

## SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

### CHAPTER 1: SETTING THE SCENE

### CHAPTER 2: GENERAL PRINCIPLES

1. Alteration No 1 of the Hambleton District Wide Local Plan will be carried out using the revised procedures for plan making as set out in PPG12. An Issues and Options Report was circulated for consultation in June 2000. Following consideration of the responses to this report by Planning Committee in February 2001, a first deposit draft of the revised policies will be published in April 2001. A sustainability appraisal will be undertaken of the revised policies and the overall effectiveness of the revised Plan.

### CHAPTER 3: THE LANDSCAPE

2. The number of new agricultural dwellings and replacement dwellings approved this year represents a significant increase over that approved between 1995-99. Revisions to Policy H26: Replacement Dwellings in the Countryside, are proposed as part of Alteration No. 1 to tighten up the policy to require applicants to demonstrate that it is not possible to improve the existing dwelling through renovation and/or extension.
3. The securing of landscaping improvements has become a pre-requisite for negotiation with applicants proposing development in or on the edge of the countryside. The Plan's landscape policies, coupled with the Countryside Design Summary, are providing an appropriate framework for the identification of landscape character in the District and the consideration of the impact of developments on the landscape and schemes for landscape enhancement.

### CHAPTER 4: NATURE CONSERVATION

4. It is anticipated that the Countryside and Rights of Way Act will have implications for the Nature Conservation policies in the Plan. The changes arising from this new legislation will be considered in the future and any implications.

### CHAPTER 5: HISTORIC HERITAGE

5. Overall, the Historic Heritage policies are being used effectively to help safeguard listed buildings and conservation areas.
6. No overall review of conservation areas has been undertaken since 1993. A number of historic parks and gardens may benefit from the protection which conservation area designation provides. A review should be carried out prior to the full review of the Local Plan.
7. The implementation of Article 4 Directions should be timetabled.
8. English Heritage's new advice on "enabling development" is that this form of development should only be allowed exceptionally. It is considered that the existing policies in the Local Plan provide sufficient guidance to deal with any proposals.
9. New funding initiatives for Market Towns and changes to existing conservation and heritage grant regimes make it necessary to keep the condition of buildings and areas in the Market Town conservation areas under continual review. Agencies such as English Heritage and the Heritage Lottery Fund have refocused their grant giving activities on declining urban commercial areas. In order to benefit from grant aid through these agencies in the future, the Council should take a more proactive stance to encouraging enhancement in the areas identified under Policy HH14, by the preparation of design guidance to demonstrate how development could be accommodated and how the appearance of the areas could be enhanced.

### CHAPTER 6: BUILDING DESIGN

10. PPG3 and "By Design" provide local authorities with a framework of advice on design matters and support to seek high standards of design from developers. The Local Plan design policies and Supplementary Planning Guidance accord with this advice. The challenge is to use this guidance to seek to achieve higher standards of design in new development that respects local distinctiveness and diversity.
11. It is considered that more use could be made of Policies BD1 and BD2 to encourage more locally distinctive designs in new development. Some success has been achieved where developers have employed architects to fully design the layout of the development to make the best use of the site and to design houses that respect local architectural detailing. However, some housebuilders have begun to adopt a "pick and mix" approach in an attempt to adapt standard house types to local areas by incorporating window and building details from a range used by the developer. Great care will be needed with this approach to ensure that the detailing chosen is appropriate to the local area and that when a number of different details are used across a development, that the overall scheme functions as a whole.
12. PPG3 requires applicants to demonstrate how they have taken account of the need for good layout and design in their housing proposals. There is a formal requirement for a Design Statement to be submitted with planning applications. Developers should be required to submit a Design Statement with planning applications to explain the design principles of the development and its context and to outline how these ideas are reflected in the development's layout, density, scale, appearance and landscape.
13. Consideration may need to be given to the wording of Policy BD8 and its interpretation to ensure that inappropriate historic shopfronts are not applied to modern buildings.

### CHAPTER 7: POLLUTION AND HAZARDS

14. The primary considerations are with the introduction of stronger and clearer guidance in PPG25 concerning development and flood risk. Amendments to Policy PH11 are proposed as part of Alteration No 1 to take account of the new advice. The following recommendations should be implemented in allocating sites for development in the Local Plan and in the consideration of planning applications:
  - the precautionary principle should be applied through a risk based sequential test to ensure that new development is not allocated or permitted in areas at risk from flooding;
  - to ensure adequate safeguards are in place for new development on previously developed land that may be at risk from flooding;
  - to ensure that employment developments are adequately safeguarded from flooding;
  - new development should not be allowed that would affect land available for flooding in the floodplain;
  - to require developers to submit Flood Risk Assessments with planning applications in areas at risk from flooding;
  - developers should be required to fully fund any improvements to flood defences and flood warning measures that are required as a consequence of their development;
  - flood defence schemes are designed to give a maximum benefit cost for existing development. The appropriateness of the flood defences needs to be considered with regard to the type of development proposed;
  - greater use should be made of sustainable drainage measures throughout the District to reduce the amount and speed of surface water run-off of surface water.

## CHAPTER 8: GREEN BELT AND GREEN WEDGES

15. It is anticipated that the review of the York Green Belt will not give rise to changes that will affect the boundary of the Green Belt in Hambleton. Progress with the review will be reported in the future and any resulting implications will be assessed in future monitoring reports.

