to ensure that sites are managed by a person who has been deemed a fit and proper person by the local authority to ensure that the site owner or the site manager have integrity and follow best practice; and to provide a safeguard that such individuals will not pose a risk to the welfare or safety of persons occupying mobile homes on the site, that is park homeowners.
- 1.5 The Regulations require that the Council sets up a fit and proper person register which must be available online and open to inspection at the Council's offices. It must contain details prescribed in the Regulations including those relating to the relevant site, the individual deemed as fit and proper to manage the site, the period of inclusion in the register and any conditions applied.
- 1.6 Site owners or managers can apply to be included in the Register and the Regulations also make provision for companies (or other corporate bodies) to appoint individuals as the site manager or for an individual to appoint a company (or other corporate body) which in turn would appoint a site manager. The Council can also appoint a fit and proper person to manage a site with the consent of the site owner.

- 1.7 Applications must be made to the Council to be included in the register by 31 October 2021. For applications to be valid the site must be licensed, and the applicant must pay the application fee.
- 1.8 As the Regulations allow cost recovery for enforcing the Regulations there is a requirement to produce a Fees Policy. The draft Fit and Proper Person Fees Policy is provided as an attachment with this report (see Appendix A) and provides details of the fees that will be applied.
- 1.9 Two types of fees can be applied as follows:
- Application Fee – this covers the costs required to process and assess standard applications and maintain the Register.
 - Annual Fees – these are used to cover additional costs such as assessing complex applications, monitoring the fit and proper person scheme and/or conditions attached to entries to the register and amending existing conditions or adding new conditions to an entry on the register.
- 1.10 When an application is received it will be assessed based on specific criteria in the Regulations which primarily relate to the following:
- That the individual (relevant person) can secure proper management of the site including complying with the site licence and long-term maintenance of the site.
 - That the individual (relevant person) is competent to manage the site and there is a suitable management structure and funding arrangements for the site.
 - Whether the individual (relevant person) or corporate body has not committed any offences prescribed in the Regulations.
- 1.11 Following the assessment of an application there are three outcomes:
- The applicant is accepted on to the Register unconditionally for a period of five years.
 - The applicant is accepted onto the Register with conditions which could be for five years or less.
 - The application is refused.
- 1.12 Where the outcome is one of the latter two options a Preliminary Decision Notice must be served on the applicant detailing the conditions to be applied or the reason for refusal. The applicant then has 28 days to make representations to the Council which must be duly considered. The Council will then issue a Final Decision Notice.
- 1.13 The Council can review inclusions in the register at any time if relevant new information comes to light. This may result in a person's removal from the register or to an addition, variation, or removal of a condition. As above the individual must be informed via a notice of the intended actions and allow 28 days for representations to be made. The Council must then serve a 'notice of action'.
- 1.14 Applicants/individuals can appeal against final decision and action notices to the First-Tier Tribunal (Property Chamber).

1.15 There are three offences which can occur within the Regulations as follows:

- Operating a site in contravention of the fit and proper person Regulations.
- Withholding information or including false or misleading information on the registration application.
- Failing to comply with a specified condition.

There are various penalties including fines on summary conviction and revocation of the site licence either by the First-Tier Tribunal or a Court.

1.16 The Environmental Health service will provide the enforcement of these Regulations by updating the Environment and Leisure Enforcement Policy, producing the required policies and procedures, and ensuring that suitably competent officers are authorised to enforce the Regulations in accordance with the Council's Scheme of Delegation and delegated powers.

2.0 Link to Council Priorities

2.1 Enforcing the requirements of the Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020 will contribute to the delivery of three of the Council's key priorities: Enhancing Health and Wellbeing, Providing a Special Place to Live and Caring for the Environment.

3.0 Risk Assessment

3.1 There are no risks in implementing the recommendations.

3.2 The key risk is in not approving the recommendations as shown below:

Risk	Implication	Prob*	Imp*	Total	Preventative action	Net Prob	Net Imp	Net Total
Failure to enforce the Regulations and not fulfil the Council's statutory duty.	Relevant sites are managed by unsuitable individuals posing risks to the health, safety and welfare of the occupants. Reputational risk to the Council for not fulfilling its statutory duty.	3	4	12	That the Regulations are enforced by competent officers, and suitable policies and procedures are in place.	1	2	2

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

4.0 Financial Implications

4.1 The intention is that enforcement of the Regulations will be carried out within the existing revenue budget for the Environmental Health service. The volume and impact upon the service of enforcing the Regulations will be monitored. The income from the application and annual fees will either be provided as a saving in the service budget or used to fund any unanticipated costs of enforcing these Regulations.

5.0 Legal Implications

5.1 The Regulations identify local authorities as the enforcing authority, providing powers to ensure compliance with the Regulations in respect of relevant protected sites within its area.

