



Hambleton Local Plan

Publication Draft

July 2019



Hambleton...a place to grow



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Foreword

The Publication Draft of the Hambleton Local Plan is a key milestone in planning Hambleton's future up to 2035, as a place to grow.

The Council Plan (2015-19) establishes four key priorities: Driving Economic Vitality; Enhancing Health and Wellbeing; Caring for the Environment, and Providing a Special Place to Live. The Local Plan will be pivotal to delivery of these. It includes a long term vision, objectives and strategic policies that reflect the Council's corporate ambitions.

Hambleton needs to grow to ensure that our communities remain vital and sustainable. We need new homes to ensure that young people have opportunities to stay in the district. We also need to address our needs as an ageing population by ensuring we are developing homes which support and enable people to live in their homes for longer. We have a thriving local economy and we need to make sure that we continue to provide opportunities for new businesses to develop and existing ones to grow.

The Local Plan makes provision for land to accommodate the homes and jobs that are needed within Hambleton up to 2035. It also supports the provision of associated infrastructure such as shops, community facilities, transport, open space, sport and recreation, health and education. This will help to ensure that our towns and villages remain vibrant and sustainable. The Plan also looks to protect and enhance our countryside, historic environment and the unique character of our market towns and villages, helping to protect what is special about Hambleton.

The Local Plan will help to ensure that development takes place in a planned and coordinated way so we get the right kind of development in the right place. Its policies will be the key tool for determining planning applications. The Plan makes clear where development is acceptable and provides certainty for local communities, developers and businesses wishing to expand or locate within the district.

We value the input that you have given to help shape this document and feel with your help that we have chosen the right approach for Hambleton.



Councillor David Webster
Portfolio Holder for Planning

1 Introduction and Background

The Role of The Local Plan

- 1.1 Planning law requires that applications for planning permission must be determined in accordance with The Development Plan unless material considerations indicate otherwise.
- 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 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.
- 1.3 The Plan consists of:
 - **Part 1: Spatial Strategy and Development Policies** - A vision and objectives for the plan area containing both strategic policies to implement the strategy and detailed policies for determining development proposals.
 - **Part 2: Site Allocations** - Sets out details of sites where the development needs identified in Part 1 will take place and the form they will take.

Important Note:

This plan should be read as a whole in conjunction with other relevant national and local planning policies. Where a policy indicates support for a proposal that meets certain requirements this will be subject to meeting the requirements of other relevant national and local planning policies in the context of material planning considerations. Some cross references have been included between policies within this plan, but they are not exhaustive; applicants should satisfy themselves that they have identified the policies which are relevant to their proposal for development.

Relationship with other plans

- 1.4 Part of the North York Moors National Park is located within Hambleton, and for this area the National Park Authority is responsible for the preparation of its own Local Plan, which currently comprises the Core Strategy and Development Policies Document, adopted in 2008. A Local Plan is being prepared as a replacement for the Core Strategy and Development Policies document.
- 1.5 North Yorkshire County Council is the Minerals and Waste Planning Authority and has responsibility for determined all planning applications of this nature. North Yorkshire County Council is currently preparing a Joint Minerals and Waste Plan with City of York Council and the North York Moors National Park Authority, which will set out the policies against which

applications relating to minerals and waste will be assessed, including policies for the determination of oil and gas exploration including hydraulic fracturing, commonly referred to as fracking.

National Planning Policy Framework

- 1.6 [The National Planning Policy Framework \(NPPF\)](#) sets out the Government's planning policies for England and how these are expected to be applied. It was originally published in March 2012 and was revised in July 2018 and February 2019. The NPPF must be taken into account in the preparation of development plans including The Local Plan and is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development, which is central to both plan-making and decision taking.
- 1.7 The [NPPF](#) sets out three dimensions to sustainable development: the economic, social and environmental objectives for the planning system to deliver:
- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 1.8 The Government states that these three components should be pursued in an integrated, mutually supportive way, looking at solutions which deliver multiple goals.

The presumption in favour of sustainable development

- 1.9 To reflect the presumption in favour of sustainable development contained in the NPPF the Council will take a positive approach, taking a balanced view of the three roles for the planning system to deliver sustainable development.
- 1.10 Proposals that meet the requirements of the Development Plan will be permitted without delay, unless material considerations indicate otherwise. Where there are no relevant policies the Council will work pro-actively with applicants to find solutions, which mean that proposals can be approved wherever possible, securing development that provides safe places to live and improves the economic, social and environmental conditions in the area.

Planning Practice Guidance

- 1.11 The [National Planning Practice Guidance](#) provides detailed guidance on the policies contained in the NPPF and their interpretation for decision making and plan making. It is published online as an accessible resource that is updated as necessary.

Duty to Cooperate


- 1.12 An important aspect of preparing a local plan is to address issues that have cross boundary impacts. The Localism Act places a legal duty on local planning authorities, county councils and public bodies to engage constructively when producing their local plans and on an ongoing basis to promote complementary policies. The NPPF also requires local authorities to produce a statement of common ground that sets out the measures and actions that have been agreed upon in order to address identified strategic cross boundary issues.
- 1.13 The Council is committed to the duty to co-operate and has had ongoing discussions from the beginning of The Local Plan preparation with partner organisations and other public bodies to ensure that strategic cross boundary issues are properly addressed. This has included Tees Valley and North Yorkshire local authorities, North Yorkshire County Council and the City of York Council. More detailed information about our work with partner organisations and other public bodies is available in the consultation statement. The Hambleton Statement of Common Ground that has been produced to accompany this local plan sets out the agreements reached with relevant authorities.

Community Planning

- 1.14 Through the Localism Act the Government has introduced new rights and powers to allow local communities, a group of residents, employees or businesses, to have more say about the development that happens in their local area. The central right is to prepare neighbourhood plans (defined in the 'Glossary'), which can set out local policies that detail where development should go and the form it should take. Any neighbourhood plans which are adopted will become part of the statutory Development Plan and sit alongside The Local Plan policies, forming the basis for determining planning applications.
- 1.15 The NPPF sets out a number of requirements with regards to neighbourhood plans, which are addressed in later sections, see policy 'S 4: Neighbourhood Planning'.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.16 Sustainability Appraisal (SA), which incorporates the requirements of Strategic Environmental Assessment (SEA), is a legal requirement for The Local Plan production process. It enables the implications of The Local Plan on the environment, the community and the economy to be assessed throughout the plan's production and for these implications to be taken into account



as an integral part of the development of The Local Plan. SA has been undertaken as part of the production of the plan, for more details see the sustainability appraisal report that accompanies this plan.

Habitats Regulations Assessment

- 1.17** Habitats Regulations Assessment (HRA) is a requirement to ensure that The Local Plan's implementation does not harm the integrity of internationally important nature conservation sites (specifically Special Areas of Conservation, Special Protection Areas and Ramsar sites) and nature conservation. The Local Plan has been screened and assessed to consider the likely effects of all the policies cumulatively and of any individual policy.

Ensuring the viability of development

- 1.18** The Council is required to set out the contributions expected from development, including the levels and types of affordable housing provision required, along with other infrastructure, such as that needed for education, health, transport, flood and water management, green and digital infrastructure. These requirements should not undermine the deliverability of the plan.
- 1.19** Detailed work has been undertaken as part of The Local Plan's preparation to consider the financial implications for development of the policies it contains. This has helped to shape the policy requirements for new development, and in particular the proportion of affordable housing to be sought.

Council approach to site-specific development viability

It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Reference should be made to the NPPF and supporting documents and to relevant advice set out in the National Planning Practice Guidance. The applicant will be required to meet any reasonable costs incurred by the Council when verifying the assessment by independent experts. The weight to be given to a viability assessment will be determined by the Council on a case by case basis, having regard to all relevant matters, including whether the plan and the viability evidence underpinning it remains up to date, and any change in circumstances since the plan was brought into force.

Part 1: Spatial Strategy and Development Policies

Part 1 of the plan contains the vision and outcomes for the plan area containing both strategic policies to implement the strategy and detailed policies for determining development proposals.

Chapter 2 'Issues shaping the Local Plan'	This sets out a spatial portrait of Hambleton and identifies the key issues that the plan needs to address.
Chapter 3 'Vision and Spatial Development Strategy'	The Vision and Outcomes set out at the beginning of this chapter act as the starting point for the spatial development strategy that sets out the main strategic policies to shape development during the plan period.
Chapter 4 'Supporting Economic Growth'	Reflecting the fact that the spatial development strategy is economically led, this chapter follows directly on from the the main strategic policies and sets out policies that will support and shape economic development.
Chapter 5 'Supporting Housing Growth'	This chapter sets out policies that establish the type and form housing development will take in order to ensure that the housing needs of Hambleton are met.
Chapter 6 'Supporting a High Quality Environment'	Protecting and where possible enhancing the natural and built environments is a core responsibility of the planning system and this chapter sets out policies designed to achieve this responsibility.
Chapter 7 'Infrastructure and Community Services'	Community services and facilities together with a safe and efficient transport system play a vital role in promoting the sustainability of communities and contributing towards healthy and inclusive lifestyles. The policies set out in this chapter are designed to help achieve these goals.
Chapter 8 'Environmental and Resource Management'	The policies within this chapter aim to safeguard the resources of the district and establish a framework for ensuring that risks from hazards such as flooding and pollution and the potential impacts of climate change are addressed.

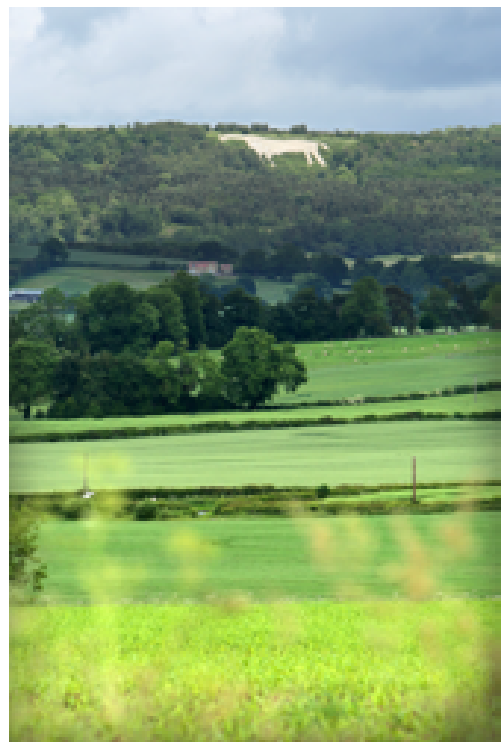
2 Issues shaping the Local Plan

Spatial Portrait of Hambleton

- 2.1** This spatial portrait is intended to give an introduction to the landscape and character of Hambleton and how they have shaped the district in the form settlements have taken and where transport routes run. As such it sets the context for the vision and development strategy and sets the basis for achieving successful sustainable development.

The Landscape of Hambleton

- 2.2** The landscape of the district has shaped the way the countryside is perceived, where and how our towns and villages have grown and how transport and the local economy have developed over the centuries. Understanding the landscape of the district is essential in order to appreciate its character and to make informed decisions about future development.
- 2.3** The main landscape form within the district is the low-lying farmland of the Vales of York and Mowbray. The Vale of York extends into the southern part of the district, with the more undulating Vale of Mowbray centred on Thirsk and Northallerton to the north. The most significant landscape feature of the Vale of Mowbray is the meandering River Swale, which continues south into the Vale of York.
- 2.4** A significant quality of the district's landscape arises from the contrast between the vales and significant upland landscape features, notably the Hambleton and Cleveland Hills to the east, the foothills of the North York Moors, and the more distant Yorkshire Dales to the west. This contrast creates a rich landscape setting for much of the district and for several settlements, with the Cleveland Hills, in particular Roseberry Topping, forming the eastern and southern backdrop to Stokesley and Great Ayton and the Hambleton Hills, particularly Whitestone Cliff, forming a similar setting to the east of Thirsk.
- 2.5** The agricultural land of the vales is largely arable and is the foundation of a strong farming and food-related economy. The vales have contributed to the development of communication links over millennia, offering a strategic north-south route, which the Romans formalised as Dere Street, and which the A1(M) follows today. The A19 south of Thirsk, the A168 from Thirsk to Northallerton and the A167 north of Northallerton (to Darlington) formed part of the York loop of the Great North Road and the importance of this in previous centuries is most visible in the old coaching inns on Northallerton High Street. North of Thirsk, the A19 runs north to Middlesbrough. The East Coast Main Line, linking London and Edinburgh, also passes through the vales with stations at Thirsk and Northallerton.



2.6 The district's five market towns fall into two basic forms; Northallerton and Bedale are centred on wide main streets (High Street in Northallerton and North End, Market Place and South End in Bedale), while Stokesley follows a similar pattern with the addition of open spaces at West Green and College Square. In contrast Thirsk and Easingwold are each centred on market places that are offset from the main through route (named Long Street in each case).



- 2.7** The district's villages follow a variety of patterns, with many laid out in linear form, some centred on a crossroads (e.g. Kirkby, Well and Brompton). Notable examples of villages with green central areas including significant tree cover flanked by or straddling main roads can be found at villages including Hutton Rudby, Snape, and Kirklington. Parallel main streets and back lanes are also to be found (e.g. Tollerton, Helperby, and Sowerby). The surviving back lanes generally mark the transition from village to countryside and vestiges of the burgage plots running from the main street are often evident from the narrow and deep form of the buildings.
- 2.8** The variety in landscape has also influenced traditional building materials. Towns and villages within the vales are predominantly red brick, whilst stone is more common on or near high ground, in Stokesley and Great Ayton and the villages flanking the Cleveland and Hambleton Hills as well as Bedale and villages in the west of the district close to the Dales. Development is traditionally low rise, with few buildings having a third floor in villages or a fourth floor in towns.
- 2.9** The vales have been farmed for many centuries and many settlements appear in the Domesday Book and the number of villages names ending in "by" and "thorpe" indicates extensive Viking settlement. Well has the remains of a Roman bath house and the nearby scheduled monument of Thornborough Henges has been described as the most important ancient site between Stonehenge and the Orkney Islands. However, the dominant architectural styles within the district are Georgian and Victorian. Many settlements have expanded significantly in the twentieth century in the 1920's, 1930's and following the Second World War through to the present day.

Northallerton

2.10 Northallerton is the largest settlement in Hambleton and the County Town for North Yorkshire. Historically the town has been built up around the medieval layout with long narrow burgage plots extending back from the broad high street. In more recent times the East Coast Mainline and the railway line to Stockton on Tees have had a significant bearing on the form the town has taken with residential areas to the south and east and industrial development to the north. The town has grown to merge with Romanby, originally a freestanding village to the west of the East Coast Mainline.



- 2.11** There are many glimpses of the town from view points and approaches to the north east where the countryside is higher than the town. Much of the north east of the town is comprised of 20th century development, however All Saints' Church is prominent in views of the town and you can also see across to the Yorkshire Dales.
- 2.12** The town plays a key role in the provision of local facilities serving the rural population of North Yorkshire. The town is home to North Yorkshire County Council, Hambleton District Council, North Yorkshire Police and the Friarage Hospital.
- 2.13** Northallerton is Hambleton's main shopping centre and the town centre has built up around the broad high street supporting twice weekly markets and a wide range of shops, attracting significant numbers of visitors. There are, however, opportunities to improve the evening and night time economy for both shopping and leisure, which is currently limited. The town's existing leisure centre has been extended and significantly refurbished to provide a 24 hour facility for residents as part of plans to significantly increase and improve sport and leisure provision in the town. In late 2013 Northallerton Prison closed and purchased by the Council and this now provides a redevelopment opportunity to support and strengthen the town centre.

Thirsk

2.14 Thirsk has its roots in the twin settlements of Old Thirsk and New Thirsk; Old Thirsk was formed around St James Green and Long Street (formerly known as Micklegate), while New Thirsk developed as a manorial village around the castle (of which the earthworks and bailey remain) and was set on the Topcliffe to Northallerton road. In more recent times as the town has grown it has merged with Sowerby to form one built up area. In contrast to the other towns in Hambleton, Thirsk has a greater proportion of small terraced properties.



- 2.15** Several views can be had from the south of the town, but generally views are restricted. Views of note are those that incorporate the Grade I listed church, which can be had from the north and north-west. The industrial estate is clearly visible on approach from the east. Other views out of the town can be gained from Sowerby Flatts towards the North York Moors.
- 2.16** The green wedges which intersect the town, running almost into the market place, are a distinctive feature. The Cod Beck watercourse that runs north to south through the town plays an important role as a green infrastructure corridor. The site of the Norman Castle at Castlegarth is located within close proximity of the town and there are opportunities to enhance this important greenspace. Thirsk also has a good range of leisure and recreation facilities including a swimming pool and the district's only cinema.
- 2.17** Thirsk is a thriving market town with a successful industrial estate. The town is home to the 'World of James Herriot' museum and there are opportunities to improve the tourism offer as a gateway to the North York Moors National Park. Thirsk has a popular racecourse which attracts visitors from a wide area due to the train station on the East Coast Mainline.

Bedale

2.18 Bedale grew up around the church and a thirteenth century timber castle of which nothing remains. The narrow plots along the main street are typical of many settlements in the district. The town grew in prosperity due to the milliner and shoe trade in the eighteenth century. The coming of the railway in 1855 saw the development of Bridge Street that cut across the narrow plots and enabled better access through Aiskew. Due to the relatively flat



lying ground, there are no significant long range views of Bedale from the surrounding countryside, however there are glimpses of the built form from the A1(M) and country lanes to the south west. A key view of the town on approach from the north encompasses St Gregory's Church and Bedale Hall. The opening of the Bedale Relief Road has enabled the appreciation of new views towards the town, dominated by the grade I listed church.

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 provide opportunities to improve the town as a tourist destination.

2.20 The town has a number of outdoor facilities including the Bedale Golf Club and Bedale Bowling Club. During the summer the Wensleydale Railway offers regular services into the Yorkshire Dales, providing a link from Northallerton to Redmire and Wensleydale.

2.21 The town is centred around a linear cobbled market place with a 13th century cross. The Grade I listed Bedale Hall and its parkland has been important in shaping the character of the town and its setting. A number of Georgian buildings add to the towns distinctive character, including the Grade I Listed St Gregory's Church, Bedale Harbour and the Leech House. The burbage plots to the rear of the market place as well as the historic buildings along the High Street also add much to the character of the town.

Easingwold

2.22 The town was formerly two separate areas, Uppleby and Lessimers (Lease-mires), located on the strategic north-south coaching route. The alignment of Long Street dates from 1753 when it was realigned for improvements to the turnpike from Northallerton to York. Due to the relatively flat lying ground, there are no significant long distance views of Easingwold from the surrounding countryside, however some glimpses of the higher ground are visible from the south west. The town is visible only on close proximity on each of the approaching roads.

2.23 Easingwold is located within the northern edge of the Vale of York at the foot of the Howardian Hills. The importance of the surrounding countryside as an agricultural area can be seen in the historic landscape character and the extensive strip patterns which remain visible around the town. The town is centred around the Georgian market square which includes the historic cross and former Town Hall.

2.24 The town has a good range of sports and leisure facilities including cricket and football clubs and is home to the Galtres Centre, a community, entertainment and leisure facility serving the town and surrounding area. The town supports a number of small local shops and cafes.



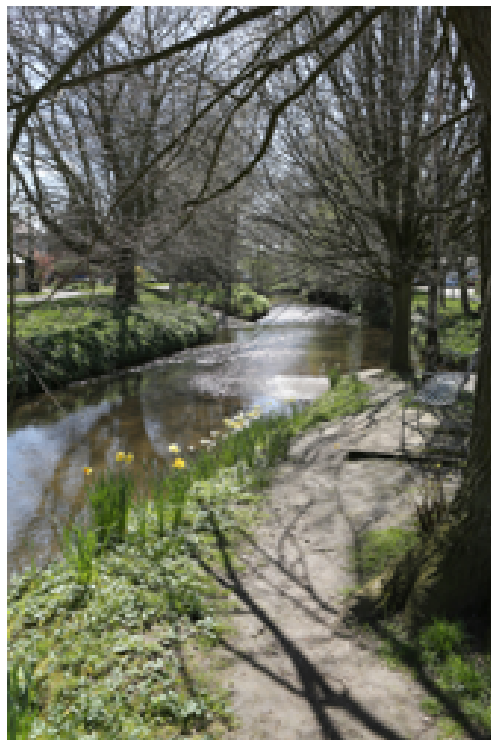
Stokesley

2.25 Stokesley was a local trading centre serving the wider areas of the Tees Valley. Prosperity came from the textile trade with the mill along the River Leven playing a key role in the economy. Its most prosperous period was during the seventeenth and eighteenth centuries when the packhorse bridge was constructed to provide a dry crossing over the river and the Manor House was constructed. Much of the town's character relates to the fine Georgian buildings fronting West Green and College Square, which remains largely unchanged.

2.26 The built form of Stokesley is visible within glimpses from the east and some from the north west, however due to its flat landscape there are no significant views that reveal its character. The backdrop of the North York Moors and Roseberry Topping play a role in some views.

2.27 Stokesley is a bustling, thriving market town, which serves the wide rural hinterland to the north of the district. On the outskirts of the town there is a successful industrial park, which is home to a range of high quality businesses. The showground on the eastern fringes is a valued community resource.

2.28 As the gateway to the North York Moors National Park with good transport links to Tees Valley, it is a popular place to live and work. The town is located on the River Leven, which flows east to west through the town. The river is a key feature of the town's setting and its historical past as evidenced by Union Mill and Packhorse Bridge. The river also provides opportunities to improve linkages as a recreational and biodiversity asset.



Villages

2.29 The rural settlements in Hambleton comprise a number of larger villages where modest development has taken place in the past and where a selection of services such as shops, schools, post offices and doctors' surgeries tend to be located. However, there are generally limited public transport services available.



2.30 There is also a network of smaller villages with more limited service and facility provision, where there has been much more limited development.

2.31 Many rural settlements contain key open spaces and incorporate green links to the wider countryside. Agriculture and the working countryside has had a significant role to play in shaping the form and character of villages, and farm complexes within or on the edge of villages are commonplace. Agriculture in particular will continue to be a major influence as the main land use for the countryside surrounding all settlements.

The Local Economy

2.32 There is a diverse local economy with particular strengths in agriculture, professional services, retail and manufacturing. There is however under-representation in textiles and clothing manufacturing.

2.33 There is a net outflow of workers to centres nearby including York and Tees Valley and a shortage of 'blue collar' workers within the district has been identified. Annual average gross earnings in 2017 were £24,000 in Hambleton, somewhat lower than the figures of £29,000 for the UK and £26,000 for the region.



- 2.34** There is a high proportion of the population that are economically active at 80%, compared to 77% at national and regional levels. The district has low levels of unemployment, 3.2% in 2018 compared with 4.3% in the UK and 4.8% regionally. Jobs growth has kept pace with the national trend over a five year period to 2017. Hambleton has experienced 8.8% increase in workforce employment. There is also higher than average levels of self-employment, 18.5% compared with 11% in the UK and regionally.

Rural Economy

- 2.35** The majority of employment is provided through micro businesses (those employing less than 10 people); in 2017 there was a total of 5,355 enterprises in the district of which 4,820 are micro businesses, which is comparable to the national position. There are employment sites around all the market towns, but larger businesses, particularly those involved in manufacturing and wholesale distribution tend to be located in Northallerton, Thirsk, at Dalton and around Leeming Bar, locations where there is good connectivity to the strategic road network. Hambleton's geography and natural features have made it an attractive location for the military, with bases at Topcliffe and Leeming, but it has been announced that the airforce is to leave RAF Linton-on-Ouse near York by 2020, as part of wider cuts announced by the Ministry of Defence (MoD).
- 2.36** Hambleton has a lot to offer for leisure and tourism, including natural landscape beauty, historic sites like Thornborough Henges, historic houses such as Beningbrough Hall and visitor attractions such as Thorpe Perrow Arboretum. However, many visitors use the district as a base to visit the Yorkshire Dales, the North York Moors and other attractions in the region, consequently there is considered to be scope to increase the length of time visitors stay in the district and spend at local attractions.

Population

- 2.37** Hambleton had a total population of 90,700 in 2017, a quarter of which were aged 65 and over, which is significantly higher than the average for both North Yorkshire and Great Britain. The five market towns of Northallerton, Thirsk, Easingwold, Bedale and Stokesley are home to some 46% of the district's population. The remaining population lives in the smaller settlements in the rural area.

Health and Wellbeing

- 2.38** Quality of life is recognised as being good, which is reflected in the demographic profile; Hambleton has a high percentage of older people who are generally active, healthy and relatively wealthy retirees, many of whom are mortgage free. There are however some significant health issues to be addressed: in North Yorkshire 66% of adults are either overweight or obese and over 21% of 4-5 year olds and 30% of 10-11 year olds have excess weight.

Housing

- 2.39** In October 2017 there were a total of 42,200 dwellings in the district, approximately half of which are in council tax band D and above. The proportion of detached houses within the district, at 41.5%, is significantly higher than the national and regional figures. Demand for housing is high with prices above the regional average; in 2016/17 the York, North Yorkshire and East Riding median house price was 22% above the regional average, with Hambleton's median house price at £229,950. The district's affordability ratio of 9.2 is one of the highest in the region, significantly above the average of 7.2 for the region as a whole. This means that local people find it difficult to find appropriate housing that they can afford. Hambleton is attractive to families wanting to live in smaller towns and villages and the countryside, but work in York, West Yorkshire and the Tees Valley, all of which are within an easy commute by road or rail. The housing stock comprises a high proportion of large, detached owner occupied properties. Smaller terraced properties tend to be concentrated in Thirsk and Great Ayton.
- 2.40** High demand has resulted in a shortage of housing that is affordable for households on low incomes and first time buyers. Affordable housing represents about 13% of the total number of households in the district, which is well below national and regional averages. There is identified need for small properties with 2 or 3 bedrooms and for bungalows.

Key Issues

- 2.41** This section sets out the key issues that the Local Plan needs to address, and shows how they have shaped the 'Spatial Vision', which in turn shaped the 'Spatial Development Strategy' and the policies within the plan. The themes discussed are considered to be the most significant and are not intended to be a comprehensive list of issues and evidence. For a full list of the evidence that informed the plan please refer to documents, such as the Sustainability Appraisal, available on the Council's [website](#).

Strategic Issues

Cross boundary issues

- 2.42** An important aspect of preparing The Local Plan has been to identify and address issues that have cross boundary impacts. Under the Duty to Co-operate local planning authorities are required to work collaboratively with other public bodies and neighbouring councils so that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual plans.

Key Cross Boundary Issues

- All adjoining authorities have agreed that they are currently able to meet their own housing needs within their own areas and as such this Local Plan does not need to make any provision to meet development needs from other areas.
- While there was initial concern about the change of approach in the north of Hambleton, which had previously been identified in the previous development plan as an 'Area of Restraint', planning authorities have agreed that the strategy for development in the northern parts of Hambleton is appropriate and would not undermine the development strategies of places such as Stockton-on-Tees and Middlesbrough.
- Facilities in neighbouring areas play a key role for Hambleton residents - e.g. James Cook University Hospital in Middlesbrough, but it is agreed that no specific measures are required in The Local Plan.

Cross cutting issues

Climate Change

Responding to and mitigating the effects of climate change is essential to protect Hambleton and its residents and reflects requirements set out in primary legislation. The Climate Change Act 2008 established a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% by 2050 from 1990 levels. Local Planning Authorities are required to tackle climate change, both in terms of adaptation to and mitigation of its impacts through the local plan process and the policies contained in the plan.

Ageing Population

The population of Hambleton is older and is ageing more rapidly than other areas. This is a product of younger people moving away for education and employment as they are unable to afford suitable accommodation in the district. Our older and ageing population has implications for community and health services and also for achieving economic growth.

Housing that meets needs

The housing in the district is dominated by larger houses with four or more bedrooms. The fact that the district is an attractive part of the country is reflected in house prices that are higher than the UK average. Identified needs for the type of homes is for more smaller properties with two or three bedrooms and for bungalows that are suitable for the older and ageing population. Affordable housing need is mostly for rented property.

Economy

Key Issues

Key economic strengths in Hambleton lie in agriculture, food manufacture, professional services, manufacturing, distribution and retail. Future opportunities for the Hambleton economy include accommodation and food services linked to the tourism sector, health, media activities and other private services. There are a broad range of businesses, many are small and medium sized enterprises with a strong loyalty to the area. Companies have local supply chains and also an international presence.

There is scope to improve the evening and night time economies of our market towns and to ensure that our town centres remain the focus for services and facilities. There are also opportunities to increase the length of time visitors spend in the district, in terms of the time day visitors spend in town centres and the time spent at local destinations, but also the number of days visitors that stay in Hambleton.

A shortage of affordable homes means many young people and workers are struggling to live in the area resulting in a declining local workforce, but also adding to commuting. These issues present particular challenges for service sectors, social and health care and other traditionally low paid business sectors.

The ageing population is likely to require an expansion of the social and health care sectors.

National Policy

The role for the planning system, as one of the three sustainable development objective is to contribute to a strong, responsive and competitive economy, particularly by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity. Barriers to investment should be addressed and priority areas identified for economic regeneration.

Key issues, challenges and opportunities include:

- Making the most of the area's strengths including its diverse business base, vibrant market towns, transport connections (A1(M)/ A19 and East Coast Mainline) and employment locations such as at Leeming Bar.
- Tackling a shortage of sites and premises for businesses, particularly for the high proportion of micro business and to enable businesses to expand.
- Addressing infrastructure constraints, particularly broadband and mobile coverage across the district and traffic congestion in towns.
- Making the most of the area's location and the associated opportunities for encouraging growth of the tourism economy, including hotels and food services.
- Supporting the future growth and diversification of agriculture and tourism.
- Providing a local workforce in the context of young people moving out, high house prices and an ageing population.
- Acknowledging the changes that continue to the retail and town centre economies and support town centres to adjust.

Key strategies, policies and initiatives that have influenced the local plan include:

- The Government's emphasis on higher productivity to drive growth and raise living standards: [Fixing the foundations: Creating a more prosperous nation](#), [Industrial Strategy: building a Britain fit for the future](#).
- The intention to harness the enormous economic potential of England's rural areas: [10 point plan for boosting productivity in rural areas](#).
- The [Northern Powerhouse](#) initiative to establish and connect the North of England as a global economic region.
- The [Strategic Economic Plan](#) (SEP) - 'Better Jobs, More Homes, New Investment' for the York, North Yorkshire and East Riding (YNYER) Local Enterprise Partnership, which aims to create 20,000 jobs and deliver £3 billion economic growth.
- The York North Yorkshire and East Riding LEP priorities which include supporting profitable small businesses and being a global leader in food manufacturing, agritech and biorenewables.
- Driving economic vitality is one of four key priorities in the [Hambleton Council Plan](#).
- The Council's Economic Strategy: '[Hambleton A Place to Grow](#)' - [Economic Development Strategy 2014-24](#) seeks to achieve sustained growth of the economy and to make sure businesses are resilient. It focuses on four key priorities: business support, inward investment, driving growth and vibrant market towns.

Evidence:

[Housing and Economic Development Needs Assessment \(June 2018\)](#)
[Employment Land Review, September 2016](#)
[Retail and Leisure Study, October 2016](#)
[Hambleton Retail Study Update Note \(March 2019\)](#)
[Hambleton Economic Study, January 2014](#)
[Hambleton Inward Investment Strategy](#)

Housing

Key Issues

The demand for housing in Hambleton is strong. The attractiveness of the countryside and character of our towns and villages results in high prices, a limited range of tenures and supply falling behind demand. It also means that young people, families and those on low incomes can struggle to afford suitable housing, often having to move out of the district. A more balanced housing market in Hambleton is essential to support sustainable and inclusive communities and maintain a local labour supply for the economy.

National policy

National policy aims to boost the supply of housing and local plans should ensure that a wide choice of high quality homes are provided and that the needs of people in Hambleton should influence the type of housing being delivered.

Key issues, challenges and opportunities include:

- The lack of small (1 to 3 bedroom) houses and affordable homes.
- Accommodation that meets the needs of our population, especially the rapidly ageing population, that enables people to receive the social or health care they need.
- The significance of cross boundary relationships with places such as Middlesbrough, York and the National Park and the critical links between housing and the economy, with companies in some sectors experiencing problems filling vacancies.
- Sustaining rural communities.

Key strategies, policies and initiatives that have influenced the Local Plan include:

- The Government's overall housing policy priorities which include accelerating house building, delivering more homes and increasing home ownership, particularly for first time buyers.
- The [York, North Yorkshire and East Riding Housing Strategy 2015 to 2021](#) which aims to increase the supply of housing to meet the needs of local communities, emphasising a need for improvements in the size, type and quality of housing to better meet the needs of residents.
- The intent of the [Strategic Economic Plan](#) (SEP) to double the rate of housebuilding and triple the delivery of affordable housing across the YNYER area.
- Local Growth Deal Funds which are being used to deliver the SEP, including support for major housing growth sites and unlocking major infrastructure constraints.
- The [Hambleton Council Plan](#) priority of 'providing a special place to live', with an adequate amount of housing to meet the housing needs of all.

Evidence:

[Strategic Housing Market Assessment \(SHMA\)](#) and the [September 2016 update Housing and Economic Development Needs Assessment \(HEDNA\), June 2018](#)
[Gypsy, Traveller and Showpeople Study, August 2016](#)

Environment

Key Issues

Hambleton is a predominantly rural area and protecting the landscape, wildlife, habitats, the natural beauty of the countryside and the historic environment are all important aims. The quality of our environment, both natural and man-made, has a major bearing on local culture, heritage and our economy, particularly for land based industries, tourism and recreation. Our communities enjoy a high quality of life with attractive towns, villages and countryside contributing to a strong sense of place. There are opportunities to enhance and protect the historic environment and in particular to address heritage at risk.

Climate change has the potential to affect the environment in a wide range of ways and could have a significant impact on human activity; it will result in drier summers and warmer, wetter winters, as well as more extremes including more violent storms, which has wide ranging implications, particularly for water management and flood risk. Finding ways of adapting to the changing climate and enabling the environment to change will be important as will adapting human activity to limit future impacts.

There are a number of legal requirements for planning relating to environmental protection, such as the [Habitats Directive](#) dealing with the protection of the most important nature conservation sites (see 'Habitats Regulations Assessment') and the Water Framework Directive dealing with the water environment of water courses and water bodies.

The beauty of the countryside and landscape in and around Hambleton is highly valued; the district includes approximately a quarter of the Howardian Hills AONB and a small part of the Nidderdale AONB. Although outside the Hambleton local planning area, the North York Moors National Park plays a significant role in the character of the district. AONBs and National Parks have the highest status of protection in relation to landscape and scenic beauty.

National Policy

National policy aims to conserve and enhance the natural, built and historic environments. It also requires that full account should be taken of flood risk and water supply/ demand. The environmental role of the planning system should also contribute to addressing climate change, reducing pollution, minimising waste, supporting the sustainable use of minerals and supporting a low carbon future.

Key issues, challenges and opportunities include:

- Hambleton has strong assets which include its heritage, attractive market towns, each with their own identity and character, quality rivers and attractive landscapes, but there are opportunities to enhance and protect the historic environment and in particular to address heritage at risk.
- Space and tranquillity is a feature of the district.
- Further investment is needed in providing high quality streetscape.
- The AONBs and the setting of the North York Moors National Park need to be protected.
- The cumulative impact of changes to small features in our settlements have detracted from their character.

- Maintaining and improving amenity and addressing adverse impact on quality of life are identified as important aims by local residents.
- Protecting and conserving water quality and quantity and addressing flood risk.
- Tackling poor air quality; the district has one air quality management area and air quality is a growing concern.

Key strategies, policies and initiatives that have influenced the Local Plan include:

- The North Yorkshire and York [Local Nature Partnership](#) aims to see the natural environment of North Yorkshire conserved, enhanced and connected for the benefit of wildlife, people and the economy
- The [Management Plan for the North York Moors National Park](#) aims to protect and enhance the park's special landscape and environment, at the same time as meeting the wider needs of society
- A 'living landscape' is at the heart of the management plan for the [Howardian Hills Area of Outstanding Natural Beauty](#)
- The [Strategic Economic Plan](#) (SEP) recognises the importance of successful and distinctive places in attracting and retaining businesses and employees
- The [Hambleton Council Plan](#) has caring for the environment as one of its four priorities

Evidence:

[Hambleton Landscape Character Assessment and Sensitivity Study](#)

[Hambleton Settlement Character Study.](#)

[North Yorkshire and York Local Nature Partnership Strategy](#)

[Strategic Flood Risk Assessment, October 2016](#)

Local Green Space Study

Habitats Regulations Assessment

[Draft Northallerton, Brompton and Romanby Landscape Open Space Strategy](#)

Infrastructure and Community Services

Key issues

Transport infrastructure in Hambleton includes strategic road and rail links; the East Coast Main Line and the A1(M) and the A19. Thirsk and Northallerton rail stations provide links to the north and south of the UK. Hambleton is a large rural area and many villages are remote, meaning that residents can find it difficult to access main centres for services, facilities and employment as a result of limited and infrequent bus services. Communications infrastructure is increasingly important to working practices and service delivery and there are areas of the district that have poor broadband and/ or mobile coverage.

There continues to be a high reliance on the private car, particularly in the more rural parts of the district, Easingwold and Stokesley, where there is a lack of alternative sustainable travel options. The Local Plan can promote sustainable travel choices through the location of new development and linkages to cycle and footpath networks with benefits for health and wellbeing as well as alleviating congestion.

Hambleton offers communities a high quality of life with attractive towns, villages and countryside contributing to a strong sense of place. However, Hambleton has an ageing population and a shortage of affordable homes means many young people and workers are struggling to find suitable accommodation that they can afford in the area resulting in a declining workforce and adding to commuting. These trends present key challenges for services and future development.

National Policy

National policy highlights the key role of transport in making development sustainable and improving health. Patterns of growth should aim to make the fullest use of public transport, walking and cycling, recognising that solutions will vary from urban to rural areas.

Planning is required to aim to achieve healthy, inclusive and safe places that promote social interaction, accessible open space and active lifestyles. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

It also seeks to ensure the vitality of town centres recognising their role at the heart of communities. Improving health, social and cultural wellbeing for all is also a key priority. There is also emphasis on delivering sufficient community and cultural facilities; supporting a wider education choice; promoting access to sport and recreation opportunities; and providing access to high quality open spaces.

Key issues, challenges and opportunities include:

- The area's rail links and stations present key opportunities as hubs, but station layouts and parking hinder access, including for those travelling from rural areas.
- Car ownership is high at 0.58 cars per head of population in Hambleton compared with 0.51 in York, North Yorkshire and East Riding, reflecting the rural nature of the district.

- Variable bus services - certain routes have good services but there is limited provision in more remote rural areas and outside peak times.
- Addressing traffic congestion in towns, including the impacts of level crossings (eg Low Gates) and north-south movements in Northallerton.
- More provision needed to support cycling, walking and community transport.
- Most secondary schools have surplus capacity issues as do some primary schools and schools in more remoter rural areas in particular.
- People's leisure needs are changing with an ageing population and greater demands for outdoors sports and recreational activities
- The ageing population also leads to greater social and health care needs
- More needs to be done to support an evening economy and to enable young people to access work and education opportunities
- The viability of local services and facilities and their role in supporting local communities

Key strategies, policies and initiatives that have influenced the Local Plan include:

- The emphasis on providing care in people's own homes for as long as possible, more health services being provided in the community and multiple health services coming together in town centre hubs
- The role of technology in providing health care services in rural areas
- The [Joint Health and Wellbeing Strategy for North Yorkshire](#) recognises the links between health, the economy, living environments, housing conditions and sustainable communities
- The [Hambleton Council Plan](#) priorities include enhancing health and wellbeing and providing a special place to live
- National transport priorities include high speed rail, rail network improvements, road safety, tackling congestion and sustainable local travel.
- The [Strategic Economic Plan](#) (SEP) has a clear focus on creating a well connected economy, including improving east-west transport connections in and beyond York, North Yorkshire and East Riding and improving broadband and mobile services.
- The [North Yorkshire Local Transport Plan \(TP4\)](#) highlights the key influence of transport on the economy, safety, health, access to services and quality of life.

Evidence:

Local Green Space Study
[Open Space Strategy](#), [Playing Pitch Strategy](#), and [Sports Facilities Strategy](#)
[Hambleton Transport Issues Report](#)

Environmental and Resource Management

Key Issues

Challenges for the water resource system are increasing. Although Yorkshire has one of the most resilient water resource systems in the country, it nonetheless faces some significant challenges; the population of Yorkshire is projected to increase by about one million people by 2040 (from 2016) and there is a projected loss of supply of 100 million litres per day by 2045 due to the impacts of climate change. This leads to a potential deficit between the amount of water available and the demand for water by the mid 2030s. A key challenge will be how to prepare for this potential shortfall through identifying opportunities to address it.

Flood risk is a key issues that is predicted to increase with climate change. The increased risk of localised surface water flooding and the impacts on fluvial flooding is brought on by an increased likelihood of heavy rainfall events. This will need to be tackled by ensuring development is resilient to the consequences of climate change.

It is widely recognised that transport accounts for approximately a quarter of the UK's CO₂ emissions, a significant factor in climate change. Exposure to air pollution and the consequent health risks is also a factor that there is increase understanding about its significance. Air quality is of great concern due to its effects on human health and the fact that it disproportionately affects vulnerable population groups e.g. children, older people. An air quality management area (AQMA) in Bedale has now been designated. Finding ways to tackle poor air quality in Bedale and across the district in order to limit future impacts is therefore a priority.

Development can create risk by introducing new receptors e.g. by introducing residents to a site affected by contamination. Managing contamination and pollution, coupled with ensuring people are not exposed is an important environmental health responsibility for the council. The potential issues associated with MOD sites including unexploded ordnance and pollution of groundwater can be very serious. Other areas of concern include protecting the districts various biodiversity sites which may be affected by changes in water quality. Seeking to ensure all forms of contamination are continued to be addressed in future development is therefore a key challenge.

In terms of minerals and waste, these issues are the responsibility of North Yorkshire County Council. Notwithstanding this there is a need to make sure that development doesn't sterilise safeguarded resources.

The council is committed to the national commitment to reduce CO₂ and other greenhouse gas emissions to 80% below 1990 levels by 2050 a significant increase will be needed in energy efficiency and renewable and low carbon energy generation. It is considered that some of the best ways to address climate change impacts will be to encourage the re-use of buildings, previously developed land, and greater use of sustainable construction techniques. Furthermore through encouraging sustainable travel, development that minimises greenhouse gas emissions, such as energy efficiency measures and renewable energy generation will help.

National Policy

National policy requires local plans to include strategic policies that make sufficient provision for infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk, the provision of minerals and energy (including heat) and community facilities (such as health, education and cultural infrastructure).

Key issues, challenges and opportunities include:

- Ensuring that water quality and supply are maintained, both in terms of providing for human activity and for the natural environment
- Ensuring that people are not exposed to flood risk
- Ensuring surface water is managed through the use of sustainable drainage systems
- Addressing poor air quality
- Providing safeguards against contamination of land and groundwater pollution
- Safeguarding minerals resources and minerals and waste infrastructure
- Enabling renewable and low carbon energy generation without adversely affecting the environment

Key strategies, policies and initiatives that have influenced the Local Plan include:

- The [Yorkshire Water Water Resource Management Plan 2014](#) identifies the challenges facing water supply for Yorkshire over the next 25 years.

Evidence:

[Strategic Flood Risk Assessment, October 2016](#)
[Humber river basin district management plan 2015](#)
[Northumbria river basin district management plan 2015](#)
[Northumbrian Water Water Resources Management Plan 2015](#)
[Yorkshire Water revised draft Water Resources Management Plan 2019](#)
Infrastructure Delivery Plan

Monitoring the Local Plan

2.43 The Council assesses the delivery of the Local Plan and its policies via the Council's Annual Monitoring Report (AMR). The AMR includes indicators which measure the performance of the Local Plan policies and assess its wider effects on the district, monitoring information on housing, business, retail and leisure completions, and the expected future housing trajectory. If an indicator shows significant change, or monitoring indicates that the Local Plan's targets are not likely to be met, the Council may consider reviewing the Local Plan. The monitoring framework for the Local Plan is set out in Appendix A: 'Monitoring'.

3 Vision and Spatial Development Strategy

- 3.1 The Vision and Objectives set out at the beginning of this chapter act as the starting point for the spatial development strategy that sets out the main strategic policies (policies S1 to S6) to shape development during the plan period. The spatial development strategy is illustrated in 'The Key Diagram' at the end of this chapter.

Spatial Vision

Local Plan Vision

Hambleton will be a vibrant rural district, with a strong and diverse local economy. The district will have made the most of the opportunities for economic growth with development focused at strategic locations along the A1(M) and A19 growth corridor, and will have maximised the visitor economy potential offered through its unique location nestled between two National Parks and the historic City of York. Housing will be of an amount, scale, quality, size and type that reflects the changing needs of Hambleton's communities and workforce. New development will have reinforced the distinctive character of Hambleton's settlements and landscapes. Hambleton's natural and historic assets will be preserved and enhanced, providing support for the health and wellbeing of its communities and the five market towns will provide a strong retail offer, a good range of well paid jobs and good access to leisure facilities.

- 3.2 Our vision considers what is special and distinctive about Hambleton and what we would like Hambleton to be like in the future. The vision provides the basis for how the growing needs of local people and businesses will be met, whilst protecting important features and characteristics of the area. The Spatial Strategy supports growth of the local economy, providing sufficient housing to sustain our communities, whilst balancing this against the need to protect what makes Hambleton special.
- 3.3 The Council Plan 2015-2019 sets out that the "The council's vision is for Hambleton to be a place to grow, be healthy and be prosperous". The four priorities to achieve this vision are:
- Driving economic vitality;
 - Enhancing health and well being;
 - Caring for the environment; and
 - Providing a special place to live.
- 3.4 The following nine **Outcomes** expand on what we want to achieve by 2035, 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.

Outcomes

Place

Outcome 1: **The connectivity and locational advantages offered by national transport links have been optimised in growing Hambleton's and the sub region's economy, visitor economy, and meeting the districts housing and retail needs.**

Action i: To provide sufficient land for housing and quality and quantity of employment land for business expansion and new businesses, primarily in and around Northallerton, Thirsk, Leeming Bar and Dalton, to maximise the benefits of the A1(M), A19 and East Coast Mainline stations.

Outcome 2: **Market towns across Hambleton have fulfilled and sustained their role as vibrant and distinct centres of services and facilities for local and surrounding communities.**

Action ii: To secure enhanced retail, cultural, leisure and visitor facilities for the towns of Bedale, Easingwold, Northallerton, Stokesley and Thirsk, supported by growth in homes and jobs, coordinated with infrastructure improvements.

Outcome 3: **Villages have become more socially and economically sustainable in supporting viable local communities.**

Action iii: To allow for more organic growth in villages, where it maintains or enhances the vitality of local communities by supporting the maintenance and/ or provision of appropriate local services, facilities and affordable housing, and is in keeping with the village's character and environment.

Outcome 4: **Hambleton's special qualities including its landscape, natural, built and historic assets have been protected and enhanced. Enhancing the districts biodiversity, adapting and mitigating climate change (including the management of flood risk), and supporting the working countryside and health and well being of residents.**

Action iv: To ensure that the use of land and development in the district (including land based activities, farming, recreation and tourism) responds to and respects the local natural, built and historic assets, and includes measures to mitigate and reduce the impact of climate change.

Outcome 5: **The design quality of development and public/ open spaces has added to the sense of place, reinforcing local identity.**

Action v: To identify and protect important characteristics and features in and around settlements so that the appearance and layout of development respects and enhances the character and distinctiveness of settlements and their settings, including local building styles and materials.

Business

Outcome 6: Existing businesses have stayed and grown in Hambleton, flourishing alongside new enterprises.

Action vi: To safeguard and identify land for business expansion, in particular within the A1(M)/ A19 growth corridor, facilitate inward investment, encourage the setting up of more micro businesses and the conversion and extension of existing buildings, promoting a high quality communications infrastructure, supporting the provision of training and skills development.

People

Outcome 7: Hambleton's demographic profile has started to re-balance, as more young people have remained or returned to Hambleton to live and work.

Action vii: To support a range of housing, employment/ training and transport choices and a leisure and evening economy to attract and retain younger age groups

Outcome 8: There is a much better match between the quality, size and type of housing and the needs of Hambleton's communities and workforce.

Action viii: To supply different kinds of homes with more small (2/3 bed homes), affordable, single storey and specialist housing in response to local needs including the requirements of an ageing population.

Outcome 9: Local living environments have been created or enhanced and encouraged healthier lifestyles, with increased physical activity and improved well-being for Hambleton's residents.

Action ix: To encourage more walking, cycling and improved green infrastructure so that residents have access to good quality open spaces, leisure and recreation opportunities.

Spatial Development Strategy

- 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. 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.

S 1: Sustainable Development Principles

- 3.6** The purpose of this policy is to set out the central role that sustainable development plays in meeting the growth requirements for Hambleton, to set out the ways in which the Council will seek to achieve sustainable development and to set the expectations for all development in the district.

S 1

Sustainable Development Principles

The Council will seek to ensure that development makes a positive contribution towards the sustainability of communities, enhances the environment and adapts to and mitigates the impact of climate change. This will be achieved by:

- a. Meeting development needs through sustainable development that supports existing communities, making effective and efficient use of land, supporting social cohesion, minimising the need to travel and promoting sustainable modes of travel;
- b. Ensuring communities have a healthy, safe and attractive living and working environment with reasonable access for all to a good range of facilities and services;
- c. Securing the provision of suitable and affordable housing to meet the needs and aspirations of existing and future residents;
- d. Promoting Hambleton as a recognised location for business by providing a range of employment opportunities that meet local aspirations, including high quality jobs, meeting the needs of new and expanding businesses and recognising the contribution of the rural economy;
- e. Protecting and enhancing the high quality natural and historic environment whilst facilitating development in a way that respects and strengthens the distinctive character of the landscape and the form and setting of settlements;
- 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; and
- g. Supporting development 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.



