

Non-Technical Summary

This report concludes that the Hambleton Local Plan provides an appropriate basis for the planning of Hambleton District, provided that a number of main modifications ('MMs') are made to it. Hambleton District Council has specifically requested that we recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared a schedule of the proposed modifications and, where necessary, carried out sustainability appraisal and habitats regulations assessment of them. The MMs were subject to public consultation over a six-week period. We have recommended their inclusion in the Plan after considering all the representations made. In summary they:

- Extend the plan period by 1 year, to run from 2014 to 2036;
- Increase the housing requirement to reflect the extended plan period, rising from 6,615 to a minimum of 6,930 dwellings;
- Modify Policy S3 to clarify that the development strategy for the area is to focus growth towards the two main towns of Northallerton and Thirsk and the remaining Market Towns of Bedale, Easingwold and Stokesley;
- Modify Policies S5 and HG5 in relation to windfall housing sites;
- Introduce a requirement to carry out an early review and update of the Plan in order to meet the needs of gypsies and travellers and travelling showpeople;
- Modify Policy HG2 to remove the requirement for new homes to meet Building Regulation M4(2) standards, whilst clarifying precisely what is required in respect of wheelchair adaptable and wheelchair accessible homes;
- Identify the Sowerby Gateway Business Park as a Key Employment Location;
- Delete the safeguarded land at Leeming Bar and modify Policy LEB3 to provide clear and effective policy requirements concerning the provision of new employment development;
- Clarify the access arrangements for the proposed expansion of the Dalton Industrial Estate;
- Delete the Bedale Gateway Car and Coach Park;
- Identify a landscape buffer and land for primary school playing fields as part of site allocation EAS1;
- Delete site allocation GTA1;
- Introduce a Housing Trajectory;
- Delete Policy RM6 relating to Minerals and Waste; and
- Modify Policy EG4 to provide a more flexible approach to the management of Primary Shopping Areas.

Other MMs are also recommended to ensure that the Plan is positively prepared, justified, effective and consistent with national planning policy.