

Hambleton Local Plan Schedule of Main Modifications

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

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MM06	S 2: Strategic Development Needs	<p>In order to meet the Council's aspiration for Hambleton to be a place to grow provision will be made over the plan period 2014 to 2035-2036 for:</p> <p>a. Approximately 77.6<u>77.8</u> hectares of employment land; and</p> <p>b. At least 6,645<u>6,930</u> net new homes, made up of both market and affordable.</p> <p><u>Housing delivery is expected to follow the following trajectory:</u></p> <table border="1" data-bbox="488 512 1727 619"> <thead> <tr> <th data-bbox="488 531 882 555"><u>Completions to end of March 2021</u></th> <th colspan="3" data-bbox="891 512 1279 536"><u>Completions expected(1) in years</u></th> <th data-bbox="1288 531 1727 555"><u>Total completions expected(1) to 2036</u></th> </tr> <tr> <td data-bbox="488 587 555 611"><u>3,387</u></td> <th data-bbox="909 552 987 576"><u>1 to 5</u></th> <th data-bbox="1016 552 1106 576"><u>6 to 10</u></th> <th data-bbox="1158 552 1247 576"><u>11 to 15</u></th> <td data-bbox="1288 587 1355 611"><u>7,716</u></td> </tr> </thead> <tbody> <tr> <td data-bbox="488 587 555 611"></td> <td data-bbox="909 587 987 611"><u>3,259</u></td> <td data-bbox="1016 587 1106 611"><u>709</u></td> <td data-bbox="1158 587 1247 611"><u>361</u></td> <td data-bbox="1288 587 1355 611"></td> </tr> </tbody> </table> <p>1. Based on existing commitments and sites allocated for development in this local plan. Additional windfall development is expected, see policy HG 5: Windfall Housing Development.</p> <p><u>Should housing delivery fall below 95% of the annual requirement for the previous three years the Council will prepare an action plan to address the under delivery and take the following actions to increase delivery:</u></p> <ol style="list-style-type: none"> <u>1. Work with partners to overcome constraints and expedite the delivery of allocated sites:</u> <u>2. Review the capacity of sites to ascertain whether additional development could be delivered within sites already allocated within this plan:</u> <u>3. Work with partners to overcome constraints and expedite the delivery of alternative sites identified as suitable in the Council's Strategic Housing Land Availability Assessment (SHLAA) (or successor documents); and</u> <u>4. Commence a partial or full review of the Local Plan as appropriate.</u> 	<u>Completions to end of March 2021</u>	<u>Completions expected(1) in years</u>			<u>Total completions expected(1) to 2036</u>	<u>3,387</u>	<u>1 to 5</u>	<u>6 to 10</u>	<u>11 to 15</u>	<u>7,716</u>		<u>3,259</u>	<u>709</u>	<u>361</u>		<p>Soundness - Effective</p> <p>Soundness - Consistent with national policy</p> <p>Housing completion figures have been updated to end of March 2021 to reflect actual completions rather than expected completions for 2020/21 (changes to first column and last column). Completions expected in future years (1 to 5 etc) have been revised so that they are as agreed through examination.</p>
<u>Completions to end of March 2021</u>	<u>Completions expected(1) in years</u>			<u>Total completions expected(1) to 2036</u>														
<u>3,387</u>	<u>1 to 5</u>	<u>6 to 10</u>	<u>11 to 15</u>	<u>7,716</u>														
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MM07	Paragraph 3.10	<p>The provision of adequate land for employment and housing growth to meet identified needs is a key requirement of the Local Plan. This policy establishes the overall scale of employment and housing growth to be planned for during the plan period from 2014 to 2035-2036.</p>	<p>Soundness - Consistent with national policy</p>															
MM08	Paragraph 3.14	<p>3.14 The Council commissioned a Strategic Housing Market Assessment (SHMA) for the district, which was initially published in January 2016 and was updated in September 2016. The SHMA identified Hambleton as the relevant housing market area, but it identified strong interrelationships with York to the to the south, Middlesbrough and Teesside to the northeast and Richmondshire to the northwest. More recently the Council commissioned a Housing and Economic Development Needs Assessment (June 2018) (HEDNA) to respond to the national standardised methodology for calculating housing need. The HEDNA takes account of the most<u>more</u> recent population and household projections and includes substantial uplifts in response to longer-term migration, market signals and particularly to meeting the needs of the local economy and the anticipated job growth, set out in the Hambleton Employment Land Review (August 2016). The HEDNA identifies the full</p>	<p>Minor text change for clarity</p> <p>Soundness - Effective</p> <p>Consequential change as a result of other modification</p>															

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

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

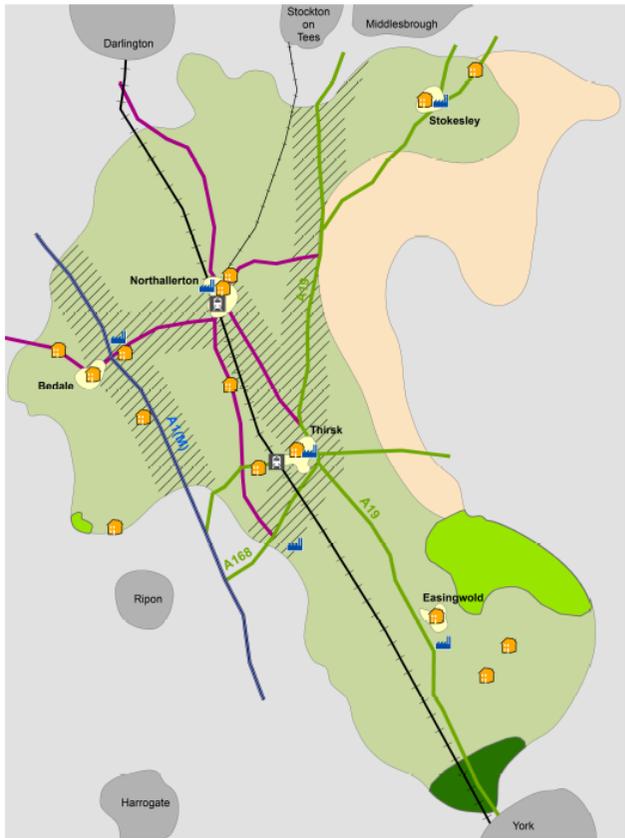
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		<p><u>They also must</u> have been rigorously assessed to ensure that they are suitable, deliverable and viable and that there is sound evidence that the local plan allocations that they will replace will not be delivered in the plan period.</p>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

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

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

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

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

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		<p data-bbox="510 384 674 448">Northallerton: 640 homes 8.74ha employment land</p> <p data-bbox="510 531 680 611">Bedale: 145 homes 20.65ha employment land (at Leeming Bar)</p> <p data-bbox="510 694 633 742">Service Villages: 194 homes in total</p> <div data-bbox="759 217 1384 1078"> <p data-bbox="994 217 1151 233">Figure 3.1 : Key Diagram</p>  <p data-bbox="857 1098 1290 1257"> Key Employment Allocations Housing Allocation Train Stations Market Towns External Towns and Cities Transport Corridors York Green Belt Area of Outstanding Natural Beauty Local Plan Area National Park in Hambleton but outside the Local Plan </p> </div> <p data-bbox="1395 300 1547 363">Stokesley: 105 homes 9.5ha employment land</p> <p data-bbox="1395 632 1536 679">Secondary Villages: 215 homes in total</p> <p data-bbox="1395 762 1518 858">Thirsk: 160 homes Employment land: 11.6ha at Sowerby 24.57ha at Dalton</p> <p data-bbox="1395 930 1554 994">Easingwold: 125 homes 2.55ha employment land</p>	

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

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

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

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

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification																
		to resist non -employment uses, the policy recognises that in some cases it may be appropriate to permit alternative forms of development. Proposals that are submitted on grounds that continued employment use would not be viable must be supported by evidence that the site or premises have been actively marketed (see marketing requirements) for a minimum period of two years <u>an appropriate period</u> at a value that reflects the existing <u>permitted use(s)</u> . These locations are identified on the Policies Map and are listed here:																	
MM28	Table following paragraph 4.22	<table border="1"> <tr> <td colspan="4" data-bbox="472 373 1827 421">Thirsk area:</td> </tr> <tr> <td data-bbox="472 421 654 461">...</td> <td data-bbox="654 421 710 461"></td> <td data-bbox="710 421 766 461"></td> <td data-bbox="766 421 1827 461"></td> </tr> <tr> <td data-bbox="472 461 654 533">Sowerby Gateway</td> <td data-bbox="654 461 710 533">Key</td> <td data-bbox="710 461 766 533">11.6</td> <td data-bbox="766 461 1827 533">This key employment area is part of the Sowerby Gateway development. See 'TIS3: 'Sowerby Gateway', Cedar Road, Sowerby' for details of the allocation.</td> </tr> <tr> <td data-bbox="472 533 654 580">...</td> <td data-bbox="654 533 710 580"></td> <td data-bbox="710 533 766 580"></td> <td data-bbox="766 533 1827 580"></td> </tr> </table>	Thirsk area:				...				Sowerby Gateway	Key	11.6	This key employment area is part of the Sowerby Gateway development. See 'TIS3: 'Sowerby Gateway', Cedar Road, Sowerby' for details of the allocation.	...				Soundness - Justified
Thirsk area:																			
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Sowerby Gateway	Key	11.6	This key employment area is part of the Sowerby Gateway development. See 'TIS3: 'Sowerby Gateway', Cedar Road, Sowerby' for details of the allocation.																
...																			
MM29	EG 3: Town Centre Retail and Leisure Provision	<p>The Council will seek to maintain and enhance the vitality and viability of Hambleton's Town Centres <u>defined centres</u> identified in the following hierarchy, as defined on the Policies Map:</p> <table border="1"> <tr> <td data-bbox="472 692 640 740">Northallerton</td> <td data-bbox="640 692 1581 740">Main Town Centre <u>town centre</u> – serving the district</td> </tr> <tr> <td data-bbox="472 740 640 788">Thirsk</td> <td data-bbox="640 740 1581 788">Town Centre <u>centre</u> – serving a wide rural area</td> </tr> <tr> <td data-bbox="472 788 640 836">Bedale</td> <td data-bbox="640 788 1581 836"></td> </tr> <tr> <td data-bbox="472 836 640 884">Easingwold</td> <td data-bbox="640 836 1581 884">District Centres <u>centres</u> – meeting the day-to-day needs of their surrounding rural areas</td> </tr> <tr> <td data-bbox="472 884 640 932">Stokesley</td> <td data-bbox="640 884 1581 932"></td> </tr> <tr> <td data-bbox="472 932 640 979">Great Ayton</td> <td data-bbox="640 932 1581 979">Local Centre <u>centre</u> - meeting day to day needs of the immediate locality</td> </tr> </table> <p><u>Defined areas</u></p> <p>Within the town defined <u>defined</u> 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 <u>respect</u> the centre's character, including its special architectural and historic interest.</p> <p>A proposal for residential development will be supported in any of the town or district centres, except Easingwold Town Centre, defined centres <u>defined centres</u> where the proposal does not <u>would not</u> have an unacceptable impact on the vitality and viability of the centre <u>and where it does not cause unacceptable impacts for, the operation or amenity of</u> neighbouring uses or compromise current or planned <u>or</u> committed future use.</p> <p><u>Sequential test and impact assessment</u></p>	Northallerton	Main Town Centre <u>town centre</u> – serving the district	Thirsk	Town Centre <u>centre</u> – serving a wide rural area	Bedale		Easingwold	District Centres <u>centres</u> – meeting the day-to-day needs of their surrounding rural areas	Stokesley		Great Ayton	Local Centre <u>centre</u> - meeting day to day needs of the immediate locality	Soundness - Effective To take account of the use class changes from 2020 affecting retail uses.				
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		<p>A proposal involving retail development on a site outside a Primary Shopping Area or a proposal involving other main town centre uses on a site outside a town centre defined centre, as shown on the Policies Map, will be required to demonstrate compliance with the Sequential Approach test to site selection as set out in national policy. An impact assessment will be required for all applications for retail and/ or leisure development that are outside town defined centres and have a floorspace of 400m² (gross) or more.</p> <p><u>Proposals for development will be refused where:</u></p> <ul style="list-style-type: none"> • <u>they fail to satisfy the sequential test, or</u> • <u>they would have significant adverse impact on the vitality and viability of any defined centre, or existing, committed or planned public or private investment in the catchment area of the proposal.</u> <p><u>Outside defined Town, District and Local Centres</u></p> <p>Outside the town defined centres <u>in the hierarchy,</u> the Council will seek to maintain and, where appropriate, enhance retail facilities that provide for local needs:</p> <p>a. a <u>A</u> proposal that would result in the loss of existing retail facilities will only be supported where there is an appropriate alternative <u>provision</u> within safe walking distance or it can be demonstrated that the facility is no longer financially viable; and,</p> <p>b. a <u>A</u> proposal for a small-scale, defined in the 'Glossary', neighbourhood or village shop that is intended to serve local day-to-day needs of the immediate locality will be supported provided that:</p> <ul style="list-style-type: none"> • <u>it is located within or immediately adjacent to the built form of a defined settlement</u> • <u>it would help meet identified deficiencies in local provision, and</u> • <u>it does not have a significant adverse impact on the vitality or viability of any existing town defined centre.</u> <p>e. <u>A</u> proposal for a farm, horticultural or similar shop will be supported where:</p> <ol style="list-style-type: none"> i. the majority of goods sold have been grown or manufactured on site; ii. the development would support the local economy; and iii. the business could not reasonably be expected to locate within an existing defined centre due to the nature of the products sold. <p>A proposal approved under this provision would <u>To mitigate impacts, all new retail development outside a defined centre may be subject to a condition restricting the nature and source of goods sold.</u></p>	