Justification

- 3.7** The NPPF identifies the purpose of the planning system as being to contribute towards the achievement of sustainable development. In order to do this the planning system is expected to seek to achieve a number of mutually supportive objectives related to the three dimensions of sustainable development: economic, social and environmental.
- 3.8** This policy sets out the fundamental principles that underpin all the other policies in this local plan and which aim to ensure that all development within the district makes a positive contribution towards the sustainability of communities whilst protecting and, where possible, enhancing the quality of the environment. In doing so, it provides a framework for the future planning of the area, that both meets the key requirements of national policy and addresses locally identified priorities, so that The Local Plan vision and associated outcomes are realised.

S 2: Strategic Priorities and Requirements

- 3.9 The NPPF requires Local Plans to identify and meet as a minimum the objectively assessed development needs for their area. The purpose of this policy is to set out what those development needs are for Hambleton.

S 2

Strategic Development Needs

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 for:

- a. Approximately 77.6 hectares of employment land; and
- b. At least 6,615 new homes, made up of both market and affordable.

Justification


- 3.10 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.

Employment land

- 3.11 The Council's [Housing and Employment Development Needs Assessment \(2018\)](#) (HEDNA) concludes that an additional 165 jobs per year will be created in the district throughout the plan period. On the basis of this forecast, the HEDNA identifies that the minimum amount of additional employment land that should be planned for is 64.3ha, but should the Council wish to provide additional land for open storage uses, reflecting several significant developments over recent years that could be repeated, or to provide responsive land for inward investment opportunities then 81.4ha could be seen as the absolute maximum development need within the district, which reflects the level of historic completions.
- 3.12 The adoption of the higher level of employment land will allow for further choice in the market and reflect both the Council's ambitions to grow the local economy, as expressed through its Economic Strategy, and sub-regional priorities in the [Strategic Economic Plan](#) to support growth in the A1/ A19 corridor. The position in relation to each of the sources of employment land and the resultant scale of additional employment land for which specific provision is made through site allocations, is set out in 'Meeting Hambleton's Employment Requirements' below.

Housing land

- 3.13 National planning policy requires local planning authorities to ensure that their local plan meets, as a minimum, the full development need for market and affordable housing the plan area. The starting point for establishing development needs is the national standardised methodology, originally introduced in 2017, which is based on the annual average household growth over a 10-year period with an adjustment to take account of local affordability. This calculation gives a development requirement of 226 homes per year for the local plan.

- 
- 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 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 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 homes over the plan period.
- 3.15** In planning to meet this target it is necessary to take into account known sources of housing supply to arrive at a net housing requirement. These sources are completions (homes that have been completed so far during the plan period up to 31st March 2019) and commitments (homes that are the subject of an extant planning consent or are part of a site where construction has started). The position in relation to each of these sources, and the resultant scale of additional housing for which specific provision is made through site allocations, is set out in 'Meeting Hambleton's Housing Need' below. Sufficient sites have been allocated to meet this net requirement, to provide additional flexibility in line with the spatial distribution set out below and to address other housing needs.

Affordable housing requirement

- 3.16** The HEDNA has identified an annual affordable housing requirement of 55 homes across the housing market area for the 2014-35 period, as part of the 315 homes per year overall requirement. The HEDNA also looked at the type of affordable housing that will best meet the needs of residents. It found that the highest need was for rented accommodation and that a relatively low proportion of affordable housing for sale would be required.
- 3.17** Census data and the Strategic Housing Market Assessment 2016 (SHMA) confirm that households in Hambleton are getting smaller and the population is ageing. The Council therefore needs to ensure that proposals for new housing provide a mix, type and tenure of dwellings that reflects the district's changing demography and provides choice for older people and smaller households. Housing also needs to be adaptable to changing needs so that people can stay in their own homes for longer, a particular aim of health and social care.
- 3.18** The Council is keen to increase housing choice for residents that are vulnerable including people with physical and learning disabilities and mental health issues and ensure that their longer term care needs are better catered for. The SHMA identified a need to provide more registered care home accommodation to assist those suffering with longer term degenerative conditions such as dementia.

- 3.19** Evidence indicates that young single people who are under the age of 35 are now seeking accommodation out of the district due to issues of affordability and the shortage of shared accommodation. The Council will support more shared accommodation for young single people in market towns where there is easy access to employment opportunities, local facilities and public transport network.

Retail floorspace


- 3.20** The [Hambleton Retail Study Update Note \(March 2019\)](#) concludes that there is no quantitative need identified in any part of Hambleton for convenience retail capacity. In terms of comparison retail it concludes that there is no substantive comparison need by 2031 apart from a very small amount in 2021 which is then absorbed by 2026. Over the plan period there is a small amount of need (448m²) by 2036. In the context of these conclusions no sites are allocated for retail provision in the district in this plan.

Alignment with other plans and strategies

- 3.21** The development requirements align and are proportionate to the outputs identified by the LEP, as set out in the Strategic Economic Plan, and align with the Council's Economic Strategy and Council Plan.
- 3.22** The overall strategy for the distribution of growth, as well as the general scale of development, is set out in policy 'S 3: Spatial Distribution', while policies 'EG 1: Meeting Hambleton's Employment Requirement' and HG 1 'Housing Delivery' respectively, set out how the identified levels of employment and housing growth will be achieved in terms of the specific locations and amount of development.

Delivery

- 3.23** The level of delivery achieved will be monitored to ensure that sufficient development is being brought forward. The Council works in partnership with landowners and developers to ensure that the housing trajectory contained in the Council's Strategic Housing Land Availability Assessment (SHLAA) reflects the most up to date position. Site should be developed as soon as any necessary infrastructure is available and any other constraints have been addressed and as such no phasing is applied to any of the allocated sites to avoid constraining delivery.
- 3.24** Should significant under-delivery occur the Council will work through the following sequence until delivery is appropriately increased:
1. Work with partners to overcome constraints and expedite the delivery of allocated sites; then
 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
 3. Review the capacity of sites to ascertain whether additional development could be delivered within sites already allocated within this plan; then
 4. Commence a partial or full review of the Local Plan as appropriate.
- 3.25** For businesses growth will be affected by a wide range of factors; successes in winning contracts, gaining investment or the availability of potential employees with the right skills as much as by the availability of land and buildings. For the retail sector new trends can emerge



quickly and can be influenced by decisions about investment at a national level. The Council will monitor all commercial development and where there is evidence of delivery falling below requirements the Council will consider how best to address the issue through appropriate measures, which may include a review of the local plan.

S 3: Spatial Distribution

- 3.26** To meet the objectively assessed needs for development, the strategy aims to balance providing a deliverable, sustainable pattern of future development with ensuring choice and diversity in the market. The strategy is achieved through a series of allocated sites, set out in 'Part 2: Site Allocations'. In addition to these, development is expected to come forward through windfall sites which contribute additional diversity and flexibility to the supply of new properties.
- 3.27** The purpose of this policy is to set out the distribution of growth that will help to achieve the overall strategy for Hambleton.

S 3

Spatial Distribution

The development strategy for Hambleton is to focus growth at:

- a. Northallerton and Thirsk, where development will benefit from and support the wide range of services and facilities and good transport connections of these two main towns;
- b. Key employment locations within the central transport corridor, in order to provide opportunities for expansion and inward investment along the strategic (A1/A19) transport corridor;
- c. The market towns of Bedale, Easingwold, and Stokesley and large 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
- d. Identified rural communities, where limited development will be supported to help address affordable housing requirements and where development can support social and economic sustainability.

Economic Development

Economic development requirements will be met primarily at:

- e. the strategic employment sites at Leeming Bar (in the Bedale area), Sowerby Gateway and Dalton Airfield (in the Thirsk area), which are all in the central (A1/A19) transport corridor; and
- f. further employment land provision to support the role of market towns through allocations at Easingwold, Northallerton and Stokesley.

The Council will seek to enhance the economy by maintaining and enhancing the range of existing employment land where significant numbers of people are employed and the businesses derive benefit from being located together, which should be the main focus for business development in the district and any redevelopment should be for employment generating uses.

The Council will seek to enhance the visitor economy in our towns, through policy EG 5 'Vibrant Market Towns', support the growth and diversification of the rural and agricultural economy, through policies S 5 'Development in the Countryside' and EG 7 'Rural Businesses', and support delivery of the Council's economic priorities to; support existing businesses; secure targeted inward investment; drive growth; ensure vibrant market towns and support business activity.

Housing Development

The majority of housing development requirements will be met from development located at Northallerton and Thirsk, as well as the other market towns of Bedale, Stokesley and Easingwold, where there is good access to employment, public transport, education, shopping and leisure facilities and where housing growth will contribute to their vibrancy. Leeming Bar will see significant housing development as a reflection of its economic development role to support sustainable commuting patterns.

To help maintain the sustainability of rural communities and to address affordable housing and other housing requirements, limited development will be located in service villages and secondary villages where there are a good range of services and facilities to support the level of growth proposed. The sites allocated in these villages can be developed in a way that does not detract from their character and form.

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.

Settlement Hierarchy

Development will be supported in settlements in the settlement hierarchy that is proportionate to the size of the settlement size and its level in the hierarchy.

Those hamlets and other groups of buildings that are not identified within the settlement hierarchy will be treated as part of the countryside.

The settlement hierarchy is:

Market Towns

Northallerton with Romanby	Thirsk with Sowerby	Bedale with Aiskew	Easingwold	Stokesley
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Service Villages

Brompton; East Cowton; Morton on Swale	Carlton Miniott; Topcliffe	Crakehall; Kirkby Fleetham; Snape; West Tanfield	Brafferton and Helperby; Huby; Husthwaite; Linton on Ouse; Stillington	Great Ayton; Great Broughton; Hutton Rudby with Rudby
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Secondary Villages

Appleton	Bagby;	Burneston;	Alne;	Crathorne;
Wiske;	Borrowby;	Leeming;	Crayke;	Ingleby Arncliffe
East Harlsey;	Dalton;	Leeming Bar;	Raskelf;	
Great	Knayton;	Scruton;	Shipton;	
Smeaton;	Pickhill;	Thornton	Sutton on the	
West Rounton	Sandhutton;	Watlass;	Forest;	
	Sessay;	Well	Tollerton	
	South Kilvington;			
	South Otterington			


Small Villages

Ainderby	Ainderby Quernhow;	Burrill;	Aldwark;	Easby;
Steeple;	Balk;	Carthorpe;	Alne Station;	Great Busby;
Danby Wiske;	Carlton Husthwaite;	Clifton on	Brandsby;	Kirkby in
Deighton;	Catton;	Yore;	Farlington;	Cleveland;
East Rounton;	Cowesby ⁽¹⁾ ;	Exelby;	Flawith;	Middleton-on-Leven;
Ellerbeck;	Felixkirk;	Firby;	Myton-on-Swale;	Newby;
Great	Great Thirkleby;	Gatenby;	Newton-on-Ouse;	Picton;
Langton;	Holme;	Great	Oulston;	Potto;
Hornby;	Howe;	Fencote;	Skewsby;	Seamer;
Kepwick ⁽¹⁾ ;	Hutton Sessay;	Hackforth;	Stearsby;	Tame Bridge
Low Worsall;	Kilburn ⁽¹⁾ ;	Kirklington;	Tholthorpe;	
Nether	Kirby Wiske;	Langthorne;	Thormanby;	
Silton ⁽¹⁾ ;	Little Thirkleby;	Little Fencote;	Whenby;	
Over	Maunby;	Londonderry;	Yearsley	
Dinsdale;	Newby Wiske;	Nosterfield;		
Over Silton ⁽¹⁾ ;	Sinderby;	Sutton		
Streetlam;	Skipton-on-Swale;	Howgrave;		
Thimbleby ⁽¹⁾ ;	Sutton under	Theakston;		
Thrintoft;	Whitstonecliffe;	Thirn;		
Welbury;	Thirlby ⁽¹⁾ ;	Thornborough		
Yafforth	Thornton-le-Beans;			
	Thornton-le-Moor;			
	Thornton-le-Street;			
	Upsall			

1. part within North York Moors National Park

Justification

3.28 The spatial approach reflects local growth needs and ambitions, recognising Hambleton's relationships with neighbouring local authorities and its wider economic role in terms of delivering the investment strategies of the York, North Yorkshire and East Riding and the Tees



Valley Local Enterprise Partnerships. It aligns with aims of the Strategic Economic Plan; 'Better Jobs, More Homes, New Investment' as it will promote a well-connected economy and successful and distinctive places. The spatial approach is the product of a detailed process considering a wide range of options including sustainability appraisal and public consultation.

Economic development

- 3.29** The Local Plan's spatial strategy seeks to ensure that Northallerton and Thirsk continue to be the prime focus for development in the district, for both housing and employment, and provides for employment growth at Dalton Old Airfield Industrial Estate, Sowerby Gateway and Leeming Bar in the A1(M)/ A19 growth corridor. This approach will support the aspirations of the York, North Yorkshire and East Riding Strategic Economic Plan, which identifies the A1(M)/ A19 as a key corridor for economic growth because of its accessibility to wider regional and national highway networks and the LEPs' view that the East Coast Mainline Railway and the proposed HS2 are critical features in creating the conditions for growth and delivering the wider ambitions of the Northern Powerhouse.
- 3.30** The Employment Land Review and other work undertaken by the Council supports strategic employment growth at Dalton Old Airfield Industrial Estate, Leeming Bar and Sowerby Gateway. Recent improvements to Dalton Bridge following investment from the LEP, Hambleton District Council, North Yorkshire County Council and existing businesses to address issues of access and flooding will enable expansion and further development. Initial viability work and a study into commercial demand confirm that the proposed scale of development at Leeming Bar is achievable and businesses would be interested in this location. Improvements to the A168/B1448 junction will ensure that Sowerby Gateway is an accessible and attractive location for businesses.
- 3.31** A strategy to focus on these locations and to develop specialist hubs, for example the food manufacture sector at Leeming Bar, will compliment the economic ambitions of neighbouring authorities.
- 3.32** The overall scale of employment growth will ensure that the district contributes towards meeting the business growth aspirations of the LEP employment strategy and has been evidenced through the Employment Land Review 2017. It provides flexibility and opportunities, and is reflective of the size and type of business uses that Hambleton has attracted over recent years and those which are likely to invest in the future.
- 3.33** The approach will be critical to delivering the Council's Economic Strategy 'Hambleton a Place to Grow', promoting inward investment and helping to retain the vitality and vibrancy of market towns. Bedale, Easingwold and Stokesley will also play a key role in accommodating a level of development that is proportionate to their size, form and character. This approach should help to retain the vitality and vibrancy of the market towns by encouraging more development and investment whilst protecting their individual identities.

Housing development

- 3.34** By locating the majority of land for housing on sites in and around the market towns most new homes will be located where there is good access to employment, public transport, education, retail and leisure facilities ensuring that key sustainability objectives are met.


- 3.35** The process used to decide which sites to allocate for development included consideration of other aspects including the form and character of settlements, having regard to guidance contained in the [Settlement Character Study](#), [Hambleton Landscape Character Assessment and Sensitivity Study, May 2016](#) and other relevant guidance, the outcome of traffic modelling and the ability of sites to deliver affordable housing. The sites allocated in service and secondary villages are mostly relatively small sites but irrespective of their size they can be developed in a way that does not detract from the character and form of the area. The allocation of small sites responds to the national policy expectation that at least 10% of housing development needs will be met from sites of 1 hectare or less.
- 3.36** Delivery of more rural affordable housing is a Council priority. Allocating sites for housing development in Service Villages and Secondary Villages will help the Council to meet this priority in rural communities, where there has been little, if any, provision over recent years. Allocations will provide properties that better meet people's needs and allow them to remain in the locality, and will support the continued viability of schools and other important village services and facilities. Further development will be supported on sites that come forward during the plan period, known as 'windfall sites' (see policy HG 5 'Windfall Housing Development') and for affordable housing on exception sites (see policy HG 4 'Housing Exception Schemes').

Delivering the strategy

- 3.37** To ensure successful delivery the development strategy needs to be resilient and able to cope with changing circumstances. Flexibility is essential to enable the plan to adapt to updated national policy and priorities as well as to changing economic cycles and varying availability of public and private funding for infrastructure provision. New technologies may evolve during the lifetime of the plan too, which will affect best practice, for instance relating to transportation and energy production.
- 3.38** In preparing the development site allocations the Council have worked with infrastructure providers, landowners, developers and environmental protection agencies to establish that the sites can be delivered within the plan period. The Council will continue to work with partners to take a flexible and responsive approach to market conditions whilst safeguarding the future sustainability and prosperity of the district.

Timetable for development

- 3.39** The selection of sites for allocation has concentrated on sites that have good prospects for being developed, particularly those considered to be available for development within the first five years of adoption of the plan. Such sites meet the definition of deliverable as set out in the NPPF; they are available now, offer a suitable location for development now, and there is a realistic prospect that they will be delivered on the site within five years. Sites have also been selected that provide a longer term development timetable, but are nonetheless considered to be developable within the plan period so that delivery rates can be maintained throughout the plan period.
- 3.40** The Council has worked closely with North Yorkshire County Council (NYCC) to understand the effect of allocated sites on the local highway network. The two councils have agreed to continue this close working with NYCC commissioning a detailed model of the network in and



around Northallerton. Allocated sites at Northallerton for large scale residential development will come forward once the modelling work is complete. This and other circumstances where development is expected to commence outside of the first five years of the plan from adoption are set out in the site allocations in 'Part 2: Site Allocations', including details of where this is linked to the delivery of infrastructure.

The settlement hierarchy

3.41 The settlement hierarchy was established in the previous Local Development Framework and has been reviewed as part of the preparation of this local plan. The spatial approach recognises that there are greater opportunities for development in locations that have good access to a range of job opportunities and services. The position of a settlement within the hierarchy is based on the range and type of services and facilities available within the settlement or in its immediate vicinity and the availability of public transport services. The settlement hierarchy has informed the distribution of development alongside the central transport corridor being the focus for growth.

S 4: Neighbourhood Planning

3.42 The purpose of this policy is to detail the relationship between The Local Plan and neighbourhood plans and set out the Council's approach to neighbourhood plan production.

S 4

Neighbourhood Planning

The Council will support the production of neighbourhood plans that are in general conformity with the following strategic policies:

- a. All policies in chapter 3 'Vision and Spatial Development Strategy';
- b. Policies HG 3 'Affordable Housing Requirements', E 1 'Design', CI 1 'Infrastructure Delivery' and RM 2 'Flood Risk'.

For neighbourhood plans to progress to referendum they are required to meet the Basic Conditions, which include being in conformity with the strategic policies of this plan.

Designated neighbourhood areas

Neighbourhood areas currently designated are:

- Appleton Wiske
- Easingwold
- Huby
- Hutton Rudby, Rudby, Middleton and Skutterskelfe
- Ingleby Arncliffe; and
- Stokesley

Housing development

The district housing requirements will be met through a combination of completions since the base date of the plan, existing sites with planning permission that will be built during the plan period and through allocation of sites for development as part of the spatial development strategy. As such there is no requirement for housing development to be allocated in neighbourhood plans to meet identified district level requirements.

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.

Made neighbourhood plans

There are currently no made neighbourhood plans in Hambleton. Where there is a made neighbourhood plan the Council will support development proposals that are in accordance with the neighbourhood plan.

Justification

- 3.43** Neighbourhood plans were introduced by the Localism Act 2011. They allow local communities to come together to prepare plans to have a say in where development should go and the form it should take. Any neighbourhood plans which are 'made' (adopted) will become part of the statutory development plan and sit alongside the policies of this plan, forming the basis for determining planning applications in the neighbourhood area.
- 3.44** Neighbourhood plans represent a valuable opportunity for communities to identify planning issues that are important locally, whether it is identifying the particular characteristics of the village that residents want to see protected from unsuitable development or the need for housing or other development to meet a local need.
- 3.45** National planning policy requires local plans to set out a housing requirement for designated neighbourhood areas, as part of the overall development needs to be met through development allocations in their plans. As all of the district housing needs will be met through existing sites with planning permission or through allocation of sites for development as part of the spatial development strategy there is no requirement for further housing development to be allocated in neighbourhood plans in order to meet the overall requirement. 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. The Council will provide support and guidance on options to address such issues. However, it must be recognised that neighbourhood plans and the decisions about what content they contain are the responsibility of the community and the town or parish council that is writing the plan. While the Council will provide support and guidance it cannot prepare plans on behalf of communities.
- 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 allocations in 'Part 2: Site Allocations' is not considered to be strategic the development is necessary to deliver the spatial strategy and achieve the development requirements of this plan. Therefore if neighbourhood plans seek to allocate alternative sites for development such sites must 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.

S 5: Development in the Countryside

- 3.47 For Hambleton's rural areas, the strategy seeks to support a thriving economy while protecting the beauty, character and form of existing settlements and the countryside. There are specific opportunities for sustainable development in the countryside, set out in other policies of this Local Plan, which support rural business growth and enable communities to achieve local development aspirations. Working alongside other policies, the purpose of this policy is to ensure that development protects the character and distinctiveness of the countryside.

S 5

Development in the Countryside

The Council will seek to protect and enhance 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.

The countryside is defined as land outside the existing built form of a settlement identified in the settlement hierarchy in policy S 3 'Spatial Distribution'. As stated other 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.

The built form is defined as the 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.

Development in the countryside will only be supported where it is specifically supported by other policies of the development plan or national planning policy and:

- a. would not harm the character, appearance and environmental qualities of the area in which it is located; and
- 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:
 - 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
 - ii. the benefits of the development justify the loss of the best and most versatile agricultural land.

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.

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, for example by severing access to farmland.

Rural buildings

A proposal for the conversion of an existing building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:

- c. the building is:
 - i. redundant or disused;
 - ii. of permanent and substantial construction;
 - iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and
 - iv. structurally capable of being converted for the proposed use; and
- d. the proposal:
 - i. would lead to an enhancement of the immediate setting; and
 - ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.

A proposal for the replacement of an existing building in the countryside will be supported where criteria c, i to iii above are fulfilled and the proposal is of a high-quality design, being sympathetic with its surroundings and would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace would be supported.

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.

A proposal for development for residential extension in the countryside must meet the requirements of policy E 1 'Design'.

A proposal for the reuse or adaptation will also need to comply with the provisions of policy E 5 'Development Affecting Heritage Assets'.

Justification

3.48 Hambleton is predominantly rural in character with its landscape continuing to be influenced by agricultural activity. The high quality of the countryside is a key reason why people choose to live and work in the district and visit it. An important objective of this plan is to protect and enhance the countryside together with the character and identity of rural settlements, whilst also making appropriate provision for necessary development that helps to support the rural economy and sustain local communities.

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 HG 5 'Windfall Housing Development' and policy HG 4 'Housing Exception Schemes'. By using a definition of 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:

Built form will include:

Principle	Implementation guidance
Residential, community, retail and employment buildings which are predominantly surrounded by other buildings.	The majority of buildings within the main built part of a settlement will fall within this category and it is included for the sake of completeness as most attention is paid to determining where the edges of the built form are.
Buildings on the edge of settlements which relate closely to the economic or social function of the settlement, but excluding sports and recreational facilities (addressed below).	Industrial and community buildings such as churches and village halls are an integral part of the social and economic fabric of a settlement and are considered as much part of the built form. The buildings and any associated service area such as surfaced car parking are part of the built form.
Open space, sports and recreational facilities, allotments, caravan sites, churchyards and cemeteries which are predominantly surrounded by and integral to the built form and defined by strong boundary features.	Some greenfield uses such as recreational or amenity open space, churchyards, wide grass verges and allotments, can form an integral and valuable part of the built form and its character (see policy CI 3 'Open Space, Sport and Recreation '). To be part of the built form they must have buildings on at least two sides and have a clear physical and visual relationship with the rest of the built form rather than any adjoining countryside. Examples of strong boundary features include a tree belt or substantial stone or brick wall.
Existing commitments for residential, community, retail and employment uses on sites which are physically/ functionally related to the settlement, where development has commenced.	Where development for residential, community, retail or employment use has commenced it is clear that the built form will change to include the new development. The precise boundary around such sites is determined with regard to the detailed guidance within this table applied to the approved development.
Individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings, taking account of any environmental development constraints subject to the exclusions set out in the table below.	Pockets of undeveloped land exist in some locations which relate to nearby buildings. Often well contained by existing hedgerows or tree belts, the character of such land is influenced by surrounding buildings such that it is not perceived to be part of the surrounding countryside, but relates primarily to the built form of the settlement. Small parcels of land such as this can offer opportunities for organic growth of settlements. The built form will include elements of the grounds of large curtilages that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts.



The built form will exclude:

Principle	Implementation guidance
<p>Open spaces and sports and recreational facilities, allotments, caravan sites, churchyards and cemeteries which extend into the countryside and are not well contained by strong boundary features, or primarily relate to the countryside in their use, form or character.</p>	<p>Areas of open space, sports and recreational facilities, paddocks, allotments, caravan sites, churchyards and cemeteries provide a visual transition between the built form of a settlement and the countryside, softening the visual impact and linking the built form with its rural context. Such land is generally considered to primarily relate to the countryside where it is surrounded by built development on less than two sides.</p>
<p>Undeveloped land that affords important views from a public vantage point to or from a listed building or conservation area connecting the building or area to its countryside setting.</p>	<p>To protect the character of a settlement and maintain the integral relationship between the settlement and its countryside context land which offers or facilitates visual connections between designated heritage assets and their countryside setting is excluded from the built form to protect its role in providing a transition between the settlement and the countryside.</p>
<p>Isolated properties, areas of ribbon and fragmented development, and other groups of buildings which are physically and visually detached from the main part of the settlement, and are not identified as settlements in their own right in the settlement hierarchy.</p>	<p>To avoid areas of intervening countryside being included within the built form, properties which are physically and visually detached will be excluded from the built form, so while they may be considered to be previously developed land and would in other circumstances be part of the built form they are nonetheless considered to be part of the countryside.</p>
<p>Farmyards and associated agricultural buildings which extend into the countryside or primarily relate to the countryside in their use, form, character or connectivity.</p>	<p>Agricultural buildings tend to relate more to the surrounding countryside when still in use for agricultural purposes. However, if the building comprises a long standing traditionally built building and is well related in terms of scale and positioning to eligible building with a defensible boundary it may be included where it is likely to be deemed suitable for reuse under permitted development rights.</p>
<p>Agricultural land, woodland, meadow, areas of water and natural habitats that penetrate the built form or sections of large residential curtilages where the character of the land primarily relates to the countryside.</p>	<p>These spaces can provide a visual buffer or transition between built development and the open countryside, softening the visual impact and linking the built form with its rural context. Large curtilages with grounds stretching away from the rest of the built form are excluded to prevent sub-division of the plot for new development. The built form will include elements of the grounds that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts, but not those parts with a more natural, rural character.</p>

Principle

Implementation guidance

Existing commitments for residential, community, retail and employment uses on sites which are physically/ functionally related to the settlement, where development has not yet commenced.

Where development for residential, community, retail or employment use has commenced it is clear that the built form will change to include the new development, but until development has started land with planning permission or that is allocated in this plan will not be considered to form part of the built form.

- 3.50** The countryside mostly comprises the open landscapes of the district, however, it also includes those very small villages and hamlets not defined as part of the settlement hierarchy in policy S 3 'Spatial Distribution', together with farmsteads and other groups of buildings (including ribbon and sporadic development) and land and buildings not in agricultural use, for example recreation land and cemeteries, outside the main built form of the settlements.
- 3.51** Development in the countryside will be resisted unless it is expressly allowed by other policies of this local plan or any other part of the adopted development plan including neighbourhood plans, or by national planning policy. When considering the impact a proposal would have on the character of the area regard should be had to the [Hambleton Landscape Character and Sensitivity Study](#), [Settlement Character Studies](#) where these are available as well as any future studies or assessments that might become available, to ensure that there will be no unacceptable harmful impact on the character and appearance of the countryside.

Agricultural Land

- 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 Council will protect the best and most versatile land from development unless such needs cannot be accommodated on agricultural land of lower quality.

Conversion of rural buildings

- 3.53** Traditional rural buildings play an important role in Hambleton's landscape and are also an opportunity to provide new housing where their conversion can be achieved in a sympathetic manner. In considering applications for the conversion of rural buildings, the Council will also assess the impact of proposed extensions and external buildings and the creation of the domestic curtilage on the character of the local area. This will include an assessment of the impact on the wider landscape including their cumulative impact.
- 3.54** 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. The Council will remove permitted development rights where it is considered appropriate. This will not prevent the home being extended, but an extension would require a planning application to be approved.

S 6: York Green Belt

- 3.55** The purpose of this policy is to set out the adoption of the national planning policy for the York Green Belt.

S 6

York Green Belt

Within the green belt there is a need to maintain strict controls over the types of development which can be permitted.

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.

The extent of the York Green Belt is shown on the Policies Map.

Justification

- 3.56** National green belt policy aims to prevent urban sprawl by keeping land permanently open. Within the green belt inappropriate development, as defined by [National Planning Policy Framework](#), will not be approved except in very special circumstances, in accordance with national policy. A small area in the south of the district is located within the York Green Belt, the primary purpose of which is to preserve the setting and special character of the city. The extent of the green belt in Hambleton has been established through previous development plans. Government policy provides that, once established, green belt boundaries should be altered only in exceptional circumstances. Due to the availability of sites for development outside the green belt designation, the Council does not consider it necessary to review the boundaries of the green belt through this local plan. The extent of the green belt is defined on the policies map.
- 3.57** The policy approach to be taken in considering proposals for development in the green belt is set out in national planning policy. This provides that inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances. When determining applications the Council will give substantial weight to any harm to the green belt and 'very special circumstances' will not be considered to exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The construction of new buildings will be regarded as inappropriate in the green belt subject to those exceptions set out in national planning policy.

S 7: The Historic Environment

3.58 The purpose of this policy is to set out the strategy for the historic environment and the protection and enhancement of heritage assets and their settings.

S 7

The Historic Environment

Hambleton's heritage assets will be conserved in a manner appropriate to their significance. Development which will help in the management, conservation, understanding and enjoyment of the historic environment, especially for those assets which are at risk, will be encouraged. Particular attention will be paid to the conservation of those elements which contribute most to Hambleton's distinctive character and sense of place. These include:

- The nationally-significant archaeological landscapes of the Southern Magnesian Limestone Ridge including the area around the Thornborough Henges and its distinctive topography;
- The significance and archaeological remains associated with Dere Street (the Great North Road), Healam Bridge and Aiskew Roman Villa;
- The Swale and Ure Washlands and their undulating topography;
- The distinctive character of the historic market towns of Northallerton, Thirsk, Stokesley, Easingwold and Bedale, arising from the conservation areas, listed buildings and other elements of the historic environment;
- The registered battlefields at Northallerton and Myton on Swale
- The large numbers of deserted villages, manorial sites, monastic centres and strategically-located stone and earthwork castles;

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.

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.

Justification

3.59 The historic environment plays a key role in the social, economic and environmental wellbeing of communities. The Council has a duty to conserve and enhance the significance, character and appearance of the district's historic environment. It is therefore important that there is a full understanding of the impact of proposals on the historic environment so that informed decisions can be made about the appropriateness of development.

3.60 National planning policy requires the Council to set out a positive strategy for the conservation and enjoyment of the historic environment. To help meet this requirement the Council has produced the [Hambleton Settlement Character Study](#). The character assessments in this study help identify the key elements that contribute to historic character and other features of significance. The assessment includes identification of opportunities and constraints and areas of landscape sensitivity where development could adversely impact on the historic significance of the settlement. The settlement character assessments should be read alongside conservation area appraisals.

Designated assets

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:

- 1,466 listed buildings, including 34 at Grade I and 65 at Grade II* (the remainder being Grade II). High status listed buildings include Newburgh Priory, Beningbrough Hall, Bedale Hall, Kiplin Hall, Sutton Park and Snape Castle. The Council has a statutory duty to secure the preservation of buildings designated by the Secretary of State as being of special architectural or historic interest. As well as safeguarding the long term future of these assets, the Council will seek opportunities to enhance or better reveal the significance of listed buildings where appropriate, concentrating on buildings at risk;
- 48 conservation areas. The Council will exercise strict control over the design of development within and affecting the setting of conservation areas having regard to the guidance included in the relevant conservation area appraisals and settlement character assessments. Development proposals should conserve or enhance the character and special architectural or historic interest of the conservation area. Substantial harm to the significance of conservation areas, or any associated features contributing to their significance, will be permitted only in exceptional circumstances where the substantial public benefits of the proposal clearly outweigh the substantial harm or loss caused. Several conservation areas in the district include areas within Article 4 Directions, where permitted development rights have been removed;
- 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;
- Over 200 scheduled monuments, including the Thornborough Henges, Healam Bridge and Aiskew Roman Villa. The Council will work closely with Historic England to identify where features are particularly sensitive to development.
- 2 registered battlefields at Northallerton and Myton on Swale.

Non-designated assets

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.

Development affecting heritage assets

- 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 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.
- 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.



The Key Diagram

3.65 The Key Diagram illustrates in a broad-brush way the key elements of the strategy. It identifies the market towns and indicates the amount of development from allocations. It also identifies key designations and other features that have shaped the strategy, such as the York Green Belt, the Howardian Hills of Outstanding Natural Beauty to the east of Easingwold and the Nidderdale Area of Outstanding Natural Beauty in the Harrogate District Council area that extends into the west of Hambleton. The Key Diagram is not intended to be an accurate and detailed geographic representation, but moreover a strategic conceptual framework. For an accurate geographic view of allocations please see the individual location plans within each allocation in 'Part 2: Site Allocations' and the Policies Map which accompanies this plan.

Figure 3.1 : Key Diagram

Northallerton:
640 homes
8.74ha employment land

Bedale:
145 homes
20.65ha employment land
(at Leeming Bar)

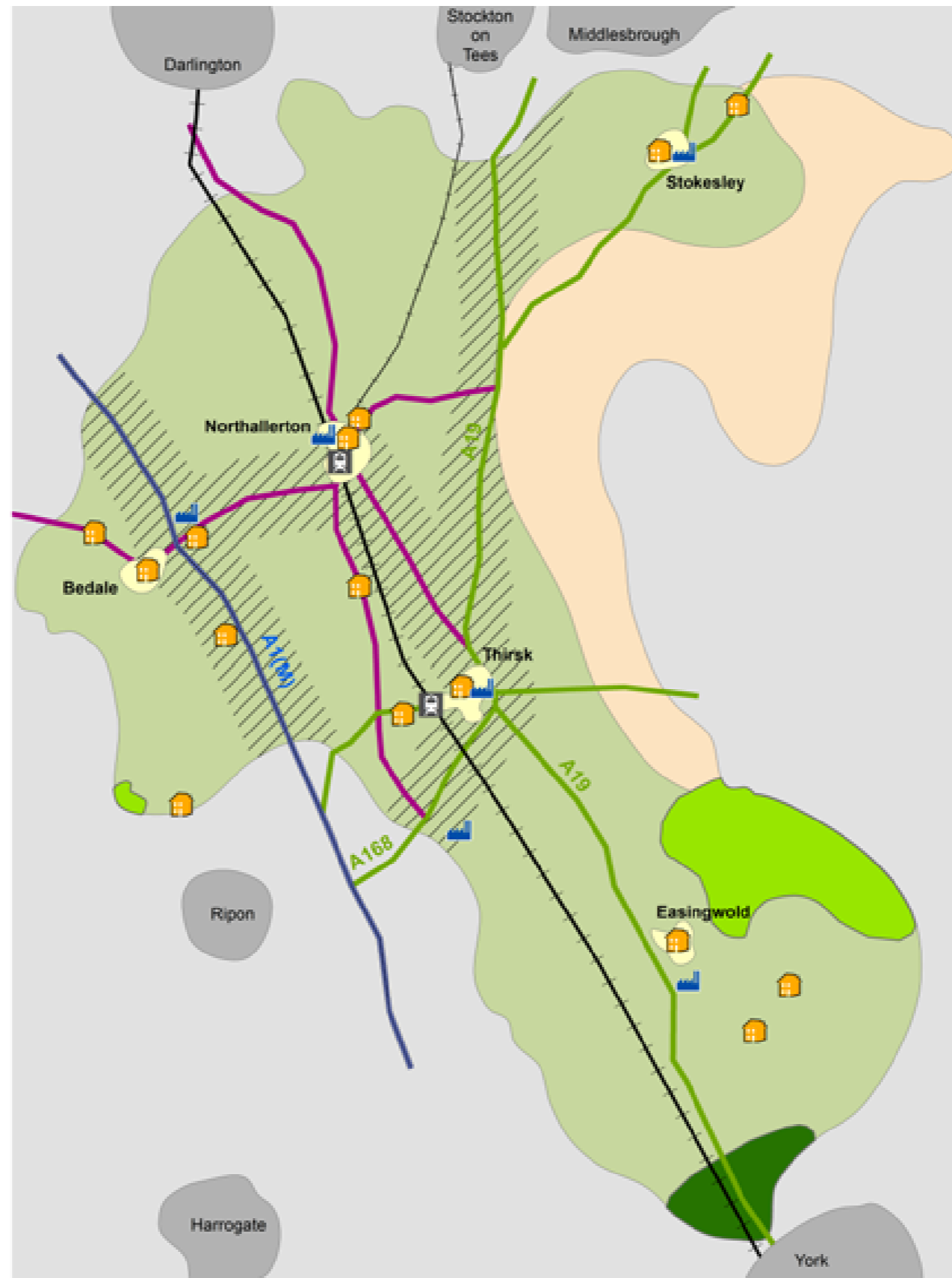
Service Villages:
194 homes in total

Stokesley:
105 homes
9.5ha employment land

Secondary Villages:
215 homes in total

Thirsk:
205 homes
Employment land:
11.6ha at Sowerby
24.57ha at Dalton

Easingwold:
125 homes
2.55ha employment land



Key

- | | |
|---------------------------|---|
| Employment Allocations | Transport Corridors |
| Housing Allocation | York Green Belt |
| Train Stations | Area of Outstanding Natural Beauty |
| Market Towns | Local Plan Area |
| External Towns and Cities | National Park in Hambleton but outside the Local Plan |

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4 Supporting Economic Growth

- 4.1** The Local Plan seeks to provide the conditions required for economic success and prosperity in the district. This chapter addresses the economic aims and outcomes that The Local Plan is seeking to achieve. It includes policies that provide a positive framework to support the sustainability and expansion of existing businesses, facilitate the growth of new sectors through targeted inward investment, enhance the role and performance of the district's town centres and sustain the rural and visitor economy.

Meeting Hambleton's Employment Requirements

- 4.2** The Local Plan allocates 74.31ha of employment land, sufficient for approximately 220,000m² of floorspace, to help support inward and strategic investment during the plan period.

Economic Development Priorities

- 4.3** A key aim of the York, North Yorkshire and East Riding Local Enterprise Partnership (LEP) is to focus on delivering 10,000 high value jobs and 5,000 homes, raising productivity and stimulating £500m of private investment across the region. The LEP have identified a number of projects which funding will help to deliver.
- 4.4** For Hambleton's Local Plan, the York, North Yorkshire and East Riding (YNYER) Strategic Economic Plan (SEP) sets out the following key points and priorities;
- The strategic A1/A19 transport growth corridor including Northallerton Growth Area/ North Northallerton Development Area is where the majority of LEP investment is focused. In addition the Leeming Bar Food Park is one of the growth drivers for this corridor as it continues to expand.
 - Investment already secured for Bedale, Aiskew and Leeming Bar bypass transport improvement which has provided a link from A684 north of Bedale to the A684 east of Leeming Bar and linked in the recently upgraded A1(M).
 - The reliability of the transport network is crucial for the local economy and its enhancement is considered as a core LEP activity. In particular Northallerton and Thirsk are the hubs of economic activity and employment, both for the towns themselves and for their surrounding local hinterlands. Thus they have been prioritised for investment as part of the Rural Connectivity to Primary Growth Centres programmes. The proposed investment for Northallerton is £5.6m and for Thirsk £3m.
 - Enhance telecommunications and broadband across the region and within Hambleton.

Key Employment sectors

- 4.5** The Hambleton Local Plan prioritises a number of employment sectors identified in the YNYER LEP Economic Review 2015/2016 and the Hambleton Economic Study 2014. The plan focuses on nine employment sectors;
- Health and social care
 - Tourism
 - Agriculture

- Food Manufacturing
- High value manufacturing
- Construction
- Energy
- Knowledge-based economy
- Bio-economy

EG 1: Meeting Hambleton's Employment Requirement

- 4.6** The purpose of this policy is to set out the location and quantum of development for sites allocated in this plan for business development.

EG 1

Meeting Hambleton's Employment Requirement

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 S 2 'Strategic Development Needs';

Strategic locations

- a. Seeking to develop the role of the A1/A19 Growth Corridor by allocating new strategic employment sites at;
- | | | |
|------|---|---------------------------------|
| i. | Leeming Bar, 'LEB 3: Aiskew Moor, east of Leeming Bar', | 20.65ha
(9.99ha safeguarded) |
| ii. | Dalton, 'DAI 1: Extension to Dalton Industrial Estate, Dalton', | 24.57ha |
| iii. | Sowerby, 'TIS 3: 'Sowerby Gateway', Cedar Road, Sowerby', | 11.6ha |

Market towns


- b. Supporting the role of the market towns through allocating employment land at;
- | | | |
|------|---|--------|
| i. | Easingwold, 'EAS 2: Shires Bridge Mill, Easingwold', | 2.55ha |
| ii. | Northallerton, 'NOR 2: West of Darlington Road, Northallerton', | 8.74ha |
| iii. | Stokesley, 'STK 2: East of Stokesley Business Park' | 4.93ha |
| | 'STK 3: Southeast of Terry Dicken Industrial Estate, Stokesley' | 4.57ha |
- 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'.

Justification

- 4.7** The York, North Yorkshire and East Riding Local Enterprise Partnership's Strategic Economic Plan (SEP) aims to foster economic growth through retaining and further supporting small and micro businesses along with an emphasis on developing the growth corridor along the A1(M)/A19 and East Coastline Mainline Railway that has been supported by significant infrastructure investment.
- 4.8** The Council's economic development strategy 'Hambleton – A Place To Grow' complements the SEP by focusing on business support, inward investment, driving growth, vibrant market towns and supporting activity. The spatial vision of this plan, which is based on directing growth to market towns and along transport corridors, aligns with both.

Strategic locations

- 4.9** The Local Plan identifies strategically significant sites which are identified for B1 B2 B8 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 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.
- 4.10** The Bedale, Aiskew and Leeming Bar relief road was completed in 2017, providing additional road capacity and improved connectivity, as well as providing opportunities for the release of land for development.
- 4.11** The Council has identified Leeming Bar Industrial Estate as having potential for expansion, with the food sector and related uses having been identified as having particular opportunities for growth; significant food manufacturers including CAW Ingredients, R&R, Vale of Mowbray and many small food companies have growth aspirations that would require additional land. This is a strategic location for employment development that accords with the aims of the LEP's Strategic Economic Plan and is supported by the Employment Land Review. Investigation work suggests that the market may not bring forward speculative development on this scale so public sector intervention may be necessary. The Council intends to seek grant support in addition to providing financial backing for the project.
- 4.12** A masterplan has been developed for the land to the south of the Bedale, Aiskew and Leeming Bar relief road. This work includes identifying the need for substantial landscape screening to the west and south, in order to prevent adverse environmental impacts on nearby residential properties. It also identifies the need for landscaping to mitigate any potential impact on long distance views.

- 
- 4.13** As part of the Council's 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. The safeguarded land will be considered in light of the rate at which allocated land is being developed for employment purposes as part of a future review of the local plan.
- 4.14** Dalton Industrial Estate accommodates some of the district's largest companies, employing around 850 people in a range of businesses from steel stockists to pet food production. It is strategically located close to the A1(M)/A168/A19 corridors. Flooding issues at Dalton Bridge have hindered the industrial estate's growth in the past but a recently completed road and bridge improvement scheme will enable existing companies on the estate to expand and create capacity to attract new businesses to this location.
- 4.15** The employment land at Sowerby Gateway is an allocation from the previous development plan, adopted in 2010. Although only limited commercial development on the site has commenced, it is hoped that the completion of the proposed new all-ways access onto the A168 will act as a catalyst.

Market towns

- 4.16** The town centres of the market towns play an important role in the district's economy by providing a focus for retail and leisure uses. The Local Plan seeks to support this role through a supportive approach to appropriate development set out in policies EG 3 'Town Centre Retail and Leisure Provision' and EG 4 'Management of Town Centres', a number of projects identified in policy EG 5 'Vibrant Market Towns', and through the allocation of the Northallerton Prison site for mixed commercial redevelopment, see 'NOR 3: Northallerton Former Prison Site'.

EG 2: Protection and Enhancement of Employment Land

4.17 The purpose of this policy is to safeguard and enhance areas of established and identified employment uses across Hambleton to help maintain a thriving economy.

EG 2

Protection and Enhancement of Existing Employment Land

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).

Key employment locations are identified in recognition of their role as the prime business locations in the district, where significant numbers of people are employed and the businesses derive benefit from being located together. Key employment locations should be the main focus for employment development in the district and redevelopment should be for employment uses in order to maintain their role.

General employment locations have been identified in recognition of their role in the economy and should be the focus for employment generating development.

Key and general employment locations are defined on the policies map.

All employment 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 key employment locations or within the local area for general employment locations.

Key employment locations

The following existing sites are allocated as key employment locations:

- Dalton Old Airfield Industrial Estate
- Leeming Bar Industrial Estate
- Northallerton Industrial Area, east and west of Darlington Road (including County Business Park, Darlington Road Business Park, Mile House Business Park, Northallerton Business Park, Standard Way Business Park and Thornfield Business Park)
- Stokesley Business Park (including Station Road Industrial Estate and Terry Dicken Industrial Estate)
- Thirsk Industrial Estate

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.

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. Applicants will need to demonstrate that the proposal will have a complementary

benefit to the employment area. 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.

A proposal for a sui generis 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.

General employment locations

A number of existing employment areas have been identified as general employment locations, listed in the table below. 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:

- a. 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;
- b. 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
- c. there are overriding environmental or amenity benefits that could only be achieved by terminating the employment use.

Compatibility with other uses

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.

Enhancement of existing employment sites

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.

Justification

- 4.18** The loss of current employment sites can have a significant impact on the supply of employment opportunities, which can undermine local and sub-regional economic objectives. The overall aim therefore, is to safeguard existing industrial areas and business parks for employment purposes, with the policy approach applying equally to sites currently vacant but with an established employment use and those parts that have not yet developed. For the purposes of this policy, the term 'employment use' refers to business, general industrial and storage/ distribution uses, as currently defined by Use Class B1, B2 and B8 of the Use Classes Order, but also may include certain sui generis uses.

- 4.19** Where a significant loss of employment floorspace is proposed, (over 2,000m² of floorspace (gross floor area) or 2ha of land) applicants will be required to demonstrate that the loss will not have a significant impact on the supply of employment land or buildings, either in the district as a whole for Key Employment sites or within the local area (within 5 miles or the district boundary, whichever is closer) for General Employment Locations.

Key Employment Locations

- 4.20** As part of the work to support this plan the [Employment Land Review](#) (ELR) was produced in September 2016. The ELR included an assessment of employment sites within the district, which identified a number of 'Key Employment Sites' that are considered to be the prime business locations for the district and where the policy approach should be to resist proposals for non-employment uses. These locations are identified on the Policies Map and are listed in the table below. The policy seeks to resist development other than for employment generating uses, unless it is considered to be ancillary to, and thereby provides a complementary benefit for, the main employment uses of the site. Such proposals will also need to be supported by evidence demonstrating that the proposal would not have an adverse effect on neighbouring operations or the overall character and function of the wider site, and that there would be no significant impact on the supply of employment land available across the district.

Ancillary and sui generis uses

- 4.21** It is recognised that there may be a limited number of non B1, B2, B8 uses that could be considered acceptable on employment sites. Other uses will be considered where they provide a service to employees and their clients and contribute to the efficiency of the employment site where they are considered to be genuinely ancillary uses, for example small cafes to serve the workforce, child care facilities, ancillary retailing of products that are manufactured on site. Supporting statements should clearly demonstrate that the proposed use is ancillary to an existing use or function of the location, where necessary indicating the functional requirement for the proposed ancillary use. The development must not undermine the character and function of the wider site. Consideration will be given to neighbouring uses; considering the operation of proposed and existing uses in terms of noise, dust, vibration, smell, operating hours, health and safety, and highways impact.

General Employment Locations

- 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 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 at a value that reflects the existing/ permitted use. These locations are identified on the Policies Map and are listed here:

Employment site	Type of site	Approx. Ha	Reasons for protection and opportunities
Bedale area:			
Leeming Bar Industrial Estate	Key	34.6	The area supports a wide range of employment uses including key sectors such as food manufacturing and distribution. It benefits from a good location close to the strategic road network. The high density of development means that opportunities are mostly limited to redevelopment or small scale expansion within individual sites.
The Craft Yard, Bedale	General	0.5	This is a general employment area that supports a wide range of commercial uses.
Crabtree Hall Business Centre, Little Holtby, Hackforth	General	1.1	The business centre provides a range of high quality office space. To be protected for 'B1' class uses.
Easingwold area:			
Carr Lane/ Cleveland Industrial Estate	General	6.0	This is a general employment area supporting a range of business uses including motor vehicle services.
Easingwold Business Park	General	3.3	This is a general employment area to be protected for 'B' class employment uses and other employment generating uses. Access is likely to need improvement.
Greenpark Business Centre	General	3.7	This is a general employment area supporting a range of business uses including business services and construction.
Hawk Creative Business Park	General	0.7	This is a general employment area supporting a range of businesses, mainly office uses.
Longbridge House	General	2.5	This is a general employment area to the southeast of Easingwold Business Park. Access is likely to need improvement.
Moor Lane Industrial Estate, Tholthorpe	General	5.1	This is a general employment area supporting a range of business uses including motor vehicle services and transport. To be protected for 'B' class uses.
Shires Bridge Mill Business Park	General	2.4	A well occupied general employment site to be protected for 'B' class employment uses and other employment generating uses. Part has permission for development. See allocation 'EAS 2: Shires Bridge Mill, Easingwold' for the extension of the business park.