## CHAPTER 9: HOUSING

16. There is a need to control the level of housing provision in the District due to the high number of windfall sites coming forward and the increased densities of development. At current rates the level of over-provision will jeopardise the strategy of the County Structure Plan and Local Plan to restrain Housing Development.
17. As a consequence it is considered that an interim policy should be adopted for determining planning applications for residential development which should operate until approval has been granted for the second Alteration of the Local Plan. It is proposed that residential planning permission should be granted only in the following circumstances:
  - Renewal and approval of details of extant permissions;
  - On previously developed land within the Development Limits of the market towns, including the conversion and re-use of buildings;
  - On previously developed land within the Development Limits of villages, including conversions, where the development is likely to support village services;
  - Affordable housing in villages under the rural exceptions policy;
  - Agricultural workers dwellings;
  - Residential conversions of rural buildings where in accordance with the revised policy.
18. Planning permission should be refused for the following residential applications on the grounds that sufficient sites have been granted planning permission to meet the housing land requirement set out in Policy H1 and the County Structure Plan. To grant planning permission for additional sites would be contrary to the strategy of the County Structure Plan and Local Plan, in particular Local Plan Guiding Principle 2: The Scale and Nature of Development and Policy H1:
  - All allocations under Policies H4 and H5 on greenfield sites that currently do not have planning permission;
  - All windfall sites on greenfield land within Development Limits;
  - Renewals of planning permission on greenfield sites where the permission has expired;
  - Infill development in villages where the development is not likely to support village services.
19. The supply of housing land will continue to be carefully monitored and reported in future Monitoring Reports. Should the supply change in the future, decisions may be made about releasing further allocations.
20. A more realistic assessment of the level of windfall developments should be obtained through the completion of an urban capacity study in order to advise the monitoring of housing provision in the future.
21. Higher density housing developments, including a mix of housing types and sizes should be encouraged in village locations.
22. Alternative options for the stewardship of public open spaces and play areas need to be explored to overcome the difficulties of adoption.
23. The Housing Needs Survey should now substantiate the need for affordable housing in negotiations with developers. It should also help give impetus to the development of further

## Summary of Conclusions and Recommendations

affordable housing schemes in villages. However, the Survey needs to be reviewed on a regularly to remain up to date. The Rural Exceptions Scheme should be relaunched.

### CHAPTER 10: EMPLOYMENT

24. The very high level of demand for new industrial land at Thirsk has resulted in the commencement of the development of Phase 3 immediately on its release. It is probable that the whole of the allocated site will be developed within the next 12 - 18 months. This high level of demand has led to the reconsideration of the need for the lorry park allocation on this site.
25. The employment allocation at Stokesley is nearing completion, and in order to avoid a shortfall in the availability of land planning permission is being sought to extend the estate to the south east. This will be considered as a departure from the Plan.
26. Further investigation will be needed into the provision of the highway and landscaping requirements to enable the Dalton Airfield Industrial Estate to be developed.
27. The release of land at Stillington Road, Easingwold still remains problematic.

### CHAPTER 11: SHOPPING

28. General indicators would suggest that Northallerton town centre is trading strongly whereas Bedale and to a lesser extent Thirsk are facing more difficult conditions but nevertheless are maintaining their viability. Stokesley and Easingwold continue trading well as local centres.
29. The increasing level of vacant units, coupled with the lack of new businesses moving into Bedale during the year, is causing concern. There is insufficient evidence to suggest that the policies of the Local Plan are inhibiting the take-up of vacant units, however, further research into the effect of Policy S6 on the take-up of vacant units is required. The alternative course of action would be to investigate ways in which the business community could promote Bedale and improve the vitality of retailing in the town centre.
30. Thirsk continues to exhibit poorer trading conditions than Northallerton. Further work may be helpful to examine ways in which the centre could be promoted.
31. There is continuing concern about the need to support community facilities in villages and this is highlighted in the Rural White Paper. The Council is examining a number of measures to help to support and retain village shops, public houses and rural businesses. Policies S15 and the revised Policy S18 will be important tools in the campaign.

### CHAPTER 12: TOURISM

32. In general the policies in this chapter of the Plan are being consistently used in the consideration of tourism proposals.

### CHAPTER 13: TRAFFIC, TRANSPORTATION AND PARKING

33. Much progress has been made with the development of transport strategies throughout the District arising from the changes introduced by the draft revision of PPG13, the Government's Ten Year Plan and the County Local Transport Plan. These strategies should help to deliver projects to improve the choice of transport available throughout the District. It is anticipated that improvements to public transport infrastructure will be commenced within the next two years and together with the Council's concessionary fares scheme, will make public transport more attractive. Work has started on the implementation of the Northallerton Cycling Strategy with the completion of the first stage of the Northallerton to Brompton cycle route. The further extension of this route is underway.
34. A good start has been made in improving transport across the District, however there is much more work to be done. The Government's Ten Year Plan is delivering a £180bn package of investment across the country over ten years and it is hoped that part of this funding can be made available to

deliver bypass schemes within the District. The Council will also await the decision whether to upgrade the A1 to motorway and is also awaiting parking standards to be finalised.

#### **CHAPTER 14: SPORT, RECREATION AND COMMUNITY**

35. Although it is recognised that there has been limited progress made in relation to sites allocated under Policy SR3, it is noted that these sites have been included on the Council's priority purchase list over the next three years.
36. The publication of new Supplementary Planning Guidance notes 8 and 9 has proved useful in clarifying the circumstances when and how planning obligations will be sought for community facilities and open space in housing developments. There are concerns that the amount of open space and the level of contributions being achieved is below that set out in guidance.

#### **CHAPTER 15: UTILITY SERVICES AND TELECOMMUNICATIONS**

37. Recognition of the need for changes to simplify the procedures for dealing with proposals for telecommunication mast development is welcomed.

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