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

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

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

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

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

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

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>majority of development scenarios. This target should mean that affordable housing needs can be met, given that the total capacity of allocated sites is higher than the residual housing requirement despite sites below the threshold not needing to include affordable housing. However, any reduction in affordable housing provision, as may happen on a large scale site due to significant infrastructure costs, could affect the level of affordable housing achieved.</p>	
MM42	Following paragraph 5.16	<p><u>Gypsies and Travellers, and Showpeople</u></p> <p><u>In accordance with Government guidance set out in the Planning Policy for Traveller Sites (2015), the Council is required to identify Gypsy, Traveller and Travelling Showpeople sites to meet identified accommodation needs. Hambleton has a long established community of Gypsies and Travellers, and Travelling Showpeople, in part due to the key road network running through the district. The A19 and A1(M) provide connections to the wider travellers' networks, which has, for many years, made the area a strategic location for travellers to base themselves.</u></p> <p><u>The Gypsy and Traveller Accommodation Assessment (GTAA) 2021 identified a need for additional pitches for Gypsies and Travellers and plots for Travelling Showpeople. As set out in policy HG6 Gypsies and Travellers, and Travelling Showpeople, the Council has committed to carrying out an urgent review of the plan to ensure these needs are met.</u></p>	Soundness - Consistent with national policy
MM43	HG 1: Housing Delivery	<p>...</p> <p>a. Allocating land for a total of 640<u>650</u> homes at Northallerton;</p> <p>'NOR1: Winton Road, Northallerton', for:</p> <p><u>approximately 640</u>485 homes (840650 gross), land for a one form entry primary school (no less than 1.5 hectares), open space, green infrastructure and internal link road linking Stokesley Road and Bullamoor Road</p> <p>b. Allocating land for a total of 160 homes at Thirsk and Sowerby;</p> <p>i. 'TIS1: Station Road, Thirsk', for:</p> <p><u>approximately 110</u> homes</p> <p>ii. 'TIS2: Back Lane, Sowerby', for:</p> <p><u>approximately 50</u> homes</p> <p>...</p> <p>c. Allocating land for a total of 145 homes at Bedale with Aiskew;</p>	Soundness - Effective Consequential change as a result of other modification

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

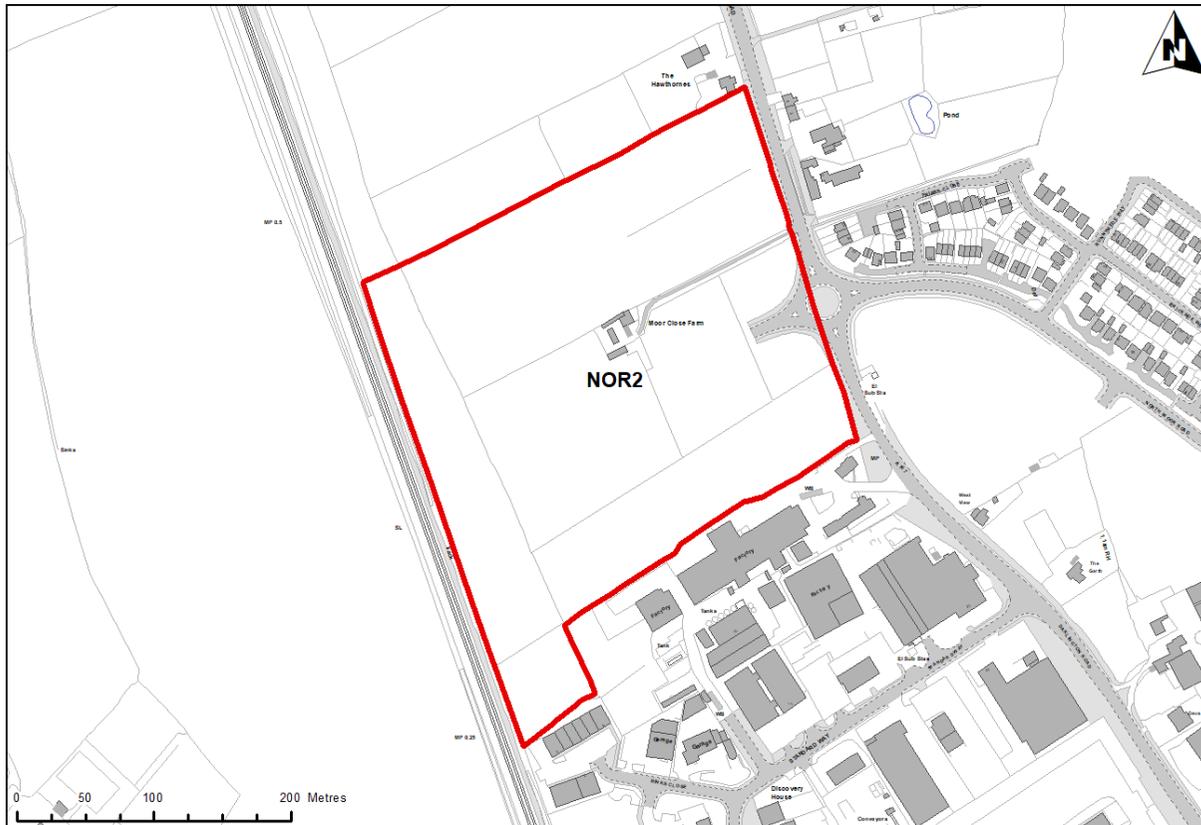
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification				
		<p>World War are located at Skipton on Swale, Dalton, Tholthorpe and Sutton on the Forest with several active and former airfields across the district.</p> <p>8.42 When considering development proposals on sites with former or current military use or in areas with recorded aerial bombardment, the presence of UXO should be assumed and the risks assessed. All investigations and mitigation should be carried out in accordance with the Construction Industry Research and Information Association (CIRIA) guidance Unexploded Ordnance (UXO) A Guide for the Construction Industry (C681) or equivalent by a competent person.</p> <p><u>An initial review of the potential sources of UXO, comprising a preliminary UXO risk assessment, should be undertaken. If further UXO risk mitigation is required, then a detailed UXO risk assessment should be carried out. If the detailed assessment recommends site specific risk mitigation, then these mitigation measures should be designed to either eliminate the risk or reduce the risk to an acceptable and practical level.</u></p>					
MM78	RM 6: Minerals and Waste	<i>This section, including the policy and all text (paragraphs 8.43, 8.44 and 8.45) to be deleted.</i>	Soundness - Effective Soundness - Consistent with national policy				
MM79	RM 7: Renewable and Low Carbon Energy	<p>Renewable and low-carbon energy installations including associated service roads and connections to the grid, <u>including associated infrastructure</u>, will be encouraged. A proposal, <u>including community-led initiatives for renewable and low carbon energy</u>, will be supported where it is demonstrated that all potential adverse impacts, including cumulative impacts and those on aircraft, radar and telecommunications, are, or can be made, acceptable.</p> <p>...</p>	Soundness - Effective				
MM80	Chapter 9 Allocations - Introductory text at beginning of chapter	<p>...</p> <ul style="list-style-type: none"> fulfil the total residual housing requirement for the district up to 2035-2036, as set out in policy 'S2: Strategic Development Needs' and detailed in policy 'HG1: Housing Delivery'; and meet the total identified employment land requirements for the district up to 2035-2036, as set out in policy S 2 'S2: Strategic Development Needs' and detailed in policy 'EG1: Meeting Hambleton's Employment Requirement <u>Need</u>'. <p>The Council's assessments have informed the selection of sites that is capable of delivering the development strategy for the district up to 2035-2036, taking account of existing planning permissions.</p> <p>...</p>	Soundness - Consistent with national policy				
MM81	NOR 1: Winton Road, Northallerton	<p>...</p> <table border="1" data-bbox="488 1353 1816 1461"> <tr> <td data-bbox="488 1353 613 1422">Location:</td> <td data-bbox="613 1353 1816 1422">Land to rear the north of Winton Road and land to East-east east of Lewis Road and Turker Lane <u>and north of Bullamoor Road, Northallerton</u></td> </tr> <tr> <td data-bbox="488 1422 613 1461">Size (ha):</td> <td data-bbox="613 1422 1816 1461">63.31.4ha</td> </tr> </table>	Location:	Land to rear the north of Winton Road and land to East-east east of Lewis Road and Turker Lane <u>and north of Bullamoor Road, Northallerton</u>	Size (ha):	63.31.4ha	Soundness - Effective
Location:	Land to rear the north of Winton Road and land to East-east east of Lewis Road and Turker Lane <u>and north of Bullamoor Road, Northallerton</u>						
Size (ha):	63.31.4ha						

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification		
		<table border="1" data-bbox="488 213 1814 405"> <tr> <td data-bbox="488 213 613 405">Allocated for:</td> <td data-bbox="613 213 1814 405"> <p>approximately 640485 homes (840650 gross) (includes 200 commitments) (24.2ha), education (3ha, land for a one form entry primary school (no less than 1.5 hectares), open space and, green corridor (18.47ha min) green infrastructure and an internal link road linking Stokesley Road and Bullamoor Road</p> <p>Proposals that include a neighbourhood centre to meet day to day needs will also be supported (any individual retail use not to exceed 200m² gross floor area).</p> </td> </tr> </table> <p>This greenfield site is located on the northeast edge of Northallerton, east of the A684, Stokesley Road. The site rises to the north/northeast/east, providing views across the town and to the Yorkshire Dales beyond.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>1.</u> The main vehicle, cycle and pedestrian accesses will be taken from Stokesley Road to the west and Bullamoor Road to the south. A route through the site is required linking the two main access points. Secondary access will be taken from Thorntree Road. ▪ <u>2.</u> Works are required to extend and improve pedestrian and cycle links through the site and with the surrounding area, including the provision of pedestrian and cycle access to Winton Road and Lewis Road, as well as extension of the network along the boundaries of the site with Stokesley Road and Bullamoor Road and the public right of way that runs east-west across the site and along the eastern boundary. ▪ <u>3.</u> The impact of traffic generated by development of this site must be addressed by <u>on-site and off-site</u> highway improvements. The scale and nature of the requirements will be confirmed following detailed modelling of the local road network, to be undertaken by North Yorkshire County Council (NYCC) by a Transport Assessment (TA) which identifies the potential transport impact of the proposal and identifies the necessary interventions. If a proposal comes forward ahead of the completion of the modelling work detailed engagement with NYCC will be required <u>Detailed engagement will be required with the Local Highway Authority (LHA). Improvements are likely to be required, but may not be limited to.</u> The scope of the TA will <u>include the need to consider improvements to</u> junctions at: A167/ B6271 Yafforth Road roundabout; A167/ A168/ B1333/ East Road roundabout; Friarage Street/ East Road/ Bullamoor Road roundabout; Friarage St-Street/ Brompton Road roundabout; East Road/ The Link <u>signalised junction</u>; High Street/ B1333/ Friarage Street roundabout; and B1333 High Street/ Bullamoor Romanby Road signalised junction. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>4.</u> Part of the site adjacent to Turker Beck (to the west) is within Flood Zone 2 and 3, where there is also some risk of surface water flooding. A site specific flood risk assessment will be required, any necessary attenuation measures and other mitigation measures should be incorporated and taken into account in the overall design and layout of the site. 	Allocated for:	<p>approximately 640485 homes (840650 gross) (includes 200 commitments) (24.2ha), education (3ha, land for a one form entry primary school (no less than 1.5 hectares), open space and, green corridor (18.47ha min) green infrastructure and an internal link road linking Stokesley Road and Bullamoor Road</p> <p>Proposals that include a neighbourhood centre to meet day to day needs will also be supported (any individual retail use not to exceed 200m² gross floor area).</p>	
Allocated for:	<p>approximately 640485 homes (840650 gross) (includes 200 commitments) (24.2ha), education (3ha, land for a one form entry primary school (no less than 1.5 hectares), open space and, green corridor (18.47ha min) green infrastructure and an internal link road linking Stokesley Road and Bullamoor Road</p> <p>Proposals that include a neighbourhood centre to meet day to day needs will also be supported (any individual retail use not to exceed 200m² gross floor area).</p>				

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

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
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Location:	Land east of Railway Tracks/ O S Field 8529 to the west of Darlington Road, Northallerton to the south of The Hawthornes.
Size (ha):	8.74-8.93ha
Allocated for:	Employment uses ('B' class) Research and development of products or processes, industrial processes, general industrial or storage and distribution. On the Darlington Road frontage only also offices to carry out any operational or administrative functions.

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.