6.0 Equality/Diversity Issues

6.1 Equality and Diversity issues have been considered and there are no implications associated with this report.

7.0 Recommendation

7.1 That Cabinet approves and recommends to Council that:

- (1) the Environmental Health service enforces the requirements of the Regulations to ensure that the Council fulfils its statutory duty;
- (2) the implementation of the draft Fit and Proper Person Fees Policy 2021; and
- (3) that the Environment and Leisure Enforcement Policy be updated, and approval delegated to the Director of Environment.

Paul Staines
Director of Environment

Background papers: Fit and Proper Person Fees Policy August 2021

Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020
<https://www.legislation.gov.uk/ukdsi/2020/9780348209556/contents>

Author ref: VF

Contact: Vikki Flowers
Environmental Health Manager
01609 767037



FIT AND PROPER PERSON FEE POLICY

Date of Issue (to be confirmed)

Introduction

1. A relevant protected site is a site which requires a licence, which is not solely for holiday purposes, or is otherwise not capable of being used all year round. A relevant protected site cannot operate unless the local authority is satisfied that the manager qualifies as a fit and proper person, *Sections 12A -12E of the Caravan Sites and Control of Development Act 1960*, as implemented by *Section 8 Mobile Homes Act 2013* (subject to paragraph 13 below).
2. A site owner under the *Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020 (SI 2020/1034)* (“the Regulations”) must apply to their local authority for the relevant person (themselves or their appointed manager) to be added to the register of fit and proper persons managing sites in their area (“the register”).
3. The site owner may only apply to be added to the register if they hold, or have applied for, a site licence for the site. This provision also applies where the site owner or site manager is a registered company.
4. The Regulations permit the local authority to determine the fee for an application or registration for someone to be added to the register. For an application to be valid it is imperative that it is accompanied by the correct fee. Failing to include this may mean that the site owner is in breach of the requirements of the Regulations.
5. The Regulations also permit the local authority to determine an annual fee to recover additional costs which the local authority may have incurred, or which will be incurred for example when dealing with complex applications, reviewing, and amending conditions attached to an entry on a register, monitoring the register and appointing a person to manage a site with the site owner’s consent. Payment of the annual fee may also be required as a condition of inclusion in the register.
6. In setting its fees policy and the fees to be charged, the Council has had regard to the Regulations and the relevant guidance, the ‘Fit and Proper Person Test Guide for Local Authorities on Setting Fees’ issued by the Department for Communities and Local Government (2021).

Fees for Fit and Proper Persons Register Applications

Initial application fee

7. The Council believes that a fit and proper person assessment and checks for a person to be included on the fit and proper register will take a total of 150 minutes per application. This time of 150 minutes includes updating and publishing the register.
8. The application process will be carried out by officers from the Technical Support and Residential Teams in the Environmental Health Service, that is Technical Support Officers, Technical Officers, Environmental Health Officers, and the Residential Team Leader. The hourly rates for these posts have been applied to the particular function carried out by each post and the fee is therefore set at £150.00 for the fit and proper person application.
9. The Council has taken into account the following matters on which costs are incurred, or likely to be incurred (by various departments, including costs incurred by outsourcing contracts), when determining its fee policy for consideration of applications for entry on a fit and proper person register:
 - Initial enquiries;
 - letter writing/emails/telephone calls to make appointments and requesting any documents or other information from the site owner or from any third party in connection with the fit and proper process;
 - sending out forms;
 - updating files/computer systems and websites;
 - processing the application fee;
 - land registry searches;
 - time for reviewing necessary documents and certificates;
 - preparing preliminary and final decision notices;
 - review by a manager or lawyers; review any representations made by applicants or responses from third parties;
 - updating the public register;
 - carrying out any risk assessment process considered necessary; and
 - reviews of decisions or in defending appeals.
10. In addition, the Council will need to make such inquiries as are necessary in connection with the application, such as those relating to the applicant's management and financial standing.
11. All time taken in establishing the information required to make an informed decision is included in the application fee, whether or not the entry on the register is granted.
12. Where an applicant contacts the Council before making an application to ascertain the likelihood of the success of that application, the Council will give informal advice, including on any likely conditions that may be attached to an entry, so the applicant can make an informed judgement on how to proceed with the application.
13. Charges are limited to recovering the costs of exercising the fit and proper person test function only based on a 'standard' application and no other costs that have already been charged for by other service areas.
14. The fee is set at £150.00 for the fit and proper person application in 2021-22. The charge will commence on 1 October 2021.
15. *Table 1* below, outlines a breakdown of the above and justification for the fee to be imposed upon receipt of the initial application.

16. In circumstances where there is more than one fit and proper person test application for a single site received at the same time, one application will be charged at the full application fee; £150.00 and additional applications will be charged at a 30% reduction - £106.00.
17. Applications will be determined in accordance with the Council's Fit and Proper Person Determination Policy.