Employment site	Type of site	Approx. Ha	Reasons for protection and opportunities
Tholthorpe Business Park	General	4.4	This is a general employment area supporting a range of business uses including metal work and motor vehicle services.
Northallerton area:			
Northallerton Industrial Area	Key	43.5	This is a key employment area that supports a wide range of employment uses. The industrial area is made up of County Business Park, Darlington Road Business Park, Mile House Business Park, Northallerton Business Park, Standard Way Business Park and Thornfield Business Park. It benefits from a good location close to the strategic road network and Northallerton Town Centre. See allocation 'NOR 2: West of Darlington Road, Northallerton' for the extension to the industrial area.
Finkills Way	General	4.6	This is a general employment area that supports a range of employment uses including some retail uses ('A' Class). It benefits from a good location close to the strategic road network and Northallerton Town Centre.
Thirsk area:			
Dalton Old Airfield Industrial Estate	Key	92.5	This is a key employment area that supports a wide range of employment uses, mainly consisting of open storage uses that require substantial areas of land. See allocation 'DAI 1: Extension to Dalton Industrial Estate, Dalton' for the extension to the industrial area.
Thirsk Industrial Park	Key	18.6	This is a key employment area that supports a wide range of employment uses.
Alanbrooke Business Park, Topcliffe	General	1.7	This is a general employment area supporting a range of business uses including engineering and logistics.
Carlton Miniott Business Park	General	1.4	This is a general employment area supporting a range of business uses including metal work and motor vehicle services.
Station Road, Thirsk (including Europark)	General	2.1	This is a general employment area supporting a range of business uses including emergency services and motor vehicle services.



Employment site	Type of site	Approx. Ha	Reasons for protection and opportunities
Stokesley area:			
Stokesley Industrial Estates and Business Parks	Key	28.3	This is a key employment area that supports a wide range of employment uses. See allocations 'STK 3: Southeast of Terry Dicken Industrial Estate, Stokesley' and 'STK 2: East of Stokesley Business Park' for the extension of the business park.

EG 3: Town Centre Retail and Leisure Provision

4.23 The purpose of this policy is to ensure that the town centres retain their roles as the focus for local communities attracting people in for retail, entertainment, office, leisure, cultural and tourist facilities.

EG 3

Town Centre Retail and Leisure Provision

The Council will seek to maintain and enhance the vitality and viability of Hambleton's Town Centres identified in the following hierarchy, as defined on the Policies Map:

Northallerton	Main Town Centre – serving the district
Thirsk	Town Centre – serving a wide rural area
Bedale	District Centres – meeting the day-to-day needs of their surrounding rural areas
Easingwold	
Stokesley	
Great Ayton	Local Centre - meeting day to day needs of the immediate locality

Within the town centres 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 the centre's character, including its special architectural and historic interest.

A proposal for residential development will be supported in any of the town or district centres, except Easingwold Town Centre, where the proposal does not impact on the vitality and viability of the centre and where it does not cause unacceptable impacts for neighbouring uses or compromise current or planned/ committed future use.

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 will be required to demonstrate compliance with the Sequential Approach 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 centres and have a floorspace of 400m² (gross) or more.

Outside the town centres the Council will seek to maintain and, where appropriate, enhance retail facilities that provide for local needs:

- a. a proposal that would result in the loss of existing retail facilities will only be supported where there is an appropriate alternative within safe walking distance or it can be demonstrated that the facility is no longer financially viable; and

- b. a 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 it does not have a significant adverse impact on the vitality or viability of any existing town centre.
- c. A proposal for a farm, horticultural or similar shop will be supported where:
 - 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.

A proposal approved under this provision would be subject to a condition restricting the nature and source of goods sold.

Justification

- 4.24** The NPPF emphasises the importance of supporting the vitality and viability of town centres, requiring local plans to establish a hierarchy of shopping centres, define the extent of town centres and primary shopping areas and apply a sequential approach in considering proposals for main town centre uses, defined in the 'Glossary'. The retail policies of this Local Plan have been informed by the [Hambleton Retail and Leisure Study \(October 2016\)](#), the main purpose of which was to examine how retail and other town centre facilities serve the district's residents and identify what potential there is for additional facilities over the plan period.
- 4.25** Any references to town centres or centres, within the Plan, should be read to apply to town centres, district centres and local centres, and where centres in neighbouring authorities are affected the reference to centres should also be read to apply to city centres (where relevant).

Hierarchy of Centres

- 4.26** The hierarchy of centres set out in the policy recognises the distinct and complementary roles of the main retail locations within Hambleton; Northallerton is identified as the district's main town centre, having the broadest range of shops and services which serve both the local community and a wide catchment area; Thirsk is the district's second largest centre, also serving a wide rural catchment as well as localised needs; the market towns of Bedale, Easingwold and Stokesley primarily serve the day-to-day needs of their respective rural catchments and are therefore defined as district centres. Great Ayton is a small local centre, with a role in meeting the day to day needs of the immediate locality and is therefore a local centre.
- 4.27** The principal aim of the hierarchy of centres is to ensure that Hambleton's centres continue to meet the retail, service and leisure needs of residents and that the scale and nature of proposals for main town centre uses are proportionate to the position of the relevant centre within the hierarchy and do not undermine the role of other centres.
- 4.28** For the purposes of clarity national policy does not include housing within its definition of main town centre uses, however national policy does consider that policies should support a suitable mix of uses including housing that reflects the towns distinctive characters. This policy provides support for limited appropriate residential development within the town centres where it will

serve to enhance the vitality and viability of the centre and where it does not cause unacceptable problems for other neighbouring uses. In Easingwold town centre further residential development will be resisted in order to protect the vitality and viability of the centre (Hambleton Retail and Leisure Study (October, 2016)). In determining any applications for residential development regard should be given to the provisions of policy EG 4 'Management of Town Centres', and particular regards should be given to the latest retail surveys and health checks, where these are not available a health check should be required as part of the application.

Application of the Sequential Approach and Impact Test

- 4.29** The policy applies the sequential approach to site selection required under the Government's 'town centre first' policy by defining the boundaries of town centres and their respective primary shopping areas. These boundaries have been identified having regard to vitality and viability assessments undertaken as part of the Hambleton Retail and Leisure Study (October 2016), which considered the concentration and diversity of uses, nature of pedestrian flows and levels of accessibility for each centre.
- 4.30** Proposals for retail development outside the primary shopping areas of the town centres and those involving other main town centre uses outside the town centre boundaries will only be supported where it is demonstrated that there are no sequentially preferable sites within or on the edge (within 300m) of either the primary shopping area for retail uses or the town centre for other main town centre uses.
- 4.31** For retail and leisure proposals of 400m² (gross) or more an impact assessment will be required. The threshold of 400m² for an impact assessment has been established through the [Hambleton Retail and Leisure Study](#) having regard to an analysis of the size of existing units and trends in the scale and format of retail provision. For the proposal to be supported the impact assessments must provide clear evidence that the proposal will not lead to a significant adverse impact on existing or planned public and private investment in the centre or other centres in the catchment area of the proposal or on the vitality and viability of the centre, including local consumer choice and trade in the centre and wider area. The period to be considered will be up to five years from the time the application is made, or up to ten years for major schemes where the full impact will not be realised in five years. Where proposals are required to satisfy the requirements of the sequential test and or impact test applicants will be expected to discuss the scope of the assessment in advance of any application.

Local Retail Provision

- 4.32** While the main aim of this policy is to focus new retail development within the main centres, the last section of the policy recognises the importance of protecting and enhancing retail provision to meet the day-to-day needs of local communities and support the sustainability of settlements. Outside the town centres proposals that would result in the loss of existing retail facilities will only be supported where there is an appropriate alternative within safe walking distance or it can be demonstrated that the facility is no longer financially viable.

4.33 Small scale proposals of up to 200m² (gross floorspace) for new retail facilities to serve the day-to-day needs of the immediate locality will generally be supported. This includes additional facilities provided as part of new strategic developments, providing the scale and nature of the new retail floorspace is directly related to the needs generated by the occupants of the associated residential development.

4.34 The Council will also support small-scale proposals for new retail facilities where they cannot reasonably be located within an existing centre and where it is demonstrated that they would serve the day-to-day needs of the settlement within which the facility would be located.

Specialist forms of retailing will also be supported where the proposed use is intended to sell goods that are grown or manufactured on site. Proposals approved under the provisions of this element of the policy will be subject to a condition restricting the nature of goods sold.

Permitted Development

4.35 It is acknowledged that a change of use of a building falling within A1 or A2 or use as a betting shop or pay day loan shop, and specified sui generis users can apply for permitted development applications through Prior Approval of the General Permitted Development (England) Order 2015 as amended. However this is subject to conditions which are referred to in this Order, and amongst other criteria include the size of the floor space, highway impacts, land contamination and flood risk. The GPDO also states that no conversion can take place to a building which falls within Article 2(3) land, in other words, designated conservation areas and areas of outstanding natural beauty, or a listed building. Consideration must also be paid to whether it is undesirable for the building to change to another use because of the impact of the change especially in key shopping areas. Therefore applicants are advised to read the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent Orders to ensure that development can take place via Prior Approval.

EG 4: Management of Town Centres

4.36 The purpose of this policy is to set out the Council's approach to support and manage town centres so that they remain the focus for shopping and main town centre uses.

EG 4

Management of Town Centres

Northallerton Primary Shopping Frontages

A proposal for the change of use of an existing A1 retail premises to a non-A1 use at ground floor level within a primary shopping frontage will only be supported where:

- 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;
- 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;
- c. would not result in more than two consecutive units in non-A1 use; and
- d. would not generate levels of traffic that would cause significant congestion and /or road safety problems

A proposal that would lead to the loss of A1 use of a prominent building will be resisted.

Primary shopping areas

Within a Primary Shopping Area a proposal for non-A1 use 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:

- 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;
- 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
- g. it would not generate levels of traffic that would cause significant congestion and/or road safety

Upper Floor Uses

A proposal for the reuse of upper floors within a 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 have a detrimental impact on the role, character or environment of the Town Centre. A proposal that would compromise the current use, or future reuse, of upper floors within a centre will not be supported.

Justification

4.37 The quality and appearance of shopping areas is vital to ensure that they remain attractive to residents and visitors. The purpose of this policy is to set out a range of measures for the positive management of the district's Town Centres aimed at maintaining an appropriate balance between shops and other retail uses and between retail uses in general and non-retail uses, supporting vibrancy including the evening and night-time economy, encouraging the appropriate use of upper floors and improving the shopping environment.

Maintaining an appropriate balance

4.38 Primary shopping frontages for Northallerton have been defined on the Policies Map, based on the recommendations of the [Hambleton Retail and Leisure Study \(October 2016\)](#), that represent the main shopping locations having the highest proportion of shop (A1) uses.

4.39 The policy does not seek to prevent uses which genuinely complement the attractiveness and vitality of the centre, but to provide a degree of control to ensure that non-A1 uses do not undermine the shopping character and function of these frontages and primary shopping areas. In order to prevent a prevalence of non-A1 uses which could undermine the role, character and function of the primary shopping frontages the policy establishes a range of criteria to enable the assessment of applications for a change of use from A1 to non-A1 use.

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 proposal should be accompanied by details of the availability and suitability of units already in 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:

- 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.

4.41 Where there are no other suitable units regard will be given to the number of consecutive non-A1 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 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. Primary shopping frontages are the main focus for A1/ shopping uses and a change of use will only be supported where it does not lead to more than 2 consecutive non A1 uses.


- 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 A1 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 and no more than three consecutive non-A1 uses.
- 4.43** In all cases the proposed use should be capable of enhancing/ contributing to the vitality and viability of the centre. Regard will therefore be given to the proposed operating hours and those of the neighbouring units, the proportion of inactive frontage during the day, the level of footfall likely to be generated, whether an active window display will be retained, the overall variety of uses within the locality and the length of time the unit has been vacant for.
- 4.44** The prominence of a building will impact on the effect a change of use will have on the character of the primary shopping frontage or primary shopping area and the overall vitality and viability of the town centre, as such the loss of A1(M) uses of prominent buildings will be resisted. To assess the prominence consideration will be given to whether the unit forms a key/ anchor store, whether it is prominent by virtue of its architectural quality and presence, or location, such as a central position within the frontage, at a junction, crossing, adjacent to transport facilities or in a key position in terms of pedestrian linkages. Up to date vitality and viability assessments/town centre health checks should be used to determine the impact of proposals.
- 4.45** It is acknowledged that the change of use of some retail units is possible under the terms of the General Permitted Development Order and as such the policy only applies where planning permission is required.

Upper Floors

- 4.46** Vacant upper floors in town centres represent an underused resource. Proposals that bring upper floors into productive use will be supported, particularly as this helps to ensure that buildings are kept in a good state of repair and the vitality of centres is maintained. It is important, however, that such proposals do not impact on the viable use of ground floor premises or cause other problems that would have an adverse effect on the centre's overall retail character and function.

Leisure and food and drink uses

- 4.47** [The Retail and Leisure Study \(2016\)](#), the [Employment Land Review \(2016\)](#) and the Council's [Economic Strategy](#), highlight the importance of the growing food and drink and accommodation sector as part of the economy. It is acknowledged that restaurants, cafes and other food and drink uses (A3 - A5 uses), alongside, accommodation services and other leisure uses have a role to play in maintaining and increasing the amount of time people spend in centres, known as dwell time. Such uses also enhance the evening and night time economy. The Retail and Leisure Study suggests that additional bar and restaurant uses should be supported within the town and district centres to help diversify uses and enhance dwell times into the evening. This is also supported by the Northallerton Business Improvement District. However, it is also recognised that these uses can lead to social and environmental issues. Therefore the policy seeks to limit the number of non A1 uses in the primary shopping frontages and primary shopping areas. When determining applications for non-A1 uses regard will be



given to the existing use and operational characteristics of neighbouring units (including upper floors), the use and operational characteristics of the proposed use (including opening hours etc.). This is in order to ensure that the proposed use does not have any amenity implications and would not have an adverse impact on the role and character of the primary shopping frontages and primary shopping areas as the main focus for shop uses. Up to date health checks/ vitality and viability assessments should be used to determine the impact of proposals.

EG 5: Vibrant Market Towns

4.48 The purpose of this policy is to provide support for enhancement of town centres, including the identification of specific projects.

EG 5

Vibrant Market Towns

In order to maintain and enhance the environment, vibrancy and vitality of market towns, particularly their market places and high streets, the Council will promote and encourage appropriate development to take place within the defined town centres of the five market towns of Northallerton, Thirsk, Bedale, Easingwold and Stokesley by supporting proposals that would:

- a. help to develop the evening and night-time economy, where the operation of such activities can be controlled to address any unacceptable amenity impacts and would not have an adverse impact on the role and character of the town centre, with reference to policy EG 3 'Town Centre Retail and Leisure Provision';
- b. deliver public realm improvements and reinforce local distinctiveness through high quality design;
- c. improve access to the centre for pedestrians, cyclists and public transport users;
- d. provide safe, convenient and secure car or coach parking;
- e. make suitable and safe provision for servicing and deliveries/ collections; or
- f. safeguard and enhance the provision of outdoor markets.

The Council will support the delivery of proposals that are appropriate to the function, character and scale of the centre and help to deliver the following projects:

Northallerton projects

The Former Northallerton Prison – the former prison site will be redeveloped, including conversion of the listed buildings, into a vibrant and high quality mixed use area. Uses will include; a digital innovation hub; retail units; managed work spaces for start-up businesses; residential units; restaurants and cafes, and a cinema. See 'NOR 3: Northallerton Former Prison Site' for development requirements.

Zetland Street public realm enhancements (including New Row and Central Arcade) – Development and works within the public highway will be expected to make movements to, from and across the primary shopping area of Northallerton more convenient, attractive and safe for both pedestrians and cyclists. Any improvement works should also make better links through the town centre and surrounding areas.

The Ginnels Projects (Black Bull, Tickle Toby Inn, Garthway Arcade, New Row, Chapel Entrance, Flag Yard, Golden Lion, Market Row, Regency Mews) - The priority is to improve the east-west linkages in the form of yards, arcades, ginnels and alleyways. The key objective is to achieve high standards of material finish and quality of design in order to create a safe and inviting environment for all, to enable pedestrian movement throughout the town centre and support its vitality and viability.

Within the primary shopping area a proposal that would affect a shop front or involves works within the public highway will be expected to enhance existing footpaths and ginnels linking developments with the town centre and the primary shopping area.

Bedale Projects

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.

Justification

- 4.49** Retaining and enhancing the vibrancy and vitality of market towns is a priority for the Council. It recognises that the evening and night-time economy will have an important role to play and is therefore keen to support appropriate uses that will encourage residents and visitors to visit towns in the evening and to spend more time in the town centres.
- 4.50** 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.

Identified Projects

- 4.51** The Council acknowledges the critical role it has to play in ensuring that towns maintain their vibrancy and has identified a number of projects as priorities to be delivered through the Local Plan. These projects are;

Northallerton Central Area

- 4.52** This site comprises the former prison and public open space to the north. The prison was closed by the Ministry of Justice in 2013 and the Council purchased the 1.4ha site in the centre of the town and devised a masterplan to deliver the authority's ambitious Central Northallerton re-development scheme.
- 4.53** To ensure deliverability of the site, the Council has produced a Central Northallerton Masterplan and has entered into partnership with the Wykeland Group of Hull to form a 'Joint Venture Company'.
- 4.54** Five buildings are statutory listed (Grade II); the Quadrangle, the Staff Tenement Range, the Governor's House, the 1818 Female Wing and the Female Cell Block. These buildings, which form a significant part of the town's heritage and contribute to the setting of the nearby conservation area, require special attention and the Council will ensure they are properly treated in any redevelopment project.
- 4.55** Unlisted buildings and buildings that would serve no purpose during the construction phase have been demolished and the site is ready for redevelopment.


- 4.56** On the southern part of the site three new build retail units are proposed, selling comparison goods with floorspace in the region of 2,800m², and including parking for the whole of the development. 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 offices, a digital innovation hub and restaurants/ bar uses, along with a purpose-built cinema.
- 4.57** The digital innovation hub will aim to assist the growth of 'tech' companies and develop innovation in traditional businesses. The hub will host both individuals (sole trader) and businesses; the sectors include creatives, such as graphic designers, software and hardware engineers/ specialists, as well as professionals in supporting industries, such as marketing and finance. It will offer networking and conference space, hot desking facilities as well as offices and business suites. The hub will offer a single destination for businesses to access innovative solutions and improve their use of technology.
- 4.58** Sharing space with the digital innovation hub is the opportunity to develop a heritage centre for Northallerton, allowing the origins and history of the town to sit alongside its future. The centre would provide visitors with access to research materials and artefacts which explore the history of Northallerton. The centre is also expected to provide space for special or visiting exhibitions.

Zetland Street public realm and re-connections scheme

- 4.59** To ensure redevelopment of the Northallerton Central Area compliments the High Street and town centre as a whole, Zetland Street/ East Road and the two alleyways have been identified for public realm improvement works. Zetland Street is the only road that connects the High Street and the former prison site directly. The Council is keen to create inviting and easily accessible connections to the town centre from the redeveloped prison site.
- 4.60** A detailed scheme is being drawn up for changes to Zetland Street and two alleyways, New Row and Central Arcade. Proposed works for Zetland Street include widening the pavement, narrowing the road carriageway which will allow for tree planting, paved taxi bays, service parking/ bays and bus stops to be incorporated.

The Ginnels Project

- 4.61** Northallerton's historical linear high street has long been the commercial focus point of the town, yet with the development of the former prison site and the increased presence of evening economy businesses along Friarage Street the commercial focus of Northallerton will broaden significantly. For this reason the improvement of east to west pedestrian linkages is a priority to ensure the prison site functions as an integral part of the wider town centre.
- 4.62** Northallerton's high street has a number of pedestrian routes, in the form of yards, arcades, ginnels and alleyways that provide crucial east-west linkage. However, some of these routes have suffered from neglect and under investment. Many are poor quality, under-used and do not provide a good facility for the town. The Ginnels Improvement project, that is currently in its very initial phase, will focus on improving a select number of priority routes in terms of design quality, way marking, safety and usage. The project also looks to include a history trail that would encourage visitors to explore these historical routes and guide them throughout the town. The trail would incorporate interactive technology, such as augmented reality, that



would highlight the town's history and allow people to explore the physical spaces in Northallerton. The trail will not only increase the usage of these routes and provide an additional attraction for visitors, but provide linkages between the former prison site and the wider town.

The Bedale Gateway Car and Coach Park

- 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.
- 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.
- 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.
- 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.
- 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.

EG 6: Commercial Buildings, Signs and Advertisements

4.68 The purpose of this policy is to set out the Council's approach to commercial building frontages, signs and advertisements.

EG 6

Commercial Buildings, Signs and Advertisements

Commercial Buildings

A proposal for a new commercial building to be used for any businesses use or main town centre use, defined in the 'Glossary', will be supported where it:

- a. accords with any masterplan or design code that covers the site;
- b. respects the character and appearance of the area, being of appropriate design with regards to materials and colour;
- c. would not be the dominant feature of any location, leading to an excessive, visually cluttered or over bearing appearance;
- d. does not interfere with footpath or highway safety or cause any other safety hazard;
- e. does not cause obtrusive light or other adverse impacts on amenity; and
- f. includes an active frontage if located within a town, district or local centre.

Replacement of building frontages

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.

Signs, advertisements and security measures

Signs and advertisements will be supported where they:

- g. respect the character and appearance of the area, site or host building being of appropriate siting, location, design, size, scale, number, colour and method of illumination, working with the architectural features of any buildings against which they would be viewed;
- h. are not be located so as to obscure architectural details on a historic building or those in a conservation area;
- i. would not be the dominant feature of any location, leading to an excessive, visually cluttered or over bearing appearance;
- j. do not contribute to an unsightly proliferation or clutter of signs/ advertisements in the vicinity; and
- k. do not interfere with footpath or highway safety, block routes in any way, cause obtrusive light or cause any other safety hazard.

Special attention must be had to the design, scale, materials, colours and lighting of advertisements within a conservation area and on or in the setting of a listed building. A proposal will be required to show how the character and appearance of a conservation area will be preserved and where possible enhanced, and the presence of any heritage assets and the character of the surrounding area have been taken into consideration.

Justification

4.69 Many companies have a defined style or commercial branding that has been built up over significant periods of time to help with public awareness and recognition. Increasingly this commercial branding is being applied to the buildings that companies use. This is mostly acceptable, but in some circumstances, particularly in conservation areas or in the setting of listed buildings the adverse impact may mean that proposals cannot be supported. There may also be particular locations where the use of commercial branding could be a distraction to drivers and affect road safety.

Advertisements

4.70 Poorly designed advertisements are a serious threat to the character and appearance of conservation areas. The majority of the conservation areas in Hambleton include both traditional and modern buildings. Traditional forms of advertisements comprise hand painted wooden fascias or pin mounted letters. Hanging signs at fascia level are also common. More modern buildings, may not have been designed in a style and of proportions that mean that such traditional approaches to advertisements are appropriate.

4.71 The considerations in granting listed building consent for an advertisement are the same as for any other listed building consent application. The statutory duty to have special regard to the desirability of preserving the listed building and its setting must be observed.

4.72 Aspects of the design of advertisements and signs will include whether the proposal would present a cluttered appearance with respect to existing sign on the building and in close proximity, and the overall streetscene; and the scale and design in relation to the proportions of the building, with original fascia depths respected or reinstated and does not obscure the architectural detail of the building.

4.73 Within conservation areas and for listed buildings illumination needs to be carefully considered. Illumination will only be supported where the design and method do not detract from the character of the building and is illuminated in a discreet and subdued manner. Also overly dominant fittings, clutter or cables would not be acceptable.

EG 7: Rural Businesses

- 4.74** The purpose of this policy is to promote a vibrant rural economy within the district's extensive countryside to support businesses with a genuine need to be located in the countryside, to assist agricultural businesses to maintain their viability and to assist in other forms of development including farm diversification along with the Council's approach to proposals for other businesses in the countryside.

EG 7

Rural Businesses

Employment development will be supported in locations outside the main built form of a defined settlement in the settlement hierarchy where it involves:

- 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;
- 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;
- c. a new building that is well-related to an existing rural settlement where it is demonstrated that the proposal cannot be located within the built form of a settlement;
- 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
- e. other proposals specifically requiring a countryside location.

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:

- f. affect the integrity of any Natura 2000 site, in compliance with policy E 3 'The Natural Environment';
- g. be prejudicial to highway safety; and
- h. harm the countryside by way of traffic, parking, storage, light and noise pollution.

Agriculture

A proposal for a new agricultural use or farm diversification will be supported provided that:

- i. it is demonstrated that it is reasonably necessary for the purposes of agriculture within that unit and cannot be met by existing buildings within that unit or in the vicinity and the scale of the building is commensurate with its proposed use;
- j. the building is sited so that it is physically and functionally related with existing buildings associated with the farm unit unless there is a demonstrable need for a more isolated location;

- k. the building would be well integrated with its surroundings, being of appropriate location, scale, design and materials and with appropriate landscaping so as not to harm the character, appearance and amenity of the area; and
- l. the approach roads and access to the site have the capacity to cater for the type and levels of traffic likely to be generated by the development.

Promotion of sustainable forms of agriculture which include environmentally sensitive organic and locally distinctive food production together with its processing, marketing and retailing will be encouraged as part of a thriving and diverse rural economy.

Justification

4.75 National planning policy requires local plans to promote economic development in rural areas by supporting the sustainable growth and expansion of all types of business, the conversion of existing buildings and the development and diversification of agricultural and other land-based enterprises. The spatial strategy of this Local Plan is to focus new employment development on sites allocated through 'EG 1: Meeting Hambleton's Employment Requirement' and within existing employment sites (as identified in policy EG 2 'Protection and Enhancement of Existing Employment Land'), however, it is recognised that the rural areas play a key role in the economy of the district. While the market towns and larger villages provide the most sustainable locations for rural economic development, this policy supports opportunities for the expansion of local businesses and appropriate small-scale developments in the countryside to help diversify and grow the rural economy as well as supporting the erection of new buildings needed to maintain an efficient agricultural industry.

The expansion of existing businesses

4.76 The expansion of existing businesses into the countryside may be appropriate where it can be demonstrated that the additional floorspace required cannot be accommodated within the existing site curtilage and there are no available sites suitable elsewhere due to operational or locational requirements. Such proposals must be supported by a statement and robust business plan setting out the operational/functional need for the scale of development proposed and the justification for its location including, where appropriate, an assessment of other potential sites and buildings that have been considered. Any such development should be appropriate to the proposed location in terms of scale and must not have an unacceptable impact on the character of the countryside or the form and setting of the settlement.

The conversion of rural buildings

4.77 The conversion of rural buildings for business use represents a sustainable way of supporting the diversification of the rural economy without detracting from the character of the countryside. Recent government changes to permitted development rights have introduced greater flexibility to convert and reuse rural buildings without the need for planning permission. Where permission is required, proposals will need to be supported by evidence that the existing building is of permanent and structurally sound condition and capable of conversion without the need for substantial extension, alteration or reconstruction. When granting consent for proposals, the


Council may consider withdrawing permitted development rights where it is considered that any future alteration or extension could have a detrimental impact on the character of the converted building or the surrounding area.

Development in the countryside

- 4.78** Although new business development will generally be directed towards existing or allocated employment sites, it is recognised that there will be circumstances where development in the countryside is appropriate, either because the proposal cannot be located within the built form of a settlement or it requires a countryside location. Proposals will need to be supported by evidence either that there is a functional need for development in the proposed location or that there are no suitable sites available within nearby settlements, and in all cases that the development will contribute to the growth and diversification of the rural economy and not have any unacceptable impact on the character, appearance and amenities of the area.
- 4.79** Such proposals include those for farm diversification where it will also be important to ensure that any new enterprise will not dominate the agricultural activity on the holding and, wherever possible, will make use of existing buildings. Where required, any new building should be well-related to existing buildings on the farm and be in harmony with the character of any existing traditional farm buildings.

Agricultural development

- 4.80** Agriculture and agricultural businesses continue to be very important to the district and sub-regional economy. This policy provides support for this sector by supporting new agricultural buildings where there is an operational need. In assessing proposals, the Council must be satisfied that there is a genuine operational requirement for the additional floorspace that could not be accommodated by existing buildings either on or in the vicinity of the holding for the proposal to be supported.
- 4.81** Farm diversification may involve various type of enterprise, including the introduction of different methods of agricultural production, the use of new crops, adding value to farm products, tourism, recreation, farm shops and leasing land or buildings to non-agricultural businesses.
- 4.82** By encouraging economic and agricultural diversification, it is important that the countryside is not damaged by unrestrained and inappropriate development. Therefore, diversification proposals should be of a scale and nature appropriate to the location and be capable of satisfactory integration into the rural landscape. Such proposals should seek to reuse existing buildings wherever possible and have regard to the amenity and impacts on neighbouring uses.
- 4.83** Proposals for diversification must be accompanied by a comprehensive farm diversification plan which indicates how new uses will assist in retaining the viability of the farm and the agricultural enterprise, and how it compliments other short or long term business plans for the farm. A farm diversification plan should include:
- Farm profile: details of existing activities of the farm, site area, type of farm, existing buildings on the farm, what wildlife exists on the farm, number of employees.
 - Details of why there is a need for the diversification including what present problem are being encountered on the farm

- 
- Proposal details: what the proposal is for, landscape plans, traffic data, structural survey of existing buildings, parking, employment information.
 - Impacts: what are the implication of the proposal for the environment and rural economy.

EG 8: The Visitor Economy

- 4.84** The Council will encourage the sustainable development of the visitor economy in Hambleton. The purpose of this policy is to set out the expectations for proposals for visitor attractions and facilities and for visitor accommodation.

EG 8

The Visitor Economy

Visitor Attractions and Facilities

A proposal for new, or the extension of an existing, tourism attraction or facility will be supported where it is demonstrated that:

- a. the scale, form, layout and design is appropriate to its location and would not harm the character, appearance or amenity of the surrounding area;
- b. the development will benefit the local economy and support local services;
- c. they would not cause unacceptable planning problems for other neighbouring land uses; and
- 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 S 3 'Spatial Distribution', the proposal will not harm the character of the countryside and will be accessible by sustainable travel options.

Visitor Accommodation

A proposal for new tourist accommodation will be supported where it is demonstrated that:

- e. the scale, form, layout and design of the proposed development is appropriate to its location and would not harm the character, appearance or raise amenity concerns in the surrounding area;
- f. they would not cause unacceptable planning problems for other neighbouring land uses;
- g. occupation by any one person or group of persons does not exceed 9 consecutive months in any one calendar year;
- 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
- 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 an identified settlement within the settlement hierarchy, see policy S 3 'Spatial Distribution', and it will be accessible by sustainable travel options.

In particular support will be given to proposals that meet the above criteria and form part of a comprehensive farm diversification scheme, see policy EG 7 'Rural Businesses', 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 site have the capacity to cater for the type and levels of traffic likely to be generated by the development.

Justification

- 4.85** The NPPF requires that local plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside setting. This includes the expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres. Tourism already makes a significant contribution to the local economy and is forecast to become even more important, with the [Employment Land Review \(2016\)](#) highlighting the potential for growth in the tourism related sectors of accommodation and food services.
- 4.86** The tourism potential of the district is derived from its proximity to both the North York Moors and Yorkshire Dales National Parks and the attractiveness of its market towns and countryside. There are also a number of architectural, historical and natural features and cultural associations that are important in attracting visitors to the area.
- 4.87** Visitor accommodation has a very important role to play in supporting tourist-related attractions and activities. Although the district contains a range of visitor accommodation, from camping and caravan sites and self-catering accommodation to bed and breakfast establishments and small hotels, there is scope to increase this range in terms of size, quality and type. The policy provides support for tourism-related development, particularly where it would improve the tourism offer and encourage the growth of the visitor economy. However, it seeks to ensure that any development or expansion of existing facilities is sustainable by controlling the type, scale and location of facilities and protecting the character, appearance and amenities of the area, with reference to other relevant policies such as policy E 1 'Design' and E 2 'Amenity'. It is also important that development can be accommodated within the capacity of existing or planned infrastructure and makes use of any existing local public transport services in the vicinity of the application site and that all opportunities to improve accessibility to the district's main centres are explored.
- 4.88** The policy seeks to direct new tourism-related development to the district's market towns and villages, but it recognises that this will not always be possible. Where this can't be achieved applicants will be required to provide evidence to justify the proposed location and demonstrate that the development will not cause adverse harm to, or be prominent in the landscape having regard to the [Hambleton Landscape Character Assessment and Sensitivity Study \(2016\)](#) and the [Hambleton Settlement Character Study \(2016\)](#). A demonstrable benefit for the tourism sector must be established to justify the development of new buildings in the countryside.
- 4.89** It is recognised that some visitor accommodation in rural areas, in suitable locations, can have a positive impact on the local economy, including some social benefits. Appropriate conditions restricting this accommodation to holiday use will be employed in order to avoid inappropriate use of holiday accommodation .
- 4.90** The occupation of static caravans for permanent residential use is not considered appropriate. Storage sites for touring caravans help remove caravans from residential areas where they can be unsightly. However, sites need to be secure, well screened throughout the year and preferably located close to settlements.

5 Supporting Housing Growth

- 5.1** The provision of new homes is critical to meeting Hambleton's local housing needs, sustaining the vibrancy of its communities and supporting economic growth. For local businesses to grow and new ones to set up there is a need to assure investors that there is a range of good quality housing for their workforce. The Local Plan policies not only seek to provide the homes to meet the needs of the district, but also to provide a better mix in the type and tenure of housing available.

Meeting Hambleton's Housing Need

- 5.2** The need for new homes during the plan period identified in policy S 2 'Strategic Development Needs' will be met through;
- The development of sites with existing consent for new housing; and
 - The delivery of sites allocated for new housing in 'Part 2: Site Allocations';
- 5.3** National planning policy requires Local Plans to meet the full objectively assessed needs for market and affordable housing in the relevant market area over the plan period. Local Planning Authorities are expected to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements, with an additional buffer to ensure choice and competition in the market, and, as necessary, to address any persistent under delivery. Local Plans should also identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

District wide housing requirement

- 5.4** As set out in 'S 2: 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 homes in total for the 21 year plan period through to 2035. See element 'A' in the table below.

Completions

- 5.5** The base date of the Local Plan is 1 April 2014. Between the base date and 31 March 2018 the district has had consistently high housing completions, with a total of 2,136 homes being built during this time. See element 'B' in the table below.

Commitments

- 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). An 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 is considered to be 4,013. See element 'C' in the table below.

Residual requirement for allocation

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 820 homes.

	Source	Number of homes
A	District wide housing requirement for the plan period (315 annual requirement)	6,615
B	Completions to date for Plan period (1 April 2014 to 31 March 2018)	2,136
C	Commitments (with 10% non-implementation on small sites)	4,013
	Residual minimum requirement for allocation (A - B - C)	466

Affordable housing

5.8 The recent reduction in grant levels coupled with the small number of landowners willing to offer sites for rural exception schemes, means that affordable housing in Hambleton is delivered largely through planning policy requirements (via Section 106 agreements). However, this brings considerable challenges as larger strategic housing developments are often required to provide significant levels of infrastructure impacting on viability and, in turn the percentage of affordable housing that can be delivered. In rural areas, many developers submit housing schemes that are small-scale and therefore fall below the threshold where affordable housing can be required. Both these issues have had a significant impact on affordable housing delivery in recent years.

5.9 To help address these issues the strategy of the Local Plan is to provide a balanced package of housing allocations across the five market towns, commensurate with their size and character, and also to allocate sites that will include affordable housing in some Service Villages and Secondary Villages.

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 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. 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.

Older and vulnerable people

- 5.11** Census data and the Strategic Housing Market Assessment 2016 (SHMA) confirm that households in Hambleton are getting smaller and the population is ageing. The district has a considerably higher percentage of older people (aged over 65 years) than other areas of the country, 23% compared with an average of 17% for both England and Yorkshire and the Humber. This figure is increasing year on year, with Easingwold, Stokesley and Great Ayton being particular 'hot spots'.
- 5.12** The Council therefore needs to ensure that proposals for new housing provide a mix, type and tenure of dwellings that reflects the district's changing demography and provides choice for older people and smaller households. Key to this will be a requirement for a higher proportion of two and three bedroom homes, including some bungalows, and more specialist accommodation including for extra care housing.
- 5.13** Hambleton also has a number of residents that are vulnerable including people with physical and learning disabilities and mental health issues. Historically, appropriate accommodation for these residents has been limited. The Council is keen to increase housing choice for these groups and ensure that their longer term care needs are better catered for.
- 5.14** The SHMA identified a need to provide more registered care home accommodation to assist those suffering with longer term degenerative conditions such as dementia. The Council will therefore encourage the provision of more extra care schemes and registered care homes (C2 use) where they support an identified need and also the provision of hub and spoke housing models that foster semi/independent living and enable residents to access additional support and care as their needs change.

Young people

- 5.15** Welfare Reform changes have impacted on the housing options available to young single people who are under the age of 35. Evidence indicates that these people are now seeking accommodation out of the district due to issues of affordability and the shortage of shared accommodation.
- 5.16** Through The Local Plan the Council is seeking to provide more shared accommodation for young singles in market towns where there is easy access to employment opportunities, local facilities and public transport network thereby enabling them to remain in Hambleton and contribute to the local economy now and in the future.

HG 1: Housing Delivery

- 5.17** The purpose of this policy is to set out the location and quantum of development for sites allocated in this plan for housing or housing led mixed use development.

HG 1

Housing Delivery

The Council will seek to deliver sustainable housing growth within the district by supporting development of the sites allocated for housing and mixed uses set out in 'Part 2: Site Allocations', as shown on the Policies Map, in order to meet the need for housing identified in S 2 'Strategic Development Needs';

Northallerton and Thirsk

Enhancing the role of Northallerton and Thirsk as the two main market towns in the district by:

- a. Allocating land for a total of 640 homes at Northallerton;
'NOR 1: Winton Road, Northallerton', 640 homes (840 gross)
- b. Allocating land for a total of 160 homes at Thirsk and Sowerby;
 - i. 'TIS 1: Station Road, Thirsk', 110 homes
 - ii. 'TIS 2: Back Lane, Sowerby', 50 homes

Bedale, Easingwold and Stokesley

Supporting the role of Bedale, Easingwold and Stokesley as market towns:

- c. Allocating land for a total of 145 homes at Bedale with Aiskew;
 - i. 'AIB 1: Northeast of Ashgrove, Aiskew', 85 homes
 - ii. 'AIB 2: South of Lyngarth Farm, Bedale', 60 homes
- d. Allocating land at Easingwold;
'EAS 1: Northeast of Easingwold Community Primary School, Easingwold', 125 homes
- e. Allocating land at Stokesley;
'STK 1: North of The Stripe, Stokesley', 105 homes (205 gross)

Service and Secondary Villages

Supporting the service provision role of Service and Secondary Villages and seeking to address affordable housing requirements. The role that Leeming Bar has in terms of economic development is recognised with two housing allocations. Land at these settlements is allocated for a total of 409 homes (424 gross);

- f. the Service Villages of;

Brompton,	'BRO 1: Danes Crest, Brompton',	17 homes
Carlton Minniot,	'CAM 1: Ripon Way, Calton Miniott',	55 homes
Crakehall,	'CRK 1: North of Crakehall Water Mill, Little Crakehall',	18 homes
Great Ayton,	'GTA 1: Skottowe Crescent, Great Ayton',	30 homes

Huby,	'HUB 1: South of Stillington Road, Huby',	28 homes
Stillington,	'STI 1: North of Stillington Social Club, Stillington',	35 homes
West Tanfield,	'WST 1: Bridge View, Back Lane West Tanfield'	11 homes
g. the Secondary Villages of;		
Burneston,	'BUR 1: St Lamberts Drive, Burneston',	25 homes
Leeming Bar,	'LEB 1: Harkness Drive, Leeming Bar',	85 homes
	'LEB 2: Foundry Way, Leeming Bar',	65 homes (80 gross)
South Otterington,	'SOT 1: Beechfield, South Otterington',	40 homes

Justification

- 5.18** This policy identifies the locations where sites are allocated in order to meet the residual number of new homes required over the plan period set out above in 'Meeting Hambleton's Housing Need'. Sites are allocated in accordance with the spatial distribution set out in policy S 3 'Spatial Distribution', in excess of the residual housing requirement to ensure that there is a good supply of deliverable land for housing, to ensure that the identified affordable housing need is addressed and to help support service provision in Service and Secondary Villages.
- 5.19** The level of development from sites allocated at Northallerton and Thirsk recognises their role as the two main market towns in the district and their role in the spatial development strategy. Both of these market towns have seen significant development in recent years reflecting the position in the hierarchy and the strategy adopted in previous development plans.
- 5.20** Allocations are made at Bedale, Easingwold and Stokesley, 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.
- 5.21** Allocations are also made at a number of the Service Villages and Secondary Villages in the district where development will help address affordable housing need and can support the continued provision of services and facilities for these communities. In recognition of the opportunity at Leeming Bar for a major employment development a significant level of allocation should enable workers to live in close proximity to their place of work.
- 5.22** Several of the site allocations include land that was previously allocated in the Hambleton Local Development Framework: Allocations DPD. Where this is the case the capacity of the whole site is included as a gross figure.
- 5.23** All allocated sites are considered suitable in principle for development, however, for a development proposal to be supported when a planning application is submitted the requirements of the allocation for the site as set out in section 9 'Allocations' and any other policies that may be applicable will need to be satisfied.

HG 2: Delivering the Right Type of Homes

- 5.24** The strategy seeks to address not only the overall housing requirements that have been identified, but also for specific types of housing that are required to meet the district's housing requirements in terms of affordability, adaptability and an ageing population. This policy sets out the Council's approach to achieving housing development that addresses the needs of residents and applies to all proposals involving housing development.

HG 2

Delivering the Right Type of Homes

All new residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type and tenure. In order to achieve these aims the Council will:

- a. Seek the use of good quality adaptable housing designs that provide flexible internal layouts and allow for cost-effective alterations to meet changing needs over a lifetime and reduce fuel poverty;
- b. Work with developers, registered providers, landowners and relevant individuals or groups to address identified local demand for self and custom build homes as identified in the Hambleton Self and Custom Build Register;
- c. Support proposals for the development of specialist accommodation in market towns and service villages that increase choice for older, vulnerable and disabled residents and would meet an identified need;
- d. Support the provision of shared accommodation for single people in market towns; and
- e. Support proposals for the development of community-led housing schemes.

As such, a proposal for housing development will be supported where:

- f. a range of house types and sizes will be included, that reflect and respond 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 had regard to evidence of local housing need or market conditions and the ability of the site to accommodate a mix of housing;
- g. all homes meet the [National Described Space Standards \(NDSS\)](#), or any successor standards/ policy;
- 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 meet building regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards), having regard to identified need; and
- i. at least 10% of dwellings are two bedroom bungalows on major development, defined in the 'Glossary'.

Justification

5.25 Hambleton is a popular place to live but the profile of its residents and their lifestyle has changed significantly over the past decade. The district has an ageing population that is increasing year on year; there is expected to be a 83% increase in the number of residents aged over 75 by 2035. Conversely, there is expected to be a significant decline in the number of younger and middle-aged residents, including a 25.4% decrease in residents aged 45 to 59 by 2035. People of this age are critical in terms of providing a local labour force and currently the lack of suitable homes for this age group has an adverse impact on recruitment.

House type and size

5.26 Good quality housing has a critical role to play in health and wellbeing and in creating and supporting economic growth. The health benefits of delivering the right types of housing in the right places include helping to prevent both physical and mental illness, loneliness, injury or the deterioration of existing conditions; this is especially important for older people and children. Almost half of the existing housing stock comprises larger four bedroom detached properties that are unaffordable to many local people. The [Strategic Housing Market Assessment \(SHMA\)](#) identifies an urgent need for smaller and more affordable dwellings. To address this issue the Council will seek to achieve a mix of predominantly two and three bedroom homes, including the provision of two-bedroom bungalows. Providing the right types of homes in the right places to meet residents' aspirations and provide a range of housing choices will allow Hambleton's towns and villages to thrive. This policy seeks to ensure sufficient homes are built which are of a size and type that meet the needs of local people, enabling older people to downsize to accommodation better suited to their long-term needs, and providing affordable homes for younger people, helping to retain a local workforce that can help support the district's economy. Further information about the specific mix of housing required, which reflects up to date housing needs evidence is set out in a separate supplementary planning document (SPD) on size, type and tenure of new housing (forthcoming).

Space and design standards

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.

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.

- 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. 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. The Council will take account of particular circumstances that may mean that these requirements may not be achievable, such as may be the case where floor levels need to be raised due to flood risk and this would necessitate significant ramping to comply with the standard.

Self and custom build homes

- 5.30** Development of self and custom-build homes, defined in the 'Glossary', is an alternative way for individuals and community groups to provide housing to meet particular needs either individually or for local communities. Under the [Self-build and Custom Housebuilding Act 2015](#), the Council maintains a register to evidence the level of demand for housing of this type in the district. The Council will work with partners to enable serviced plots to be provided to meet the identified demand. The policies of this plan are intended to be supportive of small scale residential development in rural areas, which the Council considers the most likely route for delivery of self and custom build plots that match the preferences of those interested in these homes. On proposals for large scale residential development, as defined in the 'Glossary', the Council will work with developers to encourage the provision of plots for sale for self and custom build housing, serviced with access to water, waste, electricity and telecoms/ broadband. There is no expectation that plots will be available at a discount, only that they are made available at a reasonable price, reflecting prevailing market values for such plots. Advice is available from the [National Custom and Self Build Association](#).

Specialist housing

- 5.31** The number of older people living in Hambleton is increasing as more people are living longer. Although census data suggests that many people are healthy and active, inevitably as people live longer they face increasing health problems and higher levels of disability, including conditions such as dementia, that may require specialist housing and/ or nursing care. There are a number of existing models aimed at meeting the housing needs of the older population. Some, such as extra care facilities, are available to people with some degree of care need, whereas other forms, for example, retirement housing, involve specifically designed accommodation.
- 5.32** At the other end of the age scale, young professional people are finding it increasingly difficult to afford to live independently, which adversely impacts the local jobs market. Support will be given to development proposals which aim to provide accommodation for multiple occupation by young, working people. Whilst there is currently no evidence of a need for Build to Rent housing, see the 'Glossary', in the district, the Council will consider any proposals on their merits.

Community led housing

- 5.33** Community Led Housing is designed and managed by local people to meet the needs of the community on a not-for-profit basis. Community-led housing schemes provide an opportunity for Hambleton's communities to develop housing schemes to meet their specific housing needs, which can be rented at a low rate over the longer term or sold to create income for the community.
- 5.34** Further information about the specific mix of housing required, which reflects up to date housing needs evidence will be set out in a separate Supplementary Planning Document (SPD) on Size, Type and Tenure of New Housing.

HG 3: Affordable Housing Requirements

- 5.35** The purpose of this policy is to ensure that proposals for market housing development in Hambleton contribute to the delivery of affordable housing to help meet identified housing requirements.

HG 3

Affordable Housing Requirements

The Council will seek to maximise the delivery of affordable housing across the plan area in order to meet identified requirements.

On all developments for new market housing, including mixed-use schemes, conversions and housing development that forms part of a wider development, the Council will seek the provision of 30% affordable housing unless the proposal is for:

- a. 9 units or fewer, or has a combined gross floorspace of no more than 1,000m² (gross internal area); or
- b. 4 units or fewer and is located within a parish defined as a designated rural area⁽¹⁾.

In all cases where affordable housing is provided it will be expected to:

- c. provide a mix of tenures, subject to identified need, consisting of one third each of:
 - i. affordable rented;
 - ii. social rented; and
 - iii. intermediate dwellings (shared ownership) or other types of affordable home ownership;
- d. be dispersed in small clusters across major development sites; and
- e. be externally indistinguishable in terms of design and materials from any market housing on the site.

Planning permission will be refused for proposals where it appears that a larger site has been sub-divided into smaller parcels in order to avoid developer contributions for affordable housing.

Where it can be demonstrated that the requirements above are not viable, due to specific site conditions or other material considerations affecting development of the site, an alternative dwelling or tenure mix that meets local need or a lower level of provision may be acceptable. When amending the level of provision, preference will be to reduce the proportion of intermediate housing and other types of affordable home ownership first, then affordable rented housing and finally social rented housing. A development viability assessment will be required to justify a lower level of affordable housing provision.

The affordable housing will be required to remain affordable in perpetuity and comply with relevant requirements contained in the Council's Housing SPD (forthcoming).

1 Designated rural areas are described under section 157(1) of the Housing Act 1985, which includes Areas of Outstanding Natural Beauty.

Justification

- 5.36** Hambleton is an appealing place to live which is reflected in the high house prices currently experienced within the district. High house prices can often mean that people who have grown up or work in Hambleton cannot afford to remain in the area. In rural locations the problem is even more acute given the relatively small number of sites that are available for development. The provision of affordable housing in these areas is crucial to the continued sustainability of rural communities, both in terms of ensuring there is a local workforce and for the maintenance of essential facilities, services and social networks.
- 5.37** Affordable housing is defined in national policy as housing that is provided for sale or rent to those whose needs are not met by the market. This can include housing that provides a subsidised route to home ownership. A full definition of the different types of affordable housing is set out in the NPPF and is replicated in the 'Glossary' for ease of reference.
- 5.38** The Housing and Economic Development Needs Assessment (HEDNA) concluded that between 2014 and 2035 there is a net deficit 55 affordable homes per annum and that the greatest need is for two and three-bedroom properties to rent.
- 5.39** The [North Yorkshire Health and Wellbeing Strategy \(2015-2020\)](#) identifies good quality homes as a major factor in health and wellbeing, citing fuel poverty and cold homes as major contributors to poor winter health. It also stresses the importance to health and wellbeing of having a good supply of affordable homes.