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>• <u>a.</u> Water - Yorkshire Water have identified that reinforcement of the sewerage network is likely to be required and that detailed investigation into the capacity of the water supply and waste water infrastructure is required. Therefore it is recommended that early consultation with the water authority is necessary.</p> <p>• <u>b.</u> Works adjacent to the railway - If any site excavations/pilling/buildings are proposed to be located within 10 metres of the railway boundary a method statement will need to be submitted to Network Rail's Asset Protection Engineer for approval.</p> <p>A planning and development brief for the site should demonstrate how the development will successfully integrate with the existing employment area as well as addressing the constraints and opportunities of the site. Scale, massing and density considerations will be expected to have regard to the original character of the area, including the scale, massing and density of adjoining development and the character of the area and opportunities of the site.</p>							
MM83	NOR 3: Northallerton Former Prison Site	<p>...</p> <table border="1" data-bbox="488 628 1816 751"> <tr> <td>Location:</td> <td>The former Northallerton Prison, East Road, Northallerton</td> </tr> <tr> <td>Size (ha):</td> <td>1.46ha</td> </tr> <tr> <td>Allocated for:</td> <td>Mixed use; retail (A1) shops, office (B1a) offices, restaurants and cafes (A3), pubs/bars (A4) and a cinema (D2).</td> </tr> </table> <p>This previously developed site is located within the built up area of Northallerton, to the east of East Road.</p> <p>Development requirements:</p> <p>Access and highways</p> <p>• <u>1.</u> Vehicle, cycle and pedestrian access is to be taken from <u>the east from Crosby Road and pedestrian and cycle links are to be made to both Crosby Road and to East Road.</u></p> <p>• <u>2.</u> Works are required to extend and improve pedestrian and cycle links, including improved pedestrian links to the Crosby Road Car Park and the town centre via Zetland Street and the ginnels at New Row, Chapel Entrance, Golden Lion, Flag Yard and Black Bull. <u>The layout of the site is to be designed to promote the use of these pedestrian links.</u></p> <p>Flood risk, drainage and water management</p> <p>• <u>3.</u> Parts of the site along the eastern, southern and western boundaries and to the north are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary.</p> <p>Biodiversity and landscaping</p>	Location:	The former Northallerton Prison, East Road, Northallerton	Size (ha):	1.46ha	Allocated for:	Mixed use; retail (A1) shops, office (B1a) offices, restaurants and cafes (A3), pubs/bars (A4) and a cinema (D2).	Soundness - Effective
Location:	The former Northallerton Prison, East Road, Northallerton								
Size (ha):	1.46ha								
Allocated for:	Mixed use; retail (A1) shops, office (B1a) offices, restaurants and cafes (A3), pubs/bars (A4) and a cinema (D2).								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<ul style="list-style-type: none"> ▪ 4. A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained and new planting will be included in the design. Habitats must be protected from adverse impacts, such as obtrusive light. <u>New landscape planting will be required.</u> <p>Heritage</p> <ul style="list-style-type: none"> ▪ 5. The site includes five buildings that are listed (Grade II); <u>Grade II listed buildings</u>: the Quadrangle, the Staff Tenement Range, the Governor's House, the 1818 Female Wing and the Female Cell Block. The site is close to the Northallerton Conservation Area, which includes land to the west of East Road. A heritage statement will be required. <u>Careful is require to assist careful consideration is required</u> to ensure that the development will not cause harm to the elements that contribute to the significance of these heritage assets, and development. <u>Development</u> should seek to enhance the significance of these designated heritage assets and their settings. <p>Design, landscaping, and <u>open space provision and green corridors</u></p> <ul style="list-style-type: none"> ▪ 6. The Central Northallerton Masterplan has been produced and the council has entered into partnership with the Wykeland Group to form a 'Joint Venture Company' to deliver the masterplan. ▪ 7. The southern part of the site will be has been <u>developed</u> with retail floorspace in the region of 2,600m² and associated parking. This part of the site will be integrated with the remaining area to the north where the listed buildings will be re-used for a variety of purposes including office, a digital innovation hub and restaurants, along with a new build cinema with additional restaurant and leisure facilities. 							
MM84	NOR 4: Northallerton Town Park	<p>...</p> <table border="1" data-bbox="488 963 1816 1114"> <tr> <td>Location:</td> <td>Land west of The Applegarth, Northallerton</td> </tr> <tr> <td>Size (ha):</td> <td>11.5ha</td> </tr> <tr> <td>Allocated for:</td> <td><u>Open and Amenity green space, equipped play area, school playing field, open recreation space, cemetery and allotments</u></td> </tr> </table> <p>This site is located on the western edge of Northallerton, between the East Coast Mainline railway Northallerton to Middlesbrough railway line and the town centre. The site includes the significant landmark hill, Castle Hills and the scheduled monument of Bishop's Palace, and Motte and Bailey. Sun Beck and Willow Beck run through the site.</p> <p>Development requirements:</p> <p>Access and highways</p>	Location:	Land west of The Applegarth, Northallerton	Size (ha):	11.5ha	Allocated for:	<u>Open and Amenity green space, equipped play area, school playing field, open recreation space, cemetery and allotments</u>	Soundness - Effective
Location:	Land west of The Applegarth, Northallerton								
Size (ha):	11.5ha								
Allocated for:	<u>Open and Amenity green space, equipped play area, school playing field, open recreation space, cemetery and allotments</u>								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<ul style="list-style-type: none"> ▪ <u>1.</u> Works are required to extend and improve pedestrian and cycle links, including improvements to link into the existing network and to ensure easy access from surrounding areas of the town and through the site. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>3.</u> Most of the site is within flood zone 2 and the western part is within flood zone 3. Parts of the site are vulnerable to surface water flooding. A site specific flood risk assessment should be completed to determine the nature and scope of any mitigation that may help to address flood risk and surface water management. <p>Biodiversity and landscaping</p> <ul style="list-style-type: none"> ▪ <u>4.</u> A preliminary ecological appraisal should be completed to identify how existing features should be retained and enhanced. Habitats must be protected from adverse impacts, such as obtrusive light. <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>6.</u> The site includes the scheduled monument of Bishop's Palace, and Motte and Bailey. The scheduled monument and the cemetery are within the Northallerton Conservation Area, which includes land to the west of East Road. There are no listed buildings within the site but several, including All Saints Church and two buildings on The Applegarth, are close by. Careful consideration is required to ensure that there will be no harm to the elements that contribute to the significance of these heritage assets, and where possible the significance of these designated heritage assets and their settings is enhanced. <p>...</p>							
MM85	NOR 5: Northallerton Sports Village	<p>...</p> <table border="1" data-bbox="488 1010 1816 1161"> <tr> <td data-bbox="488 1010 636 1050">Location:</td> <td data-bbox="636 1010 1816 1050">Land west of Northallerton Road, Northallertons</td> </tr> <tr> <td data-bbox="488 1050 636 1090">Size (ha):</td> <td data-bbox="636 1050 1816 1090">7.8 18.25ha</td> </tr> <tr> <td data-bbox="488 1090 636 1161">Allocated for:</td> <td data-bbox="636 1090 1816 1161">Sports village Northallerton Sports village. A mix of outdoor formal and informal sports and recreational activities.</td> </tr> </table> <p>This green field site is located on the northern edge of Northallerton, between the East Coast Mainline railway Northallerton to Middlesbrough railway line and Northallerton Road.</p> <p>Development requirements:</p> <p>Access and highways</p>	Location:	Land west of Northallerton Road, Northallertons	Size (ha):	7.8 18.25ha	Allocated for:	Sports village Northallerton Sports village. A mix of outdoor formal and informal sports and recreational activities.	Soundness - Effective
Location:	Land west of Northallerton Road, Northallertons								
Size (ha):	7.8 18.25ha								
Allocated for:	Sports village Northallerton Sports village. A mix of outdoor formal and informal sports and recreational activities.								

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
			allocation no longer serves any purpose.						
MM87	TIS 1: Station Road, Thirsk	<p>...</p> <table border="1" data-bbox="483 357 1261 483"> <tr> <td>Location:</td> <td>Land Rear Of 41, 69, 71, 67A and 69 Station Road Thirsk</td> </tr> <tr> <td>Size (ha):</td> <td>4.16ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 110 homes</td> </tr> </table> <p>This green field site is located at the western edge of Thirsk, to the south of Station Road. It is surrounded on three sides by existing development (residential to north and east and industrial to the west).</p> <p>Development requirements:</p> <p>Access and highways</p> <p><u>1. Works are required to extend and improve pedestrian links, including extension to the public rights of way network to the south.</u></p> <p>• 2. Vehicle, cycle and pedestrian access will be taken from Station Road. The number of access points onto Station Road must be agreed with North Yorkshire County Council the Local Highway Authority. The cumulative impact of traffic generation from this site and 'CAM1: Ripon Way, Carlton Miniott' will need to be assessed. Advice should be sought from North Yorkshire County Council the Local Highway Authority.</p> <p>• Works are required to extend and improve pedestrian links, including extension to the public rights of way network to the south.</p> <p><u>Flood, drainage and water management</u></p> <p>• Parts of the site towards the eastern end are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary.</p> <p><u>Biodiversity and landscaping landscape</u></p> <p><u>3. Biodiversity and landscape features should be retained, including hedgerows and mature trees other than to allow a suitable access. Boundaries features will be required to screen views of the site from the south.</u></p> <p>• 4. A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and</p>	Location:	Land Rear Of 41, 69, 71, 67A and 69 Station Road Thirsk	Size (ha):	4.16ha	Allocated for:	approximately 110 homes	Soundness - Effective
Location:	Land Rear Of 41, 69, 71, 67A and 69 Station Road Thirsk								
Size (ha):	4.16ha								
Allocated for:	approximately 110 homes								

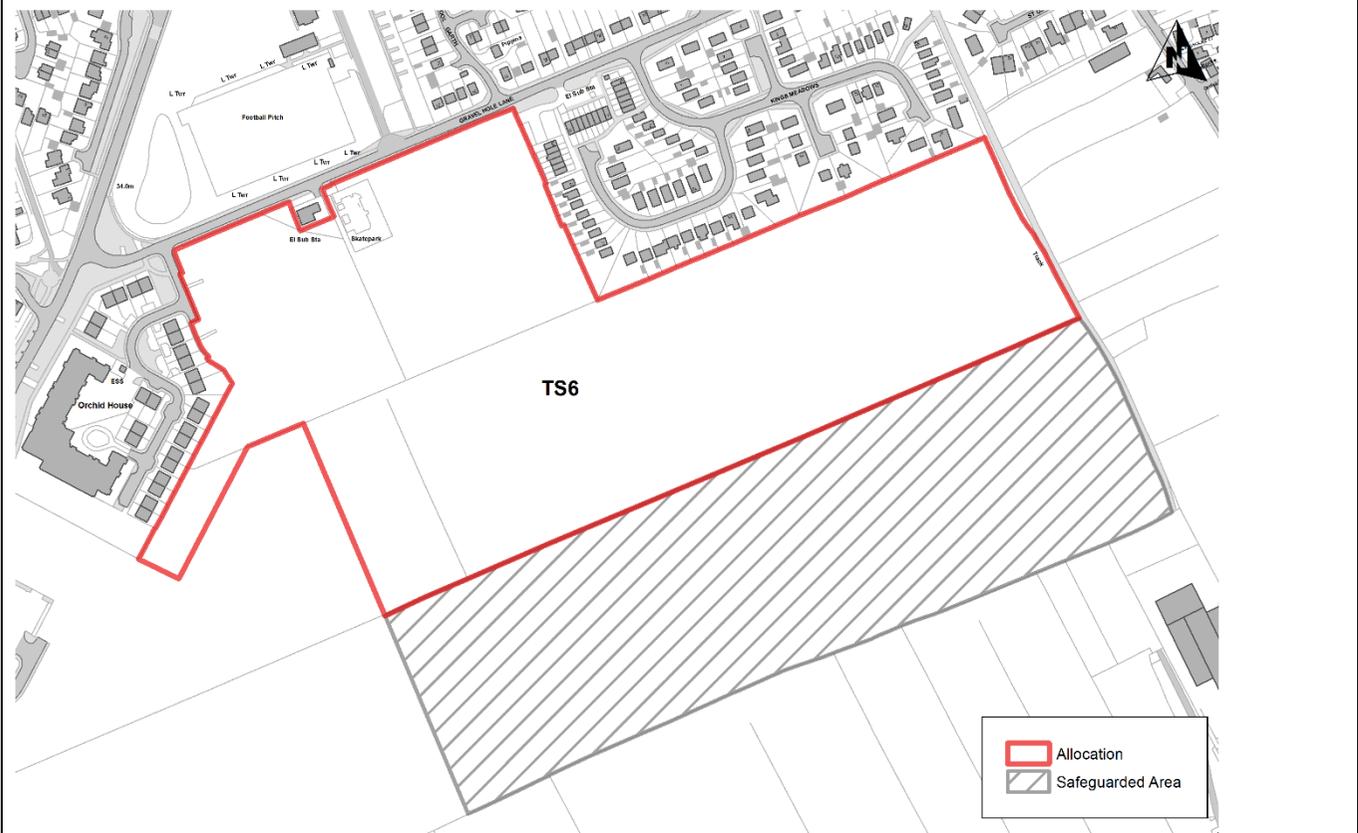
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>boundaries features enhanced to screen views of the site from the south. Habitats must be protected from adverse impacts, such as obtrusive light.</p> <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>5.</u> The site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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		scale, height and massing should be carefully considered for development nearest to existing properties, to guard against impacts of overshadowing and overlooking.							
MM88	TIS 2: Back Lane, Sowerby	<p>...</p> <table border="1" data-bbox="488 357 1016 485"> <tr> <td>Location:</td> <td>Land west of Back Lane, Sowerby</td> </tr> <tr> <td>Size (ha):</td> <td>1.75ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 50 homes</td> </tr> </table> <p>This green field site is located on the southern edge of Sowerby, to the west of Back Lane. The Sowerby Conservation Area is located adjacent to the site to the east.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • Vehicle, cycle and pedestrian access will be taken from Back Lane. • <u>1. Works are required to extend and improve pedestrian links, including the provision of access to the public right of way that runs along the western boundary of the site.</u> • <u>2. Vehicle, cycle and pedestrian access will be taken from Back Lane and pedestrian access to the public right of way to the west of the site.</u> <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> • Parts of the site in the eastern half are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p>Biodiversity and landscaping/landscape</p> <ul style="list-style-type: none"> • <u>3. Biodiversity and landscape features are to be retained, including hedgerows, evidence of the medieval strip fields and mature trees other than to allow a suitable access. Boundary features are to be enhanced to screen views of the site.</u> • 4. A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries features enhanced to screen views of the site from the south and west. Habitats/ habitats must be protected from adverse impacts, such as obtrusive light. 	Location:	Land west of Back Lane, Sowerby	Size (ha):	1.75ha	Allocated for:	approximately 50 homes	Soundness - Effective
Location:	Land west of Back Lane, Sowerby								
Size (ha):	1.75ha								
Allocated for:	approximately 50 homes								