Additional Costs / Annual Fee

18. The Council will apply annual fees on a case-by-case basis and will calculate the fee based on the hourly rate of the officer's undertaking the activities related to the annual fee. As such annual fees will differ depending on the circumstances of any particular application and/or entry on the register. The Council will provide a schedule of costs when applying an annual fee and will state when the annual fee must be paid. The officer hourly rates are those which are provided in *Table 1* below.
19. Annual fees will be applied to cover the additional costs of officer time to process applications from larger or more complex sites.
20. The annual fee may also include the cost of officer time to monitor the fit and proper person scheme and/or conditions attached to entries to the register. Where site visits are required to ascertain whether site condition(s) are met, officer time for the visit, travel to and from the site and fuel costs will be included.
21. Any costs involved with amending existing conditions or adding new conditions to an entry on the register may also be added as an annual fee.
22. The Council may include the costs of any other activities related to ensuring compliance with the requirements of the legislation in any annual fees.

Where no fee is applied

23. In certain circumstances, the Council may determine that no fee is required to be paid. A site is exempted from a fee only if it is occupied by members of the same family and is not being run as a commercial residential site or the site managed by a local authority.

An appointed manager fee

24. Where the local authority is provided with the site owner's consent to appoint an individual to manage a site the reasonable costs associated with this process will be recovered from the site owner. This will be determined on a case-by-case basis, in addition to any application fee already paid and a cost schedule will be provided to the site owner.

Revising Fees

25. The Council will review its fees and fees policy on an annual basis and will publish the fees and the revised policy. The Council will ensure that any changes are reasonable and that the site owners are informed of the changes.
26. The items that can be and are included in calculating the application fee and any annual fee are set out in this Policy which is available by request to the Environmental Health Service (01609 767138 or ehs@hambleton.gov.uk) and at (*a web page link will be inserted here*).

Amending conditions attached to an entry on a register

27. The Council, if necessary, will alter the conditions attached to an entry on a register (by adding new conditions or changing or deleting existing ones) following a review. The Council will notify the site owner of its interim decision (except in the case where it is deleting a condition) and consider any representations made by the site owner, before reaching a final decision. If the site owner is unhappy with the decision to alter, or not alter, the conditions, they will have a right of appeal to the First-tier Tribunal (Property Chamber).
28. There are no requirements for a site owner to make an application for a condition to be altered. Any costs involved with amending existing conditions, or adding new conditions to an entry, will be factored into the cost of calculating the annual fee.

Payment of fees

29. As outlined above in paragraph 4, the Council is not required to consider an application for entry on the register unless that application is accompanied by the correct fee. If the correct fee is not paid, the application will not be valid and the site owner could be in breach of the Regulations.
30. If the Council decides not to approve an application the applicant is not entitled to a refund of the fee paid.
31. The annual fee is set as a condition to any entry being added to the register (see paragraphs 18 to 22 above). The condition will state the amount and date by which the annual fee payment is due, and any failure to make such payment will be a breach of the condition and may lead to legal proceedings being issued.

Table 1 - Breakdown of Costs for exercising the fit and proper person test function for a 'standard' application.

Action	Technical support officer £14.63 per hour	Environmental Health Officer £23.96 per hour	Residential Team Leader £26.12 per hour	Total
Pre-application advice	15 minutes	30 minutes		45 minutes
Application received: Uniform case opened/updated.	15 minutes			15 minutes
Check application valid, for example all compulsory questions completed and correct fee included. Return application form for completion of missing details, chase missing information including letters and telephone calls.	30 minutes			30 minutes
Valid application acknowledged, fee processed, receipt issued.	15 minutes			15 minutes
Review application and documentation, make relevant enquiries including management and financial arrangement		120 minutes		120 minutes
Update Uniform.		10 minutes		10 minutes
Application file reviewed by Team Leader.			15 minutes	15 minutes
Grant of application or service of preliminary decision notice.		30 minutes		30 minutes
Establish applicable conditions and review with Team Leader.		30 minutes	15 minutes	45 minutes
Review any representations made / review with Team Leader. Assumes 1 in 3 applicants make representations. Total of 90 minutes for to assess representations therefore an average time of 30 minutes.		20 minutes	10 minutes	30 minutes
Produce response to representations and issue relevant notice. Assumes 1 in 3 applicants make representations. Total time 60 minutes to produce response therefore an average of 20 minutes.		20 minutes		20 minutes
Issue final decision notice following representations. Assumes 1 in 3 applications make representations. Total time of 30 minutes to produce final decision notice therefore an average of 10 minutes.		10 minutes		10 minutes
Update Uniform, add FPP details to public register, update website, and issue an officer decision notice.	15 minutes	10 minutes		25 minutes
Total time	90 minutes	280 minutes	40 minutes	410 minutes
Actual costs	£21.95	£111.81	£17.41	£151.17

Total Chargeable Cost: **£151.00**

Chargeable amount for additional applications for the same site provided at the same time, based on a 30% reduction: **£106.00**

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