Affordable housing requirements and mix

- 5.40** The 2016 Strategic Housing Market Assessment (SHMA) and further work on viability has concluded that 30% affordable housing provision should be sought from development proposals. Affordable housing will therefore be sought from all sites, unless they fall below the thresholds.
- 5.41** There are two thresholds below which affordable housing will not be sought that are applicable depending on where the proposal is located. If the proposal is within one of the market town parishes or within Great Ayton Parish the threshold is 9 units or fewer, or a combined gross floorspace of no more than 1,000m² (gross internal area). All other parts of the district are defined as designated rural areas⁽¹⁾, for which the threshold is 5 units or fewer.
- 5.42** In terms of affordable need, the HEDNA found that the target affordable housing mix should be 10% affordable rented, 10% social rented and 10% intermediate housing. The Council will seek affordable homes in line with the requirements of policy HG 2 'Delivering the Right Type of Homes'. An alternative mix may be supported where there is evidence that the proposal will meet local housing need.

Transfer prices

- 5.43** The Council views Transfer Prices for affordable housing as being a critical tool for ensuring that homes are affordable to local people in housing need in perpetuity. Transfer Prices ensure that affordable homes are transferred to Registered Providers (housing associations) at a price that allows the homes to be let or sold to those who cannot afford to rent or purchase on the open market. Based on the findings of the SHMA the Council will continue to apply this approach.

Viability assessment

- 5.44** The level of affordable housing provision has been subject to viability testing and has been shown to be viable and deliverable in the majority of circumstances. As such the Council expects 30% affordable housing to be delivered on all qualifying sites, unless an individual viability assessment demonstrates otherwise. Reference should be had to policy CI 1 'Infrastructure Delivery' with regards to the circumstances where a viability assessment may be appropriate.
- 5.45** Where such viability assessment is necessary the expectation is that there will be independent checking of viability assessments, at the developer's cost, in which the land price must take account of Local Plan policy objectives, reflect the condition of the land and reflect the local market. Where a financial case for reduction is agreed the Council will consider:
- A reduced provision or contribution to affordable housing, with preference given to reducing the intermediate housing first, then the affordable rented housing and finally the social rented housing; or
 - Reduced infrastructure contributions; or
 - Whether a combination of the two would best address community need.
- 5.46** In line with national guidance, a 'vacant building credit' will be applied in appropriate circumstances to applicable developments where a vacant building is either converted or demolished. The credit will be equivalent to the gross floorspace of the building to be demolished or brought back to use.
- 5.47** Where permission is granted for a scheme that provides a level of affordable housing that is lower than the 30% target on viability grounds, the Council reserves the right to reappraise viability:
- i. on subsequent phases of large schemes; and/ or
 - ii. where the implementation is delayed and house prices have increased.
- 5.48** Affordable housing units should be incorporated into the overall design of the development from the outset and should be indistinguishable from other types of housing. On larger developments where the number of affordable units allows, affordable housing should be dispersed across the development in small clusters of around six to eight homes, in agreement with the Council and the Registered Provider.

Design and layout

- 5.49** To promote mixed communities and minimise social exclusion, all new residential developments will be required to be designed so that the affordable housing is well integrated within the open market housing both in terms of design and location within the development. The affordable housing should be integrated into the layout of the development through 'pepper potting' in small groups and not disproportionately allocated to the site periphery or in any particular area. Developers are required to discuss at an early stage appropriate layout and phasing of the development with the council.

HG 4: Housing Exception Schemes

- 5.50** The purpose of this policy is to set out the circumstances where proposals for housing development can be considered acceptable to meet identified housing need that may otherwise go unmet.

HG 4

Housing Exception Schemes

Entry-level exception schemes

A proposal for affordable housing development on land adjacent to the built form of a defined settlement (see policy S 3 'Spatial Distribution') will be supported where:

- a. it is demonstrated, based on 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;
- b. it consists of affordable housing types suitable for first time buyers or first time renters; and
- 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

Entry-level exception sites will not be supported in the Howardian Hills or Nidderdale AONBs, or the York Greenbelt or any other circumstances where the proposal would compromise the protection given to the assets of particular importance identified in the NPPF.

Rural exception schemes

A proposal for a rural exception scheme will be supported where it is demonstrated that:

- 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;
- e. the housing will be for those with a local connection in the first instance and this will be ensured through legal agreements such as S106,
- f. the development is of a scale and character that respects the appearance of the existing settlement, local built form and landscape character;
- g. the development would not have a significant detrimental effect on the character and appearance of the countryside or the York Green Belt.

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. In those circumstances the element of market housing must be the minimum required to achieve viability in the absence of any public subsidy to secure the affordable housing provision. A S106 will be secured to ensure the delivery of affordable homes in advance of necessary market provision.

Homes for rural workers

A proposal for a new dwelling to meet the essential needs for a rural worker to live permanently at or near their place of work in the countryside will be supported where:

- h. there is a clearly established functional need for a continuous on site presences that can only be met by the new dwelling;
- i. the need relates to a full-time worker;
- j. the rural enterprise has been operational for a minimum period of three years and is demonstrated to be commercially viable and has clear prospects for remaining so;
- k. the need could not be met by another existing dwelling or through conversion of a suitable building on the operational unit, or any other existing accommodation in the area which is suitable and available for occupation by the worker(s) concerned; and
- l. the new dwelling is of a size which is commensurate with the established functional requirement of the enterprise.

Where a rural enterprise has been established for less than three years, but the proposal fulfils all the other requirements above, accommodation will only be supported on a temporary basis to allow time for the enterprise to prove it is viable.

Any permission granted will be subject to an occupancy condition restricting the use of the dwelling for the required purpose. The removal of an occupancy condition will only be supported where it can be demonstrated that there is no longer a need for the accommodation in the locality.

Replacement of existing homes in the countryside

A proposal for the replacement of an existing dwelling will be supported where the requirements of policy S 5 'Development in the Countryside' relating to the replacement of rural buildings, are met.

Exceptional design quality

A proposal for a new home in the countryside will be supported where it's design is of exceptional quality as set out in national planning policy.

Maintaining accommodation that meets needs

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.

Justification

5.51 This policy sets out the circumstances where proposals for housing development that meet identified needs will be considered as exceptions to other policy requirements.

Entry-level exceptions schemes

5.52 National policy requires the Council to support the development of entry-level exception sites. Such sites are expected to help meet the affordable housing needs of first time buyers, or those looking to rent their first home, where this need is not being provided for through existing or planned development. As such proposals for entry-level sites will be expected to provide information that details the need is for affordable housing that meets the needs of first time buyers and first time renters and the extent to which allocations in the development plan and sites with extant planning permission will meet that need.


- 5.53** The type of homes proposed will be based on evidence from an up to date local needs assessment. It is expected that entry-level schemes will consist of more than one type of affordable housing. From the affordable housing need assessment completed for the district it is considered likely that the types to be included will be shared equity and social rented as these types are considered to best meet the needs of first time buyers and first time renters respectively.
- 5.54** In line with national policy, entry-level scheme should be limited either to sites of 1 hectare or less in size or to consist of no more than 5% of the total number of homes in the settlement, based on the latest available data. In relation to this, proposals will be expected to be designed taking account of the requirements of policy E 1 'Design', in particular to make efficient use of land and represent an acceptable form of development in relation to its surroundings. As such some limited flexibility on the size of site or number of homes may be acceptable.
- 5.55** In line with national policy entry-level exception sites will not be supported in the Howardian Hills or Nidderdale AONBs, or the York Greenbelt or any other circumstances where the proposal would compromise the protection given to the assets of particular importance identified in the NPPF.

Rural exceptions housing

- 5.56** The availability of affordable housing in villages is essential to ensure their continued sustainability. National planning policy is supportive of an exception site approach to new housing development. This allows small sites adjacent to the main built up part of the settlement to be developed for affordable housing to meet locally identified housing needs as an exception to normal policy. Proposals will need to be supported by robust evidence of local need and all new homes will be subject to a local occupancy restriction.
- 5.57** As a result of changes to the funding of Registered Providers, the Council may be prepared to allow a small element of open market housing on a scheme to ensure that the provision of affordable housing is viable.
- 5.58** Further details on how the policies relating to affordable housing provision will be applied will be set out in the Supplementary Planning Document on Size Type and Tenure of New Housing.

Homes for rural workers

- 5.59** National planning policy provides that isolated new homes in the countryside should be avoided unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. Rural businesses, particularly farming, play an important role in the local economy. It is essential that support is given to rural enterprises to expand and grow their business and in some exceptional circumstances this may require the provision of new dwellings to ensure their continued viable operation. In such cases, it will be necessary for an applicant to demonstrate that it is essential for any new dwelling to be located on or next to the enterprise, for example, in the case of agricultural business for animal welfare reasons.

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- 5.60** Applications of this nature will be closely scrutinised and an independent assessment will be required to demonstrate that there is an essential need for the additional dwelling. Where proposals are supported they will be subject to an occupancy condition which will restrict the use of the property for its intended purpose.
 - 5.61** In the case of new rural enterprises, any demonstrable need for a dwelling should for the first three years be met through the provision of temporary accommodation. If permission for temporary accommodation is granted, any subsequent application for a permanent dwelling will only be granted where the criteria set out in this policy (a to e) have been met.
 - 5.62** In cases where an applicant seeks to remove an occupancy condition, proposals will need to be accompanied by robust evidence to demonstrate that the property has been comprehensively marketed for a minimum period of 12 months in an appropriate manner and at a realistic price that reflects the occupancy restriction.

Replacement of existing homes

- 5.63** The construction of a new dwelling in the open countryside would be contrary to Local Plan policies and the replacement of an existing dwelling with a dwelling on a much larger scale could be incongruous in the local landscape. There may be circumstances where the property is in an unsatisfactory state of repair and replacement would be more economically viable. Applicants will need to demonstrate that the property can still function as a residential property even though it may be in a state of disrepair and the replacement property will be expected to be built on a similar footprint to the existing property or in a position that has less impact on the character and landscape of the surrounding countryside.

Exceptional design quality

- 5.64** National policy sets out a number of requirements with regards to proposals for the development of isolated homes in the countryside where it's design is of exceptional quality. Where a proposal meets all the requirements of the national policy such proposals will be supported.

Maintaining accommodation that meets needs

- 5.65** The Council is concerned with maintaining a supply of housing that meets the needs of residents. Therefore in all cases where a new or replacement home in the countryside is supported, the council will consider whether it is appropriate to remove permitted development rights and so prevent the extension of the property.

HG 5: Windfall Housing Development

- 5.66** The purpose of this policy is to set out the Council's approach to proposals for housing development for land that is not specifically allocated for development that comes forward during the plan period, often referred to as 'windfall' sites.

HG 5

Windfall Housing Development

Within the built form of defined settlements

A proposal for housing development within the main built form (defined in policy S 5 'Development in the Countryside') of a defined settlement (see policy S 3 'Spatial Distribution') will be supported where the site is not protected for its environmental, historic, community or other value, or allocated, designated or otherwise safeguarded for another type of development.

Adjacent to the built form of Service, Secondary and Small Villages

A proposal to build minor scale housing development, defined in the 'Glossary', on a site adjacent to the built form of a defined village will be supported where the proposal demonstrates that:

- a. a sequential approach to site selection has been taken where the re-use of previously developed land will come first before greenfield;
- 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
- 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.


All proposals will individually or cumulatively;

- d. represent incremental and organic growth of the village by virtue of its location, scale and nature;
- 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
- 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.

Further details are set out in the Housing SPD (forthcoming).

Justification

- 5.67** Unallocated or 'windfall' sites that are developed during the plan period are a useful supplement to the allocations in this plan, but are not necessary to meet identified development requirements. Such development can help provide a range of choice, meeting local needs for downsizing and smaller more affordable properties, as well as providing opportunities for self and custom build homes. This type of development can help support local services and



facilities and the sustainability of these settlements. Proposals can also facilitate the redevelopment of previously developed land, also known as brownfield land, which is prioritised in national planning policy. Sites that come forward within the main built form of defined settlements can, in most cases, be supported, so long as the land is not protected for its environmental, historic, community or other value, and is not designated or otherwise safeguarded for another type of development.

- 5.68** Proposals that are located outside the existing built form of villages can also be supported in certain circumstances. For a proposal to be supported it should be limited to minor scale development, comprising no more than 9 homes. Sites are 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.
- 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 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.
- 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. Proposals 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.

HG 6: Gypsies, Travellers and Travelling Showpeople

5.71 The purpose of the policy is to enable the appropriate provision of sites to meet the specific needs of Gypsies, Travellers and Travelling Showpeople in accordance with the Government's ['Planning Policy for Traveller Sites' \(August 2015\)](#) and duties under the Equalities Act (2010)⁽²⁾.

HG 6

Gypsies, Travellers and Travelling Showpeople

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, will be supported where:

- a. there is an identified need that cannot be met through the supply of existing vacant pitches or plots;
- b. the site is within, or well-related to, a settlement defined in the settlement hierarchy (see policy S 3 'Spatial Distribution') with access to a reasonable range of services and facilities including schools and health services;
- c. where the site is located outside the existing built form of a settlement identified in the settlement hierarchy, it has been demonstrated that the proposal:
 - i. cannot be accommodated within the main built form of a settlement and in rural areas the size of the site respects the scale of, and does not dominate, the nearest settled community;
 - ii. demand placed on local infrastructure can be accommodated within existing or planned provision; and
 - iii. would not have a detrimental impact, individually or cumulatively with other existing and/ or permitted development, on the landscape character of the area.
- d. the site is of an appropriate size to be able to provide acceptable living conditions for residents through the provision of an adequate range of on-site services and facilities including access roads, amenity blocks, parking (including space for commercial vehicles), children's play areas, water supply, drainage, power, the storage and collection of waste and recycling and telecommunications;
- e. the proposal incorporates satisfactory measures for screening and landscaping; and
- f. in respect of proposals for travelling showpeople, the site includes adequate space for storage and/ or the keeping and exercising of any animals associated with the occupants' needs.

2 The Act does not define race, however case law has established that Roma Gypsies and Irish and Scottish Travellers are covered by the protected characteristic of race for the Equality Act 2010; Travelling Showpeople are not covered by the protected characteristic of race. Local authorities have a duty under the Equality Act to actively seek to eliminate unlawful discrimination, advance equality of opportunity and promote good race relations.

Justification

- 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 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 20121-26 and 2026-31. 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.
- 5.73** The Council has a [Gypsy, Traveller and Travelling Showpeople Guidance Note](#) to assist members of these communities to navigate the planning application process and to advise applicants of what information needs to be submitted with their planning application. Evidence to support an applicant's travelling status will be required to be submitted with any planning application.
- 5.74** Reference should be made to the [National Planning Policy for Traveller Sites](#) that sets out national policy for gypsy, traveller and travelling showpeople sites. Suitable sites will have access to a reasonable range of services and facilities including education, health, welfare and employment infrastructure, as set out in the national policy.
- 5.75** Given the vulnerability of caravans to flood risk, sites will not be supported where they are in Flood Zone 3. Any potential sites in Flood Zone 2 will also need to demonstrate that the Sequential Test and Exception Test have been carried out in a satisfactory manner in accordance with RM 2 'Flood Risk'.

6 Supporting a High Quality Environment

- 6.1** The high quality environment contributes significantly to what makes Hambleton a special place. Its many and varied natural and man-made assets create a distinctive local identity, playing a critical role in the local economy, helping to foster a high quality of life and having a positive influence on the health and wellbeing of its residents.
- 6.2** The policies in this chapter of The Local Plan seek to promote good quality design and to protect and enhance the district's natural and historic assets and its valued landscapes in order to reinforce local identity, character and distinctiveness.

E 1: Design

- 6.3** The purpose of this policy is to set out the mechanisms for achieving high standards of design for all development.

E 1

Design

All development should be of a high quality, integrating successfully with its surroundings in terms of form and function, reinforcing local distinctiveness and help to create a strong sense of place. All development should have to regard to relevant national and local policies, advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future, including, but not limited to, settlement character assessments, neighbourhood plan policies, conservation area appraisals and village design statements. A proposal will therefore be supported where it:

- a. responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places;
- b. respects and contributes positively to local character, identity and distinctiveness in terms of form, scale, layout, height, density, visual, appearance, visual relationships, views and vistas, the use of materials, native tree planting and landscaping;
- c. achieves a satisfactory relationship with adjacent development and does not have an unacceptable impact on the amenities or safety of future occupiers, for users and occupiers of neighbouring land and buildings or the wider area or creating other environmental or safety concerns;
- d. incorporates reasonable measures to promote a safe and secure environment by designing out antisocial behaviour and crime, and the fear of crime, through the creation of environments that benefit from natural surveillance, defensible spaces and other security measures, having regard to the principles of [Secured by Design](#);
- e. promotes accessibility and permeability for all by creating safe and welcoming places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;

- f. is accessible for all users by maximising opportunities for pedestrian, wheelchair and cycle links within the site and with the surrounding area and local facilities, providing satisfactory means for vehicular access and incorporating adequate provision for parking, servicing and manoeuvring in accordance with applicable adopted standards;
- g. maximises health outcomes, including those that reduce health inequalities and mitigate climate change by improving active travel and walkability, and contributes to health and wellbeing by creating or improving existing open spaces that connect well with green infrastructure networks and incorporating nature conservation and biodiversity enhancements wherever possible;
- h. makes efficient use of the site consistent with achieving a high quality design particularly in relation to public realm, open space, green corridors and layout, and the protection of local character and amenity;
- i. promotes mixed and balanced communities, improving quality of life and facilitating social inclusion; and
- j. achieves an improvement to existing open spaces that connect well with green infrastructure networks and incorporate nature conservation and biodiversity enhancements where possible.

A proposal for large scale development, defined in the 'Glossary', will be expected to be supported by a masterplanning process 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.

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.

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.

Residential extensions and ancillary development

A proposal for the extension of an existing residential dwelling or the provision of ancillary development within the residential curtilage will be supported where:

- k. the proposal respects the scale, massing and materials of the original dwelling and will not cause unacceptable harm to its character;
- l. there is no unacceptable harm caused to the character or appearance of the surrounding area or to the residential amenity of homes nearby;
- m. there is no unacceptable loss of parking or garden and amenity areas; and

- n. in the case of a residential extension in the open countryside extensions will be supported provided that they are not visually intrusive in the landscape, 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.
- o. 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.

A proposal for annexe accommodation will be supported where it meets the above requirements for extensions and ancillary proposals and where:

- p. the annexe has a functional link with the principal dwelling and would be in the ownership of the principal dwelling;
- 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;
- r. the annexe will not have a separate entrance nor a separate stair case; and
- 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.

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.


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.

Justification

- 6.4** National planning policy underlines the importance of good design, identifying it as a key component of sustainable development. 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.

Local distinctiveness

- 6.5** The varied geology of the district has 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.

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- 6.6** Different design solutions will be required to address these distinctively different characteristics and should be based around 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 of development. Developers will be required to follow 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 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.
- 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. Where local distinctiveness is limited due to modern development design should be inspired by positive features in the local context, which would include local materials and be of the best design, whether contemporary or otherwise, that fits comfortably in its surroundings and establishes a new sense of place.
- 6.8** In some areas there are buildings, structures, spaces and landscape features, such as walls and hedgerows that act as boundaries, trees and woodland, that make a positive contribution to the local distinctiveness of a place. Such features should not be removed, harmed or undermined in recognition of their contribution to local distinctiveness and character of a place. Where appropriate to a particular feature's contribution to local distinctiveness, they should be sensitively incorporated into new development by being retained in situ. The potential for sensitive adaptation or re-use of buildings that contribute to local distinctiveness is an important consideration.

Efficient use of land

- 6.9** It is important to seek to optimise the number of homes that can be delivered on sites, taking account of all applicable policy requirements, the character of the surrounding area and the need to ensure high quality layouts and design. With reference to the requirements set out in policy HG 2 'Delivering the Right Type of Homes' for a mix of housing types focused on two and three bedroomed properties it is expected that densities can be somewhat higher than would be the case if the mix of new housing reflected the current mix of property in Hambleton. The requirements in relation to space and accessibility standards however may mean that significantly higher densities are not achievable.
- 6.10** All new homes should ensure that occupants have access to an adequate level of private amenity space and that the space available for existing homes is not reduced significantly or adversely affected.

Safety and security

- 6.11** Good design helps ensure the successful integration of new development into existing neighbourhoods through taking account of community and individual safety considerations and minimising opportunities for crime. Building regulations include security standards (see

[Approved Document Q](#)) that apply to new housing. Aspects of [Secured by Design](#), particularly those that deal with the external environment such as the spaces between and around buildings should be incorporated into the design process.

Safe and secure environments

6.12 High quality designs will also result in safe, secure and accessible environments, particularly in relation to the public realm, which is the term used to describe the publicly accessible areas between buildings. The design of the public realm should seek to limit opportunities for anti-social behaviour whilst ensuring that development is accessible for all members of the community, maximising opportunities for walking and cycling wherever possible. Contextual site surveys should consider key pedestrian and other user desire lines and how development can improve access to local facilities. It is important that multi user links are provided within the site to encourage sustainable travel as well as improved health and well-being within communities.

Green networks

6.13 Open space and green networks should be incorporated where possible to contribute to biodiversity and quality of life for residents. Many of Hambleton's towns and villages lack useful networks of footpaths which join together to provide a circular route for exercise and amenity: these should be encouraged and improved wherever possible. Green verges to the front of developments should be incorporated where these are part of the existing settlement character.

Health and wellbeing

6.14 Prioritising active travel and road safety by investing in better walking and cycling infrastructure to provide opportunities to improve active travel is necessary for the long-term health and wellbeing of all residents. Designing local areas so that they are easy and safe to walk around; and providing many destinations within walking distance, increases their walkability and consequently activity levels. Incorporating activity into everyday life by building and creating environments which make it easy to combine modes of transport such as walking, cycling, and public transport is the best way to achieve increased levels of activity.

6.15 Providing more and better quality green spaces, as part of a wider network of green infrastructure, increases levels of social contact and integration. Creating green spaces closer to homes is essential for positive health outcomes. Having green space that residents can walk to delivers clear health benefits for the local community; prevalence rates for diabetes, cancer, migraine/ severe headaches and depression are lower in areas with more green space within a one kilometre radius. It is important to minimise risks to health by addressing poor air quality, pollution and contamination. Prioritising policies and interventions that both reduce health inequalities and mitigate climate change by improving opportunities for active travel, good quality green spaces and energy efficient homes is essential to facilitate the long-term health of residents. Opportunities to remove barriers to community participation and action, and reduce social isolation and increase social engagement are important.

Accessibility

- 6.16** All proposals will need to incorporate safe vehicular access and servicing arrangements 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.

Placemaking

- 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 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.
- 6.18** A design code 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.
- 6.19** Masterplans should include an implementation outline and phasing schedule to set out the timetable and phasing for the site's delivery and are essential where there are infrastructure and/ or service provision requirements. This will give the Council and the community an indication of how development will be staged. The phasing of the development should be described, detailing which elements will be built first and which later, which decisions should be made early, and which should be allowed to evolve in response to future opportunities.

Residential extensions and ancillary development

- 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 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 overlooking neighbouring windows and gardens to an unacceptable degree.

- 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.
- 6.22** Annexe accommodation is defined in the 'Glossary' a residential annexe is accommodation ancillary to the main dwelling within the residential curtilage and must be used for this purpose. 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.

Residential extensions in the open countryside

- 6.23** Whilst proposals for extensions to dwellings will normally be acceptable within existing built-up areas, the enlargement of existing dwellings in open countryside may have a more conspicuous effect on their individual character and could lead, cumulatively, 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.

E 2: Amenity

- 6.24** The purpose of this policy is to ensure that the physical environment created by new development protects and promotes a high standard of amenity both for future occupiers and users, and for surrounding uses.

E 2

Amenity

All proposals will be expected to provide and maintain a high standard of amenity for all users and occupiers, including both future occupants and users of the proposed development as well as existing occupants and users of neighbouring land and buildings, in particular those in residential use. A proposal will therefore be required to ensure:


- a. adequate availability of daylight and sunlight for the proposed use, and would therefore not result in significant effects of overshadowing and the need for artificial light;
- b. the physical relationships arising from the design and separation of buildings are not oppressive or overbearing, and in particular will not result in overlooking causing loss of privacy;
- c. there are no 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;
- d. that adverse impacts from the following sources will be made acceptable:
 - i. air pollution;
 - ii. contamination;
 - iii. dust;
 - iv. obtrusive light;
 - v. odour;
 - vi. overheating; and
 - vii. water pollution;
- e. adequate and convenient provision is made for the storage and collection of waste and recycling;
- 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.

Where mitigation is necessary to ensure that the above requirements are met their compatibility with all other relevant policy requirements will be considered when determining the acceptability of the proposal.

3 Noise exclusion, restriction and insulation zones, defined by the Civil Aviation Authority for civilian aerodromes and the Ministry of Defence for RAF airfields

Justification

- 6.25** Good design is not solely a visual concern; it contributes significantly to people's enjoyment of buildings and the spaces between them. Design also has important social and environmental dimensions, such as the potential for a high quality public realm to contribute to public health, a more inclusive environment, quality of life and sustainability.
- 6.26** A common concern when development is proposed is that of its potential impact on neighbouring uses. More intensive forms of development make more efficient use of land and buildings, but have greater potential to adversely impact on their surroundings. A key role of the planning system is to ensure that new development does not have an adverse impact on the amenity of existing properties and that adequate levels of amenity will be enjoyed by future occupiers of the proposed development. This policy sets out the criteria that will be used to assess whether a proposal will have a significant impact upon amenity.
- 6.27** Careful design, layout and orientation are essential to ensure proposals do not adversely affect others. To ensure the wellbeing of occupiers it is important to ensure that new developments do not materially alter light levels outside the development and/ or have the potential to adversely affect the use or enjoyment of nearby buildings or open spaces. Aspects that will need careful consideration include whether the proposal will block daylight or affect the privacy of neighbouring buildings, particularly in the habitable rooms of a property. Where developments have an impact on the daylight or sunlight of adjoining buildings, a more detailed analysis will be required in accordance with [BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice \(2011\)](#) or successor documents. Required mitigation may include considerations such as the siting of buildings, landscaping and building design.
- 6.28** At their most extreme, noisy activities are a special category of uses that raise problems similar to those of the hazardous and environmentally sensitive operations. Other activities and operations, such as industrial processes, can give rise on occasion to noise that affects amenity. Noise generating development should wherever possible be located away from noise sensitive development (eg. housing). Conversely development will not be supported in the vicinity of established noise generating uses unless appropriate measures are taken to ensure that the noise does not adversely affect amenity. Considerations will include the internal and external levels, timing, duration and character of noise. Decisions will consider noise impacts in an integrated manner alongside other potential impacts of the proposed development, and will have regard to the [Noise Policy Statement for England](#) where appropriate. Reference should be had to the NPPF (paragraphs 170 and paragraph 180), which advises on how the planning system can help minimise the adverse risk of noise, in particular by ensuring new development is appropriate for its location taking into account living conditions as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development, along with the prevention of new and existing development which may contribute to unacceptable levels of noise pollution.
- 6.29** Within the district particular issues are raised by noise generated by the military airfields at RAF Leeming and Linton-on-Ouse. The Proposals Map shows areas that are defined as noise exclusion, restriction and insulation zones. Restrictions may be necessary relating to the height and detailed design of buildings. As well as taking account of noise issues, it should also be recognised that the appropriateness of any location for development will need to take account of safety issues in relation to airfields, as required by [Circular 01/03 of the Town and](#)



[Country Planning \(safeguarded aerodromes, technical sites and military explosives storage areas\) direction 2002 \(as amended\)](#). The district is also covered by a number of aerodrome safeguard areas, designated by the Civil Aviation Authority for civilian aerodromes and the Ministry of Defence for RAF airfields, where the aerodrome operator will be consulted on certain planning applications.

- 6.30** Minimisation of disturbance through poor air quality, odour, obtrusive light, and dust emissions are also important in providing a reasonable quality of life for occupiers and to safeguard biodiversity and the quality of the environment. Proposals should consider how such adverse impacts could impact on both future occupants and users of the proposed development as well as existing occupants and users of neighbouring land and buildings, in particular those in residential use. The Council will not support proposals where for example new residents would be likely to raise complaints about neighbouring existing uses. Aspects that will need careful consideration include how the use of artificial light will impact on wildlife. Such considerations apply equally to proposals to extend and alter existing buildings as they do to new developments.
- 6.31** Waste and recycling can cause amenity issues, particularly where adequate provision has not been made or where it has been poorly implemented. Adequate provision of convenient space for storage of recyclables and green waste awaiting collection, usually in wheeled bins is essential. Reference should be had to [Building Regulations Approved Document H](#) (section 6), which sets out the minimum requirements. Reference should also be had to information available from the Council relating to local arrangements for collection of waste and recycling.

Notifiable installations

- 6.32** The storage of hazardous substances are referred to as notifiable installations and are covered by separate consenting processes. The policy requires that there would be no adverse affect on safety near a notifiable installation and that there would be no increase in the number of people that would be put at risk in the vicinity of a notifiable installation. The distances involved will depend on a number of factors including the details of the development proposed and the substances and potential hazard of the installation. Detailed advice should be sought from the Council's Environmental Health service.

E 3: The Natural Environment

- 6.33** The purpose of this policy is to set out how the Council will consider proposals in relation to biodiversity and geodiversity.

E 3

The Natural Environment

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:

- 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 as a last resort compensation is delivered to offset any residual damage to biodiversity;
- b. the biodiversity offsetting metric is used to demonstrate that a proposal will deliver a net gain for biodiversity;
- 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](#);
- 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
- e. they can demonstrate that the need for the proposal outweighs the value of any features that would be lost.

A proposal that may impact on a special area of conservation (SAC), special protection area (SPA) or Ramsar site will only be supported where it can be demonstrated that there will be no likely significant effects and no adverse effects on the integrity of an European site, unless there are no alternative solutions and it is justified by an 'imperative reasons of overriding public interest' (IROPI) assessment under the Habitats Directives.

A proposal that may either directly or indirectly negatively impact a Site of Special Scientific Interest (SSSI) will not normally be supported. All proposals should seek to protect and enhance SSSIs wherever possible.

In addition, where a proposal is located within 2.5km of the North York Moors SPA, evidence must be provided of the extent to which the site and surrounding land is used by golden plover to ensure that loss of supporting habitat outside of the SPA does not occur. This may require a Phase 1 habitat survey to determine suitability of habitat and if required non breeding bird surveys to determine presence/ absence of golden plover and population present. Multiple years data may be required to fully support the proposal.

Justification

- 6.34** The policy aims to prevent harm to protected habitats and species, and sites of geological importance, from direct impacts such as land take, and from indirect impacts such as recreational impacts, changes to a watercourse or air pollution and the potential combination


of such impacts. It should be recognised that harm to a nature site could be manifested at some distance from a proposed development site, for example where a proposal would lead to changes in water quality or quantity that affects a designated site down-stream.

Designated sites

- 6.35** Hambleton has a wide variety of sites designated as being of international, national or local biodiversity or geological importance. The highest level of protection is afforded to statutorily protected biodiversity, generally designated at international or national level and protected under European or national legislation,
- 6.36** Designated sites in Hambleton include:
- North York Moors Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest (located in the North York Moors National Park Local Planning Area)
 - Nosterfield Local Nature Reserve
- 6.37** Proposals for development that is likely to have an adverse impact on the integrity of a SPA or SAC (collectively referred to as Natura 2000 sites) must be accompanied by a Habitats Regulations Assessment and then, if necessary, an Appropriate Assessment of the likely implications for the site.
- 6.38** At the national level are Sites of Special Scientific Interest which are protected under the provision of the Wildlife and Countryside Act 1981. Below the national level are non-statutory sites that have been identified as being of local importance. These comprise Local Geological Sites (LGS), Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs). LGSs and SINCs are designated in conjunction with North Yorkshire County Council and Natural England, while LNRs are a statutory designation.

Non-designated sites and habitats

- 6.39** Biodiversity and geological interest in the district is not confined to sites and habitats that have been formally designated. Many non-designated sites and features are also of importance and the Council will seek to promote opportunities for their protection and enhancement wherever possible. This will involve working with neighbouring authorities and other partners to deliver the priorities and actions identified in the North Yorkshire and York Local Nature Partnership Strategy which seeks to meet the following objectives:
- Conserving, enhancing and creating natural sites and strengthening natural corridors
 - Enhancing connections between nature and the local economy and improving the quality and use of the area's green infrastructure to attract appropriate inward investment
 - Increasing access to nature to improve public health and engagement with local communities on nature projects
 - Strengthen climate change mitigation and adaptation through natural solutions.
- 6.40** The Council recognises the importance of protecting and enhancing natural habitats, including ancient woodland, veteran trees, historic wetlands and species-rich grassland, which have a key role to play in the wider network of green infrastructure. The loss of these irreplaceable habitats will only be permitted where the benefits of development in that location can clearly be demonstrated to outweigh their loss.



6.41 The built environment should aim to be permeable to wildlife and incorporate features into the design of developments which enhance biodiversity. This could include for example sustainable drainage systems and living roofs or much smaller features such as bat boxes or insect hotels. Masterplanning for larger development sites will need to identify measures for maximising the contribution of the built environment to biodiversity and the net gain in green infrastructure, including improving the links to existing provision.

Eco-system services

6.42 The benefits that people get from the natural environment, including the provision of food and drinking water, are referred to as ecosystem services and consideration of the value of these services is a key aspect of sustainable development and health and well being. The Council will work with other partners and use its planning powers to protect and improve the delivery of ecosystem services delivered by the district's natural environment.

E 4: Green Infrastructure

6.43 The purpose of this policy is to set out the Council's approach to ensuring that green infrastructure is protected and where possible enhanced.

E 4

Green Infrastructure

The Council will seek to protect existing green infrastructure, secure improvements to its safety and accessibility, and secure net gains to green infrastructure provision by requiring development proposals to:

- a. incorporate and where possible enhance existing green infrastructure features as an integral part of the design, and provision of a landscaping scheme which deals positively with the transition between development and adjoining land;
- 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, including linking green spaces, and/ or address fragmentation of green infrastructure through inclusion of street trees, green roofs and other features as appropriate;
- c. where the site is located within or in close proximity to a green infrastructure corridor, including but not limited to those identified in the [North Yorkshire & York Local Nature Partnership Strategy](#) or a component of green infrastructure, enhance or creating links within, to and between the site and the corridor and to enhance the functionality of the corridor;
- d. increase appropriate tree species and access to woodland cover in the district; and
- e. take opportunities to protect and enhance the public right of way network, avoiding unnecessary diversions and through the addition of new links.

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.


Justification

6.44 Green infrastructure is defined in national policy as a network of multi-functional green spaces, both urban and rural, which are capable of delivering a wide range of environmental and quality of life benefits for local communities. Key components of green infrastructure within the district include parks and gardens; natural and semi-natural urban greenspaces (woodlands, grasslands, wetlands, open and running water, disused quarries, orchards); green corridors (river and rail corridors and rights of way); outdoor sports facilities; amenity greenspace (informal recreation areas, domestic gardens, village greens and commons) and other areas (allotments, cemeteries and churchyards) and can include other features such as green roofs and walls. Many forms of green infrastructure perform several function, typically for biodiversity, flood risk protection and surface water management as well as informal recreational open space.

6.45 Networks of green infrastructure are integral to the character and appearance of Hambleton's towns and villages and provide important biodiversity and health and well-being benefits. They also have a role in the improving air quality and mitigating against adverse impacts on

air quality. Green infrastructure also plays a significant role in climate change adaptation and mitigation, including flood risk protection and surface water management, provision of renewable energy, and urban micro climate control. National policy and guidance considers that green infrastructure therefore has a role in the delivery of a variety of planning policies, from building a strong, competitive economy, delivering a wide choice of high quality homes, good design, promoting healthy communities, meeting the challenge of climate change and flooding and conserving and enhancing the natural environment. As such green infrastructure has a role in achieving the specified outcomes of this Plan.

- 6.46** The Yorkshire and Humber Green Infrastructure Mapping Project has identified a number of key corridors and highlighted that provision crosses local authority boundaries. These green infrastructure corridors have been incorporated into and form an important part of the [North Yorkshire & York Local Nature Partnership Strategy \(June 2014\)](#). The strategy identifies a number of priority areas, three of which lie partly within Hambleton, they are The River Swale; Howardian Hills AONB and North York Moors National Park and Coast. The latter two areas are within the district but not within the plan area. The priorities for these areas are detailed in the strategy.
- 6.47** The Council will continue to work with partners to identify local green infrastructure features and establish local priority projects. The [Northallerton, Brompton and Romanby draft Landscape and Open Space Strategy \(2016\)](#) identified potential local green infrastructure corridors and potential landscape character conservation areas, the Council will seek to maximise the opportunities to enhance or create links to these identified features in addition to those identified within the North Yorkshire, York Local Nature Partnership strategy and any other future green spaces strategy. The [Hambleton Landscape Character Assessment and Sensitivity Study \(May 2016\)](#) identifies opportunities for enhancing landscape and green infrastructure for each landscape character area. The [Hambleton Settlement Character Study](#) identify existing areas of green infrastructure and opportunities to enhance green infrastructure features for each settlement. They are summarised below for the five market towns:
- 6.48** In the Northallerton area the Council will work with partners and will encourage proposals that enhance the biodiversity of the Turker Beck, Willow Beck and Sun Beck watercourses as a network of accessible green infrastructure.
- 6.49** In and around Thirsk the Council will work with partners and will encourage proposals that develop opportunities to improve green infrastructure provision along Cod Beck, the Holmes and Sowerby Flats.
- 6.50** In and around Bedale the Council will work with partners and will encourage proposals that take advantage of opportunities to enhance green infrastructure provision along Bedale Beck and to improve the footpath links with Bedale Park.
- 6.51** In Easingwold the Council will work with partners and will encourage proposals that improve connectivity between the open spaces at Millfields, the Memorial Park, the cricket ground and Chase Garth Park and also proposals that make use of the disused Easingwold to Alne railway line as part of the network of green infrastructure.

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- 6.52** In the Stokesley area the Council will work with partners and will encourage proposals that protect and enhance the character of the historic market place and its setting on the River Leven and will also support proposals that develop a green infrastructure network for the town based on the River Leven corridor.

Trees

- 6.53** Trees and woodland cover are an important component of Hambletons landscape character. The Council intends to protect and where possible increase the amount of woodland cover to support improvements in the green infrastructure provision. This also helps to combat the effects of climate change such as providing valuable shade in more densely developed areas. This increase in coverage relates to individual trees, street trees and small copses as well as larger woodland blocks, copses and linear belts.
- 6.54** The Woodland Trust recommends that everyone should have access to a minimum of 2 hectares of woodland within 500m of where they live, and a minimum of 20 hectares within 4km of where they live ([Access to Woodland, August 2014](#)). To achieve these targets priority will be given to advance planning of woodland blocks, copses or linear belts, where there is a local deficiency of woodland, it would link existing isolated small woods and it would enhance the landscape character.

E 5: Development Affecting Heritage Assets

6.55 The purpose of this policy is to ensure that development proposals protect and conserve the district's heritage assets and their settings and where possible enhance them.

E 5

Development Affecting Heritage Assets

Heritage assets and their settings

A proposal will be required to demonstrate the potential for adverse impacts on 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 contain sufficient detail for the 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. Heritage statements should:

- a. assess all heritage assets and their settings that would be affected, describing and assessing their significance and special interest;
- b. set out how the details of the proposal have been decided upon describing how all adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible;
- c. detail how, following avoidance and minimisation, the proposal would impact on the significance and special interest of each asset;
- d. provide clear justification for the proposal, especially if it would harm the significance of a heritage asset or its setting, so that the harm can be weighed against public benefits; and
- e. identify ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings.

A development proposal will be supported where it ensures :

- f. those features that contribute to the special architectural or historic interest of a listed building or its setting are preserved;
- g. those elements that have been identified as making a positive contribution to the special architectural or historic interest of a conservation area and its setting are preserved and, where appropriate, enhanced, having regard to settlement character assessments and conservation area appraisals;
- h. those elements which contribute to the layout, design, character, appearance or setting of a registered park and garden will not be harmed or its future restoration prejudiced;
- i. the historic, archaeological or landscape interest of a registered battlefield would not be harmed or any potential for interpretation prejudiced;
- j. those elements that contribute to their archaeological interest and setting of a scheduled monument or other archaeological site of national importance will be conserved; and
- k. those elements which contribute to the significance of a non-designated archaeological sites will be conserved, in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation will be ensured through preservation of the remains in situ as a preferred solution. When 'in situ' preservation is

not justified, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the Council and deposited with the Historic Environment Record.

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.

Proposals which would remove, harm or undermine the significance of a non-designated heritage asset will be permitted only where the benefits of the development outweigh the harm.

Schemes that help to ensure a sustainable future for the district's heritage assets, especially those identified as being at greatest risk of loss or decay will be supported where the public benefits outweigh any harm to the significance of the assets, including the principle of enabling development.

Archaeology

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:

- l. Information identifying the likely location and extent of the remains, and the nature of the remains;
- m. An assessment of the significance of the remains; and
- n. Consideration of how the remains would be affected by the proposed development.

Justification

6.56 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 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.

6.57 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.

Archaeology

6.58 Hambleton has a rich history that has led to significant potential for archaeological remains. Where the site for a development proposal may contain archaeological remains the proposal must be accompanied by an appropriate archaeological assessment, supported by including a field evaluation if necessary. The assessment must include information identifying the likely location and extent of the remains, and their nature, as well as an assessment of the significance of the remains. The assessment will also need to include consideration of how the remains would be affected by the proposed development.

E 6: Nationally Protected Landscapes

6.59 The purpose of this policy is to set out the Council's approach to ensuring that the protected landscapes within the district are appropriately protected.

E 6

Nationally Protected Landscapes


The natural beauty and special qualities of the Howardian Hills and Nidderdale Areas of Outstanding Natural Beauty (AONBs), together with the settings of these AONBs and the North York Moors National Park, will be conserved and enhanced. This will be achieved by:

- a. Supporting small-scale development in the AONBs where this is compatible with the priorities and objectives of the relevant AONB management plan.
- b. Resisting proposals for major development in the AONBs unless there are exceptional circumstances and it can be demonstrated that individual proposals are in the public interest. In demonstrating exceptional circumstances applicants will be required to:
 - i. justify the need for development, including any national need;
 - ii. assess the impact of any decision on the local economy;
 - iii. assess whether development can technically and viably be located elsewhere outside the AONB or the need for the proposal met in some other way; and
 - iv. assess any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be mitigated.
 - v. justify that the development will not adversely affect the integrity of any Natura 2000 site within 10 km of the proposed development. This is due to the North York Moors SAC and SPA being situated within the National Park.
- c. Resisting other proposals that would have a harmful impact on the AONBs and their settings or the setting of the North York Moors National Park, or on the objectives of the respective management plans for these designations.

Justification

6.60 National planning policy requires that great weight should be given to conserving landscape and scenic beauty, including wildlife and cultural heritage, in national parks and areas of outstanding natural beauty (AONBs), which are afforded the highest status of protection in relation to these interests.

6.61 The Local Plan area includes parts of two AONBs; The Howardian Hills AONB lies between the Vale of Pickering and the Vale of York and forms a clearly defined geographical area of well-wooded rolling countryside; The Nidderdale AONB, centred around the Rivers Nidd and Washburn, is dominated to the west by heather moorland and to the east broadens to a more pastoral landscape containing historic parks and gardens and country houses. Both AONBs are the subject of management plans setting out priorities for the protection, enhancement and enjoyment of their special qualities.

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- 6.62** Although outside the Local Plan area, the North York Moors National Park has a significant influence on the character of the district. Development within the setting of the National Park could have an impact on the National Park purposes, and therefore the priorities of the National Park Management Plan.
 - 6.63** This policy seeks to ensure that development within or close to these nationally designations does not undermine the reasons for which they were designated. Proposals for development, therefore, will generally be supported where they do not detract from the special qualities of these designations and their settings and help to deliver the objectives of the respective management plans.
 - 6.64** Proposals for renewable energy development must have regard to the potential impact on Hambleton's landscapes as identified in policy RM 7 'Renewable and Low Carbon Energy '.

E 7: Hambleton's Landscapes

6.65 The purpose of this policy is to ensure that the character and distinctiveness of the landscapes of Hambleton is protected and where possible enhanced.

E 7

Hambleton's Landscapes

The Council will protect and enhance the distinctive landscapes of the district. A proposal will be supported where it:

- 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;
- b. conserves and, where possible, enhances any natural or historic landscape features that are identified as contributing to the character of the local area;
- c. conserves and, where possible, enhances rural areas which are notable for their remoteness, tranquillity or dark skies;
- d. takes account of areas that have been identified as being particularly sensitive to/ or suitable for certain forms of development;
- e. protects the landscape setting of individual settlements and helps to maintain their distinct character and separate identity by preventing coalescence with other settlements; and
- f. is supported by an independent landscape assessment where the proposal is likely to have a detrimental impact on the landscape.

Townscape

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.

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.

Trees, Hedgerows and Woodland

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.

Should a development including infrastructure provision result in the loss threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value this would only be acceptable where:


- g. A replanting scheme is agreed and this would include new large native trees to form part of landscaping and improve tree canopy, the form of which will be determined by negotiation;

- h. For larger developments it would include a sustainable tree management programme in order to ensure any trees, hedgerows or woodland are established;
- i. Any new species should provide local distinctiveness within the landscape, and support biodiversity; and
- j. Any tree planting is the appropriate type of tree for the location, including distance to buildings considering root spread.

In all cases where trees, hedgerows or woodland are to be planted this must be carried out at an appropriate time of the year to enable their establishment with the minimum of aftercare.

Justification

- 6.66** The landscape of Hambleton is an important element of its distinctive character and history. It generally consists of low-lying farmland with a dispersed pattern of market towns, villages and farmsteads. Due to the low-lying nature of the landscape, views to and from settlements are generally restricted, with the notable exceptions of Borrowby and Crayke, which are elevated. Key features of the landscape include the feeling of openness, sense of tranquility, large open skies and framing of the central low-lying area by the steep scarp of the Hambleton Hills to the east, the foothills of the Yorkshire Dales to the west and the Howardian Hills to the south-east.
- 6.67** The [Hambleton Landscape Character Assessment and Sensitivity Study](#), identifies 26 distinct landscape character areas across the district and for each of them sets out guidelines regarding landscape and visual sensitivity to development. This guidance is supported by the Landscape and Settlement Character Assessment (2008), which assesses the extent of the visual envelopes around the district's main towns. The settlement character assessments part of the district wide study identify the historic character and sensitivity of the built form and surrounding landscape of the settlements.
- 6.68** As well as protecting the distinctive landscape of the individual character areas, this policy aims to protect the form and character of the district's settlements by ensuring that development does not have an unacceptable impact on their setting or lead to coalescence. Proposals for development should have regard to the guidance set out in the documents referred to above and where there is likely to be an impact on landscape character, the Council will require an independent assessment, which should be proportionate to the scale and type of development proposed. In cases where the impact of development on the landscape is considered to be significant, a full landscape and visual impact assessment (LVIA) will be required. Harm to the character of the landscape will only be permitted where the public benefits of the development clearly outweigh harm to the landscape or where acceptable mitigation measures can be put in place to minimise that harm.
- 6.69** The Council recognises that green spaces within towns and villages can make a significant contribution to the character and identity of the district's town and villages and often provide important links to the wider landscape. National planning policy makes provision for local communities to identify areas to be designated as local green spaces within local and/ or neighbourhood plans. Potential sites for designation as such were identified as part of the



settlement character assessment work and CI 3 'Open Space, Sport and Recreation ' confirms which sites have been formally designated as local green spaces and are therefore protected under the terms of that policy.

- 6.70** Proposals for renewable energy development must have regard to the potential impact on Hambleton's landscapes as identified in policy RM 7 'Renewable and Low Carbon Energy '.

Townscape

- 6.71** Many settlements have existing open spaces that are important to the character and appearance of the local area but also play a crucial role in the health and well-being of communities. Where development would result in the whole or partial loss of an important open space it will not be supported.

Trees, Hedgerows and Woodland

- 6.72** Trees, woodlands, hedges and hedgerows provide important habitats for a range of species, provide shelter, help reduce noise and atmospheric pollution and also store carbon dioxide, helping to mitigate against climate change. A hedge is generally found within a settlement and often has an amenity or ornamental role; a hedgerow is more commonly found in a rural setting although some old hedgerows remain within settlements and often provide field boundaries and may comprise a range of native species. They add to the character and quality of the local environment, can have historic value (e.g. ancient woodlands) and can offer recreation opportunities supporting health and wellbeing. Trees along a river bank also help to protect the river edge and shade the water reducing the potential for water to warm and thereby hold less oxygen, which is detrimental to biodiversity.
- 6.73** It is essential that the presence of existing trees be considered at an early stage in the development process and that where appropriate, provision is made for new tree planting. Whilst trees can be seen as a constraint, with sympathetic design they can enhance a development. Some specific trees or groups of trees are of particular value such that their removal would have a significant impact upon the local environment and its enjoyment by the public. Where they are potentially under threat, the Council will make Tree Preservation Orders (TPO) to protect them. Equal consideration will be given to hedgerows that provide a significant contribution which are classed as 'important' under the Hedgerow Regulations 1997 (as amended).
- 6.74** The Council will encourage proposals which seek to increase the planting of trees, woodland and hedgerows particularly in built up areas and on the edges of settlements, where this will contribute to the enhancement of landscape character, amenity, recreation, health and welfare of residents, biodiversity, geological and historical conservation, ecosystem services, tourism and the economic regeneration of the district.

7 Infrastructure and Community Services

- 7.1** Improved infrastructure is essential to cater for a growing population and also to address existing deficiencies. Community services and facilities together with a safe and efficient transport system play a vital role in promoting the sustainability of communities and contributing towards healthy and inclusive lifestyles.
- 7.2** The policies within this chapter of the plan seek to ensure that existing and future residents have good access to all necessary infrastructure – physical, green and social – and that the provision of new services and facilities is appropriately phased with proposed growth for the area.

CI 1: Infrastructure Delivery

- 7.3** The purpose of this policy is to ensure that development is supported by the timely provision of the social and physical infrastructure necessary for sustainable communities to function effectively.