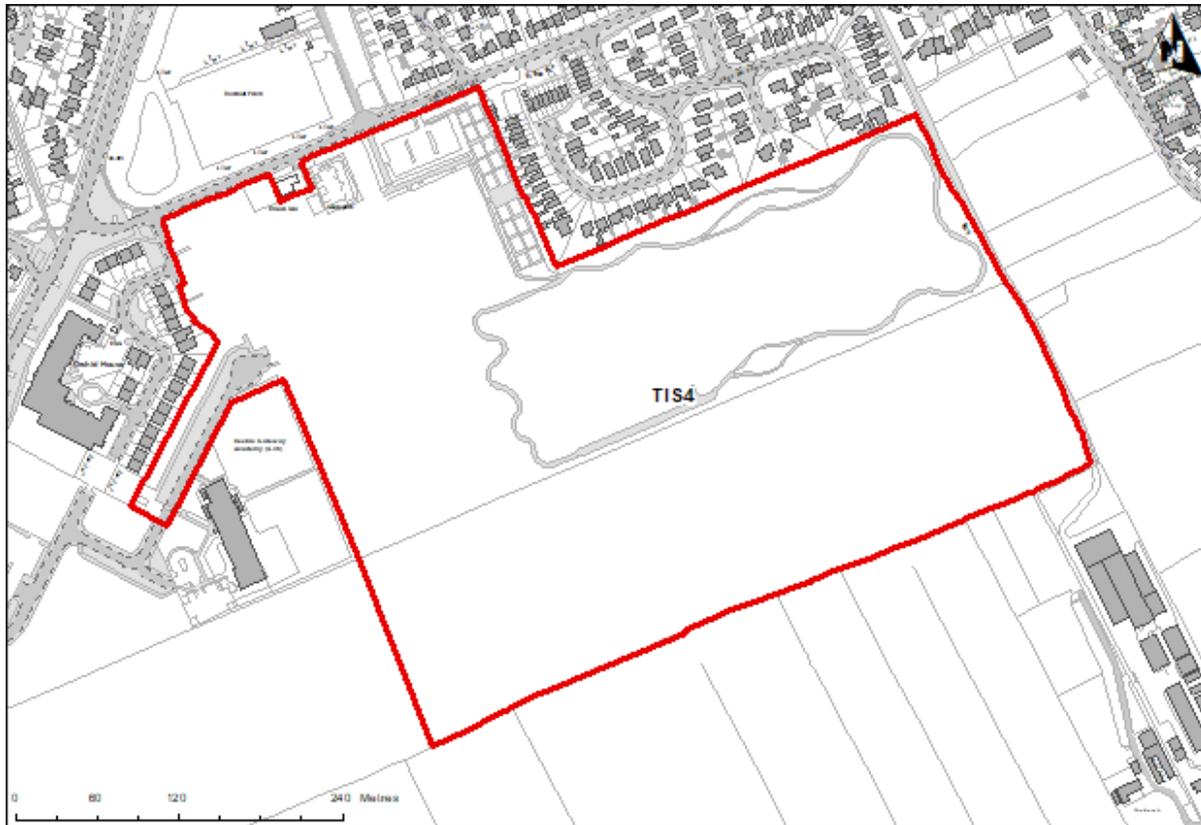
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>5.</u> The site is adjacent to the Sowerby Conservation Area. A Heritage statement will be required for the site and include careful consideration is required to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

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

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

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
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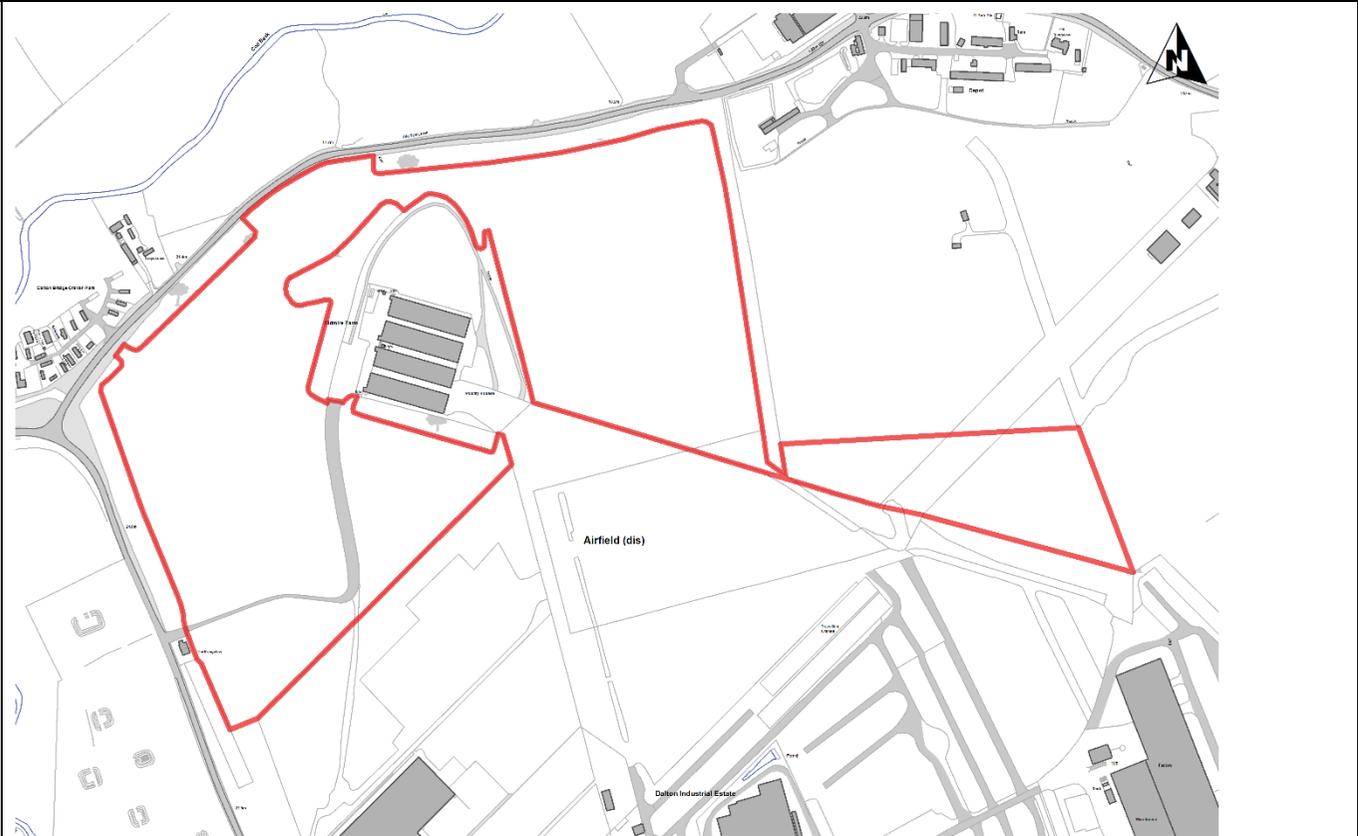
Location:	Phase 2 of the Sowerby Sports Village
Size (ha):	11 allocation; 7.6 safeguarded 18.6ha
Allocated for:	Sowerby Gateway - Sports village and educational site. <u>A mix of outdoor formal and informal sports and recreational activities.</u>

This green field site is located on the southern edge of Sowerby, south of Gravel Hole Lane and Kings Meadows. The development of the Sowerby Sports Village has commenced.

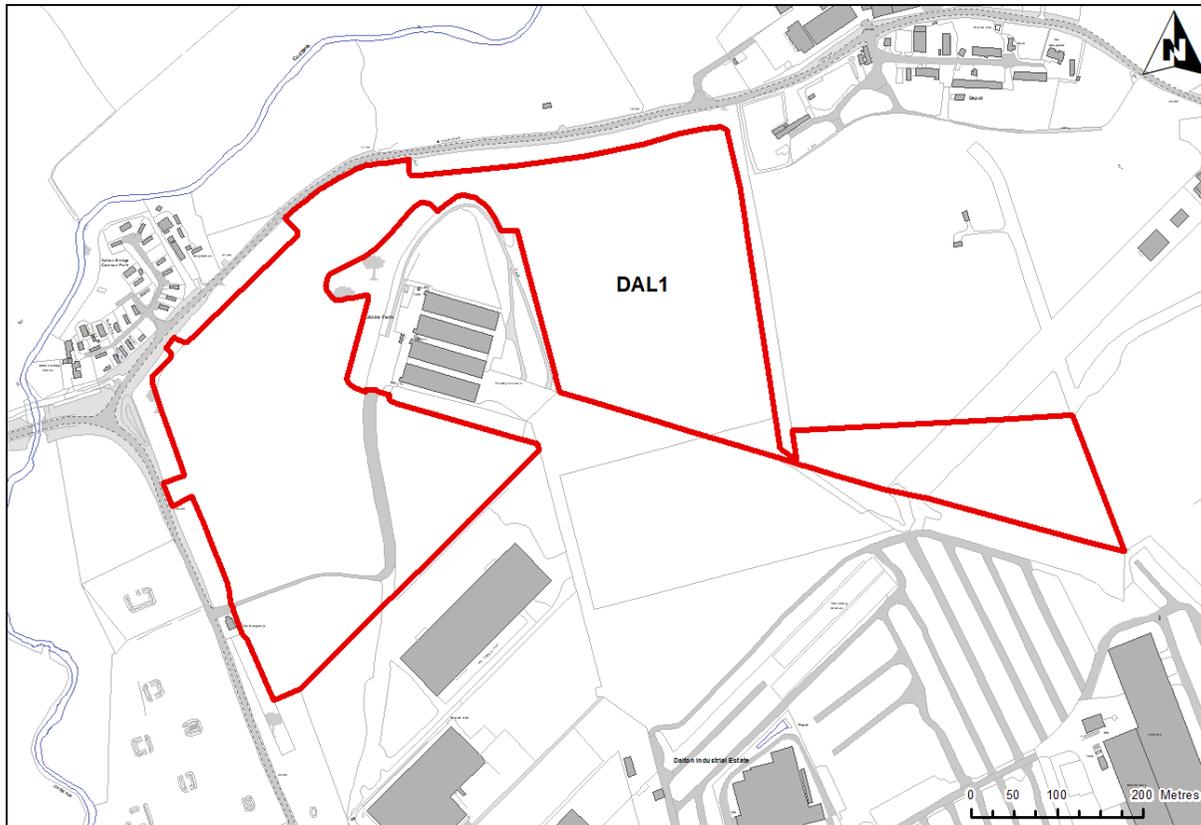
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification		
		<p>Development requirements</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>1.</u> Vehicle, cycle and pedestrian access are to be taken from Gravel Hole Lane <u>and Inspiration Way</u>, via recent development <u>the existing Sowerby Sports Village accesses</u>. ▪ <u>2.</u> 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. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>3.</u> 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. <p>Biodiversity and landscaping</p> <ul style="list-style-type: none"> ▪ <u>4.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, <u>other than to allow a suitable access and boundary features enhanced to screen views of the site from the south. Habitats must be protected from adverse impacts, such as obtrusive light. Mitigation will be required to off-set any habitat loss.</u> <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>5.</u> The site is considered to have archaeological potential and an archaeological assessment will be required. <p>Safeguarded Land</p> <ul style="list-style-type: none"> ▪ Land to the south of the allocation has been safeguarded for the expansion of the sports village in the future. <p>Design of the site layout and landscape setting <u>Other planning considerations</u></p> <ul style="list-style-type: none"> ▪ <u>6.</u> The design of outside lighting and flood lighting should be carefully considered to guard against the adverse amenity impacts of obtrusive light. <p><u>7. Proposals for uses other than outdoor formal and informal sports and recreation will be resisted.</u></p>			
MM91	CAM 1: Ripon Way, Calton Miniott	<p>...</p> <table border="1" data-bbox="488 1444 1816 1485"> <tr> <td data-bbox="488 1444 629 1485">Location:</td> <td data-bbox="629 1444 1816 1485">Land off Ripon Way, Carlton Miniott</td> </tr> </table>	Location:	Land off Ripon Way, Carlton Miniott	Soundness - Effective
Location:	Land off Ripon Way, Carlton Miniott				

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification				
		<table border="1" data-bbox="488 217 1814 325"> <tr> <td data-bbox="488 217 633 252">Size (ha):</td> <td data-bbox="633 217 1814 252">1.97ha</td> </tr> <tr> <td data-bbox="488 252 633 325">Allocated for:</td> <td data-bbox="633 252 1814 325">Sowerby Gateway - Sports village and educational site. A mix of outdoor formal and informal sports and recreational activities.</td> </tr> </table> <p data-bbox="488 363 1794 421">This green field site is located on the northern edge of Carlton Miniott. The East Coast Main Line railway runs parallel to the site to the east and is approximately 50m away at the closest point.</p> <p data-bbox="488 459 786 485">Development requirements:</p> <p data-bbox="488 523 719 549">Access and highways</p> <ul data-bbox="488 587 1809 766" style="list-style-type: none"> ▪ <u>1.</u> Vehicle, cycle and pedestrian access will be taken from Ripon Way. The cumulative impact of traffic generation from this site and 'TIS1: Station Road, Thirsk' will need to be assessed. Advice should be sought from North Yorkshire County Council <u>the Local Highway Authority</u>. ▪ <u>2.</u> Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle access to Ripon Way and to retain the public right of way that crosses the site from <u>north</u> west to east. <p data-bbox="488 804 920 829">Flood, drainage and water management</p> <ul data-bbox="488 868 1800 919" style="list-style-type: none"> ▪ <u>3.</u> Parts of the site in the northern half are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p data-bbox="488 963 913 989">Biodiversity and landscaping <u>landscaping landscape</u></p> <ul data-bbox="488 1027 1720 1078" style="list-style-type: none"> ▪ <u>4.</u> <u>Biodiversity and landscape features should where possible be retained. The mature trees on and beyond the west boundary and the hedgerow to the east boundary are to be protected.</u> <ul data-bbox="488 1123 1800 1232" style="list-style-type: none"> ▪ <u>5.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries features enhanced to screen views of the site from the north, east and west. Habitats must be protected from adverse impacts, such as obtrusive light. <p data-bbox="488 1270 904 1295">Amenity <u>Other planning considerations</u></p> <ul data-bbox="488 1334 1794 1385" style="list-style-type: none"> ▪ <u>6.</u> The site is located in close proximity to the East Coast Mainline railway line and to a scrap metal recycling business. An acoustic report and mitigation measures are required to address adverse amenity impacts, such as noise. 	Size (ha):	1.97ha	Allocated for:	Sowerby Gateway - Sports village and educational site. A mix of outdoor formal and informal sports and recreational activities.	
Size (ha):	1.97ha						
Allocated for:	Sowerby Gateway - Sports village and educational site. A mix of outdoor formal and informal sports and recreational activities.						

