

HAMBLETON ALLOCATIONS DEVELOPMENT PLAN DOCUMENT EXAMINATION

MATTERS 5, 6, 7 THE FIVE SUB AREAS – STOKESLEY

HEARING AGENDA

Key Issue for each Sub Area:

Is the mix of allocated sites and defined development limits reasonable and appropriate, contributing to a sustainable pattern of development consistent with the LDF spatial strategy and policies, national and regional policy?

1 Overview of Stokesley Sub Area

- Principles and reasons for changes in allocations between Preferred Options and Submission
- Brownfield land target justification
- Principles behind the phasing of housing allocations across the sub area
- Principles and reasons for changes in development limits boundaries

Key Issues for individual site allocations:

Are the allocated sites appropriate, feasible and deliverable, having regard to the provision of necessary infrastructure, services, and affordable housing, and environmental constraints?

Are the detailed requirements for each allocation clear, reasonable and justified?

Key Issues for alternative/additional sites:

Is each suggested alternative site appropriate, deliverable, supported by robust evidence and necessary to ensure a sound and sustainable mix of allocations? Is it consistent with the LDF spatial strategy and policies, national and regional policy? Has it been subject to sustainability appraisal compatible with that for the LDF and public consultation?

2 Hutton Rudby SH5 and alternative site f) extension to SH5

- Clarify extent of allocation and suggested extension
- Effect on village form, character and landscape setting; development limits
- Flood risk and relationship with Hutton Gill
- Biodiversity assessment
- Accessibility and integration; highway safety
- Affordable housing provision
- Phasing and implications for delivery
- Reasons for rejecting extended site as an allocation following Preferred Options
- Justification for, and appropriateness of, allocation

3 Hutton Rudby – alternative/additional site g) Langbaugh Road

- Clarify extent and nature of proposal
- Flood risk, access, biodiversity
- Implications for village form, character and setting; accessibility and integration
- Affordable housing provision; rural exception site
- Relative suitability of this alternative
- Implications of including this site as an additional allocation

4 Stokesley SH1, SH2 and SC1

- Reasons for revision of these allocations between Preferred Options and submission
- Flexibility, phasing and delivery
- Design and delivery of community uses at SC1
- Relationship to employment allocation SE2
- Appropriateness and sustainability of the housing allocations

5 Stokesley – alternative site a) extension to allocations SH2 and SC1

- Relative suitability of this alternative
- Reasons for rejecting this site during DPD preparation
- Accessibility
- Relationship with SH1

6 Stokesley – alternative/additional site b) Union Mill

- Clarify extent of this site, area with planning permission and previously developed land
- Flood risk and sequential approach
- Implications for townscape and setting, historic assets
- Reasons for rejecting this site during DPD preparation
- Justification for including this additional site

7 Summary

- Does the package of allocations in the Stokesley Sub Area contribute to a sound DPD?
- Is it justified, effective and consistent with national policy?
- What might be the implications for soundness if some allocations were not confirmed?
- What might be the implications for soundness if any of the alternative/additional sites were recommended as allocations?

KMcC
May10