CI 1

Infrastructure Delivery

The Council will seek to ensure that development is supported by the timely delivery of necessary infrastructure and facilities by:

- a. requiring that proposals for development are capable of being accommodated by existing or planned infrastructure and services and do not have an unacceptably harmful impact on existing systems, established by appropriate assessment or investigatory work;
- b. requiring developers to provide, or meet the costs of providing, the infrastructure, facilities and/ or mitigation necessary to make their proposed developments acceptable in planning terms;
- c. ensuring suitable arrangements are made for ongoing maintenance where infrastructure and facilities are directly provided as part of the development concerned;
- d. requiring that the delivery of development is coordinated with the delivery of new or improved infrastructure and services and causes minimal disruption to existing provision; and
- e. working with developers and infrastructure/ service providers to identify viable solutions for the delivery of infrastructure and services to support sustainable development;

Planning permission will be refused for proposals where it appears that a larger site has been deliberately sub-divided into smaller parcels in order to avoid the requirements of any policy that requires developer contributions above a specified threshold, such as for affordable housing.

The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Requirements should be provided on site, but may be provided off site with the agreement of the Council and relevant service providers.

Justification

- 7.4** This policy is concerned with the timely provision of the social and physical infrastructure necessary for sustainable communities to function effectively. This encompasses a range of different types of infrastructure:
- highway and transport infrastructure, including public transport services, walking and cycling facilities and parking provision;
 - education, community safety, and health and social care;
 - emergency and essential services, including waste services;
 - green infrastructure and biodiversity enhancement/ mitigation;
 - green spaces, recreation, sport and leisure and other community facilities; and
 - drainage and flood prevention and protection and utilities such as water supply and drainage, waste water treatment, gas and electricity and telecommunications.
- 7.5** Wherever possible, development should be located to make use of existing infrastructure capacity. Where growth exceeds current capacity, the additional infrastructure required needs to be carefully planned for. Ensuring that the delivery of development is coordinated with the delivery of new or improved infrastructure and services will be essential.
- 7.6** Where particular requirements of sites allocated for development are known they are identified in the applicable allocation policy. The delivery of development may need to be managed through the use of review mechanisms to ensure necessary infrastructure is provided to meet needs. Conditions or a planning obligation may be used to secure this. The timing of provision will also be carefully considered to ensure that adequate infrastructure, support and facilities are in place before development is occupied or comes into use.

Infrastructure delivery plan

- 7.7** In line with national planning policy, the Council has been working with other authorities and infrastructure providers to assess the existing quality and capacity of infrastructure and to identify the level of infrastructure required to support the levels of growth in the Local Plan.
- 7.8** This work has informed the preparation of the Infrastructure Delivery Plan (IDP) which sets out what infrastructure improvements are required to facilitate the levels of development identified in the Local Plan and, where possible, estimates the cost of these improvements, the availability of funding and the timetable for delivery. The Council will keep the IDP under review to ensure that it provides the most up-to-date position on the infrastructure needs of the district and to monitor progress on the provision of infrastructure, working with developers and infrastructure providers to resolve any delays caused to the programme of delivery.
- 7.9** The Local Plan in conjunction with the IDP will play a key role in securing public and private sector involvement in infrastructure delivery and in aligning the programmes of the various providers.

Community infrastructure levy

- 7.10** The Community Infrastructure Levy (CIL) as a charge on development is a key contributor to the delivery of strategic infrastructure, but is not meant to replace mainstream sources of funding and will not cover the full costs of all the infrastructure projects identified in the IDP. The Council will work closely with relevant infrastructure and service providers to ensure that

funds secured from CIL are apportioned appropriately so that necessary infrastructure is planned and delivered in a coordinated manner. The Council will seek to work with infrastructure and service providers to secure other funding opportunities for infrastructure projects.


- 7.11** Although CIL will be an important source of funding for the delivery of larger strategic infrastructure facilities, planning obligations in the form of Section 106 agreements will continue to be used for the direct mitigation of site-specific impacts, for example affordable housing, on-site infrastructure requirements and open space provision, including appropriate arrangements for ongoing maintenance. The use of planning obligations for infrastructure that would be funded in whole or in part by CIL is restricted to ensure that there is no duplication between the two.

Impact on the local highways network

- 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).
- 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.

Viability

- 7.14** National policy requires local plans to set out the contributions expected from development, such policies should not undermine the deliverability of the plan through the total cost of those requirements. National planning guidance indicates that the role for viability assessment is primarily at the plan making stage. The council through its Whole Plan Viability Study (2019) has fully considered the cumulative impact of its policy requirements on development, including infrastructure requirements set out within this and all other policies in the plan.
- 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 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.

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- 7.16** Should there be concerns regarding viability it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Should viability assessment be submitted the Council will have regard to all the circumstances, including any change since the plan was brought into force and the viability work was undertaken. Applicants must provide a financial appraisal and pay for an independent review of the appraisal by a suitably qualified expert appointed by the Council. Only where viability is a demonstrable issue and where developments have over-riding planning benefits, including consideration of the Councils existing supply and alternative sites within the plan, should consideration be given to grant planning permission.
- 7.17** The viability of a scheme can change between the time of the application and the time and duration of building works. Where contributions have been reduced below the requirements set out in the policy at the time of application, the Council will seek to ensure that maximum public benefit is secured over the period of the development. The Council will require viability review mechanisms through Section 106 agreements on all major applications which do not meet in full the specified affordable housing targets or other policy requirements at the time permission is granted.
- 7.18** A development site should not be artificially reduced in size or subdivided in order to reduce or eliminate the developer contributions such as affordable housing requirements, for example by sub-dividing sites or reducing the density of all or part of a site. Contributions will be calculated on the complete developable area and apportioned appropriately for planning applications for development which forms part of a more substantial proposed development, on the same or adjoining land. This also applies if the development is proposed in phases, with later phases having to fulfill affordable housing requirements from previous phases, if this has not been adequately provided for.

CI 2: Transport and Accessibility

7.19 The purpose of this policy is to ensure that all aspects of transport and accessibility are satisfactorily dealt with in all developments.

CI 2

Transport and Accessibility

The Council will work with other authorities and transport providers to secure a safe and efficient transport system that supports a sustainable pattern of development that is accessible to all.

A proposal will be supported where it is demonstrated, through production of a travel plan and travel assessment or travel statement as necessary, that:

- a. it is located where the highway network can satisfactorily accommodate, taking account of planned improvements, the traffic generated by the development and where the development can be well integrated with footpath and cycling networks and public transport;
- b. where transport improvements are necessary proportionate contributions are made commensurate with the impact from the proposed development;
- c. it seeks to minimise the need to travel and maximise walking, cycling, the use of public transport and other sustainable travel options, to include retention and enhancement of existing rights of way;
- 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;
- 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 advice from early engagement with Highways England;
- f. safe physical access can be provided to the proposed development from the footpath and highway networks;
- g. adequate provision for servicing and emergency access is incorporated; and
- h. adequate provision for parking is incorporated, taking account of:
 - i. highway safety and access to, from and in the vicinity of the site;
 - ii. the accessibility of the development to services and facilities by walking, cycling and public transport;
 - iii. the needs of potential occupiers, users and visitors, now and in the future;
 - iv. the amenity of existing and future occupiers and users of the development and nearby property; and
 - v. opportunities for shared provision, where locations and patterns of use allow.

All routes within development will be provided to an adoptable standard and all pedestrian and cycle routes will be formalised as rights of way unless otherwise agreed with the Council and the Highways Authority.

The Council will:

- i. Support transport improvements required to address the cumulative impact of development across the district and those identified in the North Yorkshire Local Transport Plan.
- j. Support improvements to the rail network and Thirsk and Northallerton rail stations, particularly for accessibility and capacity and as a focus for economic growth.

Justification

7.20 There is a high reliance on the private car in the district, particularly in rural areas and in and around Easingwold and Stokesley where there are limited alternative sustainable travel options. The plan seeks to reduce the need to travel long distances by directing development to settlements and locations close to the strategic transport network and in settlements that have good access to services, facilities and job opportunities. In order to increase overall accessibility, minimise congestion and improve safety, development will be supported where the need for travel can be minimised and where sustainable travel modes, defined in the 'Glossary', are realistic options. This should enable a greater proportion of trips to be made by foot or bicycle or by other sustainable modes. Opportunities to maximise the use of sustainable travel modes will vary between the market towns, where sustainable modes are more readily available, and more rural areas where alternatives to the private car are often limited or not available.

7.21 To support the use of sustainable travel modes development proposals should seek to utilise and where possible provide safe, coherent and easy to use footpaths and cycle routes, including linking to or providing new sections for the existing network. Provision should be appropriate to the character of the area so linking to or providing new bridleways will be required where appropriate. Particular attention should be paid to the requirements relating to movement in policy E 1 'Design'. Where appropriate, routes for non-motorised users provided in development proposals should seek to support and connect with wider programmes for sustainable transport routes, such as those set out in the Local Transport Plan:

- i. improvements to east west connectivity;
- ii. strengthening of north south links;
- iii. maximising opportunities presented by the introduction of HS2;
- iv. upgrading of the East Coast Main Line and Trans Pennine Networks;
- v. development of Parkway stations;
- vi. new rail link from Leeds to Harrogate (pre 2030) then Ripon to Northallerton post 2030;
- vii. easing congestion in key growth towns (including Northallerton); and
- viii. upgrading of A168/ A19 corridor to expressway standard (Disforth to Teesside).

7.22 Development proposals should also provide opportunities for people to use public transport (and community alternatives to public transport) both for local journeys and to access the wider public transport network. For example, this may involve agreements to facilitate new bus stops or designing a development so that there is a short direct pedestrian route to an existing bus stop. Physical features as part of development to support greater use of public transport should be prioritised over revenue funding for enhanced services, the impact of which can be short term.


- 7.23** All proposals will need to be accompanied by an assessment of their likely transport impacts, describing any required mitigation measures. 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.
- 7.24** The need for a transport assessment, transport statement, or travel plan will be determined on a case by case basis. Initial guidance on the need for and scope of transport statements and assessments is available in the Council's planning application validation requirements. Further transport assessment guidance is provided by North Yorkshire County Council, the local highways authority. Prior to submitting any planning application for a development that may have a transport impact, applicants are encouraged to engage with North Yorkshire County Council to agree the scope of work on transport matters required. Where proposals could potentially impact upon the strategic road network early engagement with Highways England and reference to the [Department of Transport Circular 02/2013](#) will be expected.
- 7.25** A basic requirement for the successful development of any proposal is provision of safe physical access from the public highway to ensure that pedestrians, cyclists and vehicles have access as required. For tourism, leisure and recreation proposals in particular this should include access to the public rights of way network to promote access to facilities for non-motorised users; provision of linkages into the wider public rights of way network will be encouraged.
- 7.26** Hambleton contains an Air Quality Management Area (AQMA) in Bedale, designated as a result of poor air quality associated with motor vehicles. A number of other areas where air quality is poor are being monitored. Reference should be had to policy RM 4 'Air Quality' and to the Council's advice on [air quality](#).

Servicing and emergency access

- 7.27** Development should facilitate access for service and emergency vehicles that is appropriate to the nature of the use. Residential developments should meet the Council's refuse collection requirements, including providing sufficient space for refuse freighters to access and service the development. For commercial buildings, servicing should be designed such that it does not dominate the street scene or provide a barrier to movement through the wider area. Given the likelihood that care or nursing homes may receive relatively frequent visits from a wide range of healthcare staff and vehicles including ambulances, proposals for such development should consider carefully how appropriate space for vehicle movements and parking will be provided.

Parking provision

- 7.28** Residential developments should provide adequate car parking to meet expected needs for both residents and visitors. Proposed provision should take account of available evidence that would inform the level of provision that will be necessary, such as the level of car ownership,



evidence of the availability of alternative modes of transport and expected household sizes for the development. Consideration should also be given to the inclusion of measures that would encourage people to use sustainable travel modes, particularly walking and cycling, but also low and ultra low emission vehicles, car sharing and public transport. Applicants should, however, be realistic about the impact such measures can have in supporting modal shift. When deciding upon the level of parking provision to include developers should consider the potential impact on highway safety. Insufficient parking or reliance on unallocated spaces can lead to drivers parking on roads or in other locations which may impede the flow of traffic or accessibility for service and emergency vehicles.

- 7.29** The nature of the use and availability of non-car transport alternatives will inform the appropriate level of car parking provision for non-residential development. Consideration of the level of alternative travel choices that are available and the level of parking provision can help to reduce the dominance of the car in the built form and may influence car use, particularly when combined with effective travel planning. However, it is important to ensure adequate parking provision for people with impaired mobility for whom parking in convenient locations is essential.
- 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 a commitment to cease sale of petrol and diesel cars by 2040 and by 2050 wants virtually every car and van on the road to be zero emission. 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.
- 7.31** Areas for parking and servicing should be planned in a comprehensive manner, including as part of surface water management. Reference should be had to policies RM 2 'Flood Risk' and RM 3 'Surface Water and Drainage Management'.
- 7.32** To promote a shift in priority away from motorists and towards pedestrians, cyclists and public transport users, development should provide cycle parking and encourage travel by sustainable modes. For residential uses, secure cycle spaces can be provided within garages if they are large enough. For non-residential uses a combination of different types of spaces should be provide to cater for the differing short term needs of visitors and longer term needs of employees.

CI 3: Open Space, Sport and Recreation

7.33 The purpose of this policy is to protect and enhance open space, outdoor recreation facilities, allotments and areas of garden land that provide amenity value.

CI 3

Open Space, Sport and Recreation

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.

Residential development

A proposal for housing development will be supported where:

- 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';
- b. provision will be made on site where possible, delivers net gains to the network of green infrastructure and are designed to encourage healthy lifestyles by incorporating such features as cycleways, footpaths and other informal facilities; and
- c. where education provision is made that includes open space and sports facilities as part of development, dual or joint use will be facilitated.

Protecting existing provision

Where a proposal involves the whole or partial loss of open space of public value, sport or recreation facilities it will only be supported where it can be demonstrated that:

- 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;
- 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
- 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.

Where the loss involves outdoor sport or recreational space it will only be supported where it can be demonstrated that either:

- 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
- 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.

Local green space

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, in accordance with national planning policy.

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.

Local Green Space may be designated in a neighbourhood plan, if the space accords with the criteria in the national planning policy.

Public rights of way

A proposal will be supported where it is demonstrated that:

- i. the routes of any rights of way and their associated amenity value will be protected or, where this is not possible, the affected routes can be diverted with no loss of recreational or amenity value; and
- j. opportunities for enhancement through the addition of new links to the public rights of way network and/ or the provision of new facilities have been fully explored and, where reasonable and viable, incorporated into the proposal.

Northallerton Town Park

Land west of the Applegarth, Northallerton is allocated and protected for informal open space, cemetery, allotments, equipped play area and car park, see 'NOR 4: Northallerton Town Park' for development requirements.

Justification

- 7.34** National planning policy recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of local communities. It also provides that planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and take account of the opportunities for new provision.

Future needs

- 7.35** A series of strategies; [Open Space Strategy](#), [Playing Pitch Strategy](#) and [Sports Facilities Strategy](#), were produced in 2017, covering the whole district as well as the North York Moors National Park. The strategies have provided a comprehensive audit of existing provision of open space, sport and recreational facilities in terms of quantity, quality and accessibility and the wider value to the community. The key findings of the studies are that there are no major deficiencies in the overall levels of sport and recreational provision, but there is a need to improve the quality, quantity and accessibility of open space and recreational and play facilities for children and young people.

- 7.36** The main recommendations of the strategies are to:
- Protect and enhance the quality of sports pitches;

- Increase the provision of 3G artificial grass pitches in Easingwold, Thirsk, Stokesley and Northallerton;
- Safeguard land for Phase 2 of the Sowerby Sports Village Strategy
- Protect and enhance the quality of indoor sports facilities;
- Provide additional safe walking, running and cycling routes;
- Enhance existing amenity green spaces in the district's Market Towns;
- Introduce areas of natural landscape to open spaces to encourage biodiversity and green infrastructure;
- Support proposals for new and upgraded green corridors; and
- Meet identified shortfalls in the quality, quantity and accessibility of play facilities for children and young people.

The Council will therefore investigate opportunities to improve open space, sport and recreation provision including:

- Encouraging dual and joint use of education sports and recreation facilities and seeking community access outside of core school hours for any new provision on educational sites;
- Supporting the implementation of sports villages at Northallerton and Thirsk (Sowerby); and
- Supporting improvements to local leisure centre provision.

Protection and enhancement of facilities

7.37 In order to meet existing and future needs, the approach taken is to protect existing open space, sport and recreation facilities and to ensure that development that increases the demand for such facilities makes appropriate provision, either on-site, or, where this is not practicable, through developer contributions. In all cases, new provision should be in accordance with the Council's standards set out in Appendix E: 'Open Space, Sport and Recreation Standards'. The Open Space, Sport and Recreation SPD will be updated and will sets out the background to costs of open space provision and maintenance.

7.38 In instances where there is sufficient quantity of a required type of open space in the local area to meet the needs of the population, the council may instead expect a developer contribution to enhance the quality and or accessibility of the existing open space in the area. Financial contributions will also be sought to secure the future maintenance of new provision of open space and play facilities which is provided on new housing developments unless a management agreement is in place whereby future maintenance is via a service charge for new residents.

Local green space

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.



Rights of way

7.40 The district benefits from an extensive public rights of way network and with connections to National walking and cycling routes including the Cleveland Way and Coast to Coast Footpath. Public rights of way, which include footpaths, bridleways, restricted byways and byways open to all traffic, are an important recreational resource, helping to promote mental and physical wellbeing as well as supporting the visitor economy, and provide sustainable transport connections. The policy aims to ensure that both the route and amenity value of existing public rights of way are protected and opportunities for enhancement to the network are sought when considering proposals for development.

CI 4: Community Facilities

7.41 The purpose of this policy is to seek to maintain and improve the provision of local community services and facilities.

CI 4

Community Facilities

New facilities

A proposal that provides for a new community facilities will be supported provided:

- a. there is a demonstrable local need for the facility;
- b. the proposed facility is accessible to the community it is intended to serve; and
- c. the development would not detract from the character of the local area.

Existing facilities

A proposal that would result in the loss of premises or land currently or last in community use will not be supported unless it can be demonstrated that:

- d. prior to the commencement of development a satisfactory replacement facility will be provided in a suitably accessible location for the catchment area or the community served;
- e. the existing use is no longer financially or operationally viable and there is no reasonable prospect of securing a viable satisfactory alternative community use;
- f. the continued use of the site for community purposes would conflict with other planning policies; or
- g. the loss of the community facility is integral to a strategic proposal to improve community services within the locality.

Justification

7.42 Community facilities play an important role in sustaining communities through the creation of healthy, vibrant and inclusive places within Hambleton. They often serve as the hub of local communities, providing a place to meet, socialise or exercise and are key in promoting the health and well-being of people who live and work in the district. The timely provision and upgrading of facilities is required to ensure Hambleton's future growth is sustainable.

7.43 Community facilities can include community centres, village halls, places of worship, arts and cultural facilities as well as other local services such as health care facilities, libraries and schools. Some local facilities may be commercial operations such as the village shop, post office, children's nursery or public house but they are valuable to the local community, are often essential to maintaining quality of life and reducing the need to travel.

New community facilities

7.44 National planning policy states that the Council should plan positively for the provision of community facilities (such as meeting places, sports venues and places of worship) and guard against the unnecessary loss of valued facilities and services.


- 7.45** A key planning issue is how to meet the need for additional community facilities such as school places and health care facilities arising from planned housing growth and population change. The Council will continue to work with key partners such as North Yorkshire County Council, the local education authority and Clinical Commissioning Group to identify the improvements to existing provision that will be necessary to support the planned level of housing growth in the district. The need for new and improved community facilities will be identified in the Infrastructure Delivery Plan. Contributions will be sought from developers for the provision of new facilities that are necessary to meet the needs arising from proposed developments.

Protection of existing community facilities

- 7.46** A number of community facilities have either been lost or are under threat of redevelopment. Addressing the trend of declining rural services in Hambleton will help local communities to thrive and become more sustainable. The loss of such facilities can have serious consequences, particularly where there is no alternative provision nearby. Proposals for the redevelopment or reuse of premises that would lead to the loss of a community facility will only be allowed where one or more of the conditions identified in the policy can be met. Claims that a community facility is no longer viable will need to be supported by the financial records of the business, normally for the previous 3 years, and evidence that reasonable attempts have been made to actively market the property at existing use value for a minimum of 12 consecutive months prior to the application being made. The effectiveness of such marketing will be as much about how and where the property is advertised as it is about how long it is advertised for. An independent professional valuation will be required where it is considered that the facility has been marketed at an unsuitable price. Applicants will need to provide evidence of the enquiries resulting from advertising, resulting offers and why they were dismissed. In determining applications, the Council will also have regard to the availability of comparable facilities that are accessible to the community in question, taking into account any views of the respective town or parish councils, and whether the facility or service can be retained in suitable form elsewhere. Diversification of existing facilities to improve viability, for example by locating a shop or post office in the local pub to provide a dual service to the community, will be supported where this can prevent the loss of a facility.
- 7.47** There may also be circumstances where the loss of a community facility is part of a wider proposal to rationalise or improve the provision of public services. The Council will normally support proposals that involve the disposal of surplus land or buildings where it is demonstrated to be essential to fund a new or enhanced community facility elsewhere within the local area.

Future requirements

- 7.48** In terms of additional provision required to support the planned level of housing growth in the district, North Yorkshire County Council has identified a need for a new primary school at Northallerton (two-form, 420 places), which is in addition to the new primary school required as part of the North Northallerton scheme. A requirement for additional primary school space at Bedale, Easingwold, Carlton Miniott, South Otterington, Thirsk and Brompton. Allocated sites 'NOR 1: Winton Road, Northallerton' and 'EAS 1: Northeast of Easingwold Community Primary School, Easingwold' include provision to address these requirements for Northallerton and Easingwold respectively. For secondary education a requirement for additional space has been identified at Northallerton and Thirsk.

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- 7.49** The need for a new healthcare facility in Easingwold has been identified by the NHS and Clinical Commissioning Group. The need for expansion of the medical centres in Thirsk and Stokesley market towns has been identified.
 - 7.50** Further information concerning the future development of the allocated sites is set out in the allocated sites in 'Part 2: Site Allocations'.

8 Environmental and Resource Management

- 8.1 The policies within this chapter aim to safeguard the resources of the district and establish a framework for managing environmental challenges. In doing so, they seek to ensure that Hambleton's communities and the wider environment will not be exposed to unacceptable risks from hazards such as flooding and pollution and that the potential impacts of climate change are addressed.

RM 1: Water Quality and Supply

- 8.2 The purpose of this policy is to ensure water quality and quantity are appropriately address in developments.

RM 1

Water Quality and Supply

All development likely to have any implications for water quality should have regard to the actions and objectives of the relevant River Basin Management Plan in seeking 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.

A proposal will only be supported where it can be demonstrated that:

- a. there is or will be adequate water supply and treatment capacity in place to serve the development; and
- b. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources, both surface water or groundwater, or on meeting the objectives of the Water Framework Directive and the Habitats Directive, or the abstraction of water.

Early engagement with Yorkshire Water or Northumbrian Water is advised and will be required for all major scale development, defined in the 'Glossary'.

Water supply

A proposal will be supported where it can be demonstrated that it makes efficient use of water such that all new homes comply with the optional building regulation for water efficiency, as set out in [Approved Document G](#) and non-residential uses meet Building Research Establishment Environmental Assessment Method ([BREEAM](#)) standards (or successor or equivalent standards) 'Good', with regards to water efficiency, as a minimum.

Non-mains foul drainage


Foul and surface water flows should be separated with foul water being disposed to a public sewer and the design of the waste disposal will be safe over the lifetime of the development.

Justification

- 8.3** The area holds a significant water resource in underlying aquifers, and the rivers and flood plains form a major influence on landscape character. It is recognised that a healthy water environment helps to enhance the natural environment generally and provides many different benefits to people, from supplying drinking water and supporting fisheries to providing an essential resource for business and agriculture and as a source of recreation to improve health and wellbeing.
- 8.4** The European Water Framework Directive, which applies to both surface waters and groundwater, requires signatory states to prevent the deterioration of aquatic ecosystems and protect, enhance and restore water bodies to 'good' status. In exercising their functions, the Council must have regard to the river basin management plans produced by the Environment Agency that implement the provisions of the Water Framework Directive. These plans identify the main issues for the water environment and the actions needed to tackle them. Hambleton is covered by two river basin management plans relating to the Humber and Northumbria river basin districts and so either the [Humber River Basin District River Basin Management Plan](#) or the [Northumbria River Basin District River Basin Management Plan](#) will be relevant.
- 8.5** Development can have a significant impact on water quality due to surface and wastewater discharges and the storage and processing of potentially contaminated materials. When determining planning applications the Council, in consultation with the Environment Agency and Yorkshire Water, will seek to ensure that there will be no unacceptable impact on the supply or quality of surface and ground water resources. In doing so, consideration will be given to the Environment Agency's [Policy and Practice for the Protection of Groundwater](#), which provides guidance on the control of development within identified Source Protection Zones.
- 8.6** Yorkshire Water sets out the challenges it faces in the future for water supply in its water resource management plans (WRMP), that are revised every five years. Although the WRMP identifies Yorkshire Water as having one of the most resilient water resource systems in the country, it nonetheless faces some significant challenges; the population Yorkshire Water serves is projected to increase by one million by 2040 (from 2016) and there is a projected loss of supply of 100 million litres per day by 2045 due to climate change. The WRMP points to a potential deficit between the amount of water available and the demand for water by the mid 2030s. In order to prepare for this potential shortfall where opportunities to address these issues are available they should be taken, particularly when there is minimal or no extra cost involved. The policy therefore requires residential development to put in place measures that ensure new homes comply with the building regulation optional requirement for water efficiency, as set out in [Approved Document G](#), currently set at 110 litres per person per day, and for non-residential uses to meet the 'Good' standard for the Building Research Establishment Environmental Assessment Method ([BREEAM](#)) standards, with regards to water efficiency, as a minimum.

Foul drainage

- 8.7** The council will consult the Environment Agency for developments which may pose an unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. This applies if the source of pollution is an individual discharge



or the combined effects of several discharges, or where the discharge will cause pollution by mobilising contaminants already in the ground. For clarification purposes a sewage treatment system means a septic tank, infiltration system, drainage field and/or a package treatment plant or any other additional treatment in place. It does not include cesspools or cesspits. Reference should also be had to policy RM 5 'Ground Contamination and Groundwater Pollution'.

- 8.8** Where the development involves the disposal of foul sewage effluent other than to the public sewer, a foul drainage assessment will be required. A foul drainage assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.
- 8.9** The proposed point of connection and discharge rate to any receiving system must be agreed with the relevant owner or responsible body including internal drainage boards, highway authorities, sewerage undertakers, riparian owners, Environment Agency, Canals and River Trust and others. Any connection or discharge must be compliant with regulation or guidance governing the operation of the existing drainage system (e.g. IDB bye-laws or standard specifications for public sewers). Correspondence with the relevant owner or responsible body should be submitted to demonstrate agreement in principle to the discharge and connection point as early in the development planning process as possible. Infrastructure for new development should ensure that surface water is always drained and managed separately from foul water. It is considered that combined sewer systems, which carry both foul and surface water, have limited capacity and are more likely to lead to foul flooding; this in turn would seek to reduce surface water discharge and ensure development are sustainable.

RM 2: Flood Risk

- 8.10** The purpose of this policy is to ensure that inappropriate development in areas at risk of flooding is avoided and that the users and residents of development are not put at unnecessary risk in relation to flooding.

RM 2

Flood Risk

The Council will manage and mitigate flood risk by:

- 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 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.
- b. Protecting areas of functional floodplain as shown on the Strategic Flood Risk Assessment, from development, except for water compatible uses and essential infrastructure.
- c. Requiring flood risk to be considered for all development commensurate with the scale and impact of the proposed development and mitigated where appropriate.
- d. Reducing the speed and volume of surface water run off as part of new build developments.
- e. Making space for flood water in high risk areas.
- f. Reducing the residual risks within areas of rapid inundation.
- g. Encouraging the removal of existing culverting where practicable and appropriate.
- h. Supporting development and management of flood alleviation schemes.

This will be achieved by supporting a development proposal only where it is demonstrated that:

- i. the sequential approach and the sequential test have been applied and passed;
- 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;
 - i. the development will provide wider sustainability benefits to the community that outweigh flood risk, informed by the [Hambleton Strategic Flood Risk Assessment \(March 2017\)](#) or successor documents; and
 - ii. the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible will reduce flood risk overall.
- k. development has been sequentially located within the site to avoid flood risk;
- l. all reasonable opportunities to reduce overall flood risk have been considered and where possible taken; and
- m. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council.

Site specific flood risk assessment

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.

Where a site specific flood risk assessment is required the proposed development will only be supported where the assessment shows that the site will be protected adequately from flooding or the scheme will incorporate appropriate flood defences or other flood risk management measures.

Any reliance on emergency services to make a proposal safe will not be acceptable. Safety risks will be determined with reference to the [Defra guidance on flood risk safety FD2320](#) or successor guidance, on the basis that development should be 'safe for all' for a 1:100 annual probability flood event, for the lifetime of the development.

In all circumstances where development in flood zone 2 or more is considered acceptable a proposal will be required to ensure that safe access to and from Flood Zone 1 in times of flood is possible and is maintained.

Development must be appropriately flood resilient and resistant including safe access and escape routes where required, and that any residual risk can be safely managed.

Justification

- 8.11** National planning policy requires that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk through the application of a sequential approach to site selection. Where it is not possible for development to be located in zones with a lower risk of flooding, taking into account the vulnerability of the proposed use together with the effectiveness of any mitigation measures need to be assessed using the exception test. When applying and considering the sequential and exception tests officers and applicants should have regards to the provisions and guidance within national planning policy and relevant national guidance.

Flood risk assessment

- 8.12** Hambleton has a history of serious flood events from both river and surface water sources, which have often happened very quickly with little notice. The risk of flooding within the district has been examined through the preparation of Level 1 Strategic Flood Risk Assessment (SFRA). This has been used to guide the selection of sites allocated for development within this Local Plan and, along with the Environment Agency's flood risk maps, provides a basis for considering the risk of flooding in relation to proposals for development on other sites. It is also a requirement of national planning policy that planning applications involving proposals of 1 hectare or greater in Flood Zone 1 and all proposals within Flood Zones 2 and 3 should be accompanied by a site-specific flood risk assessment. This should identify and assess the risks of all forms of flooding and demonstrate how flood risk will be managed, taking climate change into account. Where access and egress is important to the overall safety of a

development, the Council will require that appropriate arrangements are incorporated to allow occupants to safely access and exit buildings and emergency vehicles to safely reach the development during design flood conditions.

- 8.13** Development will only be supported where it passes the sequential test and where necessary the exception test and where the most vulnerable uses are located in the areas of lowest flood risk, the development is appropriately flood resistant and resilient, where appropriate flood risk management measures, any residual risk can be managed, and safe access and escape routes are included. Any reliance on emergency services to make a proposal safe will not be acceptable. Safety risks will be determined with reference to the [Defra guidance on flood risk safety FD2320](#) or successor guidance, on the basis that development should be 'safe for all' for a 1:100 annual probability flood event, for the lifetime of the development.

Minor development and flood risk

- 8.14** Minor developments are unlikely to raise significant flood risk issues unless they would have an adverse effect on a watercourse, floodplain or its flood defences, they would impede access to flood defence and management facilities, or where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The Environment Agency's advice on [flood risk assessment](#) is helpful for ensuring extensions or alterations are designed and constructed to conform to any flood protection already incorporated in the property, and include flood resilience measures in the design.
- 8.15** A change in use may involve an increase in flood risk if the [vulnerability classification](#) of the development is changed. In such cases, the applicant will need to show in their flood risk assessment that future users of the development will not be placed in danger from flood hazards throughout its lifetime. Depending on the risk, mitigation measures may be needed. The applicant is required to show that the change of use meets the objectives of the NPPF and Hambleton District Council's Local Plan on flood risk.

RM 3: Surface Water and Drainage Management

8.16 The purpose of this policy is to set out the Council's approach with regards to ensuring that surface water and drainage are managed in a sustainable manner.

RM 3

Surface Water and Drainage Management

A proposal will be supported where surface water and drainage have been addressed such that:

- a. surface water run-off will be limited to existing rates on greenfield sites, and on previously-developed land reduce existing run-off rates by a minimum of 50 percent or to the greenfield run-off rate where possible;
- b. sustainable drainage systems (SuDS) will be incorporated in accordance with [North Yorkshire County Council Sustainable Drainage Systems Design Guidance](#) or successor documents, the council is 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;
- c. wherever possible, SuDS are integrated with the provision of green infrastructure on and around a development site to contribute to wider sustainability objectives;
- d. if the drainage system would directly or indirectly involve discharge to a watercourse that the Environment Agency are responsible for or a system controlled by an internal drainage board the details of the discharge have taken account of relevant standing advice or guidance and have been informed by early engagement with the relevant body; and
- e. if a road would be affected by the drainage system the details have been agreed with the relevant highway authority.

Any watercourse on a development site must be retained and, where possible, restored and enhanced. The culverting of any watercourse will not be supported and development should, wherever possible, remove any existing culverts and increase on-site flood storage. Development should be laid out to enable maintenance of the watercourse.

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.

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.

In order to safeguard against the pollution of ground water the use of deep infiltration SuDS, such as deep borehole soakaways, will not be accepted in most circumstances. Exemptions will only be made if the proposal is for land uses that pose a very low pollution risk and are supported by an adequate risk assessment, conceptual site model and detailed design.

Justification

Sustainable water management

8.17 The promotion of sustainable water management practises is crucial to minimising the risk of flooding. North Yorkshire County Council, as the Lead Local Flood Authority for the area, is responsible for managing local flood risk including, from surface water, ground water and ordinary watercourses through the preparation of a Local Flood Risk Management Strategy. The council would encourage the inclusion of surface water and drainage design from the outset to ensure that these issues are addressed as part of a holistic approach to the design of development and reference to policy E 1 'Design' is recommended.

Sustainable drainage

8.18 Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible, and to reduce the causes of flooding and groundwater pollutants. They involve the provision of features including permeable surfaces, green roofs, filter strips, swales, infiltration devices and basins or ponds. They are important in helping to minimise flood risk by managing the flow of water within and from the site. They also present opportunities for the provision of green space and biodiversity enhancement, especially if linked to the wider network of green infrastructure. In this regard there is potential for dual use, however proper account of availability being reduced during periods when surface water is being stored for such proposals to be supported. All proposals should incorporate SuDS if at all possible and major development must ensure that they are incorporated into the scheme unless demonstrated to be inappropriate. The decision on whether a sustainable drainage system would be inappropriate in relation to a particular development proposal is a matter of judgement for the Council. In making this judgement the Council will seek advice from North Yorkshire County Council, who are the Lead Local Flood Authority. North Yorkshire County Council have published a [Sustainable Drainage Systems Design Guidance](#) which sets out the basis on which technical advice will be provided in response to statutory consultation. This establishes the greenfield runoff rates, which is maximum of 1.4 l/s/ha unless modelling conclusively demonstrates it to be greater than this. The guidance from the lead local flood authority establishes rates to be achieved on both greenfield sites and brownfield sites that are expressed within the policy. in terms of surface water flooding further information can be found on the Environment Agency's website [map of flood risk from surface water](#)

8.19 The statutory responsibility may fall under the district's Internal Drainage Boards (IDB). The IDB is a public body that manage water levels in an area, known as an internal drainage district, where there is a special need for drainage. IDBs undertake works to reduce flood risk to people and property, and manage water levels for agricultural and environmental needs within their district. More information is available from [ADA](#).

8.20 The continued maintenance of SuDS is a concern for the Council. While there are different options available for SuDS maintenance and up keep the Council is of the opinion that the most reliable option is for adoption by a responsible body that has statutory responsibility for dealing with the water environment.

RM 4: Air Quality

8.21 The purpose of this policy is to set out the Council's approach in relation to how development proposals affect and are affected by air quality.

RM 4

Air Quality

The Council will seek to protect and improve air quality within the district. Proposals will be categorised based on the extent to which there is potential for adverse air quality impacts. Categorisation will be based on factors including the:

- a. scale and nature of the proposed development;
- b. type and volume of traffic generation and whether production of a travel plan, travel assessment or travel statement are required, in relation to the requirements of policy CI 2 'Transport and Accessibility';
- c. requirement for assessments, such as an environmental impact assessment or habitats regulations assessment, that could indicate the potential for adverse air quality impacts;
- d. location of the site in relation to designated air quality management areas (AQMA), clean air zones (CAZ) or identified areas of air quality concern; and
- e. extent to which people or sensitive receptors may be exposed to poor air quality.

The categorisation, consideration factors and air quality impact assessment, where required, will determine whether mitigation measures are necessary and the form they need to take.

Development will only be supported where the location of the proposed development does not adversely affect a special area of conservation (SAC), special protection area (SPA) or Ramsar site within or close to the local plan area by way of increased air pollution. This includes increases in traffic on roads within 200m of a SAC, SPA or Ramsar site that is vulnerable to nitrogen deposition/ acidification.

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.


Justification

8.22 The NPPF requires local plans to prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. New developments have the potential to affect air quality or to introduce people into areas of poor air quality. Therefore the impact on air quality is a material planning consideration in the determining of a planning application. The Council must decide on the weight to be given to the impact on air quality and whether the proposed mitigation measures are acceptable. A key theme in the NPPF is that developments should enable future occupiers to make 'green' vehicle choices and incorporate facilities for charging plug-in and other ultra-low emission vehicles.

- 8.23** Air quality monitoring is carried out across Hambleton district in a variety of locations. The majority of these locations are situated in areas that experience high volumes of traffic or congestion, but also in areas where the influences of traffic are less prominent to assess 'background' concentrations. The highest concentration of monitoring sites are in Northallerton, Thirsk and the A684 corridor between Bedale and Leeming Bar.
- 8.24** Hambleton designated an Air Quality Management Area (AQMA) at the junction of Bridge Street and Market Place in Bedale in November 2017 as a result of nitrogen dioxide concentrations exceeding the annual mean air quality objective. An Air Quality Action Plan has been produced which highlights the Bedale, Askew and Leeming Bar bypass scheme as a solution to the problem.
- 8.25** Construction and demolition activities can have a significant impact on local air quality if appropriate and effective mitigation is not put in place. Including clear mitigation as part of a proposal can help ensure that applications can be determined without delay.
- 8.26** The increased use of centralised heating systems and biomass fuel within built-up areas has the potential for a significant increase in polluting emissions and therefore minimum standards for emissions and low NO_x domestic boilers will be required.
- 8.27** The Council will categorise the proposal based upon the risk to air quality that the development is likely to represent. The main concern will be to identify proposals for development that will lead to significant increases in traffic, particularly of heavy goods vehicles, that are likely to have a significant impact on air quality wherever they are located. In this respect generally only major development is likely to pose a significant risk. Also of concern is identifying development that could have an impact on areas where air quality is known to be poor or where it is a concern, such as within or near to an AQMA.
- 8.28** For development proposals that represent a low risk and are not in or near areas where air quality is poor mitigation measures are unlikely to be necessary. However, the Council will seek mitigation if cumulative impacts are likely to cause air quality issues. For all forms of development measures that could help limit exposure to poor air quality would be encouraged, such as using green infrastructure to ameliorate the level of pollution or including a stand-off distance and/ or vegetation boundary from the development.
- 8.29** For development proposals that represent a more significant risk and/ or where the development is within or close to areas where air quality is poor mitigation measures will be required. Measures will be tailored to the proposal and the risk to air quality. Any agreed measures will be taken forward by condition or through the use of Section 106 agreements.
- 8.30** The Council intends to produce detailed guidance to establish the circumstances that will require air quality assessment to be completed and that will require mitigation measures.

European Sites

- 8.31** Reductions in air quality can have a significant effect on the most important nature designations Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites, collectively known as Natura 2000 or European Sites. Where a proposal for development would lead to an increase in traffic on a road that is within 200m of a European site a Habitats Regulations Assessment (HRA) will be required. Reference should be made to Natural England's approach to advising competent authorities on the assessment of road traffic



emissions under the Habitats Regulations ([NEA001](#)) for more information on HRA and how the Council will determine whether significant effects are likely and how this will inform the decision making process.

RM 5: Ground Contamination and Groundwater Pollution

8.32 The purpose of this policy is to set out the Council's approach in relation to ground contamination and groundwater pollution.

RM 5

Ground Contamination and Groundwater Pollution

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 necessary.

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.

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.

Where remediation is necessary a strategy or scheme for its implementation and, where appropriate, maintenance will need to be agreed, which demonstrates that:

- a. the site is safe for development;
- b. there would be no adverse health impacts to future/ surrounding occupiers; and
- c. there will be no deterioration of, or minimal impact on, the environment as a result of contamination.

Upon completion of the agreed remediation strategy/scheme a Verification Report will need to be submitted to demonstrate compliance with the scheme.

Protection of groundwater

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 will only be supported where adequate safeguards against possible contamination can be agreed, implemented and maintained:

- septic tanks, waste water treatment works, chemicals storage tanks or underground storage tanks;
- sustainable drainage systems with ground infiltration;
- oil pipelines;
- storm water overflows and below ground attenuation tanks;
- activities that involve the disposal of liquid waste to land;
- cemeteries and graveyards; or
- other types of development identified in the [Environment Agency's Groundwater Protection guides](#) or successor documents.

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.

Unexploded ordnance

Where risks from 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 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.

Justification

- 8.33** Failing to deal adequately with contamination could cause harm to human health, property and the wider environment. It could also limit or preclude new development. It could also undermine compliance with European Directives such as the Water Framework Directive. The planning system works alongside a number of other regimes including:
- The system for identifying and remediating statutorily defined contaminated land under Part 2A of the Environmental Protection Act 1990;
 - Building Regulations, which require reasonable precautions to be taken to avoid danger to health and safety caused by contaminants in ground to be covered by buildings and associated ground; and
 - Environmental Permitting Regulations, under which an environmental permit from the Environment Agency or Local Authority is normally required to cover the treatment and/or redeposit of contaminated soils if the soils are 'waste' and under the same regulations, a site condition report is required for any facility where there may be a significant risk to land or groundwater (including where one is necessary to satisfy the requirements of the Industrial Emissions Directive).
- 8.34** Contamination can arise from a wide variety of activities and sources, both anthropogenic and natural. Contamination by previous land uses on or adjacent to the land, as well as natural hazardous geological units and invasive/ harmful plants, can present a potential source of contamination to land and/ or pollution of groundwater.
- 8.35** The onus is on the developer to ensure that all proposals are situated on land where it will be safe and suitable for the proposed use. In some circumstances remediation works will be required to make land safe prior to development; for example, if a site's previous use was a petrol station, there will be a need to ensure that fuel is not left on-site in tanks or in the ground

from spillages that may cause a hazard to the health of future users or pollute the groundwater. In some cases where there is contamination, the level and type may make land unsuitable for certain uses.

- 8.36** When considering individual proposals in relation to all land subject to or adjacent to previous industrial use and also where uses are being considered that are particularly sensitive to contamination, the possibility of contamination should be assumed. Planning conditions will be applied in order to secure appropriate pollution prevention or mitigation measures as appropriate.
- 8.37** In relation to ground contamination and groundwater pollution sensitive developments include residential uses, schools, hospitals as well as children's playing areas, sports fields and allotments. The Department of the Environment Industry Profiles provide details on the processes and substances associated with common industrial uses and should be referred to when determining whether the possibility of contamination should be assumed.
- 8.38** Pre-application discussions with the Council, the relevant pollution control authority and stakeholders with a legitimate interest, for example drainage and SuDS Approving Bodies will be useful where contamination is an issue. A preliminary assessment will need to be undertaken as a requirement for validating relevant planning applications. Advice on the required level of assessment is available from the Council. All investigations and subsequent remediation should be carried out in accordance with [CLR 11 'Model Procedures for the Management of Land Contamination'](#) or equivalent or successor procedures by a competent person. Planning permission will only be granted when it can clearly be demonstrated that the development can proceed as proposed without causing pollution to controlled waters or significant risks to human health. Planning conditions will be applied to manage any outstanding detailed surveys, investigation, modelling, remediation and verification. The Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) provides a series of information documents that a developer can refer to for advice on the type of information required to be submitted. On those parts of the site where infiltration sustainable drainage systems (SuDS) are proposed, details of ground permeability, groundwater levels and ground quality will need to be supplied with applications to demonstrate the site's suitability for the selected SuDS, and prospects for successful remediation. Reference should also be had to [national guidance on contaminated land](#). Further technical guidance on the management of contaminated land including how to investigate, assess and manage the risks is drawn together by the [Environment Agency in land contamination: technical guidance](#).
- 8.39** Groundwater provides a third of the drinking water in England and Wales, and maintains the flow in many rivers. It is crucial that development does not cause contamination of these sources so that the water is safe for human consumption. The [Environment Agency](#) has identified source protection zones (SPZs) and maintains maps showing the three main zones: inner (zone 1), outer (zone 2) and total/ source catchment (zone 3) in addition to a range of sub-zones. The main areas of SPZs in the district are located in the River Swale and River Wiske catchment areas from Morton on Swale northwards to East Cowton, and in several smaller areas including near to Ingleby Arncliffe, Nether Silton, Upsall, Thirn, West Tanfield, Howe and Yearsley. There are approximately 300 registered private potable water supplies in the district and these should be treated as a SPZ1 with a 50m radius.

- 8.40** Particular new activities represent an intrinsic hazard to groundwater and are unlikely to be acceptable. The hazard may result from a combination of the activity type, its duration and the potential for failure of controls. Close to sensitive receptors a precautionary approach should be taken even where the risk of failure is low as the consequences may be serious or irreversible. Anyone considering development proposals within a source protection zone that could potentially affect groundwater should hold pre-application discussions with the Council and the Environment Agency. Applicants should refer to the [Environment Agency's Groundwater Protection guides](#) in relation to potentially hazardous development proposed within a SPZ or within 50m of a private water supply.

Unexploded ordnance

- 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 Leeming, 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 World War are located at Skipton on Swale, Dalton, Tholthorpe and Sutton on the Forest.
- 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.

RM 6: Minerals and Waste

- 8.43** The purpose of this policy is to set out the Council's approach to development proposals with regards to minerals safeguarding areas.

RM 6

Minerals and Waste

Non-mineral development that would lead to the sterilisation of mineral resources in a minerals safeguarding area, as identified in the Minerals and Waste Joint Plan, will only be supported where there has been early engagement with North Yorkshire County Council, as the minerals and waste authority, with reference to the minerals waste development plan and:

- a. it can be demonstrated that the mineral concerned is no longer of any value or potential value;
- b. the mineral can be extracted satisfactorily prior to the development taking place;
- c. the need for the development outweighs the need to safeguard the mineral; or
- d. the development is of a temporary nature and can be completed and, where necessary, the site restored without prejudicing the future extraction of the mineral.

Justification

- 8.44** 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, North York Moors National Park and North Yorkshire County Council Minerals and Waste Joint Plan contains policies for the safeguarding of minerals resources and minerals and waste infrastructure. The Minerals and Waste Plan identifies a number of minerals and waste sites which are safeguarded within Hambleton. The purpose of safeguarding is not to prevent other forms of development on or near these safeguarded areas but to ensure that the presence of the resource or infrastructure is taken into account when other development proposals are under consideration.
- 8.45** The Minerals and Waste Plan also identifies the types of development which are exempt from safeguarding. For developments that are not exempt, however, this policy sets out the circumstances where non-mineral development likely to lead to sterilisation of mineral resources will be supported.

RM 7: Renewable and Low Carbon Energy

- 8.46** The purpose of this policy is to set out the Council's support for development proposals for renewable and low carbon energy generation, subject to potential adverse impacts being acceptable, as part of Hambleton's contribution to this important part of the UK's energy infrastructure and efforts to achieve reductions in contributing factors to climate change.

RM 7

Renewable and Low Carbon Energy

Renewable and low-carbon energy installations including associated service roads and connections to the grid will be encouraged. A proposal 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.

When identifying and considering the acceptability of potential adverse planning impacts their significance and level of harm will be weighed against the public benefits of the proposal.

When identifying and considering landscape and visual impacts regard will be had to the [Hambleton Landscape Character Assessment and Sensitivity Study \(May 2016\)](#) or successor documents.

Having identified potential adverse impacts the proposal must seek to address them all firstly by seeking to avoid the impact, then to minimise the impact. Enhancement and/ or compensatory measures should be assessed, as appropriate, and included in order to make the impact acceptable. All reasonable efforts to avoid, minimise and, where appropriate, compensate will be essential for significant adverse impacts to be considered as being fully addressed. Sufficient evidence will need to have been provided to demonstrate that adverse impacts on designated nature conservation sites can be adequately mitigated. Where relevant this will include sufficient information to inform a Habitats Regulations Assessment.

A proposal involving one or more wind turbines will only be supported where:


- a. the site is located within an area defined as being suitable for such in an adopted neighbourhood plan; and
- b. following consultation, the Council is satisfied that all potential adverse planning impacts, including cumulative impacts and those identified by affected local communities, have been fully addressed.

A proposal for an extension of time to the permitted period for time limited planning permissions for a renewable or low carbon energy generation installation will be required to demonstrate that the measures to address adverse planning impacts remain effective and adhere to prevailing standards.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant or at the end of the permitted period for time limited planning permissions.