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

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
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Location:	Land north of Dalton Old Airfield Industrial Estate, Dalton
Size (ha):	24.57ha
Allocated for:	<u>Employment uses – B1b, B1c, B2, B8 Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping.</u>

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

Development requirements:

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
MM93	SOT 1: Beechfield, South Otterington	<p>...</p> <table border="1" data-bbox="488 280 1106 405"> <tr> <td>Location:</td> <td>Land east of Beechfield, South Otterington</td> </tr> <tr> <td>Size (ha):</td> <td>1.53ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 40 homes</td> </tr> </table> <p>This mainly green field site is located on the southern edge of South Otterington and is surrounded on three sides by housing to the north, east and west.</p> <p>Development requirements:</p> <p>Access and highways</p> <p>• Vehicle, cycle and pedestrian access will be taken from Mayfield Road and/or Beechfield Road.</p> <p>• <u>1. Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle access to Mayfield Road and Beechfield Road and to Stainthorpe Road (A167). The main vehicular access will be taken from Stainthorpe Road (A167).</u></p> <p>Flood, drainage and water management</p> <p>• <u>2. Part of the site to the northwest corner is vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary.</u></p> <p>Biodiversity and landscaping</p> <p><u>3. Biodiversity and landscape features should be retained, including hedgerows and mature trees. Boundary features enhanced to screen views of the site from the south.</u></p> <p>• 4. A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries features enhanced to screen views of the site from the south. Habitats must be protected from adverse impacts, such as obtrusive light.</p> <p>Heritage</p>	Location:	Land east of Beechfield, South Otterington	Size (ha):	1.53ha	Allocated for:	approximately 40 homes	Soundness - Effective
Location:	Land east of Beechfield, South Otterington								
Size (ha):	1.53ha								
Allocated for:	approximately 40 homes								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>• 5. An appropriate A heritage statement will be required which would to take into consideration conservation measures and include the historical landscape of the area <u>and include conservation measures</u> as the site contains part of a well preserved ridge and furrow field system.</p> <p>• 6. The site is considered to have archaeological potential, particularly for later prehistoric and Romano -British settlement, and an archaeological assessment will be required.</p> <p>Other planning considerations</p> <p>• 7. The site is in a minerals safeguarding area for brick and clay; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.</p> <p>Design, landscaping, open space provision and green corridors</p> <p>• 8. Development A design statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and including the neighbouring residential area. The statement will also address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and over looking.</p>							
MM94	AIB 1: Northeast of Ashgrove, Aiskew	<p>...</p> <table border="1" data-bbox="486 852 1276 975"> <tr> <td>Location:</td> <td>Land north east of Ashgrove 89 Bedale road Road, Aiskew</td> </tr> <tr> <td>Size (ha):</td> <td>3.27ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 85 homes</td> </tr> </table> <p>This green field site is located on the northeastern edge of Aiskew, to the northwest of Bedale Road. There are clusters of mature trees and mature hedgerows to the northern boundaries.</p> <p>Development requirements:</p> <p>Access and highways</p> <p>• <u>1.</u> Vehicle, cycle and pedestrian access to be taken from Bedale Road.</p> <p>• <u>2.</u> Works are required to extend and improve pedestrian and cycle links, including the provision of secondary pedestrian and cycle access to Bedale Road and through the site to Sandhill Lane, via recent development to the west.</p> <p>Flood, drainage and water management</p>	Location:	Land north east of Ashgrove 89 Bedale road Road, Aiskew	Size (ha):	3.27ha	Allocated for:	approximately 85 homes	Soundness - Effective
Location:	Land north east of Ashgrove 89 Bedale road Road, Aiskew								
Size (ha):	3.27ha								
Allocated for:	approximately 85 homes								

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification				
		<table border="1" data-bbox="488 213 1173 296"> <tr> <td data-bbox="488 213 640 252">Size (ha):</td> <td data-bbox="640 213 1173 252">2.2ha</td> </tr> <tr> <td data-bbox="488 252 640 296">Allocated for:</td> <td data-bbox="640 252 1173 296">approximately 60 homes</td> </tr> </table> <p data-bbox="488 336 1816 389">This green field site is located on the southeastern edge of Bedale. It has views across the with open countryside to the south and east.</p> <p data-bbox="488 432 786 459">Development requirements:</p> <p data-bbox="488 496 719 523">Access and highways</p> <ul data-bbox="488 560 1816 708" style="list-style-type: none"> <li data-bbox="488 560 1816 619">▪ <u>1.</u> Principal vehicle <u>Vehicle</u>, cycle and pedestrian access <u>is</u> to be taken from South End (B6285), with additional access from development to the northwest (Tornado Close and/ or Mosquito Garth). <li data-bbox="488 655 1816 708">▪ <u>2.</u> Works are required to extend and improve pedestrian links, including the right of way along the southwestern boundary, access to Natrass Walk and provision of pedestrian access to Bowe Crescent. <p data-bbox="488 746 920 774">Flood, drainage and water management</p> <ul data-bbox="488 810 1727 869" style="list-style-type: none"> <li data-bbox="488 810 1727 869">▪ <u>3.</u> Part of the site near to the southwestern boundary is vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p data-bbox="488 906 792 933">Biodiversity and landscaping</p> <ul data-bbox="488 970 1809 1082" style="list-style-type: none"> <li data-bbox="488 970 1809 1082">▪ <u>4.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing boundary features should be retained, <u>other than to allow a suitable access</u>, and habitats protected from adverse impacts, such as obtrusive light. Additional planting will be required along the southeastern boundary to screen the site from view from the south and east. <p data-bbox="488 1118 577 1145">Heritage</p> <ul data-bbox="488 1182 1816 1241" style="list-style-type: none"> <li data-bbox="488 1182 1816 1241">▪ <u>5.</u> The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement and an archaeological assessment will be required. <p data-bbox="488 1278 808 1305">Other planning considerations</p> <ul data-bbox="488 1342 1787 1433" style="list-style-type: none"> <li data-bbox="488 1342 1787 1433">▪ <u>6.</u> It is recommended that early consultation is made <u>Early engagement</u> with Northern Gas Network and Northern Power Grid and the relevant Water Authority <u>Yorkshire Water is recommended</u> in order to identify <u>any</u> undertakings which may be required for the development. 	Size (ha):	2.2ha	Allocated for:	approximately 60 homes	
Size (ha):	2.2ha						
Allocated for:	approximately 60 homes						

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>Biodiversity and landscaping <u>landscape</u></p> <ul style="list-style-type: none"> ▪ <u>3.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing boundary features should be retained, including hedgerows and mature trees, and enhanced to screen views of the site from the north and east. Habitats must be protected from adverse impacts, such as obtrusive light. ▪ There is a tree protected by a tree preservation order located on the northern boundary of the site. This tree must be retained; appropriate protection will be necessary during construction, the details of which will be agreed at the planning application stage. <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>4.</u> Development of this area could affect elements which contribute to the significance of Crakehall Crakehall Conservation Area and the Crakehall Crakehall Watermill Grade II listed building. A heritage statement will be expected to explain how care is the extent of the open space and nature of the landscaping has been decided upon in order to reduce harm. The statement will also be expected to explain how care will be taken to ensure any development does not harm the significance of the setting of these heritage assets. <p>Design, landscaping, open space provision and green corridors</p> <p><u>5.</u> <u>An area of open space will be provided at the southern end of the site along with a landscape buffer to reduce the impact upon the conservation area and listed building.</u></p> <ul style="list-style-type: none"> ▪ <u>6.</u> The site is located adjacent to the North Yorkshire Green Infrastructure corridor and the development should seek to enhance connectivity to adjacent green infrastructure, particularly areas of accessible local green space. ▪ <u>7.</u> Development statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and overlooking and carefully consider the existing properties. 							
MM98	WST 1: Bridge View, Back Lane West Tanfield	<p>...</p> <table border="1" data-bbox="483 1270 1301 1394"> <tr> <td>Location:</td> <td>Land north and east of Bridge View Back Lane West Tanfield</td> </tr> <tr> <td>Size (ha):</td> <td>0.42ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 11 homes</td> </tr> </table>	Location:	Land north and east of Bridge View Back Lane West Tanfield	Size (ha):	0.42ha	Allocated for:	approximately 11 homes	Soundness - Effective
Location:	Land north and east of Bridge View Back Lane West Tanfield								
Size (ha):	0.42ha								
Allocated for:	approximately 11 homes								

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

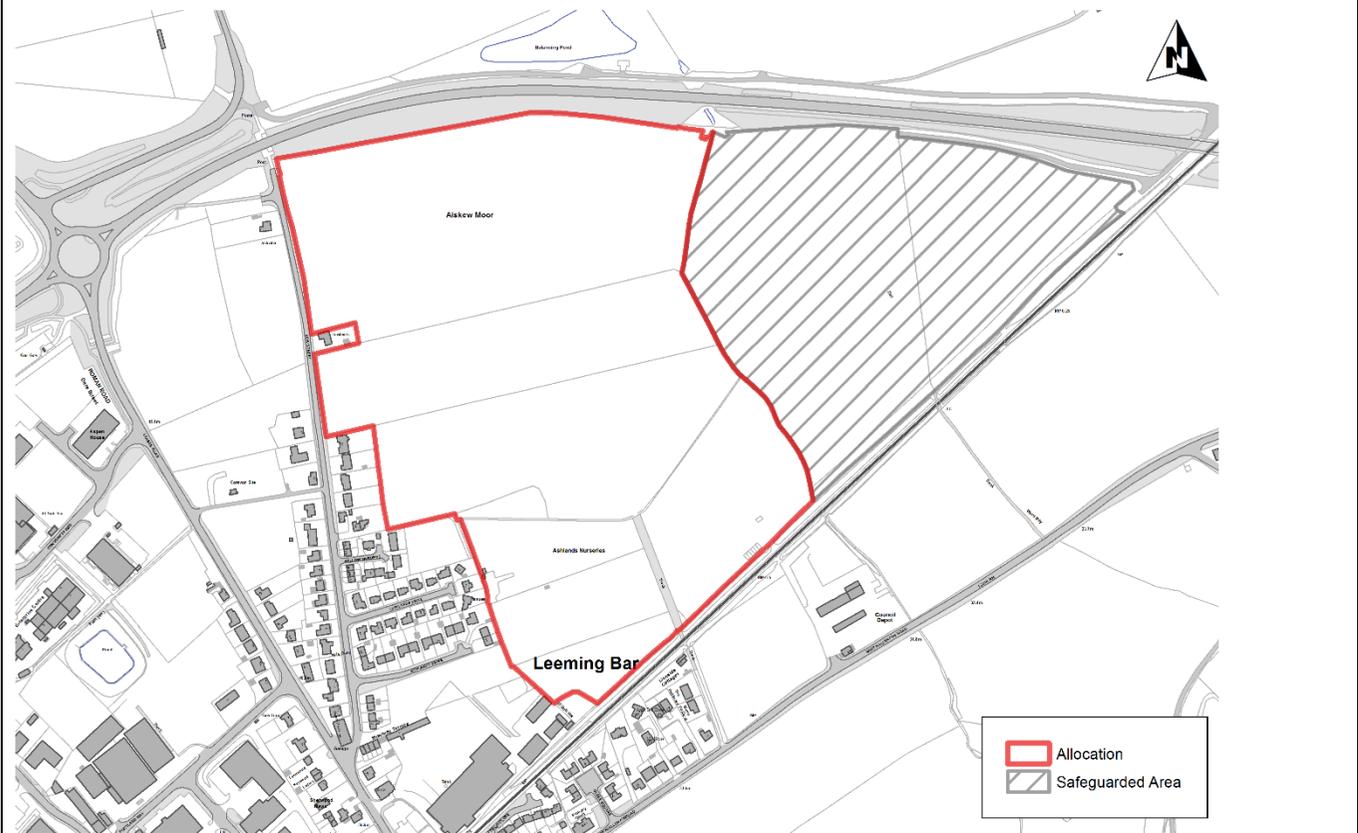
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>▪ 8. Development A development statement outlining the proposals will be required to show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also need to address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and overlooking and carefully consider the linear frontage to Back Lane, established by neighbouring cottages to the west, this should be continued with the form of development including properties fronting onto Back Lane.</p>							
MM99	BUR 1: St Lamberts Drive, Burneston	<p>...</p> <table border="1" data-bbox="488 472 1617 593"> <tr> <td>Location:</td> <td>OS Field 8229 and 9021 Cross Lane and land to the east of Manor House Walk, Burneston</td> </tr> <tr> <td>Size (ha):</td> <td>0.88ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 25 homes</td> </tr> </table> <p>This green field site is located on the northeastern edge of Burneston. Burneston Conservation Area lies close by to the south, along with the listed Burneston Hall.</p> <p>Development requirements:</p> <p>Access and highways</p> <p>▪ <u>1.</u> Vehicle access is to be taken from St Lambert's and/or Manor House Walk. Pedestrian and cycle access must be provide from both roads.</p> <p>Biodiversity and landscaping <u>landscape</u></p> <p>▪ <u>2.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries enhanced to screen views of the site from the north and east. Habitats must be protected from adverse impacts, such as obtrusive light.</p> <p>Heritage</p> <p>▪ <u>3.</u> Development of this area could affect elements which contribute to the significance of Burneston Conservation Area and the Burneston Hall Grade II listed building. Therefore a A heritage statement will be required to demonstrate how care is taken to ensure any development does not harm consider the potential harm of development to the significance of the setting of these heritage assets. The heritage statement will need to include and how the development would enable the significance of the heritage assets to be appreciated.</p>	Location:	OS Field 8229 and 9021 Cross Lane and land to the east of Manor House Walk, Burneston	Size (ha):	0.88ha	Allocated for:	approximately 25 homes	Soundness - Effective
Location:	OS Field 8229 and 9021 Cross Lane and land to the east of Manor House Walk, Burneston								
Size (ha):	0.88ha								
Allocated for:	approximately 25 homes								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<ul style="list-style-type: none"> ▪ <u>4.</u> The site is considered to have archaeological potential, due to ridge and furrow remains, and an archaeological assessment will be required. <p>Other planning considerations</p> <ul style="list-style-type: none"> ▪ <u>5.</u> The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. <p>Design, landscaping, and open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ <u>6.</u> Development A development statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also need to address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and overlooking to neighbouring properties. 							
MM100	LEB 1: Harkness Drive, Leeming Bar	<p>...</p> <table border="1" data-bbox="483 756 1173 884"> <tr> <td>Location:</td> <td>Land to the rear of Harkness Close, Leeming Bar</td> </tr> <tr> <td>Size (ha):</td> <td>3.3ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 85 homes</td> </tr> </table> <p>This green field site is located on the southwestern edge of Leeming Bar. The site contains clusters of mature trees with mature hedgerows and trees along site boundaries to the southeast and southwest.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>1.</u> Vehicle, cycle and pedestrian access will be taken from Hackness Drive. ▪ <u>2.</u> Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle access to Freemans Way and to the open space and play area to the northeast. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ <u>3.</u> Parts of the site to the south, east and along the southeastern boundary are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. 	Location:	Land to the rear of Harkness Close, Leeming Bar	Size (ha):	3.3ha	Allocated for:	approximately 85 homes	Soundness - Effective
Location:	Land to the rear of Harkness Close, Leeming Bar								
Size (ha):	3.3ha								
Allocated for:	approximately 85 homes								