Justification

- 8.47** Together with energy conservation measures, renewable energy generation is central to efforts to reduce reliance on fossil fuels and achieve international agreements and the requirements set out in UK legislation on reductions in carbon dioxide emissions in order to tackle climate change. National planning policy encourages renewable energy schemes unless the environmental impacts would outweigh the wider social, economic and environmental advantages that stem from exploiting the energy generation potential.
- 8.48** Planning has an important role in ensuring the deliverability of renewable energy technologies in locations where the local environmental impact is considered acceptable. Many forms of renewable energy no longer require planning permission and can be installed under permitted development rights. In general, small-scale proposals for renewable and low-carbon installations in the district will be supported. However, proposals for larger-scale renewable energy development could be detrimental to the character of Hambleton, particularly where they are located within a sensitive landscape or within the context of an historic environment. It is therefore essential that any potential adverse impacts are addressed and mitigated where possible.
- 8.49** The [National Planning Practice Guidance \(NPPG\)](#) has guidance about what issues should be considered and how to determine whether or not they have been addressed. Applicants should ensure that they address all of the relevant [planning considerations for particular technologies identified in the NPPG](#). Reference to the [National Policy Statements for energy infrastructure](#), particularly EN1 and EN3, would also be of benefit when identifying planning impacts.
- 8.50** Potential adverse impacts to be identified will include, but will not be limited to:
- any on the surrounding environment
 - amenity, and in particular impacts from noise, light or odour
 - heritage assets and/ or their settings
 - biodiversity
 - landscape
- 8.51** The [Hambleton Landscape Character Assessment and Sensitivity Study \(May 2016\)](#) highlights areas which may be sensitive to development and potential pressures and opportunities for development, including renewable energy technologies. Proposals for renewable technologies will be supported where it can be demonstrated that the proposal has been designed to avoid adverse planning impacts or, where that is not possible, to minimise them to an acceptable level. In determining such applications, the Council will have regard to the cumulative impact of development proposals.
- 8.52** Natural England has produced [Information Notes](#) providing detailed guidance relating to bats and onshore wind turbines (TIN051) and maximising the benefits of solar farms (TIN101) which will need to be taken into account in demonstrating how adverse impacts on the natural environment, particularly 'European' sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites) and protected species, can be avoided or minimised.

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- 8.53** Having identified potential adverse impacts the proposal should seek to address them all firstly by seeking to avoid the impact, then to minimise the impact. The acceptability of impacts on heritage assets will be considered at this point, for all other impacts alternative enhancement and/ or compensatory measures should be assessed and included as necessary. All reasonable efforts to avoid, minimise and, where appropriate, compensate will be essential for significant adverse impacts to be considered fully addressed. Sufficient evidence will need to have been provided to demonstrate that adverse impacts on designated sites can be adequately mitigated. Where relevant this will include sufficient information to inform a Habitats Regulations Assessment.
- 8.54** Proposals for solar photo-voltaic schemes, often referred to as 'solar farms' should apply national guidance contained in the NPPG and seek to follow industry best practice guidance such as that available from the [Solar Trade Association](#). Additional information about how the government sees solar energy being deployed is available in the [UK Solar PV Strategy](#). Developers and landowners considering such proposals should be aware of the high proportion of agricultural land classed as the best and most versatile (grades 1, 2 and 3a) in the district, with reference to the requirements of policy S 5 'Development in the Countryside'. BRE have also published [guidance](#) for solar energy developments, which includes the biodiversity benefits that can be realised.
- 8.55** In accordance with national planning requirements proposals for wind turbine development will need to be located within an area that has been defined as suitable within a development plan. The Council has not identified any areas as being suitable for wind energy in this local plan. When preparing neighbourhood plans communities can identify areas as being suitable for wind energy. Wind energy proposals will be supported where it is demonstrate to the Council's satisfaction that all potential adverse planning impacts, including cumulative impacts and those identified by affected local communities, have been fully addressed and therefore they have the support of the local community. Whether a proposal has fully addressed all potential planning impacts and therefore has the backing of the affected local community is a planning judgement for the Council.
- 8.56** Where sites and equipment become obsolete or redundant or in any other circumstances where a site ceases operation arrangements for the removal of any equipment and the return of the site to an acceptable state will be required to be agreed with the Council prior to a proposal being approved. In appropriate circumstances this may include the creation of priority habitats such as those included in the England Biodiversity List, rather than returning the site to the conditions that prevailed prior to development.

Part 2: Site Allocations

The NPPF requires local plans to identify a supply of specific, deliverable sites capable of meeting the first 5 years of the plan period and a further supply of specific, developable sites or broad locations for growth for years 6 to 10 and, where possible, years 11 to 15 from the adoption of the plan. To promote increased certainty over the deliverability of development this local plan identifies specific sites which are suitable and confirmed as available for development that have sufficient capacity to:

- fulfil the total residual housing requirement for the district up to 2035, as set out in policy S 2 'Strategic Development Needs' and detailed in policy HG 1 'Housing Delivery'; and
- meet the total identified employment land requirements for the district up to 2035, as set out in policy S 2 'Strategic Development Needs' and detailed in policy EG 1 'Meeting Hambleton's Employment Requirement'.

The Council's assessments have informed the selection of sites that is capable of delivering the development strategy for the district up to 2035, taking account of existing planning permissions.

Chapter 9 'Allocations'	Sets the context and development requirements for allocated sites, with reference to policies in 'Part 1: Spatial Strategy and Development Policies'.
Chapter 10 'Northallerton Area'	Sets out the allocated sites for the Northallerton area, including sites at Northallerton and Romanby and Brompton.
Chapter 11 'Thirsk Area'	Sets out the allocated sites for the Thirsk area, including sites at Thirsk and Sowerby, Carlton Miniott, Dalton and South Otterington.
Chapter 12 'Bedale Area'	Sets out the allocated sites for the Bedale area, including sites at Aiskew and Bedale, Crakehall, West Tanfield, Burneston and Leeming Bar.
Chapter 13 'Easingwold Area'	Sets out the allocated sites for the Easingwold area, including sites at Easingwold, Huby and Stillington.
Chapter 14 'Stokesley Area'	Sets out the allocated sites for the Stokesley area, including sites at Stokesley and Great Ayton.

9 Allocations

- 9.1 The inclusion of a site as an allocation does not remove the need for planning permission; nor does it guarantee that planning permission will be granted. A proposal should satisfy:
- all relevant national planning policy and guidance;
 - all other relevant policies from the adopted development plan, including any relevant policies in a 'made' neighbourhood development plan covering the area that the proposal falls within;
 - any relevant policies contained in the adopted Minerals and Waste Plan prepared by North Yorkshire County Council;
 - any relevant policy or guidance contained within adopted supplementary planning documents;
 - any site specific requirements detailed in the allocation for the site.

Development Requirements

- 9.2 The following development requirements will need to be addressed for all allocated sites and as such are not repeated in each site allocation. The site allocations identify specific issues for each site that will also need to be addressed. However, it is impossible to foresee every eventuality prior to a planning application being made. Therefore, additional information and requirements may be sought dependent on the detailed nature of the development proposed.

Access and Highways

- A transport assessment and travel plan will be required in support of any planning application, the scope of which will be agreed with North Yorkshire County Council.
- Consultation with North Yorkshire County Council regarding the design of all routes within the site, connections with the existing highway network and the design and layout of the overall scheme will be required. All routes should be capable of being adopted by NYCC, unless otherwise agreed.
- Any existing footpaths and other routes for sustainable travel modes that run along the boundaries of allocations should be maintained and where feasible enhanced. Any public rights of way that run through allocated sites must be retained and incorporated into the design and layout, wherever possible. If this is not possible they should be diverted to a convenient route nearby.
- It is expected that housing development should retain a reasonable plot size so that sufficient off street parking provision is provided, while seeking to make efficient use of land. There should be sufficient space for all vehicles to turn safely within the site and to access and egress the site without compromising highway safety.

See policies E 1 'Design' and CI 2 'Transport and Accessibility'.

Flood, drainage and water management

- A site specific flood risk assessment will be required where the site is at risk of flooding from any source, where there are critical drainage problems as advised by the Environment Agency, or the site is 1 hectare or more in size.
- The applicant must consult with Yorkshire Water or Northumbrian Water, as applicable, regarding both water supply and wastewater capacity upon the preparation of a planning application. Agreement must be in place confirming that waste water flows from the proposal can be satisfactorily accommodated and that the Water Framework Directive would not be compromised.

See policies RM 1 'Water Quality and Supply' and RM 2 'Flood Risk'.

Biodiversity and landscape

- A preliminary ecological appraisal is required at planning applications stage. Necessary mitigation will be required to deal with any risk of habitat loss and adverse impacts on biodiversity, such as from lighting. Existing boundary features that provide wildlife habitat should be retained. The site must be looked at in terms of cumulative impacts and opportunities in relation to biodiversity and the potential for net gains.
- Where the site lies within the North Yorkshire Green Infrastructure Corridor proposals will be required to create, enhance or enable links with the corridor, to enhance the overall biodiversity value of the site and provide usable open spaces. The design and layout of the site will be expected to provide a range of green infrastructure functions including formal and informal recreation spaces, habitat provision, flood attenuation and water management through use of sustainable drainage systems.

See policies E 4 'Green Infrastructure', E 7 'Hambleton's Landscapes', RM 3 'Surface Water and Drainage Management' and E 3 'The Natural Environment'.

Historic environment

- All proposals will need to investigate the potential for adverse impacts on the historic environment and may need to be supported by a heritage statement. Reference should be had to the heritage impact assessments that are available in the [Heritage Background Paper](#). The allocations identify heritage assets that are likely to be affected by development or where there is potential for archaeological remains and how adverse effects may be addressed, however, assessments should be completed that consider the impacts from the particular development proposed.

See policies S 7 'The Historic Environment' and E 5 'Development Affecting Heritage Assets'.

Utility provision

- Applicants must engage with utilities companies within the Hambleton District the utility companies are; Yorkshire Water, Northumberland Water, Northern Gas Network, and Northern Power Grid. It is recommended that the utility companies are consulted at an early stage to confirm the capacity of the local services at the time of application.

See policies CI 1 'Infrastructure Delivery', E 1 'Design', RM 1 'Water Quality and Supply'.

Minerals and waste

- Where a site is in a minerals safeguarding area the proposal must demonstrate that safeguarding considerations have been adequately addressed and that North Yorkshire County Council, as the Minerals and Waste Planning Authority, have been consulted.

See policy RM 6 'Minerals and Waste '.

Design

- masterplanning and design codes will be required as set out in policy E 1 'Design', or where specified in the allocation requirements.
- Careful consideration should be given to the height, siting and massing of development in order to protect the residential amenity of future users and existing neighbours, and to ensure an acceptable relationship with existing buildings and the surrounding area. Developments should use land efficiently, not just in terms of built structures but also the incorporation of green infrastructure. All parts of a site should have a clear and positive purpose.

See policies E 1 'Design', E 2 'Amenity' and E 7 'Hambleton's Landscapes'.

Housing site requirements

- The residential capacities of allocations have been conservatively estimated to ensure the overall district wide requirements are achieved. There is scope for variation in the proposed numbers through the planning application process and it is expected that in many cases somewhat higher capacities may be achieved on sites as a result of individual design processes, as such the capacity stated for each allocation is an approximate figure. A guide figure of 5% tolerance either side of the approximate figure set out is considered to be reasonable. All housing capacities should be design-led and where a scheme proposes a number outside this variance this should be justified through appropriate masterplanning and/ or the design and access statement.
- Housing development must provide a mix of housing that is appropriate to the identified requirements of Hambleton.
- Affordable housing provision will be determined at the planning application stage. As noted in the justification for policy HG 3 'Affordable Housing Requirements' the requirements of the local plan policies have been tested to ensure that they do not adversely affect the viability of development. As such it is anticipated that viability will only need to be revisited at the application stage in exceptional circumstances. Affordable housing units should be dispersed across the development in clusters of six to eight dwellings, as appropriate to the total number of homes proposed to be developed. The units should be externally indistinguishable in appearance in terms of design and materials from market housing on the site.

See policies HG 2 'Delivering the Right Type of Homes', HG 3 'Affordable Housing Requirements' and E 1 'Design'.

Delivery

- 9.3** As set out above in policy 'S 3: Spatial Distribution' the process of selecting sites for allocation considered when they would be available. Most sites are deliverable; they are available now, offer a suitable location for development now, and there is a realistic prospect that they will be delivered on the site within five years. However, some sites will be developable over a longer timeframe, but are nonetheless considered to be developable within the plan period.
- 9.4** Where a longer development timetable is expected this is set out in the site allocations. This also includes details of where this timetable is as a result of links to infrastructure or service provision.

Community infrastructure levy (CIL) and development contributions

- 9.5** The Council has an adopted CIL charging schedule. Depending on the size, type and uses of development certain development schemes will be required to pay a levy charge.
- 9.6** Applicants must be aware that infrastructure improvements will be sought via developer contributions when and where necessary. In terms of affordable housing this will be determined at the planning application stage and will be secured through a Section 106 agreement. See policies CI 1 'Infrastructure Delivery' and HG 3 'Affordable Housing Requirements'.

10 Northallerton Area

- 10.1** Northallerton (with Romanby) is identified as a market town in the settlement hierarchy set out in policy S 3 'Spatial Distribution'. The town has a wide range of businesses, retail uses, schools, employment and medical services as set out in the 'Spatial Portrait of Hambleton'.
- 10.2** In the Northallerton area there are:
- the Service Villages of; Brompton, East Cowton and Morton on Swale;
 - the Secondary Villages of; Appleton Wiske, East Harlsey, Great Smeaton and West Rounton; and
 - the Small Villages of; Ainderby Steeple, Danby Wiske, Deighton, East Rounton, Ellerbeck, Great Langton, Hornby, Kepwick⁽⁴⁾, Low Worsall, Nether Silton⁽⁴⁾, Over Dinsdale, Over Silton⁽⁴⁾, Streetlam, Thimbleby⁽⁴⁾, Thrintoft, Welbury and Yafforth.
- 10.3** Allocations in the Northallerton area are made at:
- 'Northallerton and Romanby'; and
 - 'Brompton'.

Northallerton and Romanby

The following sites are allocated in Northallerton and Romanby:

'NOR 1: Winton Road, Northallerton'

'NOR 2: West of Darlington Road, Northallerton'

'NOR 3: Northallerton Former Prison Site'

'NOR 4: Northallerton Town Park'

'NOR 5: Northallerton Sports Village'

4 part within North York Moors National Park

NOR 1: Winton Road, Northallerton



Location:	Land to rear of Winton Road and land to East of Lewis Road and Turker Lane Bullamoor Road, Northallerton
Size (ha):	63
Allocated for:	640 homes (840 gross) (includes 200 commitments) (24.2ha), education (3ha), open space and green corridor (18.47ha min)

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.

Development requirements:

Access and highways

- 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.

- 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.
- The impact of traffic generated by development of this site must be addressed by 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). If a proposal comes forward ahead of the completion of the modelling work detailed engagement with NYCC will be required. Improvements are likely to be required, but may not be limited to, junctions at: A167/ B6271 Yafforth Road roundabout; A167/ A168/ B1333/ East Road roundabout; Friarage Street/ East Road/ Bullamoor Road roundabout; Friarage St - Brompton Road roundabout; East Road/ The Link; High Street/ B1333/ Friarage Street roundabout; and B1333 High Street/ Bullamoor Road signalised Junction.

Flood, drainage and water management

- 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. 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 scheme to enable access by the Environment Agency. Consultation with the Environment Agency will be required.

Biodiversity and landscaping

- 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 and east, and between the site and residential development to the west. Habitats must be protected from adverse impacts, such as obtrusive light.

Heritage

- The site is considered to have archaeological potential, and an archaeological assessment will be required.

Education

- Primary school provision in the area is insufficient to accommodate children from the site. Land to accommodate a two form entry primary school (3 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 must be consulted on the size and location of the school site during the masterplanning process and subsequent planning application phase.

Neighbourhood facilities

- 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 retail uses must be small scale (below 200m² (gross floor area)) in order to meet the day to day needs generated from the site. Regard will be given to the access, connectivity and relationship with existing facilities.

Other planning considerations

- The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.

Utility provision

- 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.
- A 11kv overhead powerline crosses the site. This must be accommodated within the masterplan/ layout of the scheme or provision made for diversion.
- Early engagement with Northern Gas Network and Northern Power Grid is recommended so that any necessary works are addressed.

Design, landscaping, open space provision and green corridors

- Due to the scale of development proposals will be required to be accompanied by a site wide master plan and a design code, as set out in policy E 1 '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.
- 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.
- 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 \(2016\)](#)

Delivery:

This site is subject to traffic modelling, to be undertaken by North Yorkshire County Council, as a result delivery is expected in years 6 to 10 of the plan period.

NOR 2: West of Darlington Road, Northallerton



Location:	Land east of Railway Tracks/ O S Field 8529 Darlington Road, Northallerton
Size (ha):	8.74ha
Allocated for:	Employment uses ('B' class)

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.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access will be taken from the existing roundabout junction with the A167 Darlington road and North Moor Road.
- Works are 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.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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 and east. Habitats must be protected from adverse impacts, such as obtrusive light.

Other planning considerations

- The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.

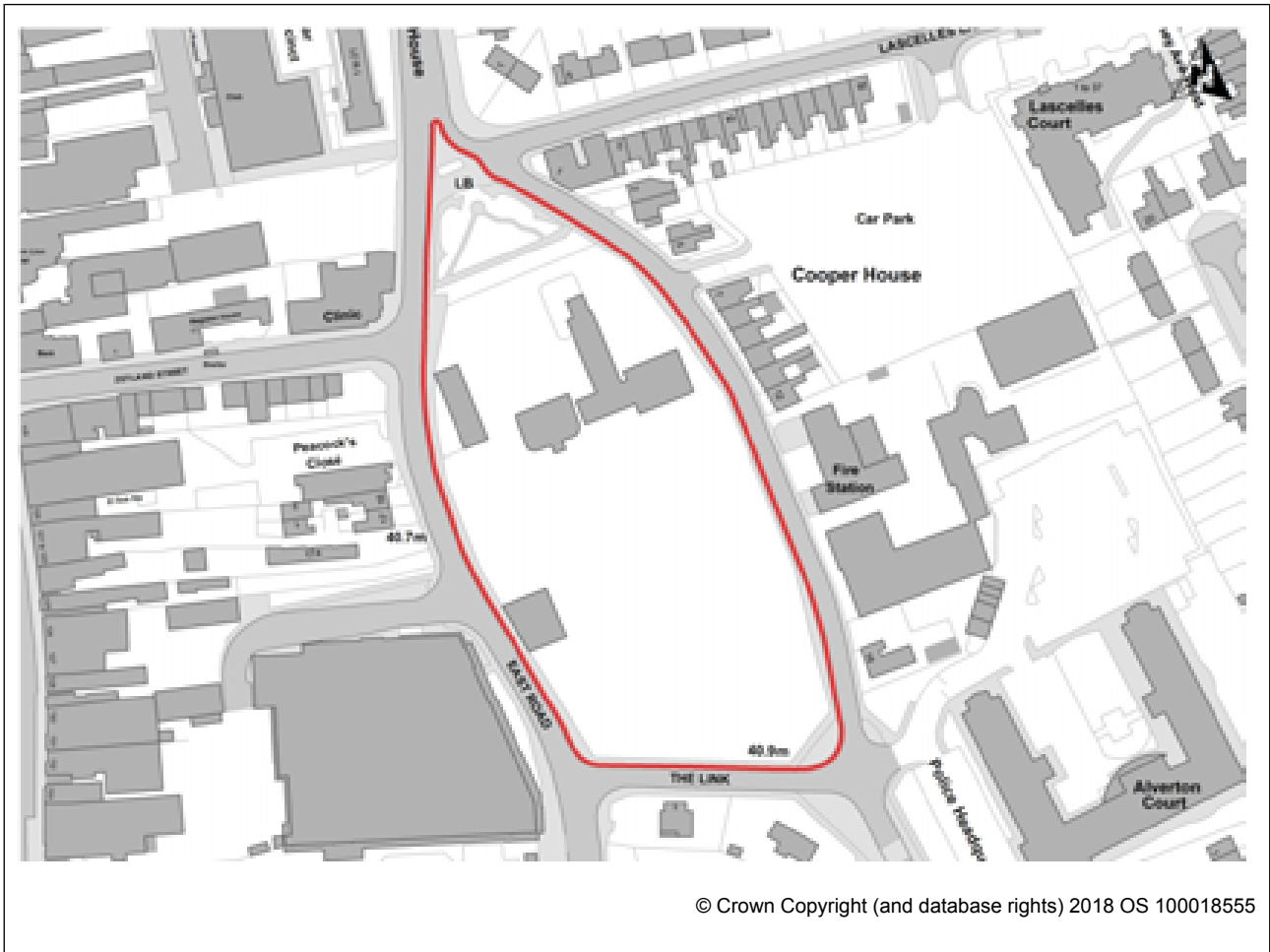
Utility and service provision

- 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, whether reinforcement will be required:
 - **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.
 - **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.

Design

- 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.

NOR 3: Northallerton Former Prison Site



Location:	The former Northallerton Prison, East Road, Northallerton
Size (ha):	1.46
Allocated for:	Mixed use; retail (A1), office (B1a), restaurants and cafes (A3), pubs/bars A4) and a cinema (D2).

This previously developed site is located within the built up area of Northallerton, to the east of East Road.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access to be taken from Crosby Road
- 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.

Flood risk, drainage and water management

- 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.

Biodiversity and landscaping

- 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.

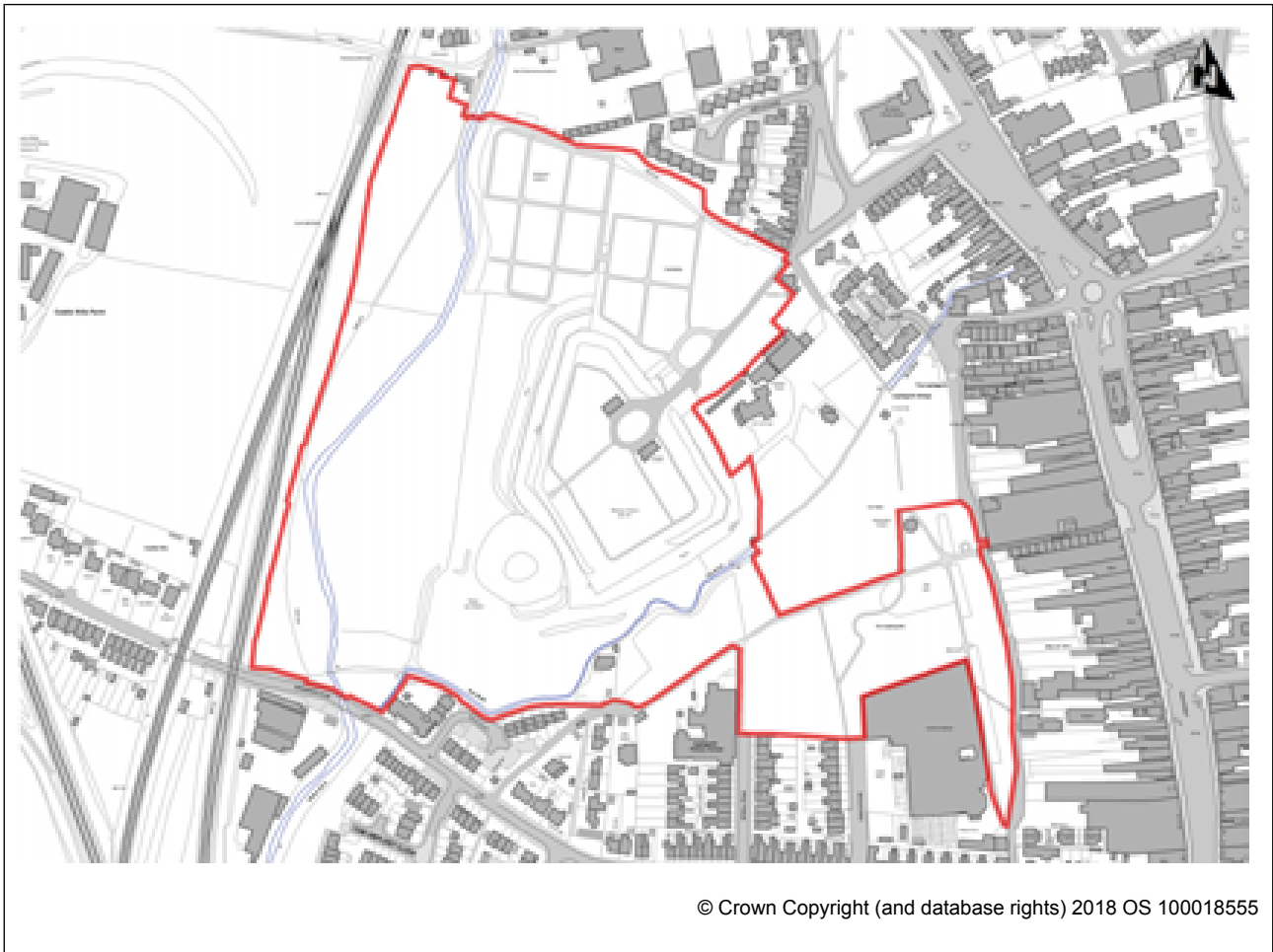
Heritage

- The site includes five buildings that are listed (Grade II); 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. Careful consideration is required to ensure that the development will not cause harm to the elements that contribute to the significance of these heritage assets, and development should seek to enhance the significance of these designated heritage assets and their settings.

Design, landscaping, open space provision and green corridors

- 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.
- The southern part of the site will be developed 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.

NOR 4: Northallerton Town Park



Location:	Land west of The Applegarth, Northallerton
Size (ha):	11.5
Allocated for:	Open and green space, recreation

This site is located on the western edge of Northallerton, between the East Coast Mainline railway and the town centre. The site includes the significant landmark hill, Castle Hills and the scheduled monument of Bishops Palace, and Motte and Bailey. Sun Beck and Willow Beck run through the site.

Development requirements:

Access and highways

- 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.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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.

Heritage

- The site includes the scheduled monument of Bishops 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.

Design, landscaping, open space provision and green corridors

- 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 \(2016\)](#)

NOR 5: Northallerton Sports Village



Location:	Land west of Northallerton Road, Northallertons
Size (ha):	7.8
Allocated for:	Sports village

This green field site is located on the northern edge of Northallerton, between the East Coast Mainline railway and Northallerton Road.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access to be taken from Northallerton Road.
- Works are required to extending and improving pedestrian and cycle links, including linking with the public right of way running through the site and to provide routes around the site.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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 and east. Habitats must be protected from adverse impacts, such as obtrusive light.

Heritage

- 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.

Design, landscaping, open space provision and green corridors

- 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 \(2016\)](#)



Brompton

The following site is allocated in Brompton:

'BRO 1: Danes Crest, Brompton'

BRO 1: Danes Crest, Brompton



Location:	Daines Crest, Brompton
Size (ha):	0.65
Allocated for:	17 homes

This mostly green field site is located to the east of Danes Close, to the north of Lead Lane. The site is mostly within the Brompton Conservation Area.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access will be taken from Danes Close, facilitated by the demolition of the garages in the western corner of the site.
- Re-position of parking and demolition of the garaging in the eastern corner will be required to enable access.
- Works are required to extend and improve pedestrian links with the surrounding network.

Biodiversity and landscaping

- 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.

Heritage

- The whole site, with the exception of the garages in the eastern corner is within the Brompton 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.

Design, landscaping, open space provision and green corridors

- A planning and development brief for the site should be included in any planning application which demonstrates 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 of the site should be carefully considered for development nearest to existing properties, to guard against impacts of overshadowing and overlooking.

11 Thirsk Area

- 11.1** Thirsk/ Sowerby is identified as a Market Town in the Settlement Hierarchy set out in policy S 3 'Spatial Distribution'. The town has a wide range of businesses, retail uses, schools, employment and medical services.
- 11.2** In the Thirsk area there are:
- the Service Villages of; Carlton Miniott and Topcliffe;
 - the Secondary Villages of; Bagby, Borrowby, Dalton, Knayton, Pickhill, Sandhutton, Sessay, South Kilvington and South Otterington;
 - the Small Villages of Ainderby, Quernhow, Balk, Carlton Husthwaite, Catton, Cowesby⁽⁵⁾, Felixkirk, Great Thirkleby, Holme, Howe, Hutton Sessay, Kilburn⁽⁵⁾, Kirby Wiske, Little Thirkleby, Maunby, Newby Wiske, Sinderby, Skipton-on-Swale, Sutton under Whitestonecliffe, Thirlby⁽⁵⁾, Thornton-le-Beans, Thornton-le-Moor, Thornton-le-Street and Upsall.
- 11.3** Allocations in the Thirsk area are made at:
- 'Thirsk and Sowerby';
 - the Service Village of 'Carlton Miniott'; and
 - the Secondary Villages of 'Dalton' and 'South Otterington'.

Thirsk and Sowerby

The following sites are allocated in Thirsk and Sowerby:

'TIS 1: Station Road, Thirsk'

'TIS 2: Back Lane, Sowerby'

'TIS 3: 'Sowerby Gateway', Cedar Road, Sowerby'

'TIS 4: Sowerby Sports Village'

5 part within North York Moors National Park

TIS 1: Station Road, Thirsk



Location:	Land Rear Of 41, 69 , 71, 67A and 69 Station Road Thirsk
Size (ha):	4.16
Allocated for:	110 homes

This green field site is located at the eastern 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).

Development requirements:

Access and highways

- 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 cumulative impact of traffic generation from this site and 'CAM 1: Ripon Way, Calton Miniott' will need to be assessed. Advice should be sought from North Yorkshire County Council.

- Works are required to extend and improve pedestrian links, including extension to the public rights of way network to the south.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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.

Heritage

- The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement, and an archaeological assessment will be required.

Other planning considerations

- 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.

Utility Provision

- 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.

Contamination


- There is considered to be potential for contamination of the land and appropriate assessment and mitigation, as necessary, will be required.

Amenity

- Due to the neighbouring commercial development mitigation measures are required to mitigated adverse noise impacts.

Design, landscaping, open space provision and green corridors

- 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.
- 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 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. 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.

TIS 2: Back Lane, Sowerby



Location:	Land west of Back Lane, Sowerby
Size (ha):	1.75
Allocated for:	50 homes

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.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access will be taken from Back Lane.
- 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.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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 must be protected from adverse impacts, such as obtrusive light.

Heritage

- 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.
- 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.

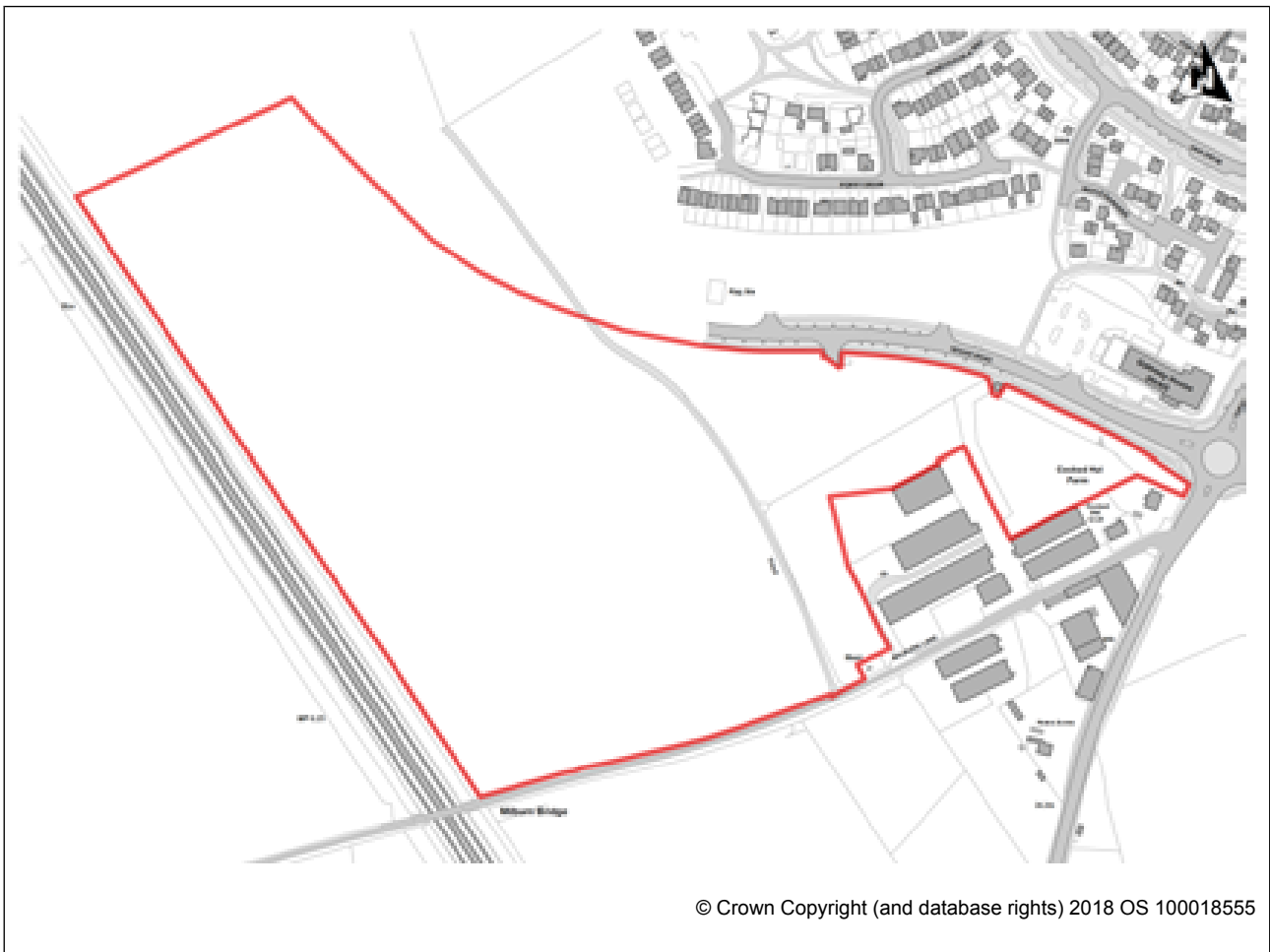
Utility Provision

- 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.

Design, landscaping, open space provision and green corridors

- 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.

TIS 3: 'Sowerby Gateway', Cedar Road, Sowerby



Location:	Land north of Milburn Lane, Sowerby
Size (ha):	11.6ha
Allocated for:	Employment

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.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access will be taken from Cedar Road.
- 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.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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.
- 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.

Heritage

- The site is considered to have archaeological potential, and an archaeological assessment will be required.

Utility Provision

- 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.

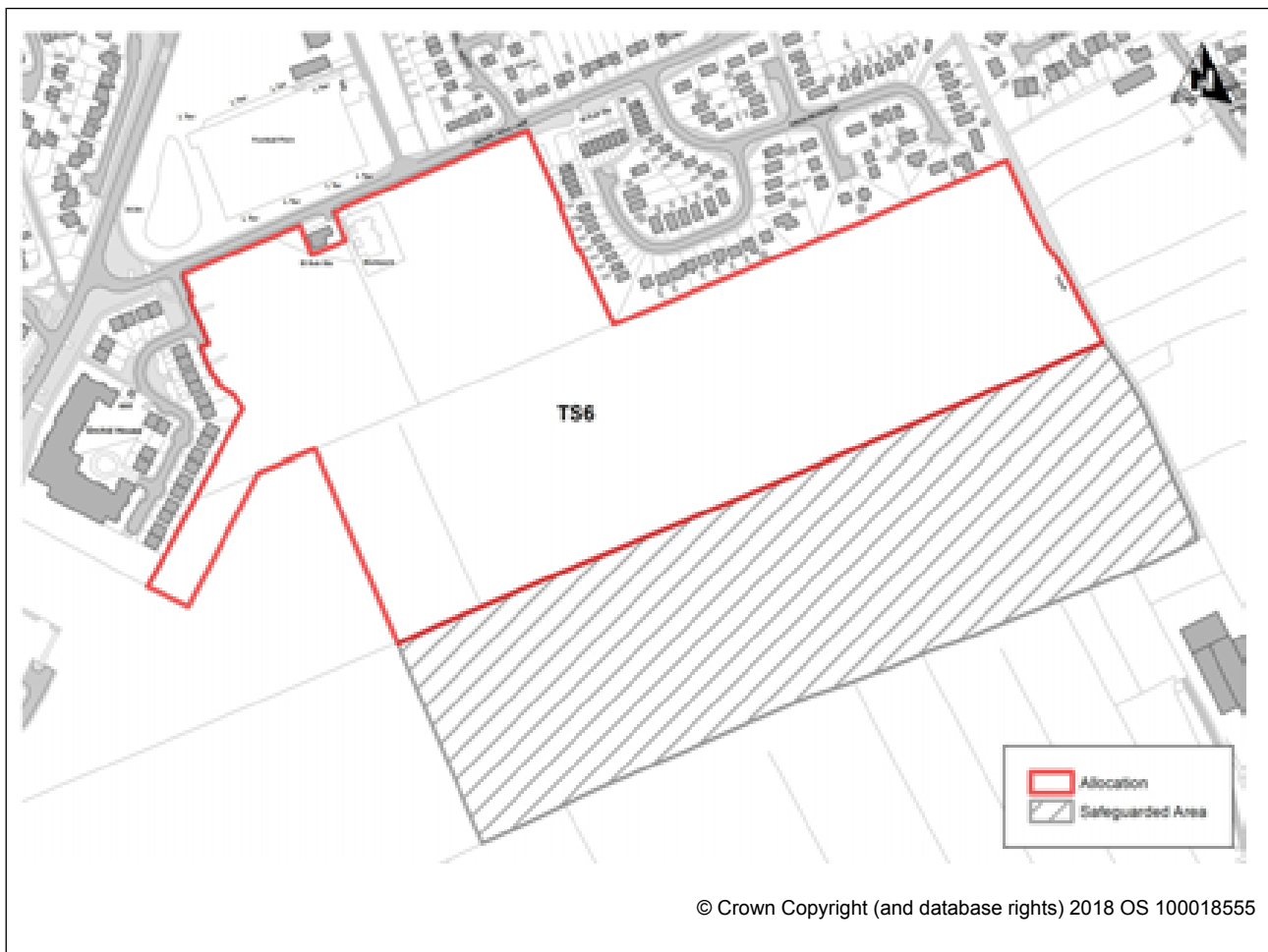
Contamination

- 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.

Design, landscaping, open space provision and green corridors

- 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.
- 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.

TIS 4: Sowerby Sports Village



Location:	Phase 2 of the Sowerby Sports Village
Size (ha):	11 allocation; 7.6 safeguarded
Allocated for:	Sowerby Gateway - Sports village and educational site

This green field site is located on the southern edge of Sowerby, south of Gravel Hole Lane and Kings Meadows.

Development Requirements

Access and highways

- Vehicle, cycle and pedestrian access to be taken from Gravel Hole Lane, via recent development.
- 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.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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 south. Habitats must be protected from adverse impacts, such as obtrusive light.

Heritage

- The site is considered to have archaeological potential and an archaeological assessment will be required.

Safeguarded Land

- Land to the south of the allocation has been safeguarded for the expansion of the sports village in the future.

Design of the site layout and landscape setting

- The design of outside lighting and flood lighting should be carefully considered to guard against the adverse amenity impacts of obtrusive light.

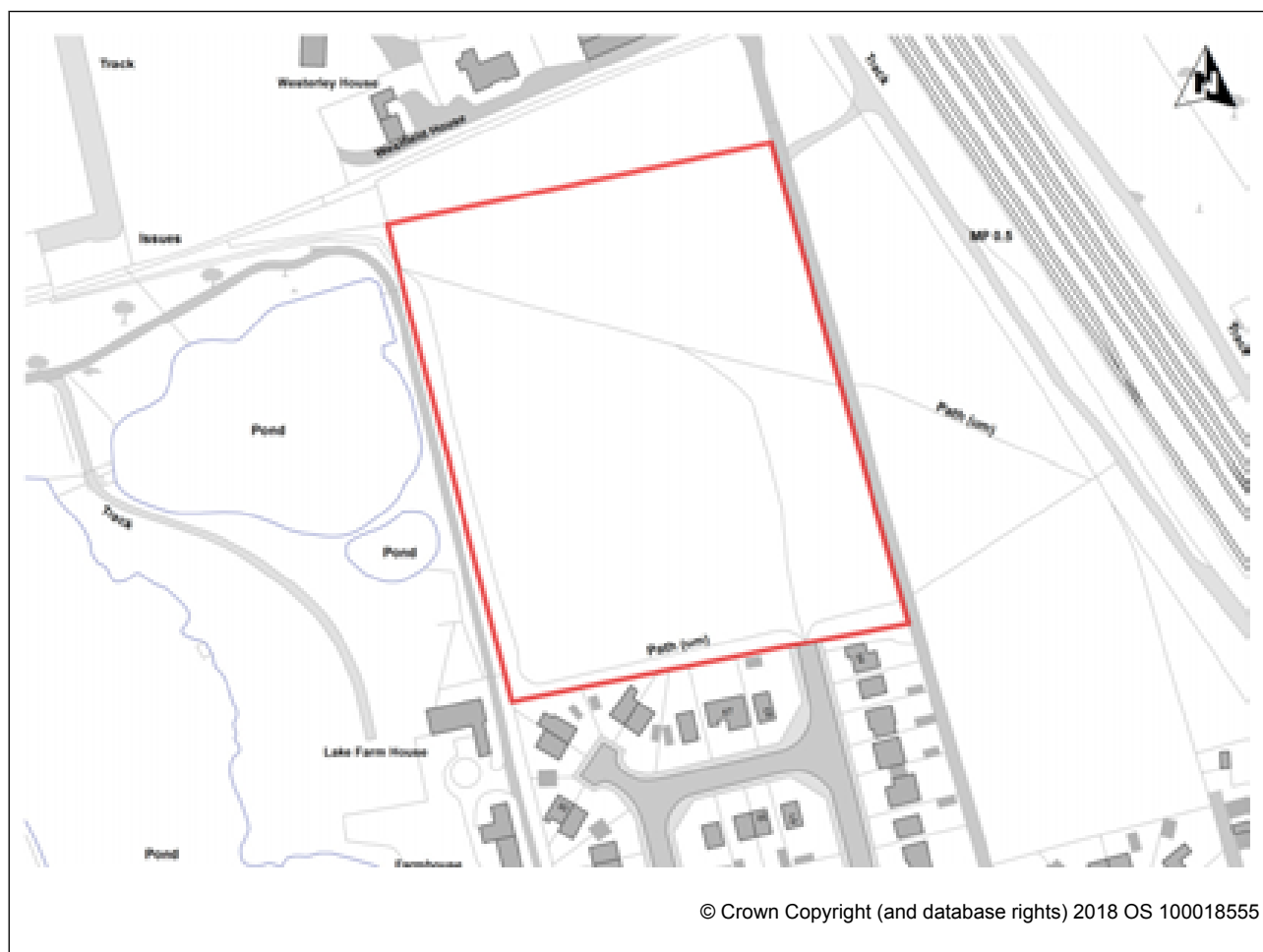


Carlton Miniott

The following site is allocated in Carlton Miniott:

'CAM 1: Ripon Way, Calton Miniott'

CAM 1: Ripon Way, Calton Miniott



Location:	Land off Ripon Way, Carlton Miniott
Size (ha):	1.97
Allocated for:	55 homes

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.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access will be taken from Ripon Way. The cumulative impact of traffic generation from this site and 'TIS 1: Station Road, Thirsk' will need to be assessed. Advice should be sought from North Yorkshire County Council.
- 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 west to east.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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.

Amenity

- 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.

Other planning consideration

- 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.

Design, landscaping, open space provision and green corridors

- 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.

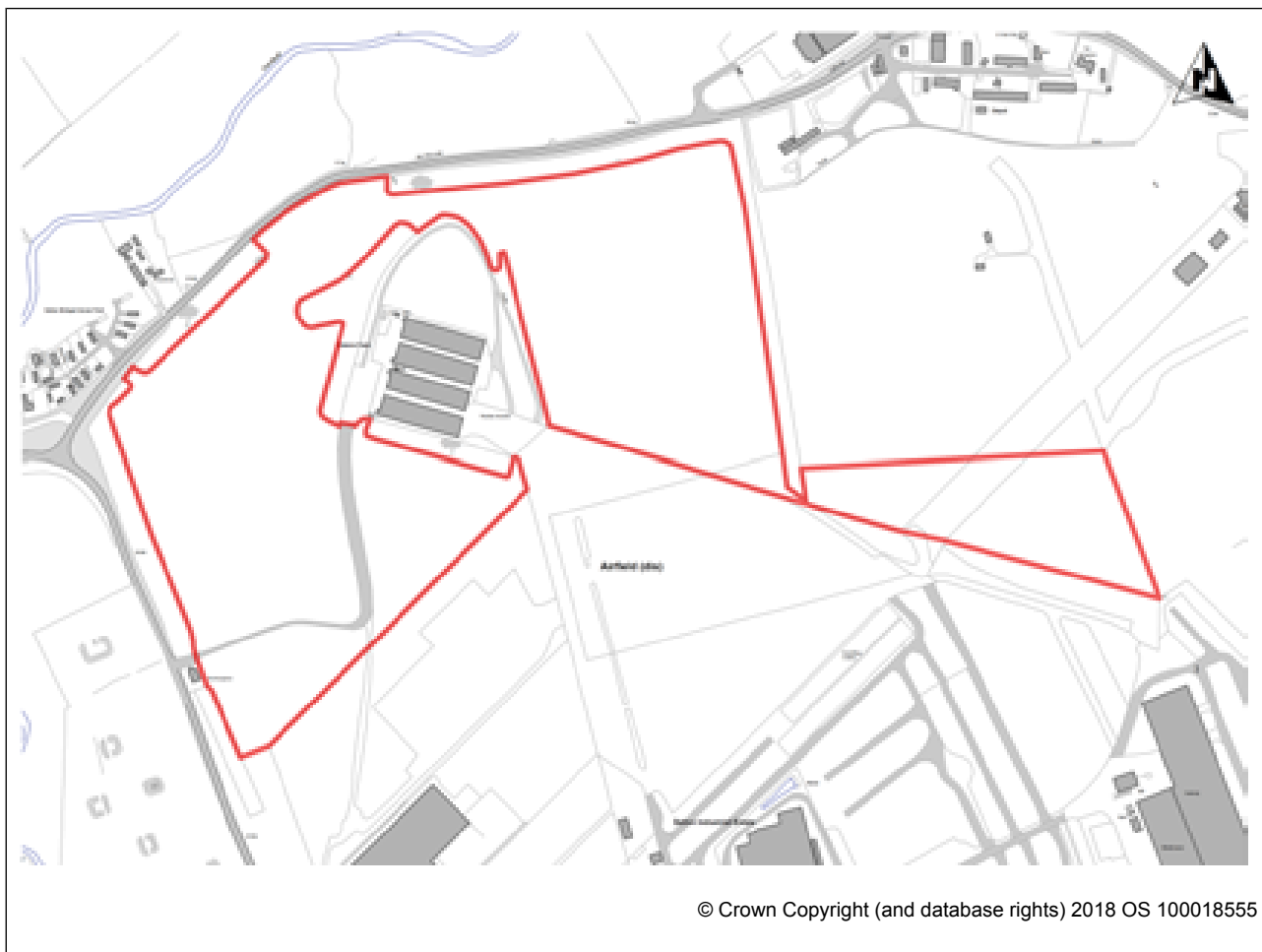


Dalton

The following site is allocated in Dalton:

'DAI 1: Extension to Dalton Industrial Estate, Dalton'

DAI 1: Extension to Dalton Industrial Estate, Dalton



Location:	Land north of Dalton Old Airfield Industrial Estate, Dalton
Size (ha):	24.57ha
Allocated for:	Employment uses – B1b, B1c, B2, B8

This site is located to the north of Dalton Old Airfield Industrial Estate and to the south of Dalton Lane.

Development requirements:

Access and highways

- The main 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. No heavy goods vehicles will be routed through Dalton village and appropriate measures must be put in place to ensure this exclusion.

Flood, drainage and water management

- Part of the site, along the northern boundary, are 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.

Biodiversity and landscaping

- 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.

Heritage

- The site is considered to have archaeological potential and an archaeological assessment will be required.

Other planning considerations

- 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.

Utility and Service Provision

- 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.

South Otterington

The following site is allocated in South Otterington:

'SOT 1: Beechfield, South Otterington'

SOT 1: Beechfield, South Otterington



Location:	Land east of Beechfield, South Otterington
Size (ha):	1.53
Allocated for:	40 homes

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.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access will be taken from Mayfield Road and/ or Beechfield Road.
- 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).

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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.

Heritage

- An appropriate heritage statement will be required which would take into consideration conservation measures and include the historical landscape of the area as the site contains part of a well preserved ridge and furrow field system.
- The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement, and an archaeological assessment will be required.

Other planning considerations

- 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.

Design, landscaping, open space provision and green corridors

- 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.

12 Bedale Area

12.1 Bedale (with Aiskew) is identified as a Market Town in the Settlement Hierarchy set out in policy S 3 'Spatial Distribution'. This means that its role providing services and facilities for the town and its hinterland has been recognised. The town has a wide range of businesses, retail uses, schools, employment and medical services.

12.2 In the Bedale area there are:

- the Service villages of; Crakehall, Kirkby, Fleetham, Snape and West Tanfield;
- the Secondary Villages of; Burneston, Leeming, Leeming Bar, Scruton, Thornton, Watlass and Well; and
- the Small Villages of; Burrill, Carthorpe, Clifton on Yore, Exelby, Firby, Gatenby, Great Fencote, Hackforth, Kirklington, Langthorne, Little Fencote, Londonderry, Nosterfield, Sutton, Howgrave, Theakston, Thirn and Thornborough.

12.3 Allocations in the Bedale area are made at:

- 'Aiskew and Bedale';
- the Service Villages of 'Crakehall' and 'West Tanfield'; and
- the Secondary Villages of 'Burneston' and 'Leeming Bar'.

Aiskew and Bedale

The following sites are allocated in Aiskew and Bedale:

'AIB 1: Northeast of Ashgrove, Aiskew'

'AIB 2: South of Lyngarth Farm, Bedale'

'AIB 3: Bedale Car and Coach Park'

AIB 1: Northeast of Ashgrove, Aiskew



Location:	Land north east of Ashgrove 89 Bedale road Aiskew
Size (ha):	3.27
Allocated for:	85 homes

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.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access to be taken from Bedale Road.
- 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.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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 east. Habitats must be protected from adverse impacts, such as obtrusive light.

Heritage

- The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement, and an archaeological assessment will be required.

Other planning considerations

- 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.

Utility Provision

- 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.

Design, landscaping, open space provision and green corridors

- 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.
- 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.

AIB 2: South of Lyngarth Farm, Bedale



Location:	Land south of Lyngarth Farm, South End, Bedale
Size (ha):	2.2
Allocated for:	60 homes

This green field site is located on the southeastern edge of Bedale. It has views across the open countryside to the south and east.

Development requirements:

Access and highways

- Principal vehicle, cycle and pedestrian access to be taken from South End (B6285), with additional access from development to the northwest (Tornado Close and/ or Mosquito Garth).
- Works are required to extend and improve pedestrian links, including the right of way along the southwestern boundary, access to Natrass Walk and provision of pedestrian access to Bowe Crescent.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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 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.

Heritage

- The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement and an archaeological assessment will be required.

Other planning considerations

- The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.

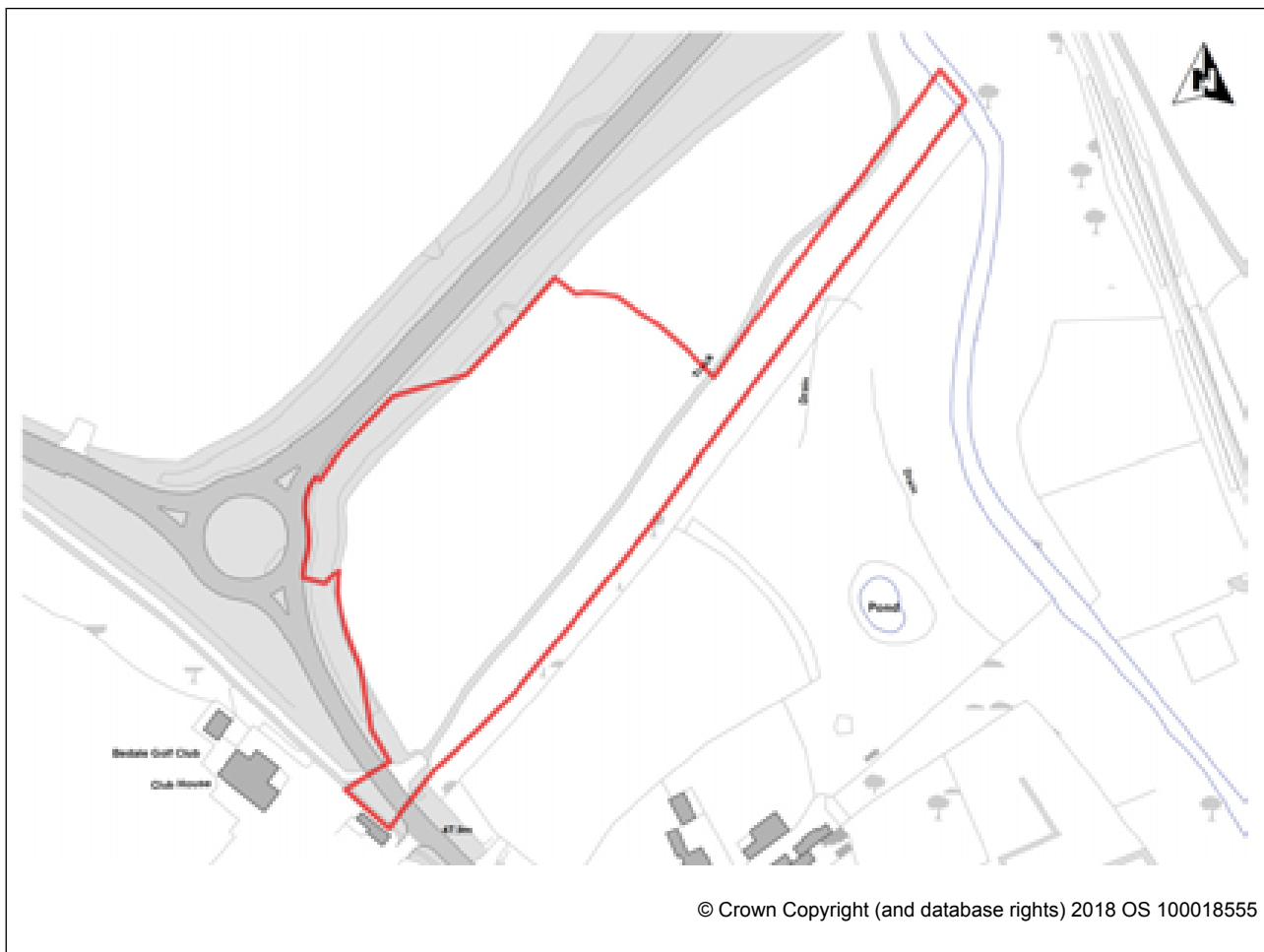
Utility provision

- 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.

Design, landscaping, open space provision and green corridors

- 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 on adjacent streets to the north west.

AIB 3: Bedale Car and Coach Park



Location:	Land north of St Gregory's Church, Bedale
Size (ha):	3.3
Allocated for:	Car and coach park and associated facilities

This green field site is located to the north of Bedale, to the south of the Bedale, Aiskew and Leeming Bar Relief Road. Bedale Beck lies to the northeast of the site.

Development requirements:

Access and highways

- Vehicle access to the site is to be taken directly from the Bedale, Aiskew and Leeming Bar (BALB) A684 roundabout.
- Approximately 200 car parking spaces and 10 coach parking spaces will be provided, including electric vehicle charging points.
- Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle access to North End (A684) at the southern corner of the site.

Flood, drainage and water management

- Parts of the site 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.

Biodiversity and landscaping

- 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 tree along the southeastern boundary, and new planting should be provided to screen views of the site from the west and northeast. Habitats must be protected from adverse impacts, such as obtrusive light.

Heritage

- The site is adjacent to the Bedale Conservation Area and close to the listed St Gregory's House. A heritage statement will be expected to be submitted and show careful consideration to ensure that the development will not cause harm to the elements that contribute to the significance of these heritage assets. The heritage statement will also show how the development will seek to enhance the significance of these designated heritage assets and their settings.
- The site has archaeological potential, particularly for later prehistoric and Romano-British settlement, and an archaeological assessment will be required.

Other planning considerations

- The site is in a minerals safeguarding area for limestone, sand and gravel and building stone; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.

Design, landscaping, open space provision and green corridors

- Provision of tourist and visitor related facilities including information boards, a picnic area and footpaths to Bedale Station and the Renaissance Park via Bedale Beck.
- 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.



Crakehall

The following site is allocated in Crakehall:

'CRK 1: North of Crakehall Water Mill, Little Crakehall'

CRK 1: North of Crakehall Water Mill, Little Crakehall



Location:	Land to the north of Crakehall Water Mill Hackforth road Little Crackehall
Size (ha):	0.66
Allocated for:	18 homes

This green field site is located on the eastern edge of Little Crackehall. Crackehall Conservation Area lies adjacent to the site to the south, along with the listed Crackehall Water Mill and curtilage buildings.

Development requirements:

Access and highways

- 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.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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.

Heritage

- Development of this area could affect elements which contribute to the significance of Crackehall Conservation Area and the Crackehall Watermill Grade II listed building. A heritage statement will be expected to explain how care is taken to ensure any development does not harm the significance of the setting of these heritage assets.

Design, landscaping, open space provision and green corridors

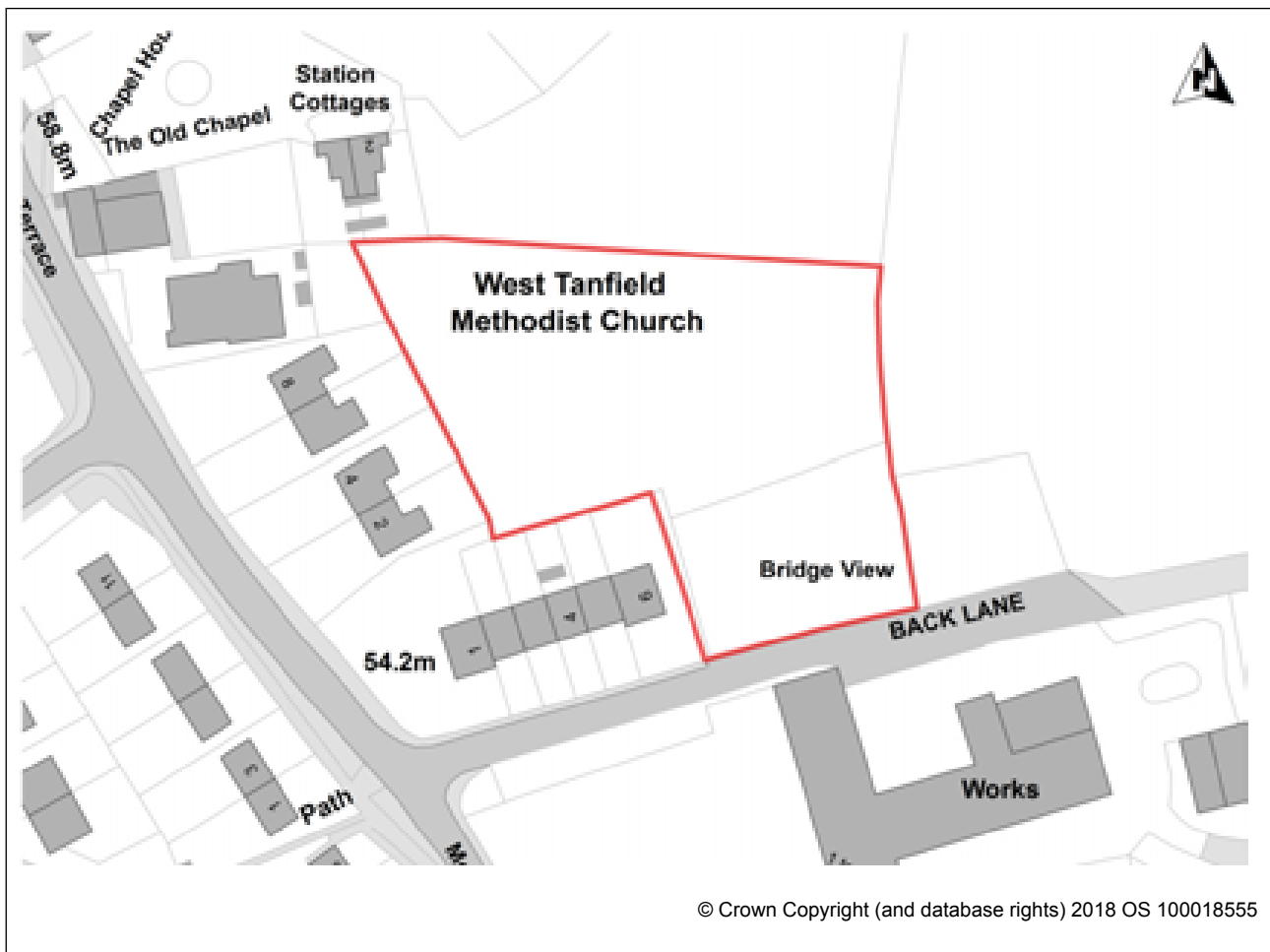
- The site is located adjacent to the North Yorkshire Green Infrastructure corridor and the development should seek to enhance connectivity to adjacent green infrastructure, particularly areas of accessible local green space.
- Development statement outlining the proposals will be required to be accompanied 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.



West Tanfield

The following site is allocated in West Tanfield:
'WST 1: Bridge View, Back Lane West Tanfield'

WST 1: Bridge View, Back Lane West Tanfield



Location:	Land north and east of Bridge View Back Lane West Tanfield
Size (ha):	0.42
Allocated for:	11 homes

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.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access will be taken from Back Lane. Back Lane may require widening from the site frontage to its junction with Mowbray Terrace/ Mowbray Court.
- 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.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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.

Heritage

- 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.
- 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.

Design, landscaping, open space provision and green corridors

- 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.

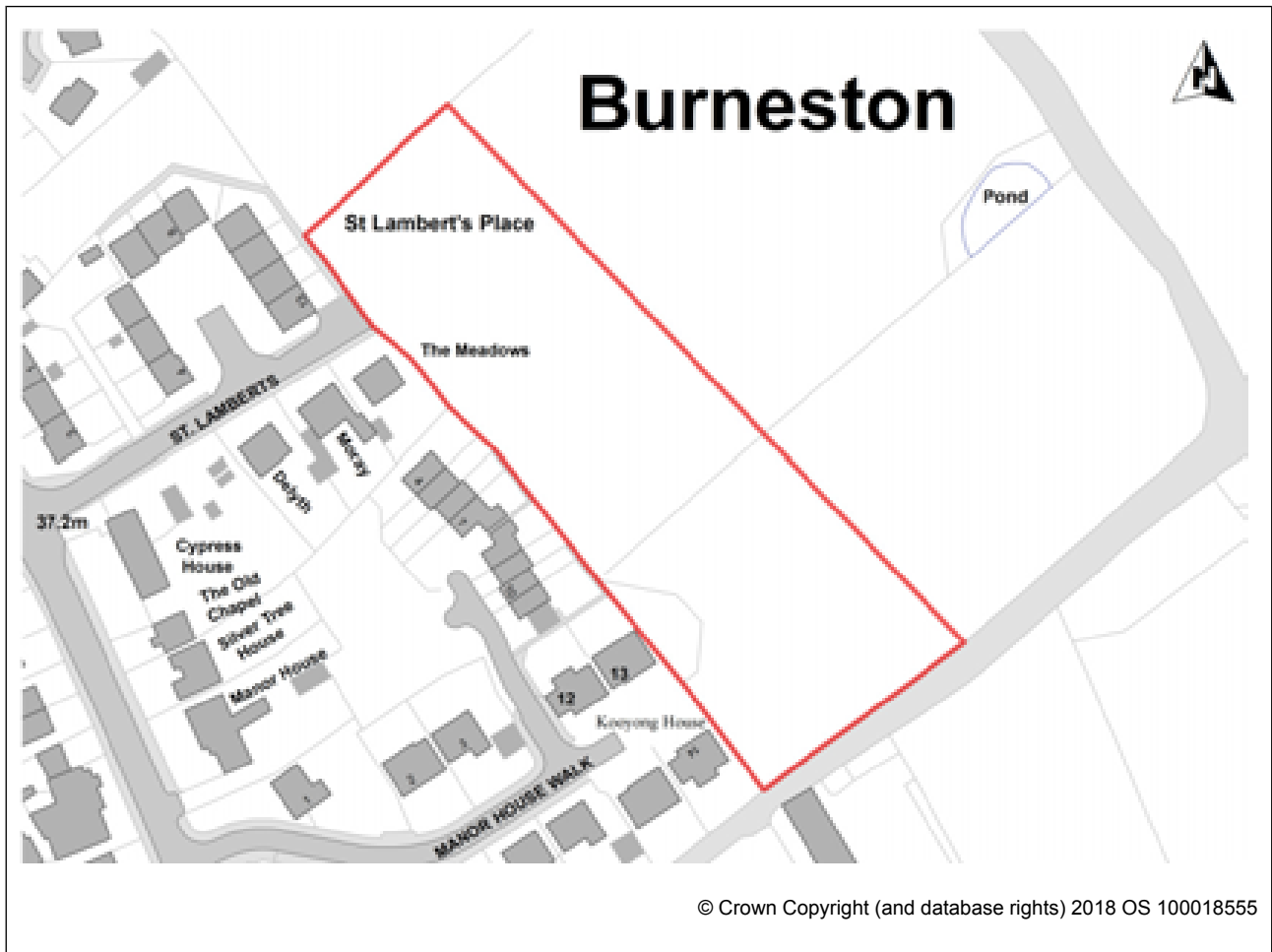


Burneston

The following site is allocated in Burneston:

'BUR 1: St Lamberts Drive, Burneston'

BUR 1: St Lamberts Drive, Burneston



Location:	OS Field 8229 and 9021 Cross Lane and land to the east of Manor House Walk, Burneston
Size (ha):	0.88
Allocated for:	25 homes

This green filed site is located on the northeastern edge of Burneston. Burneston Conservation Area lies close by to the south, along with the listed Burneston Hall.

Development requirements:

Access and highways

- Vehicle access is to be taken from St Lamberts and/ or Manor House Walk. Pedestrian and cycle access must be provide from both roads.

Biodiversity and landscaping

- 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.

Heritage

- 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 heritage statement will be required to demonstrate how care is taken to ensure any development does not harm the significance of the setting of these heritage assets. The heritage statement will need to include how the development would enable the significance of the heritage assets to be appreciated.
- The site is considered to have archaeological potential, due to ridge and furrow remains, and an archaeological assessment will be required.

Other planning considerations

- The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.

Design, landscaping, open space provision and green corridors

- 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,



Leeming Bar

The following sites are allocated in Leeming Bar:

'LEB 1: Harkness Drive, Leeming Bar'

'LEB 2: Foundry Way, Leeming Bar'

'LEB 3: Aiskew Moor, east of Leeming Bar'

LEB 1: Harkness Drive, Leeming Bar



Location:	Land to the rear of Harkness Close, Leeming Bar
Size (ha):	3.3
Allocated for:	85 homes

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.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access will be taken from Harkness Drive.
- 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.

Flood, drainage and water management

- 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.
- 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.

Biodiversity and landscaping

- 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.

Heritage

- The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement, and an archaeological assessment will be required.

Other planning considerations

- 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.

Utility provision

- 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.

Noise mitigation

- The northeastern part of the site lies within the designated noise insulation area of RAF Leeming Bar and appropriate mitigation measures will be required.

Design, landscaping, open space provision and green corridors

- 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.
- 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.

LEB 2: Foundry Way, Leeming Bar



Location:	OS Fields 0885, 0940 & 1100 Northallerton Road, Leeming Bar
Size (ha):	2.48
Allocated for:	65 homes (80 gross)

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.

Development requirements:

Access and highways

- The main vehicle, cycle and pedestrian access is to be taken from a single point on Northallerton Road. Additional access is to be provided from both adjacent points on Foundry Way.
- Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle path along the frontage to Northallerton Road.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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 east. Habitats must be protected from adverse impacts, such as obtrusive light.

Heritage

- The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement, and an archaeological assessment will be required.

Other planning condition

- 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.

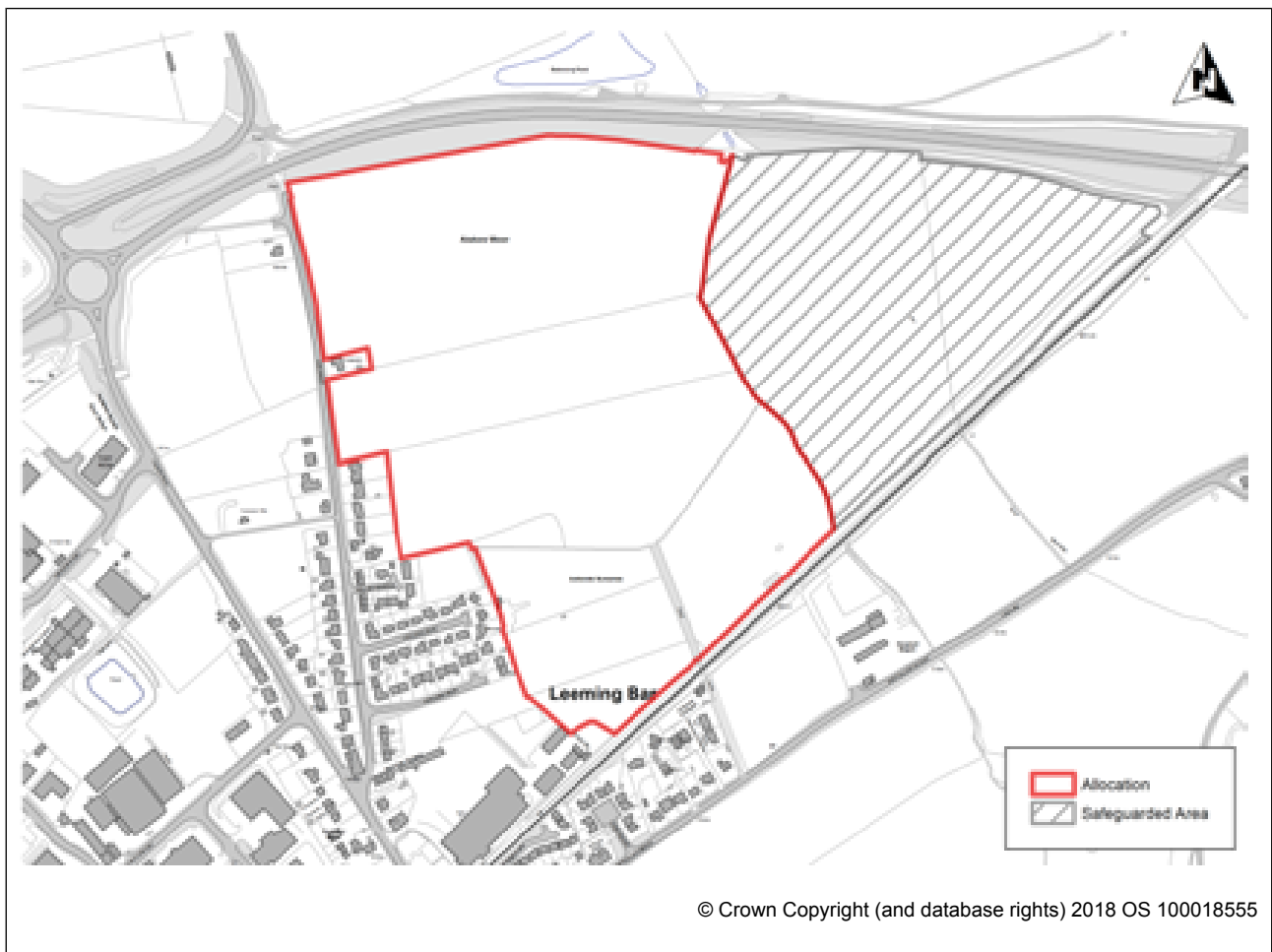
Noise mitigation

- The site lies within the designated noise insulation area of RAF Leeming Bar and appropriate mitigation measures will be required.

Design, landscaping, open space provision and green corridors

- 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.
- 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.

LEB 3: Aiskew Moor, east of Leeming Bar



Location:	Land at Aiskew Moor, north of Wensleydale Railway, Leeming Bar
Size (ha):	20.65ha (9.99ha safeguarded)
Allocated for:	Employment uses – B1b, B1c, B2, B8

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.

Development requirements:

Access and highways

- 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 will be acceptable along Low Street and appropriate measures must be put in place to ensure this exclusion.

- 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.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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 and west. Habitats must be protected from adverse impacts, such as obtrusive light.

Business mix

- 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.

Utility and service provision

- 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:
 - **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 Huntsman Petrochemicals Ltd is required and all requirements regarding the proximity of buildings to the pipeline or diversion must be complied with.

Amenity

- The allocation is located in close proximity to existing residential properties along Low Street, on 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. 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.

Design, landscaping, open space provision and green corridors

- The Council will be preparing 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. 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.
- 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.

Safeguarded Land

- Approximately 10ha to the east of the allocation is safeguarded for future employment development, to be allocated in a future local plan review.

13 Easingwold Area

13.1 Easingwold is identified as a Market Town in the Settlement Hierarchy set out in policy S 3 'Spatial Distribution'. The town has a wide range of businesses, retail uses, schools, employment and medical services.

13.2 In the Easingwold area there are:

- the Service Villages of; Brafferton/ Helperby, Huby, Husthwaite, Linton on Ouse and Stillington;
- the Secondary Villages of; Alne, Crayke, Raskelf, Shipton, Sutton on the Forest and Tollerton; and
- the Small Villages of; Aldwark, Alne Station, Brandsby, Farlington, Flawith, Myton-on-Swale, Newton-on-Ouse, Oulston, Skewsby, Stearsby, Tholthorpe, Thormanby, Whenby and Yearsley.

13.3 Allocations in the Easingwold area are made at:

- 'Easingwold'; and
- the Service Villages of 'Huby' and 'Stillington'.

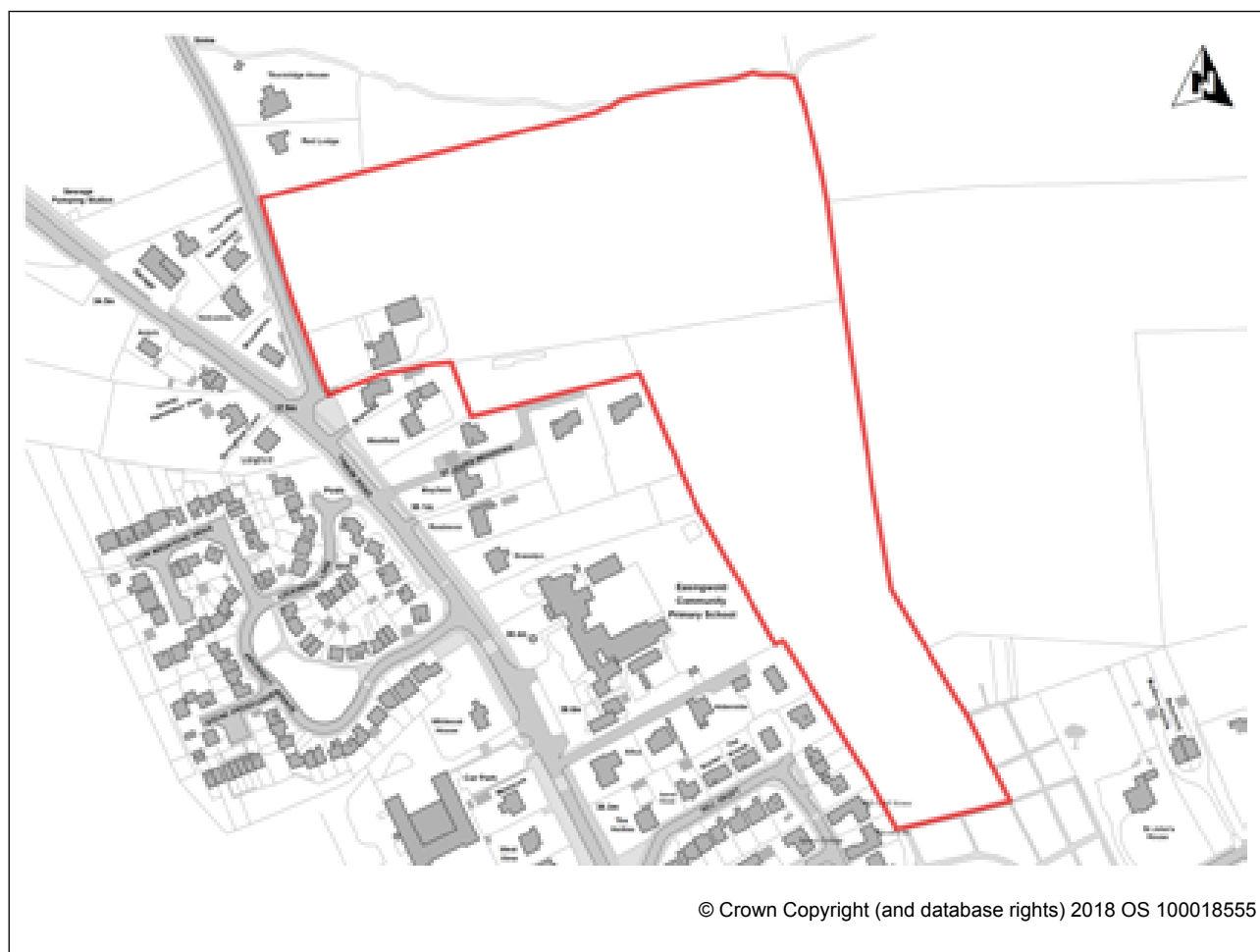
Easingwold

The following sites are allocated in Easingwold:

'EAS 1: Northeast of Easingwold Community Primary School, Easingwold'

'EAS 2: Shires Bridge Mill, Easingwold'

EAS 1: Northeast of Easingwold Community Primary School, Easingwold



Location:	Land north east of Easingwold Community Primary School, Thirsk Road, Easingwold
Size (ha):	6.31
Allocated for:	125 homes and land for school playing fields provision.

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.

Development requirements:

Access and highways

- Vehicle, cycling and pedestrian access is to be taken from Hustwaite Road. Widening of the site frontage at Hustwaite Road to its junction with Thirsk Road may be necessary.
- Works are required to extend and improve the pedestrian links to the local centre including the extension of the footway, appropriate 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 Hustwaite Road.

- The design and site layout will need to encourage safer routes to school through appropriate pedestrian and cycle links through the site.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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 include the creation of green corridors linking into the existing water course to the north of the site.

Heritage

- 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 harm to the elements that contribute to the significance of these heritage assets, and development should seek to enhance the significance of these designated heritage assets and their setting.
- The site has archaeological potential being previously undeveloped land. An archaeological assessment will be required.

Utility provision

- 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.

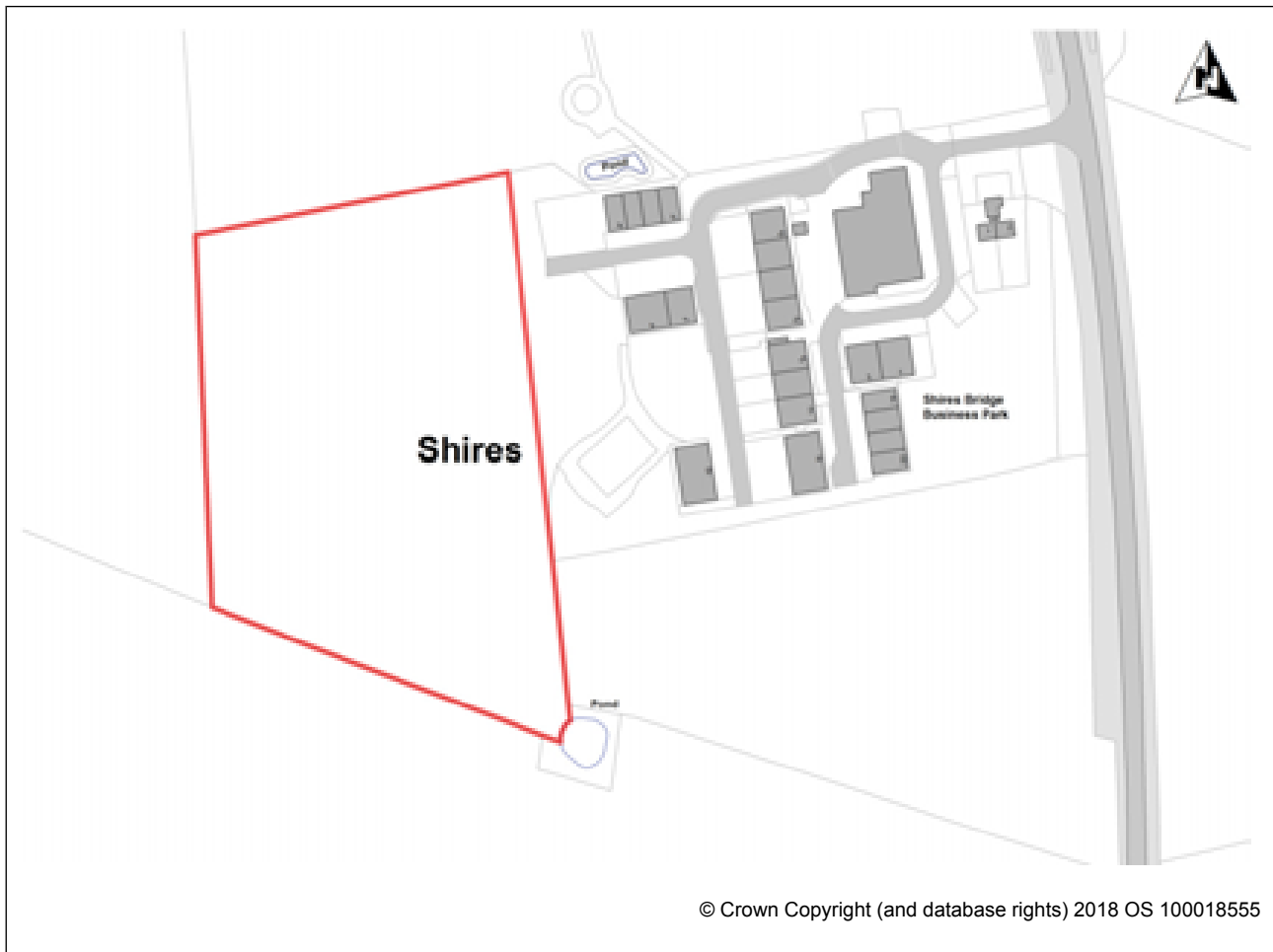
Contamination

- 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.

Design, landscaping, open space provision and green corridors

- 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 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.

EAS 2: Shires Bridge Mill, Easingwold



Location:	Land west of Shires Bridge Business Park, Easingwold
Size (ha):	2.55ha
Allocated for:	Employment uses - B1b, B1c, B2, B8

This greenfield site is located to the west of the Shires Bridge Business Park, which lies to the south of Easingwold.

Development requirements:

Access and highways

- Vehicular, pedestrian and cycle access points be taken through the Shires Bridge Business Park from York Road (A19)

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- A preliminary ecological appraisal is required. Existing boundary features should be retained and habitats protected from adverse impacts, such as obtrusive light.

Heritage

- The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement, and so an archaeological assessment will be required.

Other planning considerations

- 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.

Utility provision

- It is recommended that early consultation is made with Northern Gas Network and the relevant Water Authority in order to identify undertakings which may be required for the development.

Design, landscaping, open space provision and green corridors

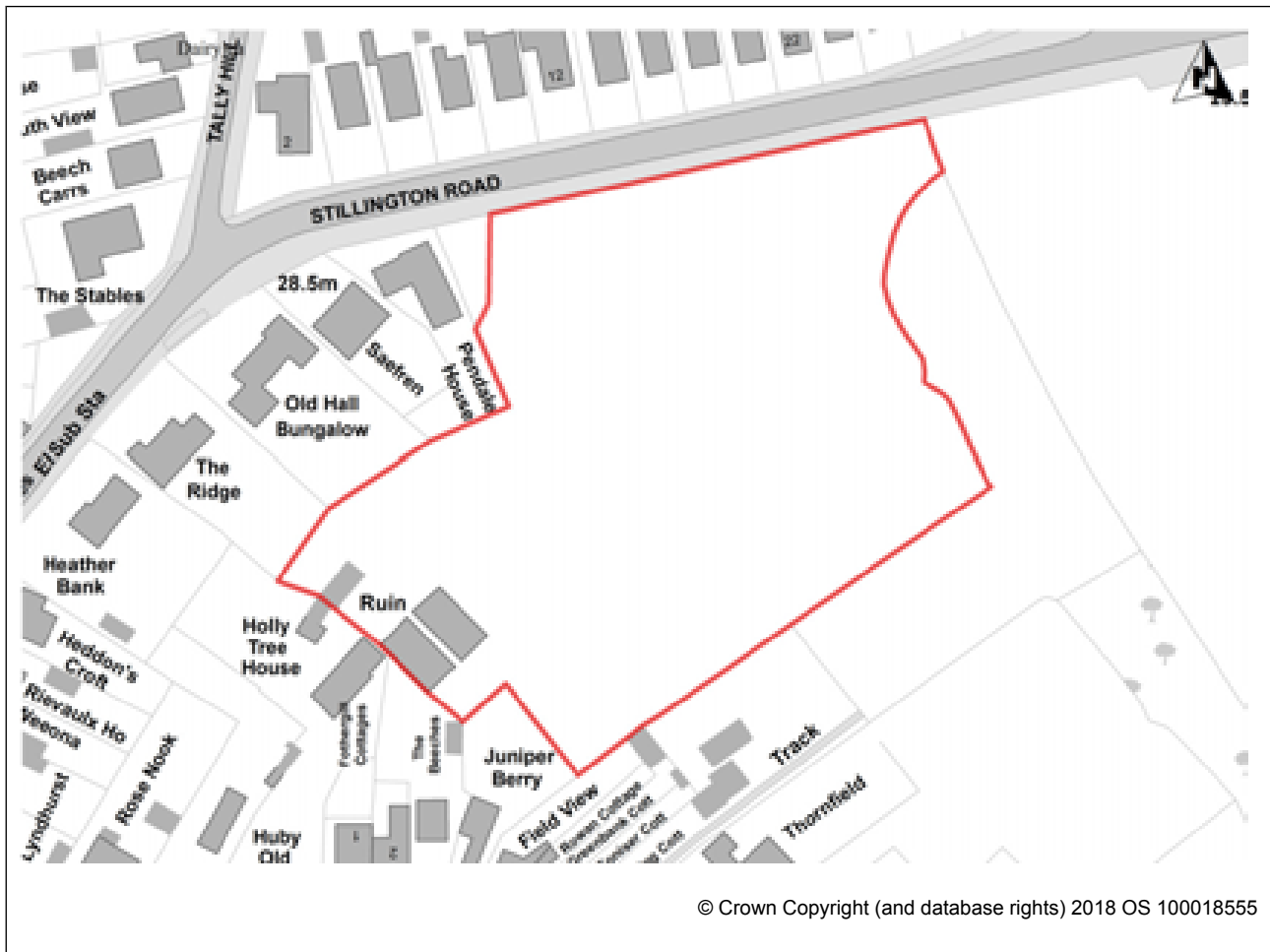
- The site is within the North Yorkshire Green Infrastructure Corridor and the provision of landscaping, open space, surface water and flood risk management should incorporate links and/ or enhancements to the corridor where opportunities allow.
- The site is prominent from the A19, particularly from views into the site from the south. Existing hedgerows and screening will be retained and landscaping and boundary planting should provide enhanced screening where possible.
- Design in terms of scale, massing and materials should be consistent with the existing business park.

Huby

The following site is allocated in Huby:

'HUB 1: South of Stillington Road, Huby'

HUB 1: South of Stillington Road, Huby



Location:	Land to the rear of Huby Old Hall, Huby
Size (ha):	1.04
Allocated for:	28 homes

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.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access to be taken from Stillington Road.
- 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.

Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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.
- A preliminary ecological appraisal and possible ecological impact assessment will be required. Opportunities for ecological enhancement should be taken. Existing boundary features should be retained to protect existing habitats from adverse impacts, such as obtrusive light, this includes hedgerows and retention of trees along boundaries.

Heritage

- 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.
- An archaeological assessment will be required to investigate archaeological evidence of landscape features that relate to the hall such as fishponds, formal gardens etc.

Other planning considerations

- The site is in a minerals safeguarding area adequately addressed with engagement with North Yorkshire County Council. for deep coal; safeguarding considerations will need to be

Design, landscaping, open space provision and green corridors

- 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 especially to the southern end of the site, and nearest to existing properties on Gracious Street to guard against impacts of overshadowing and overlooking.



Stillington

The following site is allocated in Stillington:

'STI 1: North of Stillington Social Club, Stillington'

STI 1: North of Stillington Social Club, Stillington



Location:	Land north of Stillington Social Club, York Road, Stillington
Size (ha):	1.31
Allocated for:	35 homes

This green field 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.

Development requirements:

Access and highways

- Vehicle, cycle and pedestrian access to be taken from Chantry Gardens and/ or Thompson Garth.
- 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.



Flood, drainage and water management

- 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.

Biodiversity and landscaping

- 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.

Design, landscaping, open space provision and green corridors

- 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 should be carefully considered for development nearest to existing properties on adjacent streets to the north guard against impacts of overshadowing and overlooking.

14 Stokesley Area

14.1 Stokesley is identified as a Market Town in the Settlement Hierarchy set out in policy S 3 'Spatial Distribution'. The town has a wide range of businesses, retail uses and employment, schools and medical services.

14.2 In the Stokesley area there are:

- the Service Villages of; Great Ayton, Great Broughton and Hutton Rudby with Rudby;
- the Secondary Villages of; Crathorne and Ingleby Armcliffe; and
- the Small Villages of; Easby, Great Busby, Kirkby in Cleveland, Middleton-on-Leven, Newby, Picton, Potto, Seamer and Tame Bridge.

14.3 Allocations in the Stokesley area are made at:

- 'Stokesley'; and
- the Service Village of 'Great Ayton'.

Stokesley

The following sites are allocated in Stokesley:

'STK 1: North of The Stripe, Stokesley'

'STK 2: East of Stokesley Business Park'

'STK 3: Southeast of Terry Dicken Industrial Estate, Stokesley'

STK 1: North of The Stripe, Stokesley



Location:	OS Fields 0004, 1200, 1595, 7272, 8600 The Stripe, Stokesley
Size (ha):	8.97
Allocated for:	105 homes (205 gross) includes 100 commitments and open space

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.

Development requirements:

Access and highways

- Vehicular, pedestrian and cycle access point/s are to be taken from Westlands, with secondary/ emergency access from Hebron Road/ The Stripe.
- 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.

- Pedestrian connections and links should be made throughout the site and as a minimum should include links from all adjacent roads and with existing public rights of way, including Neasham Lane.
- Works will be required towards the provision/ development/ maintenance of the Stokesley/ Great Ayton Cycleway.

Flood, drainage and water management

- Parts of the site are within Flood Zone 2 and/ or 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.

Biodiversity and landscaping

- 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.

Open space

- 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 CI 3 'Open Space, Sport and Recreation '.

Heritage

- The site is considered to have archaeological potential for later prehistoric and Romano-British settlement and so an archaeological assessment will be required.

Utility provision

- 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.
- The site is near to a sewerage pumping station and no habitable buildings should be located within 15 meters of it.
- Early consultation with Northern Powergrid will be required.



Noise and odour

- 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.

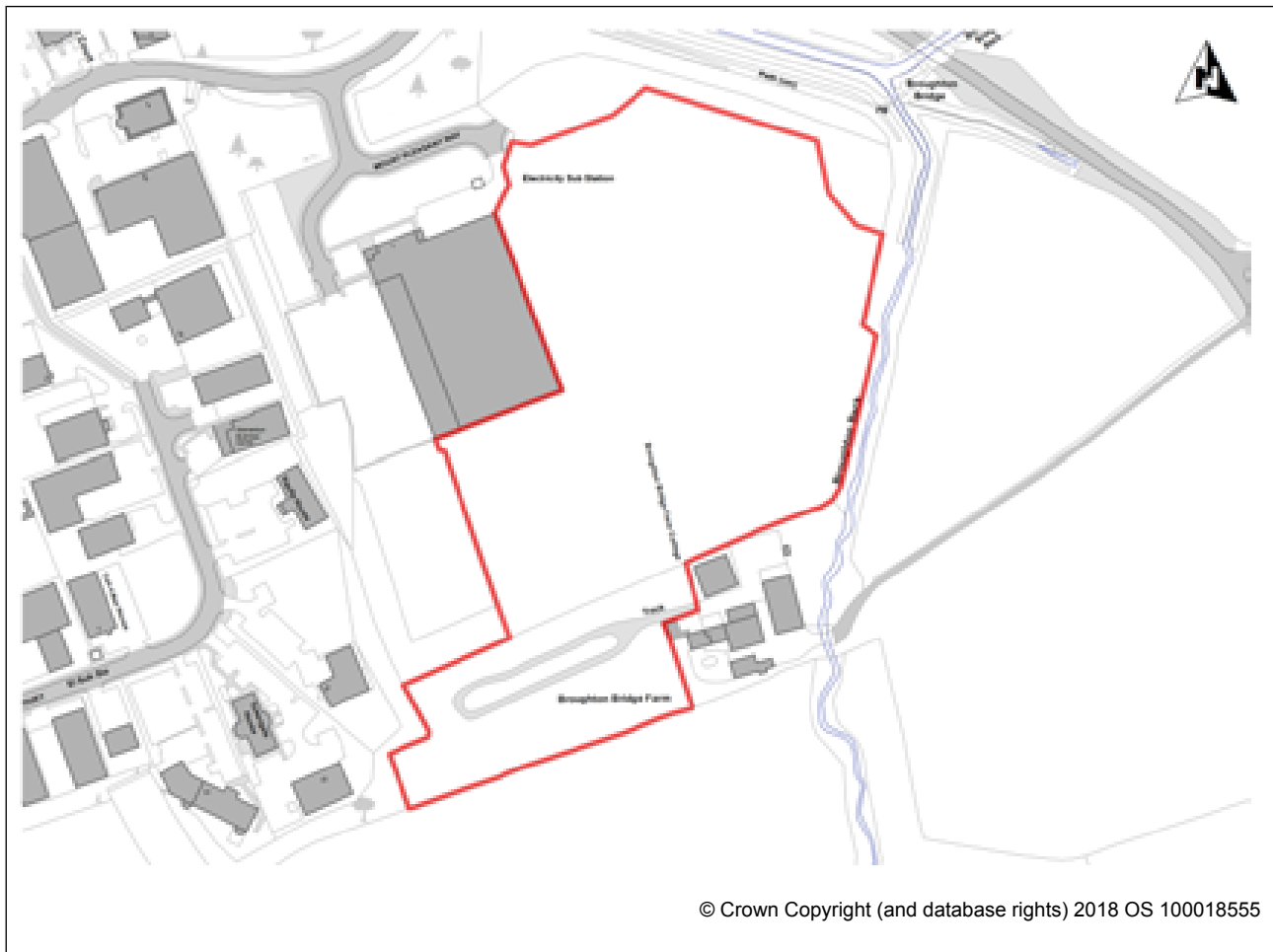
Design, landscaping, open space provision and green corridors

- Where the boundary for the development site is adjacent Sowerby Crescent, the layout should be designed so that rear gardens should adjoin rear gardens of the existing development.
- Landscaping should be provided to screen the development from views from public vantage points in the countryside to the north and west.

Delivery:

Due to the size of the site and the infrastructure which is expected the timing of the development it is expected that delivery will extend beyond the first 5 years of the plan period.

STK 2: East of Stokesley Business Park



Location:	Land off Mount Pleasant Way/East of Stokesley Business Park, Great Broughton
Size (ha):	4.93ha
Allocated for:	Employment uses - B1, B2, B8

This site is located at the southeastern edge of Stokesley, and immediately adjoins the existing business park to the west.

Development requirements:

Access and highways

- 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 'STK 3: Southeast of Terry Dicken Industrial Estate, Stokesley'.
- Works will be required towards the provision/development/maintenance of the Stokesley/ Great Ayton Cycleway.

- Works are required to extending and improving the pedestrian links to the local centre including the extension of the footway, appropriate pedestrian crossings, where necessary, to serve the site. as well as improvements to public transport infrastructure.

Flood, drainage and water management

- 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, any necessary attenuation measures and other mitigation measures should be incorporated and taken into account in the overall design and layout of the site.
- Applicants must engage with the Environment Agency, with regards to the development of the site and in relation to the flood alleviation scheme at Ellerbeck in advance of any application.

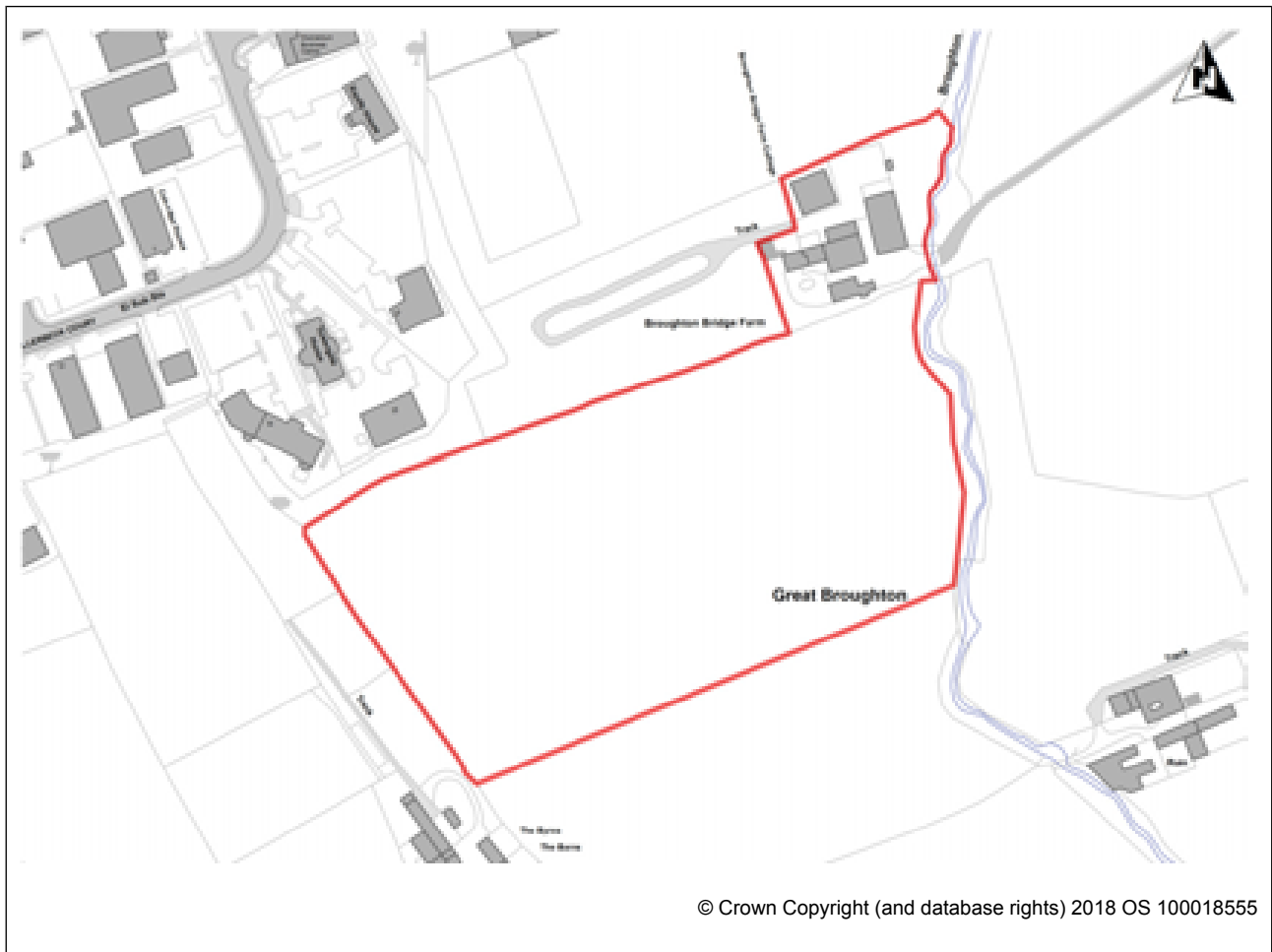
Biodiversity and landscaping

- 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.
- A substantial landscaping strip is required to screen the site from the B1257, and along the south and southeastern boundaries to supplement existing landscaping.
- 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.