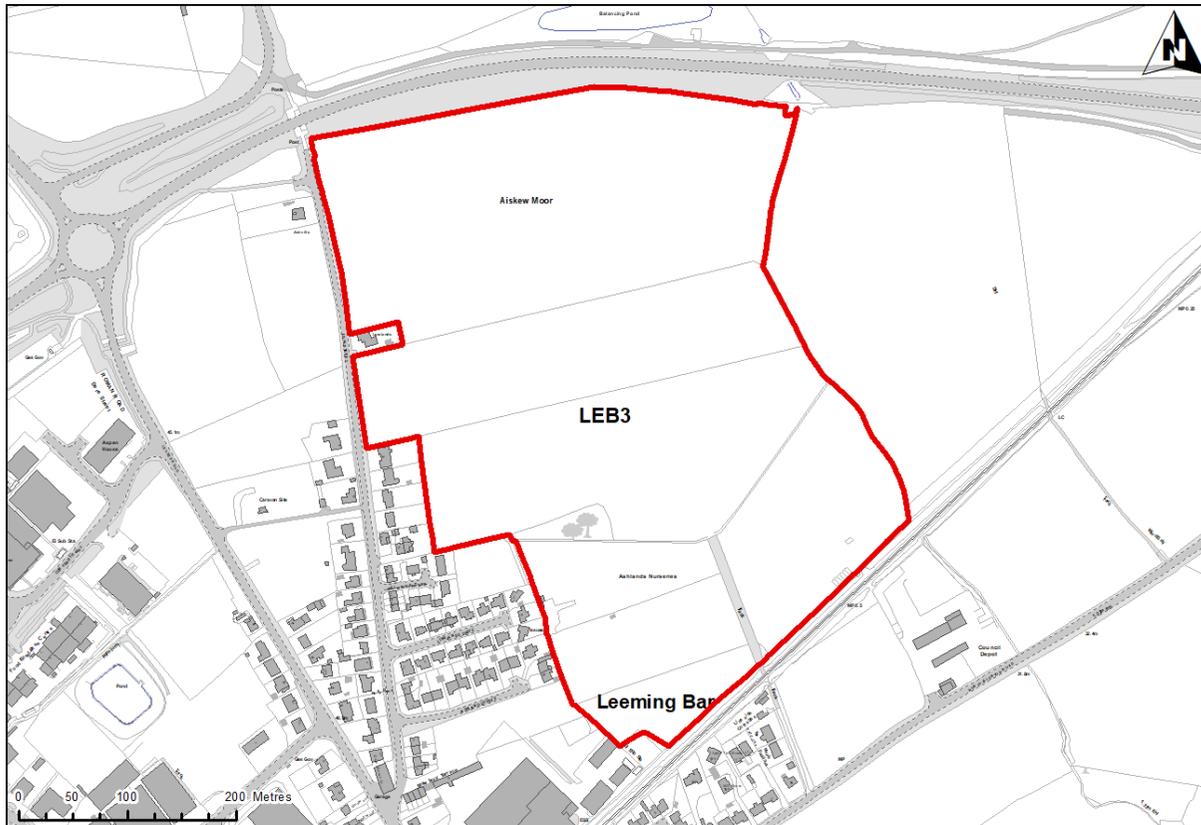
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification		
		<p>▪ <u>4.</u> The site includes public surface water sewers which must be taken into account in the site layout. There is also a sewage pumping station adjacent to the site where access must be maintained at all times.</p> <p>Biodiversity and landscaping <u>landscape</u></p> <p>▪ <u>5.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries features enhanced to screen views of the site from the south. Habitats must be protected from adverse impacts, such as obtrusive light.</p> <p>Heritage</p> <p>▪ <u>6.</u> The site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement, and an archaeological assessment will be required.</p> <p>Other planning considerations</p> <p>▪ <u>7.</u> The site is in a minerals safeguarding area for brick and clay and sand and gravel; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council.</p> <p>Utility provision</p> <p>▪ <u>8.</u> It is recommended that early consultation is made with Northern Gas Network and Northern Power Grid and the relevant Water Authority <u>Yorkshire Water</u> in order to identify undertakings which may be required for the development.</p> <p>...</p> <p>Design, landscaping, open space provision and green corridors</p> <p>▪ <u>9.</u> The site is within the North Yorkshire Green Infrastructure corridor and the development should seek to enhance connectivity to adjacent green infrastructure, particularly areas of accessible local green space.</p> <p>▪ <u>10.</u> Development <u>A development</u> statement outlining the proposals will be required to show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also need to address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density considerations. The brief should guard against impacts of overshadowing and overlooking.</p>			
MM101	LEB 2: Foundry Way, Leeming Bar	<p>...</p> <table border="1" data-bbox="488 1425 1323 1465"> <tr> <td data-bbox="488 1425 638 1465">Location:</td> <td data-bbox="638 1425 1323 1465">OS Fields 0885, 0940 & 1100 Northallerton Road, Leeming Bar</td> </tr> </table>	Location:	OS Fields 0885, 0940 & 1100 Northallerton Road, Leeming Bar	Soundness - Effective
Location:	OS Fields 0885, 0940 & 1100 Northallerton Road, Leeming Bar				

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification				
		<table border="1" data-bbox="488 215 1323 300"> <tr> <td data-bbox="488 215 638 252">Size (ha):</td> <td data-bbox="638 215 1323 252">2.48ha</td> </tr> <tr> <td data-bbox="488 252 638 300">Allocated for:</td> <td data-bbox="638 252 1323 300">approximately 6580 homes (80 gross)</td> </tr> </table> <p data-bbox="488 336 1818 421">This green field site is located on the eastern edge of Leeming Bar, south of Northallerton Road. There are mature hedgerows and trees within the site and along the southern and eastern boundaries. <u>The eastern boundary of the site abuts the RAF Leeming Noise Restriction Area (75dB).</u></p> <p data-bbox="488 459 786 486">Development requirements:</p> <p data-bbox="488 525 719 552">Access and highways</p> <ul data-bbox="488 590 1809 738" style="list-style-type: none"> <li data-bbox="488 590 1809 643">▪ <u>1.</u> The main vehicle, cycle and pedestrian access is to be taken from a single point on Northallerton Road. Additional and additional access is to be provided from both adjacent points on Foundry Way. <li data-bbox="488 681 1809 738">▪ <u>2.</u> Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle path along the frontage to Northallerton Road. <p data-bbox="488 777 920 804">Flood, drainage and water management</p> <ul data-bbox="488 842 1809 900" style="list-style-type: none"> <li data-bbox="488 842 1809 900">▪ <u>3.</u> Parts of the site to the north and south are vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p data-bbox="488 938 913 965">Biodiversity and landscaping <u>landscape</u></p> <ul data-bbox="488 1003 1809 1110" style="list-style-type: none"> <li data-bbox="488 1003 1809 1110">▪ <u>4.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained, including hedgerows and mature trees, and boundaries other than to allow a suitable access. Boundaries features <u>should be</u> enhanced to screen views of the site from the south and east. Habitats must be protected from adverse impacts, such as obtrusive light. <p data-bbox="488 1149 584 1176">Heritage</p> <ul data-bbox="488 1214 1809 1272" style="list-style-type: none"> <li data-bbox="488 1214 1809 1272">▪ <u>5.</u> The site is considered to have archaeological potential, particularly for later prehistoric and Romano -British settlement, and an archaeological assessment will be required. <p data-bbox="488 1310 757 1337">Other planning condition</p> <ul data-bbox="488 1375 1809 1433" style="list-style-type: none"> <li data-bbox="488 1375 1809 1433">▪ <u>6.</u> The site is in a minerals safeguarding area for brick and clay and sand and gravel; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. 	Size (ha):	2.48ha	Allocated for:	approximately 6580 homes (80 gross)	
Size (ha):	2.48ha						
Allocated for:	approximately 6580 homes (80 gross)						

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		 <p data-bbox="472 1069 672 1109">Replacement-</p>	

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

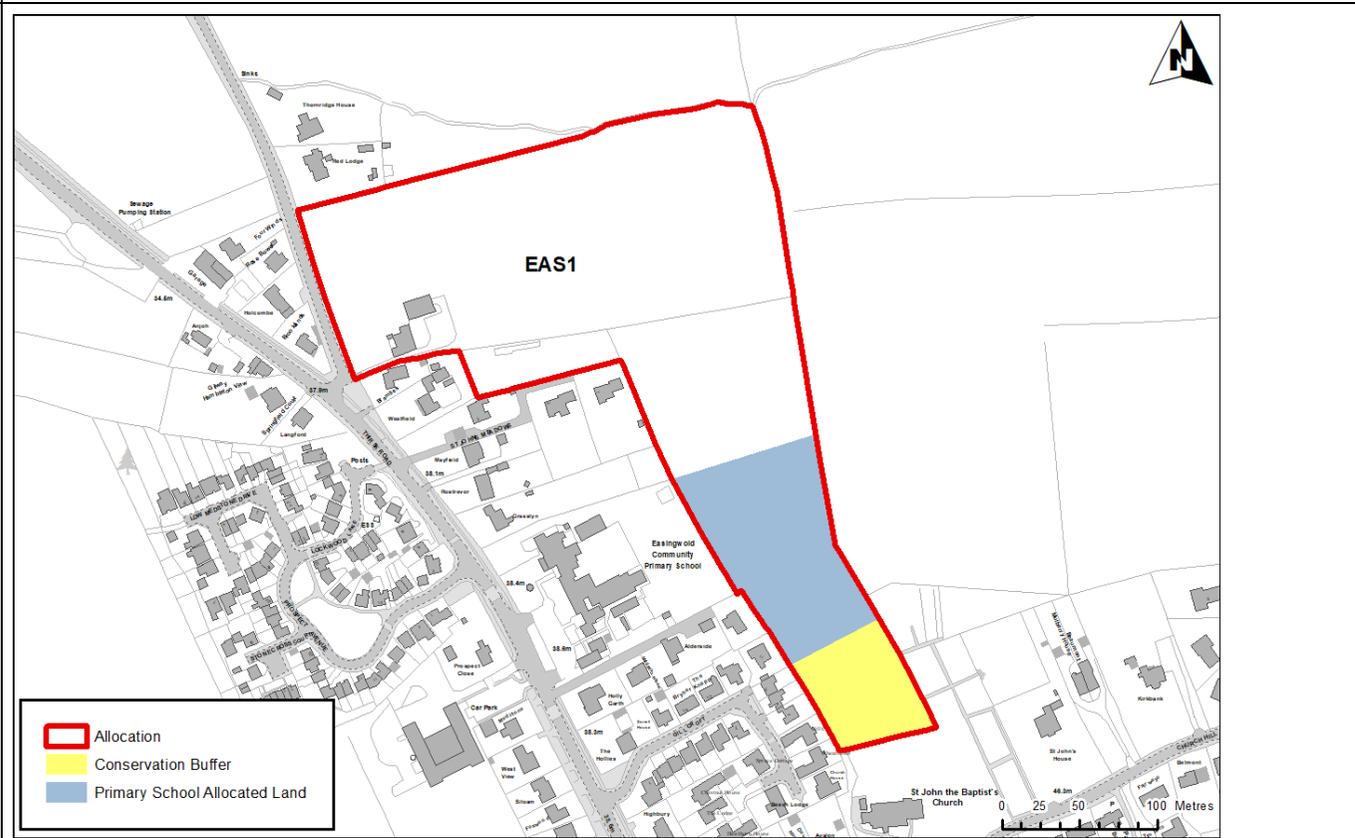
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>This green field site is located to the northeast of Leeming Bar, south of the Bedale, Aiskew, Leeming Bar bypass (A684). Land to the east is safeguarded for future employment development.</p> <p>Development requirements: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

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

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

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
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Location:	Land north east of Easingwold Community Primary School, Thirsk Road, Easingwold
Size (ha):	6.31 (Developable area 4.87ha)
Allocated for:	<u>approximately 125 homes and land for school playing fields provision and landscaped open space to provide an appropriate setting for nearby heritage assets</u>

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.

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p><u>9. The development should seek to enhance the significance of these designated heritage assets and their setting, is to be landscaped and laid out as open space in order to mitigate the impact on the designated heritage assets to the south.</u></p> <p><u>Education</u></p> <p><u>10. Part of the site to the east of the primary school, is to be laid out as school playing fields as shown on the inset plan. The provision and laying out of the school playing fields will be secured through an appropriate planning obligation. Developers will be expected to carry out early engagement with the Local Education Authority to ensure the land is made available to meet educational needs.</u></p> <p><u>Other planning considerations</u></p> <p><u>11. The site lies within a radon contamination area. Assessments may be required to understand what potential contamination there is on site and whether mitigation is required.</u></p> <p>Utility provision</p> <p>• 12. It is recommended that early consultation is made <u>Early engagement with Northern Gas Network and, Northern Power Grid and the relevant Water Authority Yorkshire Water is recommended</u> in order to identify undertakings which may be required for the development.</p> <p><u>Contamination</u></p> <p>• The site lies within a radon contamination area. Assessments may be required to understand what potential contamination there is on site and whether mitigation is required, prior to any development taking place.</p> <p>Design layout, landscaping, open space provision and green corridors</p> <p>The housing development will be located in the north end of the site and not extend southwards beyond the northern edge of the adjacent primary school Easingwold Community 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.</p>							
MM104	EAS 2: Shires Bridge Mill, Easingwold	<p>...</p> <table border="1" data-bbox="483 1318 1816 1468"> <tr> <td data-bbox="483 1318 618 1358">Location:</td> <td data-bbox="618 1318 1816 1358">Land west of Shires Bridge Business Park, Easingwold</td> </tr> <tr> <td data-bbox="483 1358 618 1398">Size (ha):</td> <td data-bbox="618 1358 1816 1398">2.55ha</td> </tr> <tr> <td data-bbox="483 1398 618 1468">Allocated for:</td> <td data-bbox="618 1398 1816 1468">Employment uses - B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u></td> </tr> </table>	Location:	Land west of Shires Bridge Business Park, Easingwold	Size (ha):	2.55ha	Allocated for:	Employment uses - B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u>	Soundness - Effective
Location:	Land west of Shires Bridge Business Park, Easingwold								
Size (ha):	2.55ha								
Allocated for:	Employment uses - B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u>								

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ <u>8.</u> Design in terms of scale, massing and materials should be consistent with the existing business park. ▪ <u>9.</u> The site is within the North Yorkshire Green Infrastructure Corridor and the provision of landscaping, open space, surface water and flood risk management should incorporate links and/or enhancements to the corridor where opportunities allow. 							
MM105	HUB 1: South of Stillington Road, Huby	<p>...</p> <table border="1" data-bbox="488 491 1816 643"> <tr> <td>Location:</td> <td>Land to the rear of Huby Old Hall, Huby</td> </tr> <tr> <td>Size (ha):</td> <td>1.04ha</td> </tr> <tr> <td>Allocated for:</td> <td>Employment uses – B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u></td> </tr> </table> <p>This predominantly greenfield site is located to the eastern edge of Huby, south of Stillington Road. There are a number of trees protected by trees protection orders along the northern boundary.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> ▪ <u>1.</u> Vehicle, cycle and pedestrian access to be taken from Stillington Road. ▪ <u>2.</u> Works are required to extend and improve pedestrian and cycle links, including a 2m wide footway along the site frontage to Stillington Road, to link with the existing network, whilst avoiding the harm to the trees on the Stillington Road frontage that are the subject of a Tree Preservation Order. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ Due to the size of the site a site specific flood risk assessment will be required, any necessary attenuation measures and other mitigation measures should be incorporated and taken into account in the overall design and layout of the site. <p>Biodiversity and landscaping-landscape</p> <ul style="list-style-type: none"> ▪ There are a number of trees located along the road frontage which are protected by tree preservation orders. These trees must be retained; appropriate protection will be necessary during construction, the details of which will be agreed at the planning application stage. 	Location:	Land to the rear of Huby Old Hall, Huby	Size (ha):	1.04ha	Allocated for:	Employment uses – B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u>	Soundness - Effective
Location:	Land to the rear of Huby Old Hall, Huby								
Size (ha):	1.04ha								
Allocated for:	Employment uses – B1b, B1c, B2, B8 <u>Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping</u>								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p> <ul style="list-style-type: none"> ▪ 3. A preliminary ecological appraisal and possible ecological impact assessment will be required. Opportunities for ecological enhancement should be taken. 4. Existing boundary Biodiversity and landscape features should be retained, including existing boundary features should be retained, other than to allow a suitable access, to protect existing habitats from adverse impacts, such as obtrusive light, this includes hedgerows and retention of trees along boundaries. 5. Trees on the Stillington Road frontage are protected by Tree Preservation Order (Huby) 2001 No.2. The trees must be retained in the design, other than to create a minimum suitable access to the site, and will require appropriate protection <u>during construction works.</u> <p>Heritage</p> <ul style="list-style-type: none"> ▪ 6. A Heritage Statement will be required, focusing on Huby Old Hall, a Grade II listed building which is located to the west. Careful consideration is required to ensure that the layout, scale, massing and design of development would not cause harm to the elements that contribute to the significance of heritage assets, and development should seek to enhance the significance of these designated heritage assets and their setting. ▪ 7. An archaeological assessment will be required to investigate archaeological evidence of landscape features that relate to the hall <u>Huby Old Hall</u> such as fishponds, formal gardens etc and inform the design response. <p>Other planning considerations</p> <ul style="list-style-type: none"> • 8. The site is in a minerals safeguarding area <u>for deep coal; safeguarding considerations will need to be</u> adequately addressed with engagement with North Yorkshire County Council. for deep coal; safeguarding considerations will need to be <p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ 9. Development A design statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also need to address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing and density especially to the southern end of the site, and nearest to existing properties on Gracious Street to guard against <u>overbearing</u> impacts of overshadowing and overlooking. </p>							
MM106	STI 1: North of Stillington Social Club, Stillington	<p>...</p> <table border="1" data-bbox="483 1305 1279 1430"> <tr> <td>Location:</td> <td>Land north of Stillington Social Club, York Road, Stillington</td> </tr> <tr> <td>Size (ha):</td> <td>1.31 ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 35 homes</td> </tr> </table>	Location:	Land north of Stillington Social Club, York Road, Stillington	Size (ha):	1.31 ha	Allocated for:	approximately 35 homes	Soundness - Effective
Location:	Land north of Stillington Social Club, York Road, Stillington								
Size (ha):	1.31 ha								
Allocated for:	approximately 35 homes								

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p>This green field <u>greenfield</u> site is set to the south of residential development off South Back Lane, on the southern edge of Stillington. The land is screened by vegetation to the south which bounds the Stillington Sports and Social Club.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • <u>1.</u> Vehicle, cycle and pedestrian access to be taken from Chantry Gardens and/or Thompson Garth. • <u>2.</u> Works are required to extend and improve pedestrian links, including the provision of pedestrian and cycle access to adjacent streets and through the site to the Stillington Sports and Social Club. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> • <u>3.</u> The western part of the site is vulnerable to surface water flooding. A site specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary. <p>Biodiversity and landscaping <u>landscape</u></p> <ul style="list-style-type: none"> 4. Existing trees and hedgerows shall be retained other than to create access to and across the site. • <u>5.</u> A preliminary ecological appraisal and possible ecological impact assessment will be required. Mitigation will be required to deal with any risk of habitat loss. Existing features should be retained and habitats protected from adverse impacts, such as obtrusive light. <p>Design, landscaping, and open space provision and green corridors</p> <ul style="list-style-type: none"> • <u>6. Development</u> A design statement outlining the proposals will be required to be accompanied with a planning application and show how the development will successfully integrate with the surrounding area and the neighbouring residential area. The statement will also need to address the constraints and opportunities of the site, whilst also paying attention to scale, height, massing should be carefully considered for development nearest to existing properties on adjacent streets to the north and density to guard against impacts of overshadowing and overlooking of the neighbouring property to the north of the site. 							
MM107	STK 1: North of The Stripe, Stokesley	<p>...</p> <table border="1" data-bbox="483 1337 1518 1458"> <tr> <td>Location:</td> <td>OS Fields 0004, 1200, 1595, 7272, 8600 The Stripe, Stokesley</td> </tr> <tr> <td>Size (ha):</td> <td>8.97ha</td> </tr> <tr> <td>Allocated for:</td> <td>approximately 105 homes (205 gross) includes 100 commitments and open space</td> </tr> </table>	Location:	OS Fields 0004, 1200, 1595, 7272, 8600 The Stripe, Stokesley	Size (ha):	8.97ha	Allocated for:	approximately 105 homes (205 gross) includes 100 commitments and open space	Soundness - Effective
Location:	OS Fields 0004, 1200, 1595, 7272, 8600 The Stripe, Stokesley								
Size (ha):	8.97ha								
Allocated for:	approximately 105 homes (205 gross) includes 100 commitments and open space								

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

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>• 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.</p> <p>• Further open space is required in association with this allocation in line with the standards set out in policy CI3 'Open Space, Sport and Recreation'.</p> <p>Heritage</p> <p>• <u>6.</u> The site is considered to have archaeological potential for later prehistoric and Romano-British settlement and so an archaeological assessment will be required.</p> <p>Utility provision</p> <p>• <u>7.</u> <u>Early consultation with service providers is recommended.</u> A public sewer crosses the site and Northumbrian Water will require it to be diverted or placed within a suitable easement. If placed in an easement this should be incorporated into the landscaping and overall layout of the site. Northumbrian Water will also require works to assess the capacity of their infrastructure and assess the scale of improvements required, with works completed prior to occupation of dwellings. Therefore early consultation with Northumbrian Water will be required.</p> <p>• <u>8.</u> The site is near to a<u>the</u> sewerage pumping station <u>at Apple Tree Road</u> and no habitable buildings should be located within 15 meters of it.</p> <p>• Early consultation with Northern Powergrid will be required.</p> <p>Noise and odour</p> <p>• <u>9.</u> No residential development is to be located within 400 meters of the poultry houses to the north of the site, unless it can be demonstrated that noise and odour nuisance would not cause adverse amenity impacts.</p> <p>Design, landscaping, open space provision and green corridors</p> <p><u>10.</u> <u>The proposals are to provide, equip, layout and maintain 3.9ha of open space by extending the approximately 3ha of open space to the west and north of Evergreen Avenue (former LDF allocation SC1)</u></p> <p><u>11.</u> <u>The extension to the Evergreen Avenue open space is required to provide community gardens/allotments, a facility for young people and general amenity space. Further on site open space is required in association with this allocation in line with the standards set out in policy IC3: Open Space, Sport and Recreation.</u></p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
		<p><u>12. The site is within the North Yorkshire Green Infrastructure corridor and the development should seek to enhance connectivity to adjacent areas of accessible local green space.</u></p> <p><u>13. The proposal are to form or maintain a substantial hedgerow boundary with trees to the north and west sides of the development.</u></p> <ul style="list-style-type: none"> • <u>14.</u> Where the boundary for the development site is adjacent to Sowerby Crescent, the layout should be designed so that rear gardens should adjoin rear gardens of the existing development. • <u>15.</u> Landscaping should be provided to screen<u>help to assimilate</u> the development from<u>in</u> views from public vantage points in the countryside to the north and west. <p>Delivery</p> <ul style="list-style-type: none"> • <u>16.</u> Due to the size of the site and the infrastructure which is expected<u>the timing of the development required</u> it is expected that delivery will extend beyond the first 5 years of the plan period. 							
MM108	STK 2: East of Stokesley Business Park	<p>...</p> <table border="1" data-bbox="488 799 1816 975"> <tr> <td>Location:</td> <td>Land off Mount Pleasant Way/East of Stokesley Business Park, Great Broughton</td> </tr> <tr> <td>Size (ha):</td> <td>4.93ha</td> </tr> <tr> <td>Allocated for:</td> <td><u>Employment uses - B1, B2, B8</u><u>Offices to carry out any operational or administrative functions, research and development of products or processes, industrial processes, general industrial or storage and distribution, landscaping to screen the site from the B1257</u></td> </tr> </table> <p>This site is located at the southeastern edge of Stokesley, and immediately adjoins the existing business park to the west.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • <u>1.</u> Vehicular, pedestrian and cycle access points be taken from Mount Pleasant Way. The design and layout must include appropriate access through the site to serve allocation 'STK3: Southeast of Terry Dicken Industrial Estate, Stokesley'. • <u>2.</u> Works will be required towards the provision/development/maintenance of the Stokesley/Great Ayton Cycleway. 	Location:	Land off Mount Pleasant Way/East of Stokesley Business Park, Great Broughton	Size (ha):	4.93ha	Allocated for:	<u>Employment uses - B1, B2, B8</u> <u>Offices to carry out any operational or administrative functions, research and development of products or processes, industrial processes, general industrial or storage and distribution, landscaping to screen the site from the B1257</u>	Soundness - Effective
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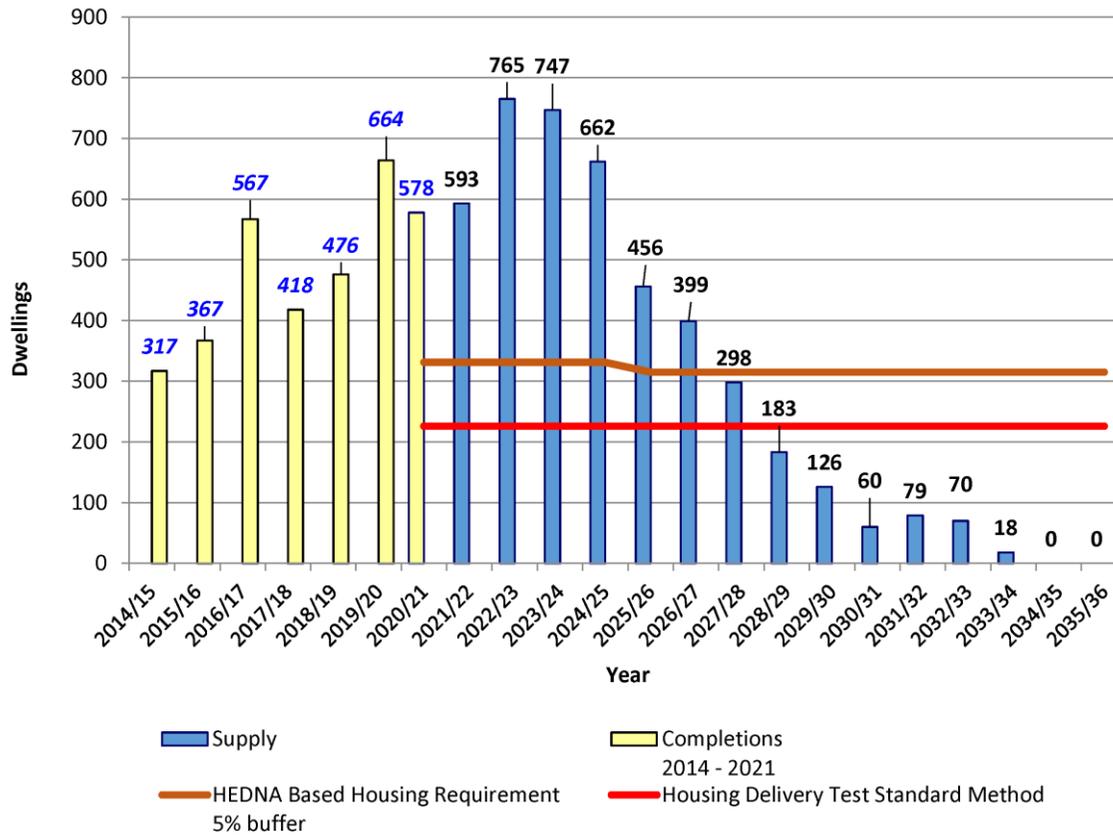
Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p> <ul style="list-style-type: none"> ▪ 3. Works are required to extending extend and improving improve the cycle and pedestrian links to the local centre including the extension of the footway, and where appropriate pedestrian crossings, where necessary, to serve the site. as well as improvements to public transport infrastructure. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> ▪ 4. Parts of the site, including along the northeastern and eastern boundary, are within flood zones 2 and 3 including the functional flood plain (flood zone 3b). Parts of the site, particularly the southern corner, are also susceptible to surface water flooding. A site specific flood risk assessment will be required, and any necessary attenuation and mitigation measures and other mitigation measures should be incorporated and taken into account <u>are to be incorporated</u> in the overall design and layout of the site. ▪ 5. Applicants must should engage with the Environment Agency, with regards to the development of the site and in relation to <u>safeguarding the operation</u> of the flood alleviation scheme at Ellerbeck in advance of any application. <p>Biodiversity and landscaping <u>landscape</u></p> <ul style="list-style-type: none"> ▪ 6. A preliminary ecological appraisal is required. Existing boundary features should be retained and habitats protected from adverse impacts, such as obtrusive light. Eller Beck/Broughton Bridge Beck/ Broughton Beck must be protected from direct and indirect impacts, such as surface water runoff and habitat loss. ▪ The opportunity to enable improvements to the habitat links along the water course should be taken and should be incorporated into the landscape scheme for the site. ▪ 7. The opportunity to enable improvements to the habitat links along the water course should be taken and should be incorporated into the landscape scheme for the site. <p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ 8. Development will be required to ensure that development of the neighbouring allocation 'STK 3: Southeast of Terry Dicken Industrial Estate, Stokesley' is not compromised. ▪ 9. The opportunity to enable improvements to the habitat links along the water course should be taken and should be incorporated into the landscape scheme for the site. ▪ 10. A substantial landscaping strip is required to screen the site from the B1257, and along the south and southeastern boundaries to supplement existing landscaping. ▪ 11. Due to proximity to <u>To avoid harm to the setting of</u> the North York Moors National Park <u>careful</u> consideration must be given to the scale, massing and roofscape, Careful consideration should be given to the colour of materials used. Careful consideration should be given to the design of any necessary security fencing. </p>	