Design, landscaping, open space provision and green corridors

- Development will be required to ensure that development of the neighbouring allocation 'STK 3: Southeast of Terry Dicken Industrial Estate, Stokesley' is not compromised.
- 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.
- Due to proximity to the North York Moors National Park 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.

STK 3: Southeast of Terry Dicken Industrial Estate, Stokesley



Location:	Land northwest of Creyke Nest Farm, Stokesley/ Broughton Bridge Farm, Great Broughton
Size (ha):	4.57ha
Allocated for:	Employment uses - B1b, B1c, B2, B8

This site is located at the southeastern edge of Stokesley, immediately adjoins the existing business park to the northwest.

Development requirements:

Access and highways

- Vehicular, pedestrian and cycle access points be taken from Mount Pleasant Way, via allocation 'STK 2: East of Stokesley Business Park', an alternative/ additional access point from within the existing industrial estate (Ellerbeck Court) may also be acceptable subject to liaison with North Yorkshire County Council. The existing access to the B1257 is considered to be of an insufficient standard and is unsuitable as a main access.
- Works will be required towards the provision/development/maintenance of the Stokesley/ Great Ayton Cycleway.

- Works are required to extend and improve the pedestrian links to the local centre including the extension of the footway, appropriate pedestrian crossings, where necessary, to serve this site. as well as improvements to public transport infrastructure.

Flood, drainage and water management

- 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.
- Applicants must engage with the Environment Agency, with regards to the development of the site and in relation to the flood alleviation scheme at Ellerbeck in advance of any application.

Biodiversity and landscaping

- A preliminary ecological appraisal is required. Existing features should be retained and habitats protected from adverse impacts, such as obtrusive light. Broughton Bridge Beck is to be protected from direct and indirect impacts, such as surface water runoff and habitat loss.
- A substantial landscape screen is required to the southern and eastern boundary of the site.

Heritage

- 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.

Other planning considerations

- The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.

Design, landscaping, open space provision and green corridors

- 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.
- Due to proximity to the North York Moors National Park the development statement submitted should consider the scale, massing and roofscape, of any development proposed. Careful consideration should be given to the colour of materials used, along with the design of any necessary security fencing.



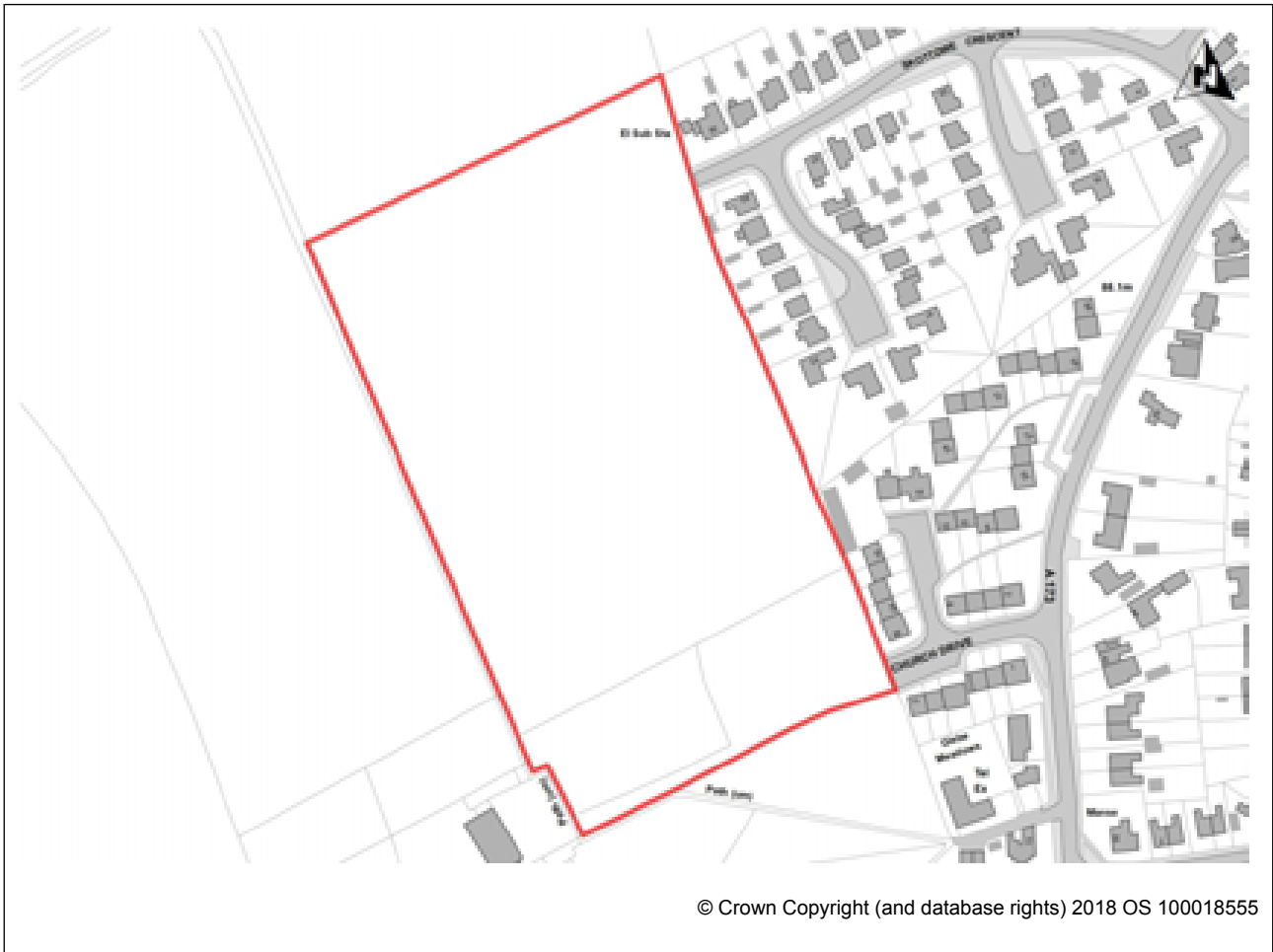
Great Ayton

Great Ayton sites:

The following site is allocated in Great Ayton:

'GTA 1: Skottowe Crescent, Great Ayton'

GTA 1: Skottowe Crescent, Great Ayton



Location:	OS Field 5800 Skottowe Crescent Great Ayton
Size (ha):	3.61
Allocated for:	30 homes

This greenfield site is located on the northwestern edge of Great Ayton. There are views into the site from the surrounding countryside. The site is located close to the Great Ayton Conservation Area and a number of listed buildings to the south.

Development requirements:

Access and highways

- Vehicular, pedestrian, and cycle access point/s are to be taken from Skottowe Crescent, with secondary access from Church Drive.

- Works will be required to extend and improving the pedestrian links to the site, including to the open space to the south of the site and to the local centre including the extension of the footway, appropriate pedestrian crossings, where necessary.
- Works will be required towards the provision/ development/ maintenance of the Stokesley/ Great Ayton Cycleway.

Flood, drainage and water management

- A small strip of land to the east of the site 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.

Biodiversity and landscaping

- A preliminary Ecological Appraisal and possible Ecological Impact Assessment will be required at the planning application stage. There are three statutory designated nature conservation sites within 2km of the site; Langbaugh Ridge SSSI (1km to the north), Cliff Ridge SSSI (1.7km to the north east), and North York Moors National Park (1.2km to the east). The site is within the outermost Impact Risk Zone (IRZ) of the North York Moors SSSI.
- Existing boundary features should be retained to protect existing habitats, this includes hedgerows and mature trees. At the southern, western and northern boundaries new landscaping should be provided to strengthen the existing retained vegetation and soften the edges of the site.
- The site is within the North Yorkshire Green Infrastructure corridor and the development should seek to enhance connectivity to adjacent green infrastructure areas of accessible local green space.

Heritage

- A Heritage Statement will be required with the planning application and pay particular attention to boundary of the site as Great Ayton Conservation Area bounds the site, and there are a number of listed buildings. The statement will need to careful consideration the layout, scale, massing and design of development and identify how the development will not cause harm to the elements that contribute to the significance of these heritage assets, and consideration is to be given to the contribution of the setting to the significance of heritage assets and how development can enable that significance to be appreciated.
- The site has archaeological potential, particularly for later prehistoric and Romano-British settlement. The site is in an area of strip fields but has been amalgamated into a modern field. An archaeological assessment will be required.
- Development should reinstate the historic linear strip field alignment.
- The design and layout must acknowledge and respond to the intervisibility between the site and the conservation area and nearby listed buildings.

Other planning considerations

- The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.

Utility provision

- 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.

Design, landscaping, open space provision and green corridors

- Development/ buildings should address the open space to the south of the site and be set back from the southern boundary with landscaping and open space. The design and layout should ensure that vehicles/ vehicular access do not dominate views into the site from the conservation area and listed buildings.
- Development statement submitted should carefully consider the height, scale, and massing of development, with particular regard to the southern part of the site, in order to ensure that development will not cause harm to the elements that contribute to the significance of the conservation area or the setting of the listed buildings and protect the residential amenity of neighbouring properties especially the neighbouring properties on Church Drive.

Appendix A: Monitoring

Introduction

- A.1** The Council has a statutory duty to produce an Authority Monitoring Report (AMR), sometimes known as the Annual Monitoring Report, to monitor the Local Plan's performance and progress on its implementation and delivery. This requirement is set out in Section 113 of the Localism Act 2011, which requires the production of a report, or series of reports, that monitor specific aspects of implementation in the planning system.
- A.2** However, in order to enable a flexible approach to plan-making, the monitoring framework will evolve over the plan period and, while the current indicators have been identified as the most appropriate at the current time, this is not necessarily an exhaustive list for the whole life of the plan. As a result, it is likely that additional indicators will be required in order to effectively monitor the impact of the plan.
- A.3** Key Local Plan monitoring indicators have been selected to:
- provide information about whether policies are achieving their objectives;
 - determine if targets are being met; and
 - determine if the policies in the Local Plan remain relevant or whether updates to policies are required.
- A.4** Monitoring of the Local Plan will primarily be through the collection of information about the effectiveness of Local Plan policies. This information can be used to identify when a change in the approach is necessary to ensure that the objectives underpinning planning policies are achieved. In defining objectives for each policy, these generally relate to the identified strategic objectives within the Local Plan aimed at bringing about the overall vision. However, some policies do not align precisely with a strategic objective, or align with several.
- A.5** The Sustainability Appraisal of the Local Plan also provides for monitoring and reporting of the significant environmental effects of implementing the Local Plan within the Authority Monitoring Report.
- A.6** With regard to the preparation of neighbourhood plans, the duty to devise and publish a policy monitoring framework lies with those preparing the plan. Appropriate policies for this Council to monitor will be considered during the basic conditions check of the neighbourhood plan.

Data collection and sources

- A.7** The information required to monitor the indicators is generally accessible and available either from sources of national statistics, from data sources regionally or sub-regionally, or from information held or collected by the Council and its partner organisations.
- A.8** A range of local evidence base documents have been prepared which are to be revised, updated or replaced on a rolling basis. The data contained within these reports may provide further evidence of effectiveness of policies. Examples of such evidence base studies include:
- Strategic Housing and Employment Land Availability Assessment (SHELAA);
 - Strategic Housing Market Assessment (SHMA);
 - Employment Land Review;

- Playing Pitch Strategy; and
- Green Spaces Audit

Reviewing the Local Plan

A.9 The AMR will be the mechanism for monitoring the effects of policies in the Local Plan. If during the plan period it becomes apparent that policies are ineffective, or not satisfactorily achieving the desired outcome, relevant steps will be put in place to ensure that this is addressed. Ultimately it may be necessary for the Council to undertake a full or partial review of the local plan.

A.10 Examples of where policies may not achieve their outcomes may include:

- **A persistent under-delivery of housing.** Where housing completions fall below the annual requirement on a persistent basis a 20% buffer will be applied to the five year housing requirement (rather than 5%), bringing forward housing to be provided earlier in the plan period than originally anticipated.
- **Under-delivery of affordable housing.** This may trigger a review of the financial viability evidence to establish whether a change to the policy would be needed to support delivery of affordable housing. If the housing market improves it may require a review of the policies, the viability evidence behind it and/ or supporting Supplementary Planning Document.

Table A.1 Monitoring indicators

Chapter	Policy	Indicator
3 'Vision and Spatial Development Strategy'	S1	Percentage of new dwellings and converted dwellings on previously developed land
	S6	Number of approvals contrary to policy within the York Green Belt
4 'Supporting Economic Growth'	EG1	Take up of employment land annually (ha)
	EG1	Permissions for new employment uses (type & location) (Windfall /Allocation)
	EG1	Completions of employment floorspace
	EG2	Loss of employment land (ha)
	EG3/ EG4	Annual Health Checks/Vitality and Viability Assessments
	EG3/ EG7	Permissions for Rural employment (type, location size)
	EG4	Consecutive units in non A1 Use

Chapter	Policy	Indicator
	EG4 EG4	New retail permissions/ completions for floorspace (type, sqm, location) Loss of retail floor space (type,Sqm, location)
	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces)
5 'Supporting Housing Growth'	HG1/ HG5	Number of new dwellings permitted (Windfall/ Allocation)
	HG1/ HG5	Number of dwellings completed (Windfall/ Allocation)
	HG1	Percentage of new dwellings completed within each level of the settlement hierarchy
	HG1	Housing Land Supply - 5 Year Requirement
	HG1	Monitor the supply and delivery of allocated sites and report annually
	HG1/ HG5	Performance against the national Housing Delivery Test
	HG2	Number of completions broken down by number of bedrooms
	HG2	Size and type of new homes completed
	HG2	Housing for Older People - Indicator for C2 provision and C3 Extra Care
	HG2	All schemes will meet required space and accessibility standards
	HG2	Number and percentage of Self-build Homes
	HG3	Number and percentage of affordable dwellings permitted
	HG3	Number and percentage of affordable housing completed
	HG4 HG3/ HG4	Number of affordable dwellings completed through exception policies Type and tenure of affordable dwellings (bed spaces, location) ?? including rural exception sites
HG6	Gypsies, Travellers & travelling Show people - number of existing and new pitches approved compared against need	



Chapter	Policy	Indicator
6 'Supporting a High Quality Environment'	E1	% of relevant schemes incorporating "secured by design" principles
	E3	Changes in areas and populations of biodiversity importance
	E3	Net gain secured for biodiversity
	E3	Percentage of nationally important wildlife sites in favourable condition
	E4	Area of Green Infrastructure created/ lost
	E5	Number of conservation areas with up to date conservation area appraisal
	E5	Number of listed buildings on the At Risk Register
7 'Infrastructure and Community Services'	E5	Number of approved proposals on or affecting nationally important sites
	CI1	CIL receipts and how they are spent by the Council and town/ parish councils
	CI1	Progress against Infrastructure Delivery Plan
	CI2	Number of major developments that produce & implement a travel plan
	CI3	New recreation provision delivered
8 'Environmental and Resource Management'	CI4	Loss of community facilities
	RM2	Permissions granted contrary to Environment Agency recommendation
	RM4	Locations close to or exceeding levels of poor air quality sufficient to warrant designation of an air quality management area
	RM7	Renewable energy capacity permitted

Appendix B: Replacement of Development Plans

B.1 Once adopted this local plan will replace all extant parts of the development plan documents previously adopted:

- All parts and policies of the Core Strategy Development Plan Document (DPD), adopted April 2007;
- All parts and policies of the Development Policies DPD, adopted February 2008; and
- All parts and policies of the Allocations DPD, adopted December 2010.

B.2 Also to be replaced are the Council's Interim Policy Guidance Notes, adopted by the Council in 2015 to be used for Development Management purposes in the determination of applications for small-scale housing development outside of defined development limits in larger villages or in smaller villages without defined development limits. The documents to be replaced are:

- Interim Policy Guidance Note 2015; and
- IPGN Settlement Hierarchy 2014.

Appendix C: Key Infrastructure Requirements

C.1 The infrastructure identified below is considered to be the key infrastructure projects that are critical to the delivery of the local plan.

Highways

Northallerton junction improvements:

1. Friarage Street/ East Road/ Bullamoor Road roundabout;
2. A167/ A168/ B1333/ East Road roundabout;
3. A167 Darlington Road/ B6271 Yafforth Road roundabout.
4. High St (B1333)/ Romanby Road signalised junction;
5. Friarage Street/ Brompton Road roundabout;
6. A167 East Road/ The Link junction; and
7. High Street/ B1333/ Friarage Street.

C.2 Junctions 1, 2 and 3 in this list are likely to require improvement works as a result of existing commitments and background growth alone. The remaining junctions are likely to require improvement works as a result of local plan allocations.

Appendix D: Local Green Space

D.1 The table below lists the sites that are defined as Local Green Space, with regard to policy CI 3 'Open Space, Sport and Recreation'. Please refer to the Local Green Space Study [link] for full details of reasons for designation. All sites are shown on the Policies Map with the reference CI3.

Table D.1 Local Green Space designations

Reference	Location	Reasons for designation
Appleton Wiske		
ALT/N/008/001/G	Plot of Land West of Shangri-La, Appleton Wiske, Northallerton	Local recreational value
ALT/N/008/002/G	Plot of Land East of Shangri-La, Appleton Wiske, Northallerton	Local recreational value
ALT/N/008/003/G	Appleton Wiske Allotments, Prospect View, Appleton Wiske	Local recreational value
ALT/N/008/005/G	Play Area at Appleton Wiske Recreation Ground Front Street Appleton Wiske	Local recreational value
ALT/N/008/006/G	Part of Appleton Wiske Recreation Ground Front Street Appleton Wiske	Local recreational value
ALT/N/008/007/G	Graveyard at St Marys Church Front Street Appleton Wiske	Historic significance
ALT/N/008/008/G	Tennis Courts at Appleton Wiske Recreation Ground Front Street Appleton Wiske	Local recreational value
ALT/N/008/009/G	Appleton Wiske Recreation Ground Front Street Appleton Wiske	Local recreational value
Bedale		
ALT/B/004/026/G	Harry Bowes Wood, Adjacent to the Wensleydale Railway, Bedale	Richness of wildlife
ALT/B/004/029/G	Land in front of Houses at Meadowfield, Aiskew	Local recreational value
ALT/B/004/032/G	Land at Allotments, The Bridge, Aiskew Bank, Aiskew	Local recreational value, Historic significance
B/011/003/G	Bedale Hall Park, North End, Bedale	Beauty, Local recreational value, Historic significance
B/011/005/G	Bedale Allotment Association, The Allotment Gardens, Masham Road, Bedale	Local recreational value

Reference	Location	Reasons for designation
B/011/006a/G	Bowling Green, Wycar, Bedale	Beauty, Local recreational value
B/011/007a/G	Land at Stapleton Close and Land Adjacent Peirse Close, Bedale	Local recreational value
B/011/008/G	Play Area At Calvert Way, Bedale	Local recreational value
B/011/013/G	St Gregorys Church, North End, Bedale	Beauty, Historic significance, Tranquillity
B/011/014/G	Football Ground, Firby Road, Bedale	Local recreational value
B/011/015/G	Land At Oak Tree Drive, Bedale	Local recreational value
B/011/018/G	Grassed area along the River, South End, Village Green Harbour View, Bedale	Beauty, Local recreational value, Historic significance, Tranquillity, Richness of wildlife
B/121/001/G	Bedale Athletic And Sports Association, Bedale	Local recreational value
Brompton		
ALT/N/020/008/G	Playing Field Land at Northallerton Rugby Club, Northallerton Road, Brompton	Local recreational value
ALT/N/020/009/G	Land at Brompton Recreation Field and Play Area, Station Road, Brompton	Local recreational value
ALT/N/020/010/G	Land At Water End, West of Bridge, Brompton	Beauty, Local recreational value, Historic significance
ALT/N/020/011/G	Land At Water End, East of Bridge, Opp Cornerways, Brompton	Beauty, Local recreational value
ALT/N/020/012/G	Land at St Thomas's Church, Church View, Brompton	Beauty, Historic significance
Carlton Husthwaite		
T/024/002/G	Village Hall Butt Lane Carlton Husthwaite	Local recreational value
Crakehall		
ALT/B/032/006/G	10 Parcels of Land in Village Centre Inc. The Green, Great Crakehall	Beauty, Local recreational value, Historic significance
ALT/B/032/007/G	Amenity Land in Crakehall Beck, East of Bridge, Leyburn Road, Crakehall	Beauty, Richness of wildlife
ALT/B/032/008/G	Recreation Area, Back Lane, Crakehall	Local recreational value

Reference	Location	Reasons for designation
ALT/B/032/009/G	Kiln Garth Wood, Little Crakehall	Local recreational value, Richness of wildlife
Easingwold		
ALT/E/041/049/G	Communal Land Behind Hunters Close, Adjacent to Gate Grains Lane, Easingwold	Local recreational value, Richness of wildlife
ALT/E/041/050/G	Amenity Land To The Rear Of The Galtres Centre, Market Place, Easingwold	Local recreational value
ALT/E/041/051/G	Land Including Cricket Ground and Recreation Area, Back Lane, Easingwold	Local recreational value
ALT/E/041/052/G	Recreational Land, Millfield Lane, Easingwold	Local recreational value, Richness of wildlife, Tranquillity
ALT/E/041/053/G	Land at Mallison Hill, Adjacent to Oulston Road, Easingwold	Local recreational value, Richness of wildlife
ALT/E/041/058a/G	Wooded Area Accessed from Drovers Court, Easingwold	Local recreational value, Richness of wildlife, Tranquillity
Great Broughton		
ALT/S/057/017a/G	Play Area, West of El Sub Sta, Kirkby Lane, Great Broughton	Local recreational value
ALT/S/057/018/G	Land Adjacent to Holme Beck, The Holme, Great Broughton	Beauty
ALT/S/057/019/G	Land At High Street Cross Roads, Great Broughton	Beauty
ALT/S/057/022a/G	Millennium Wood West of The Holme, Great Broughton	Richness of wildlife
Great Ayton		
ALT/S/058/020/G	Land at the Bowling Green, Bewteen River Leven and Little Ayton Lane, Great Ayton	Local recreational value
ALT/S/058/021/G	Land Inc Cricket Field, Playing Fields, Tennis Courts, West of River, Great Ayton	Local recreational value
ALT/S/058/023/G	Land South of River to Cricket Field, Adj Greenbank, Great Ayton	Local recreational value, Historic significance
ALT/S/058/025/G	The Green, Low Green, Great Ayton	Beauty, Local recreational value, Historic significance

Reference	Location	Reasons for designation
ALT/S/058/026/G	Land Including Cemetery and Play Area, Adj to Yatton House, Guisborough Rd, Great Ayton	Local recreational value
ALT/S/058/028/G	Land Adjacent to A173 and B1292, Great Ayton	Local recreational value
ALT/S/058/029/G	Allotment Gardens, B1292, Great Ayton	Local recreational value
ALT/S/058/031/G	Land Inc Tennis Courts, South East Side Of Levenside, Great Ayton	Local recreational value
ALT/S/058/032/G	Land at Easby Lane, Inc Multiple Properties, Great Ayton	Historic significance
ALT/S/058/035/G	The Green, High Green, High Street, Great, Ayton	Local recreational value, Historic significance
ALT/S/058/035/G	Land in front of Leven Court, Adj to Bowling Green, Little Ayton Lane, Great Ayton	Local recreational value
ALT/S/058/037/G	Land to the West of High Green High Street Great Ayton	Local recreational value, Historic significance
Hackforth		
ALT/B/062/004a/G	Land at Allotments, Silver Street, Hackforth, Bedale	Local recreational value
Helperby		
ALT/E/063/004a/G	The Sports Ground, Opp The Park, Main Street, Helperby	Local recreational value
ALT/E/063/005/G	Land at the Allotments, Back Lane, Helperby	Local recreational value
Huby		
ALT/E/070/016/G	Recreation Ground, Robin Lane, Huby	Local recreational value
ALT/E/070/017/G	Land Behind Maple Croft, Tally Hill, Huby	Local recreational value, Richness of wildlife
Husthwaite		
ALT/E/071/004/G	Husthwaite Cemetery, Low Street, Husthwaite	Historic significance
ALT/E/071/005/G	Land to the Front of St Nicholas' Church, High street, Husthwaite	Historic significance
ALT/E/071/006/G	Land At The Nookin, Opp St Nicholas' Church, Low Street, Husthwaite	Local recreational value, Historic significance

Reference	Location	Reasons for designation
ALT/E/071/008/G	Land at Kays Bank, Opposite Old Vicarage, Husthwaite	Local recreational value
ALT/E/071/009/G	Outdoor Sports Area, Rear of Cof E Primary School, Husthwaite	Local recreational value
Hutton Rudby		
S/125/004a/G	Wooded Area north of River Leven, Rudby Hutton Rudby	Richness of wildlife, Tranquillity
S/125/004b/G	Wooded Area east of River Leven, Rudby Hutton Rudby	Richness of wildlife, Tranquillity
ALT/S/073/014/G	Hutton Rudby Cricket Ground, Garbutts Lane, Hutton Rudby	Local recreational value
ALT/S/073/015/G	Allotment Gardens, Goldie Hill, Hutton Rudby	Local recreational value
ALT/S/073/016/G	Land South of River Leven, Hutton Bank, Hutton Rudby	Local recreational value, Historic significance, Richness of wildlife
ALT/S/073/017/G	Land Including/Surrounding Village Green, South Side, Hutton Rudby	Local recreational value, Historic significance
ALT/S/073/018/G	Land At North End, Hutton Rudby	Beauty, Local recreational value, Historic significance
ALT/S/073/019/G	Hutton Rudby Recreation Area Station Lane Hutton Rudby	Local recreational value
ALT/S/073/020/G	Section of Woodland Between Sexhow Lane and River Leven Hutton Rudby	Local recreational value
ALT/S/073/021b/G	Woodland South of River Leven Hutton Rudby	Richness of wildlife
ALT/S/073/022b/G	Land Along Hundale Gill Running North to River Leven Hutton Rudby	Richness of wildlife
ALT/S/125/007/G	Land at All Saints' Church, Incl Moat, Rudby Bank, Hutton Rudby	Historic significance
Kirkby Fleetham		
ALT/B/083/007/G	Land Opposite The Green, Lowfield Lane, Kirkby Fleetham	Historic significance
ALT/B/083/008/G	3 Parcels of Land at Village Green, Village View and GP, Kirkby Fleetham	Beauty, Local recreational value, Historic significance

Reference	Location	Reasons for designation
ALT/B/083/009/G	Land at Castle (site of), Fleetham Lane, Kirkby Fleetham	Historic significance
Leeming		
ALT/B/048/013/G	Recreational Land, Mill Lane, Leeming	Local recreational value
Londonderry and Exelby		
ALT/B/048/014a/G	Crows Wood, Londonderry	Richness of wildlife
ALT/B/048/012/G	Exelby Village Green, Tofts Lane, Exelby	Local recreational value, Historic significance
Northallerton		
N/110/008/G	Castle Hills Farm Castle Hills Springwell Lane Northallerton	Historic significance
ALT/N/110/027/G	Land At Knotto Bottom Lane, Valley Road, Northallerton	Local recreational value,
ALT/N/110/028/G	Recreational Land, Bankhead Road, Northallerton	Local recreational value
ALT/N/110/029/G	Land at All Saints Parish Church, High Street, Northallerton	Beauty, Local recreational value, Historic significance
ALT/N/110/030/G	Large Plot of Land East of Railway Line, Between Springwell Lane and Tannery Lane, Northallerton	Local recreational value
ALT/N/110/030a/G	Land surrounding cemetery, east of railway line, Northallerton	Local recreational value, Historic significance, Richness of wildlife
ALT/N/110/031/G	Land Opp Friarage Hospital, Bullamoor Memorial Park Recreation Ground, Forest Road, Northallerton	Local recreational value
ALT/N/110/034a/G	Land at Hambleton Leisure Centre, Playing Fields, Northallerton	Local recreational value, Richness of wildlife
ALT/N/110/042/G	Land Opposite All Saints Parish Church High Street Northallerton	Local recreational value, Historic significance
ALT/N/123/018/G	Land Adjacent to Roundabout, South Oaktree Drive, Northallerton	Local recreational value, Richness of wildlife
ALT/N/123/019/G	Land Adjacent to Roundabout, North of Oaktree Drive, Romanby, Northallerton	Local recreational value
ALT/N/123/022/G	Allotment Gardens, Opp Level Crossing, Romanby Road, Northallerton	Local recreational value

Reference	Location	Reasons for designation
ALT/N/123/024a/G	OS Field 0135 Yafforth Road Romanby	Local recreational value
ALT/N/123/028/G	Plot of Land to the Front of Property Nos 48/50, The Green, Romanby	Local recreational value
ALT/N/123/032/G	4 Plots of Land at Romanby Village Green, Romanby, Northallerton	Beauty, Local recreational value, Historic significance
ALT/N/123/035/G	Playing Fields at Ainderby Road Leisure Park, Adj. Sewage Wks, Romanby	Local recreational value
ALT/N/123/036/G	Playing Field Accessed via Thistle Close & Oaktree Drive, Romanby	Local recreational value
ALT/N/123/037/G	Grange Close Play Area Grange Close, Romanby	Local recreational value
ALT/N/123/038/G	Playing Field At Bryden Close & Carrol Close, Romanby	Local recreational value
ALT/N/123/039/G	Play Area Adjacent to Northallerton Cricket Club, Farndale Avenue, Romanby	Local recreational value
ALT/N/123/042/G	Land At Crestbrooke, Romanby, Northallerton,	Local recreational value
ALT/N/123/044/G	Land At Grenadier Drive, Romanby, Northallerton	Local recreational value
Sessay		
ALT/T/129/088/G	Land at Sessay Cricket Ground, Main Street, Sessay	Local recreational value
Snape		
ALT/B/135/007/G	Land at The Village Green, Snape	Beauty, Local recreational value, Historic significance
ALT/B/135/008b/G	Allotment Gardens, Snape	Local recreational value
Stillington		
ALT/E/141/006/G	Land at Townend Pond, High Street, Stillington	Beauty, Local recreational value, Historic significance, Richness of wildlife, Tranquillity
ALT/E/141/007/G	Graveyard At North Back Lane, Stillington	Historic significance, Tranquillity
ALT/E/141/008/G	Land to the West of St Nicholas' Church and The Old Vicarage, Stillington	Historic significance, Richness of wildlife, Tranquillity
ALT/E/141/009/G	Land Opposite Newton House, Carr Lane, Stillington	Local recreational value, Richness of wildlife

Reference	Location	Reasons for designation
ALT/E/141/010/G	Land Adjacent to Stillington Social Club, Carr Lane, Stillington	Local recreational value, Richness of wildlife
ALT/E/141/011/G	Land Next to Playground, Carr Lane, Stillington	Local recreational value
ALT/E/141/013/G	The Village Green/Village Hall, Stillington	Beauty, Historic significance
ALT/E/141/014/G	Land to the South of Stillington Village Hall, The Green, Stillington	Beauty, Historic significance
Stokesley		
ALT/S/142/032/G	Recreation Ground, North Road, Stokesley	Local recreational value
ALT/S/142/033/G	Land At West Green, Stokesley	Beauty, Local recreational value, Historic significance
ALT/S/142/034/G	Stokesley Showfield, Stokesley	Local recreational value
ALT/S/142/037/G	Land Between The Acres and Neasham Lane, Stokesley	Local recreational value
ALT/S/142/044/G	Land Stretching Along River Leven from Malvern Close to Stokesley Bridge, Stokesley	Beauty, Local recreational value, Historic significance
ALT/S/142/051/G	Plot of Land East of EI Sub Station Off Thirsk Road, Stokesley	Local recreational value
ALT/S/142/052/G	Plot of Land West of EI Sub Station, Stokesley	Local recreational value
Thirsk		
ALT/T/139/023a/G	Land at Sowerby Flats, North and South of Blakey Lane, Thirsk	Local recreational value
ALT/T/152/014/G	Land Opposite Recreational Ground, Newsham Road, New Thirsk	Historic significance
ALT/T/152/015b/G	Land At Front Street, Norby, Thirsk	Local recreational value, Historic significance, Richness of wildlife
ALT/T/152/016/G	Millennium Green, Dowber Way, Old Thirsk	Local recreational value, Richness of wildlife
ALT/T/152/017a/G	Land Between A19 and South Dowber Lane, Thirsk	Richness of wildlife
Thornton Le Beans		
T/156/001/G	Chapel Of Ease, Thornton Le Beans	Historic significance
T/156/002/G	Playing Fields, Thornton Le Beans	Local recreational value

Reference	Location	Reasons for designation
Topcliffe		
ALT/T/163/005/G	Recreation Ground, Bowling Green and Play Area, Adjacent to A168 Slip Road, Topcliffe	Local recreational value
ALT/T/163/006/G	Topcliffe Cemetery, Winn Lane, Topcliffe	Local recreational value, Historic significance, Richness of wildlife
ALT/T/163/007/G	Allotment Gardens, Opposite Manor Close, Long Street, Topcliffe	Local recreational value
ALT/T/163/009/G	Land at St Columbas Church, Church Street, Topcliffe	Historic significance
West Tanfield		
ALT/B/170/014a/G	Recreation ground, Meadowfields, West Tanfield	Local recreational value

Appendix E: Open Space, Sport and Recreation Standards

E.1 The following tables set out the requirements for open space, sport and recreation provision for policy CI 3 'Open Space, Sport and Recreation '.

Table E.1 Open space, sport and recreation standards

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.	1,000m	10-15
Facilities for young people and teenagers: skateboard parks and multi-use games areas	0.3ha	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.		
		Required on all sites above 20 dwellings.	700m	8-10

Type	Quantity Standard (per 1,000 population)	Form of provision	Accessibility	
			Walking distance from dwellings	Average walking time (minutes) ⁽¹⁾
		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.		
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

1. based on standard walking speed as set out by DfT (4.8km/h)
2. Improvement includes assistance towards maintenance of grounds or equipment, improvements to accessibility or expansion of facilities.

Table E.2 Outdoor sports facilities standards

Outdoor sports facility type ⁽¹⁾	Quantity Standard (per 1,000 population)	
Football pitches	Senior	0.34ha
	Junior	0.40ha
	Mini	0.49ha
Cricket pitches		0.41ha
Rugby pitches	Senior	0.07ha
	Mini	0.08ha
Artificial grass pitch (AGP)	3G	0.05ha
	Sand-based	0.02ha

1. Please refer to the Hambleton Playing Pitch Strategy for information about where new pitch provision or enhancement is required

Glossary

Aerodrome safeguarding areas:

The Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 sets out arrangements for consultation and notification in respect of development proposals in the vicinity of aerodromes.

Affordable housing:

Housing that is provided for sale or rent to those whose needs are not met by the market (this can include housing that provides a subsidised route to home ownership), and which meets the criteria for one of the models set out below.

Social rented and affordable rented housing: eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the Government's rent policy. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes England.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Starter homes is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-taking. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. Local planning authorities should also include income restrictions which limit a person's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London).

Discounted market sales housing is housing that is sold at a discount of at least 20 per cent below local market value. Eligibility is determined with regard to local incomes and local house prices. It should include provisions to remain at a discount for future eligible households.

Affordable private rent housing is housing that is made available for rent at a level which is at least 20 per cent below local market rent. Eligibility is determined with regard to local incomes and local house prices. Provision should be made to ensure that affordable private rent housing remains available for rent at a discount for future eligible households or for alternative affordable housing provision to be made if the discount is withdrawn.

Affordable private rented housing is particularly suited to the provision of affordable housing as part of Build to Rent Schemes. Intermediate housing is discount market sales and affordable private rent housing and other housing that meets the following criteria: housing that is provided for sale and rent at a cost above social rent, but below market levels. Eligibility is determined with regard to local incomes and local house prices. It should also include provisions to remain at an affordable price for future eligible households or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement. These can include Shared Ownership, equity loans, other low cost homes for sale and intermediate rent (including Rent to Buy housing).

Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Air Quality Management Areas:

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Allocation:

A site identified in the local plan to be developed for a specific land use(s).

Amenity:

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

Ancient or veteran tree:

A tree which, because of its great age, size or condition is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland:

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Annual Monitoring Report (AMR):

Also known as the Authority Monitoring Report. A document produced each year to report on progress in producing the development plan documents and implementing its policies.

Annexe accommodation:

The term annexe is normally regarded as part and parcel of the main dwellinghouse rather than incidental to it, An annexe is considered to be ancillary development given its function would lead to generally cover normal residential uses, including primary living accommodation such as a bedroom or bathroom. The term 'incidental' (permitted development) = generally everything else. Including storage, swimming, bowling, gym, art studio, or something that can be classed as a hobby.

Archaeological interest:

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Area of Outstanding Natural Beauty (AONB):

A statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. AONBs are designated by Natural England and together with National Parks, they represent the nation's finest landscapes.



Article 4 Direction:

A Direction issued by local authorities to restrict permitted development rights either in relation to a particular area or site, or a type of development anywhere in the Local Planning Authority's area. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area.

Best and most versatile agricultural land:

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity:

The number, abundance, variety and variability of different species (including organisms, animal and plants) living within a particular habitat and/ or area.

Brownfield land:

See previously developed land (PDL)

Buildings at Risk:

Listed buildings (and scheduled monuments) believed to be at risk due to neglect or decay that are included on the Buildings at Risk Register compiled by Historic England.

Change of Use:

A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one 'use class' to another, although in some cases changes do not require planning permission, such cases are known as 'permitted development'.

Climate Change:

The long-term change in the Earth's climate patterns represented by a change in the average weather conditions or the distribution of weather events usually attributed to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

Climate change adaptation:

Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation:

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coalescence:

The merging or coming together of separate towns or villages to form a single entity.

Community Infrastructure Levy:

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Arrangements for the Community Infrastructure Levy for Huntingdonshire are set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule.

Community led housing:

Housing projects usually developed by, or in partnership with, community groups to provide new homes or reuse existing buildings to meet local housing needs.

Comparison shopping:

Comparison shopping is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Conservation (of heritage):

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation area:

A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

Conservation area appraisal:

A study of the special architectural or historic interest that warranted the conservation area being designated and identifying features which should be enhanced or conserved.

Convenience shopping:

Convenience shopping is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Curtilage:

The area occupied by a property and land closely associated with that property. In terms of a house and garden, the garden normally forms the curtilage of the property, but fields and paddocks would be outside the curtilage.

Custom build homes:

Custom home building typically involves individuals or groups of individuals commissioning the construction of a new home or homes from a builder, contractor or package company or working with sub-contractors. See also Self build homes below.

Design and access statement:

A document accompanying certain planning applications providing a framework for applicants to explain how the proposed development is a suitable response to the site, its setting and constraints, demonstrating that it can be adequately accessed by prospective users.

Designated rural areas:

National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985.

Development:

Development refers to the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.

Development management:

The process of regulating new development by granting or refusing applications for planning permission, and of controlling unauthorised development.

Development plan:

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Duty to cooperate:

A legal duty included in the Localism Act 2011 for local planning authorities, and other public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters.

Ecosystem Services:

The functions of ecosystems that are vital to support human health and well-being, such as, food and drinking water production, climate and disease control including floodwater storage, enabling nutrient cycling and crop pollination, and opportunities for recreation.

Edge of centre:

For retail use purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Environmental Impact Assessment (EIA):

A procedure to be followed for certain types of development proposals to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European site:

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Extra care housing:

Extra care housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in extra care housing have their own self-contained homes, their own front doors and a legal right to occupy the property.

Geodiversity:

The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure:

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green spaces:

Publicly accessible spaces, including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens.

Gypsies, travellers and travelling showpeople:

Gypsies, travellers and travelling showpeople are defined in the Government's Planning Policy for Traveller Sites (Aug 2015) as 'persons of nomadic habit of life whatever their race or origin, including such persons who on the grounds only of their own or their family's dependents' educational or health needs or old age have ceased to travel temporarily but excluding members of an organised group of travelling showpeople or circus people travelling together as such'.

Habitat:

The natural home or environment of a plant or animal.

Habitats Regulations Assessment:

Assessment of any plan, strategy or development proposal that is likely to have a significant adverse effect on the integrity of a Natura 2000 site (e.g an Special Protection Area (SPA), Special Area of Conservation (SAC) or Ramsar site)

Heritage asset:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets (world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields or conservation areas) and assets identified by the local planning authority (including local listing).

Historic battlefields:

Areas of historic interest where important battles are sufficiently documented to be included by Historic England on the Register of Historic Battlefields.

Historic environment:

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record:

A comprehensive record of all aspects of the historic environment including historic buildings and landscape features, archaeological sites and finds, and historic monuments. The Historic Environment Record (HER) for North Yorkshire is maintained by North Yorkshire County Council.

Historic parks and gardens:

Park or gardens of special historic interest. Those of national importance are listed in the Register of Parks and Gardens of Special Historic Interest in England, compiled and maintained by Historic England.

Housing market area:

A geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

Infrastructure:

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

Infrastructure delivery plan:

A planning document produced to support a Local Plan that identifies the key physical, social and community, and green infrastructure required to support the level of housing and commercial development proposed for an area. It also contains a programme identifying when items of infrastructure are expected to be provided together with their associated costs and funding arrangements.

International, national and locally designated sites of importance for biodiversity:

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including County Wildlife Sites.

Landscape character assessment:

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Large scale development:

For dwellings, a large scale development is one where the number of residential units to be constructed is 50 or more. Where the number of residential units to be constructed is not given in the application a site area of 2 hectares or more should be used as the definition of a large scale development. For all other uses a large scale development is one where the floor space to be built is 2,500m² or more, or where the site area is 2 hectares or more.

Large scale major development:

For dwellings, a large scale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a large scale major development. For all other uses a large scale major development is one where the floor space to be built is 10,000m² or more, or where the site area is 2 hectares or more.

Listed buildings:

A building included in a statutory list compiled by the Department for Culture, Media and Sport as a consequence of its architectural or historic interest, group value or historic association with nationally important people or events. These are placed in one of three grades to give an indication of their relative importance, (Grades I, II* and II in descending order). Most works to, or affecting, a listed building require listed building consent.

Listed building curtilage:

Listed building curtilage is a legal term describing an area around a building, the boundary of which is defined by matters including past and present ownership and functional association and interdependency. The setting of a heritage asset will normally include, but generally be more extensive than, its curtilage.

Local enterprise partnership (LEP):

A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local geological sites (LGS):

Non-statutory sites, formerly known as regionally important geological sites (RIGS), that have been identified by local geo-conservation groups as being of importance.

Local Green Space:

A designation either in a local plan or neighbourhood development plan that provides special protection against development for green areas of particular importance to local communities.

Local nature partnership (LNP):

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local nature reserves (LNR):

Sites that have been designated locally for their importance to local wildlife and geology. They are established to protect sensitive features as well as to provide opportunities for education and/or public enjoyment.

Local planning authority:

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local transport plan (LTP):

A local transport plan is a statutory document prepared by the local highway authority (North Yorkshire County Council), which sets out transport objectives, policies and strategy its area. It should consider possible enhancements to transport services as well as the maintenance, operation and management of highway network.

Main town centre uses:

Retail development (including retail warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development (other than for the specific purposes of paragraphs 172 and 173 in the Framework):

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Material consideration:

An issue that should be taken into account when a decision is made on a planning application.

Minor scale development:

Development up to a particular scale (9 or fewer homes for residential development) as defined in the General Development Procedure Order (2006) as amended.

Mitigation measures:

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

National Park:

Statutory national landscape designations, the purpose of which is to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. They are designated by Natural England and together with AONBs, they represent the nation's finest landscapes.

National Planning Policy Framework (NPPF):

The National Planning Policy Framework (NPPF) sets out national planning policies that local planning authorities need to take into account when drawing up their local plans and other documents and making decisions on planning applications.

Nationally described space standards:

These are part of the technical housing standards published by the Government which set out minimum requirements for the internal floorspace of new dwellings.

Neighbourhood Development Order:

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood plans (formally known as neighbourhood development plans):

A plan prepared by a parish or town council or neighbourhood forum for a designated neighbourhood area (made under the Planning and Compulsory Purchase Act 2004), that was 'made' will become part of the development plan.

Objectively assessed need (OAN):

This is the term used in the NPPF to describe the requirement for local authorities in preparing their local plans to assess the demand for housing arising in a housing market area over the plan period and to identify the scale of housing supply necessary to meet that demand.

Obtrusive light:

Light pollution that includes the brightening of the night sky (sky glow), uncomfortably bright light (glare) and light spilled beyond the area intended to be lit (light intrusion).

Older people:

People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space:

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building:

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Optional building regulation requirements:

Standards for layout and circulation space and for water efficiency that are set within Building Regulations. Part M sets out standards for accessible and adaptable dwellings (M4(2)) and wheelchair user dwellings (M4(3)). Part G sets out standards for water efficiency.

Out of centre:

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town:

A location out of centre that is outside the existing urban area.

Planning condition:

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation:

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance (PPG):

An online resource containing guidance that adds further context to, and should be read in conjunction with, the National Planning Policy Framework.

Playing field:

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Pollution:

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously developed land (PDL):

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary shopping area:

Defined area where retail development is concentrated (generally comprising the primary and/ or secondary frontages. They are defined on the policies map.



Primary and secondary shopping frontage:

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. They are defined on the policies map. Secondary frontages often comprise a diversity of uses such as restaurants, cinemas and leisure or service related businesses.

Priority habitats and species:

Species and habitats of principal importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites:

Wetlands of international importance, designated under the 1971 Ramsar Convention. They mainly provide habitats for water birds.

Registered providers:

These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Renewable and low carbon energy:

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

River basin management plans:

A river basin management plan covers an entire river system, including rivers, lakes, groundwater, estuarine and coastal water bodies and is prepared to protect and improve the quality of the water environment.

Rural exception schemes/ sites:

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Scheduled monuments:

A scheduled monument is a nationally important monument (usually archaeological remains) which enjoys greater protection against harmful development through the Ancient Monuments and Archaeological Areas Act 1979.

Secured by design:

A term given to a set of principles aimed at achieving a good overall standard of security for buildings and for the private and public spaces around them through the introduction of appropriate design features.

Self build homes:

Self build home building typically involves individuals or groups of individuals commissioning the construction of a new home or homes from a builder, contractor or package company or working with sub-contractors where some element of the work to complete the home is undertaken by the individual or group of individuals. See also custom build homes above.

Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1 (A1) and (A2) of that Act.

Sequential approach:

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, town centres before edge of centre and out of centre for main town centres uses.

Setting of a heritage asset:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage):

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special areas of conservation (SAC):

Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special protection areas (SPA):

Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of importance for nature conservation (SINC):

Locally important sites of nature conservation interest designated by local authorities for planning purposes.

Site of special scientific interest (SSSI):

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Small scale

For residential development up to 5 homes and for retail development up to 200m² (gross floor area).

Source protection zones (SPZ):

Areas that are designated around public water supply abstractions and signal that there are particular risks to the related groundwater source. They are based on an estimate of the time it would take for a pollutant which enters the saturated zone of an aquifer to reach the source abstraction or discharge point.

Strategic flood risk assessment (SFRA):

An assessment of the risk of flooding within a defined area for local plan or development management purposes.



Strategic Housing Market Assessment:

A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

Supplementary planning document (SPD):

A document which adds further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability appraisal (SA):

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable drainage system (SuDS):

Previously known as Sustainable Urban Drainage Systems, these cover a range of approaches to surface water drainage management including source control measures such as rainwater recycling, infiltration devices to allow water to soak into the ground, vegetated features that hold and drain water downhill mimicking natural drainage patterns, filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed, and basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

Sustainable transport modes/ options:

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Town centre:

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out of centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment:

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport statement:

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel plan:

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Use classes order:

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

Vacant building credit:

The term given the process by which the floorspace of existing buildings that are to be redeveloped can be offset against the calculations for section 106 affordable housing requirements (whether financial contribution or provision). It applies to any building that has not been abandoned and is brought back into any lawful use, or is demolished to be replaced by a new building.

Viability assessment:

An assessment of viability considering assumed costs that may be incurred and values and income that may be generated (e.g. from completed house sales), which determines the residual land value and compares that value to a viability benchmark agreed by the Council or its nominated representative, namely Existing Use Value or Alternative Use Value plus a reasonable uplift.

Village design statements:

A document, often prepared by local communities, that describes the distinctive characteristics of a village and provides design guidance to influence future development and improve the physical qualities of the area.

Vitality and viability:

In terms of retailing, vitality is the capacity of a centre to grow or to develop its level of commercial activity. Viability is the capacity of a centre to achieve the commercial success necessary to sustain the existence of the centre.

Windfall sites:

Sites which have not been specifically identified as available through the Local Plan process. They typically comprise previously-developed sites that have unexpectedly become available.

Metric to Imperial conversion factors

From	To	Multiply by	From	To	Multiply by
Kilometres	Miles	0.621	Miles	Kilometres	1.609
Square metres	Square feet	0.093	Square feet	Square metres	10.764
Hectares	Acres	2.471	Acres	Hectares	0.405
Square kilometres	Square miles	0.386	Square miles	Square kilometres	2.560

Document Information

For further information please contact:

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Maps

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Links to Websites

The Local Plan includes a range of links to websites providing supporting information, data or guidance. Every effort has been made to ensure that these links are up to date. As websites change these links can become invalid. In circumstances where links have become invalid please use a suitable search term for an internet search. A list of known issues detailing alternative links or workarounds will be maintained on the Council's website. Alternatively please contact Planning Policy at the email address above for guidance.

Cross reference links

Cross references have been included in the text. These provide a clickable internal link to the reference in electronic versions (pdf and web).



For further information contact:

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hambleton.gov.uk/localplan



This information is available in alternative formats and languages