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification						
MM109	STK 3: Southeast of Terry Dicken Industrial Estate, Stokesley	<p>...</p> <table border="1" data-bbox="488 280 1816 432"> <tr> <td>Location:</td> <td>Land northwest of Creyke Nest Farm , Stokesley/ Broughton Bridge Farm , Great Broughton</td> </tr> <tr> <td>Size (ha):</td> <td>4.57ha</td> </tr> <tr> <td>Allocated for:</td> <td>Employment uses - B1, B2, B8 Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping.</td> </tr> </table> <p>This site is located at the southeastern edge of Stokesley, south east of Ellerbeck Court, Stokesley Business Park, immediately adjoins the existing business park to the northwest.</p> <p>Development requirements:</p> <p>Access and highways</p> <ul style="list-style-type: none"> • <u>1.</u> Vehicular, pedestrian and cycle access points be taken from Mount Pleasant Way, via allocation 'STK2: East of Stokesley Business Park', an alternative /or additional access point from within the existing industrial estate (Ellerbeck Court) may also be acceptable subject to liaison with North Yorkshire County Council the Local Highway Authority. The existing access to the B1257 is considered to be of an insufficient standard and is unsuitable as a main access. • <u>2.</u> Works will be required towards the provision/development/maintenance of the Stokesley/Great Ayton Cycleway. • <u>3.</u> Works are required to extend and improve the <u>cycle and</u> pedestrian links to the local centre including the extension of the footway, <u>and where</u> appropriate pedestrian crossings, where necessary, to serve this site- the site, as well as improvements to public transport infrastructure. <p>Flood, drainage and water management</p> <ul style="list-style-type: none"> • <u>4.</u> A section of the site along the eastern boundary is in flood zones 2 and 3 and parts of the site, particularly along the northern boundary, are vulnerable to surface water flooding. A site specific flood risk assessment will be required, any necessary attenuation measures and other mitigation measures should be incorporated and taken into account in the overall design and layout of the site. • <u>5.</u> Applicants must engage with the Environment Agency, with regards to the development of the site and in relation to <u>in relation to safeguarding the operation of</u> the flood alleviation scheme at Ellerbeck in advance of any application. <p>Biodiversity and landscaping <u>landscape</u></p> <ul style="list-style-type: none"> • <u>6.</u> A preliminary ecological appraisal is required. Existing <u>boundary</u> features should be retained and habitats protected from adverse impacts, such as obtrusive light. <u>Eller Beck/ Broughton Bridge Beck is to/ Broughton Beck must</u> be protected from 	Location:	Land northwest of Creyke Nest Farm , Stokesley/ Broughton Bridge Farm , Great Broughton	Size (ha):	4.57ha	Allocated for:	Employment uses - B1, B2, B8 Research and development of products and processes, industrial processes, general industrial or storage and distribution and associated landscaping.	Soundness - Effective
Location:	Land northwest of Creyke Nest Farm , Stokesley/ Broughton Bridge Farm , Great Broughton								
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Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification
		<p>direct and indirect impacts, such as surface water runoff and habitat loss. <u>The opportunity to enable improvements to the habitat links along the water course should be taken and should be incorporated into the landscape scheme for the site.</u></p> <ul style="list-style-type: none"> ▪ A substantial landscape screen is required to the southern and eastern boundary of the site. <p>Heritage</p> <ul style="list-style-type: none"> ▪ <u>7.</u> The southern part of the site is considered to have archaeological potential, particularly for later prehistoric and Romano-British settlement and an archaeological assessment will be required. <p>Other planning considerations</p> <ul style="list-style-type: none"> ▪ <u>8.</u> The site is in a minerals safeguarding area; safeguarding considerations will need to be adequately addressed with engagement with North Yorkshire County Council. <p>Design, landscaping, open space provision and green corridors</p> <ul style="list-style-type: none"> ▪ 9. <u>The opportunity to enable improvements to the habitat links along the water course should be taken and should be incorporated into the landscape scheme for the site.</u> A substantial landscape screen is required to the southern and eastern boundary of the <u>site.</u> ▪ 10. <u>Due to proximity to To avoid harm to the setting of the North York Moors National Park the development statement submitted should consider careful consideration must be given to the scale, massing and roofscape, of any development proposed and the colour of materials used.</u> Careful consideration should be given to the colour of materials used, along with the design of any necessary security fencing. 	
MM110	Great Ayton (Publication Draft page 251)	<i>Section and all text identifying the site in Great Ayton to be deleted.</i>	Consequential change as a result of other modification
MM111	GTA 1: Skottowe Crescent, Great Ayton	<i>All content to be deleted.</i>	Soundness - Consistent with national policy
MM112	Following Table A.1: Monitoring indicators	<u>Policy S2 'Strategic Development Needs' contains a high level trajectory for housing delivery during the plan period, which is based on currently available information. The figure below sets out more detailed, year on year, figures for the trajectory. The trajectory reflects the extant commitments and the deliverability of local plan allocations. The trajectory will be updated and published regularly, in line with government requirements.</u>	Soundness - Consistent with national policy Consequential change as a result of other modification

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



MM113	Table D.1: Local Green Space designations - Great Ayton
	...
	ALT/S/058/032/G
	...

Reference	Location	Reason for designation
...		
ALT/S/058/032/G	Land at Easby Lane, Inc Multiple Properties, Historic significance Great Ayton	Historic significance
...		

Soundness - Justified

MM114	Table D.1: Local Green Space designations - Hutton Rudby
	...
	ALT/S/073/022b/G

Reference	Location	Reason for designation
...		
ALT/S/073/022b/G	Land Along Hundale Gill Running North to River Leven Hutton Rudby	Richness of wildlife

Soundness - Justified

Main Modification Number	Policy/ Paragraph/ Site	Modification	Justification																												
		<div style="border: 1px solid black; padding: 2px; display: inline-block;">...</div>																													
MM115	Appendix E: Open Space, Sport and Recreation Standards	<p>E.1 The following tables set out the requirements for open space, sport and recreation provision for policy C1C3: Open Space, Sport and Recreation.</p> <p><Table E.1 Open space, sport and recreation standards to be deleted and replaced as follows:></p> <p>Table E.1 Open space, sport and recreation standards (Original)</p> <table border="1" data-bbox="483 504 1816 1473"> <thead> <tr> <th rowspan="2">Type</th> <th rowspan="2">Quantity Standard (per 1,000 population)</th> <th rowspan="2">Form of provision</th> <th colspan="2">Accessibility</th> </tr> <tr> <th>Walking distance from dwellings</th> <th>Average walking time (minutes)(1)</th> </tr> </thead> <tbody> <tr> <td>Amenity green space: village greens and amenity open space;</td> <td>0.6ha</td> <td>Required on all sites above 10 dwellings.</td> <td>480m</td> <td>6</td> </tr> <tr> <td>parcs and gardens</td> <td>0.8ha</td> <td>A financial contribution towards improvement(2) of an existing amenity space may be considered appropriate where existing space lies within the walking distance guideline of the development and providing the quantity standard is achieved.</td> <td>710m</td> <td>8-10</td> </tr> <tr> <td rowspan="3">Play areas for children: these are designated equipped outdoor play areas for children and young people comprising casual or informal playing space within housing areas. These play areas comprise local area for play (LAP), local equipped area for play (LEAP) and neighbourhood equipped area for play (NEAP).</td> <td rowspan="3">0.25ha</td> <td>LAP required on all sites of above 10 dwellings.</td> <td>100m</td> <td>2</td> </tr> <tr> <td>LEAP required on all sites above 20 dwellings.</td> <td>400m</td> <td>5</td> </tr> <tr> <td>NEAP required on all sites above 200 dwellings. A financial contribution towards improvement(2) of an existing play area may be considered appropriate where existing provision lies within the walking distance guideline of the development and providing the quantity standard is achieved.</td> <td>1,000m</td> <td>10-15</td> </tr> </tbody> </table>	Type	Quantity Standard (per 1,000 population)	Form of provision	Accessibility		Walking distance from dwellings	Average walking time (minutes)(1)	Amenity green space: village greens and amenity open space;	0.6ha	Required on all sites above 10 dwellings.	480m	6	parcs and gardens	0.8ha	A financial contribution towards improvement(2) of an existing amenity space may be considered appropriate where existing space lies within the walking distance guideline of the development and providing the quantity standard is achieved.	710m	8-10	Play areas for children: these are designated equipped outdoor play areas for children and young people comprising casual or informal playing space within housing areas. These play areas comprise local area for play (LAP), local equipped area for play (LEAP) and neighbourhood equipped area for play (NEAP).	0.25ha	LAP required on all sites of above 10 dwellings.	100m	2	LEAP required on all sites above 20 dwellings.	400m	5	NEAP required on all sites above 200 dwellings. A financial contribution towards improvement(2) of an existing play area may be considered appropriate where existing provision lies within the walking distance guideline of the development and providing the quantity standard is achieved.	1,000m	10-15	<p>Minor text change for clarity</p> <p>Soundness - Effective</p> <p>Consequential change as a result of other modification</p>
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Main Modification Number	Policy/ Paragraph/ Site	Modification					Justification																										
		Facilities for young people and teenagers: skateboard parks and multi-use games areas	0.3ha	Required on all sites above 20 dwellings. A financial contribution towards improvement(2) of existing provision may be considered appropriate where existing provision lies within the walking distance guideline of the development and providing the quantity standard is achieved.	700m	8-10																											
		Outdoor sports facilities	see table below																														
		Allotment gardens	0.2ha	A financial contribution may be sought for improvements to the quality of facilities provided on existing allotment sites, particularly if there are deficits in relation to quantity, quality and / or accessibility.	400m	5																											
		<p>1. based on standard walking speed as set out by DfT (4.8km/h)</p> <p>2. Improvement includes assistance towards maintenance of grounds or equipment, improvements to accessibility or expansion of facilities.</p> <p>Table E.1 Open space, sport and recreation standards (Replacement)</p> <table border="1" data-bbox="483 1038 1742 1430"> <thead> <tr> <th rowspan="2">Type</th> <th rowspan="2">Quantity Standard (per 1000 population)</th> <th rowspan="2">Provision</th> <th colspan="2">Accessibility</th> <th rowspan="2">Notes</th> </tr> <tr> <th>Walking distance from dwellings</th> <th>Average walking time (minutes)(1)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Amenity green space:</td> <td>Village greens and amenity open space;</td> <td>0.6ha</td> <td></td> <td>480m</td> <td>6</td> <td rowspan="2">(2) (3)</td> </tr> <tr> <td>parks and gardens.</td> <td>0.8ha</td> <td></td> <td>710m</td> <td>8-10</td> </tr> <tr> <td>Play areas for children: these are</td> <td>0.25ha</td> <td>Local area for play (LAP)</td> <td>100m</td> <td>2</td> <td>(3) (4) (5) (6)</td> </tr> </tbody> </table>					Type	Quantity Standard (per 1000 population)	Provision	Accessibility		Notes	Walking distance from dwellings	Average walking time (minutes)(1)	Amenity green space:	Village greens and amenity open space;	0.6ha		480m	6	(2) (3)	parks and gardens.	0.8ha		710m	8-10	Play areas for children: these are	0.25ha	Local area for play (LAP)	100m	2	(3) (4) (5) (6)	
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Main Modification Number	Policy/ Paragraph/ Site	Modification					Justification	
		designated equipped outdoor play areas for children and young people comprising casual or informal playing space within housing areas.		Local equipped area for play (LEAP)	400m	5		
				Neighbourhood equipped area for play (NEAP)	1,000m	10-15		
		Facilities for young people and teenagers: Skateboard parks and multi-use games areas	0.3ha		700m	8-10	(7)	
		Outdoor sports facilities: see Table E.2 'Outdoor sports facilities standards' below					(2)(8)	
		Allotment gardens:	0.2ha		400m	5	(9)	
		<ol style="list-style-type: none"> 1. Based on standard walking speed as set out by DfT (4.8km/h) 2. Required for all sites of 10 or more dwellings 3. A financial contribution towards improvements (improvement includes assistance towards maintenance of grounds or equipment, improvements to accessibility or expansion of facilities.) of an existing amenity space may be considered appropriate where existing space lies within the walking distance guideline of the development and providing the quantity standard is achieved. 4. LAP required for all sites of 10 dwellings or more 5. LEAP required for all sites of 20 dwellings or more 6. NEAP required for all sites of 201 dwellings or more. 7. Required for all sites of 20 dwellings or more 8. A financial contribution may be sought for improvements to the quality of existing facilities, particularly if there are deficits in relation to quantity, quality and/ or accessibility. 9. A financial contribution may be sought for improvements to the quality of facilities provided on existing allotment sites, particularly if there are deficits in relation to quantity, quality and/ or accessibility. 						
		<Table E.2 Outdoor sports facilities standards is unchanged>						