

HAMBLETON ALLOCATIONS DEVELOPMENT PLAN DOCUMENT EXAMINATION

MATTERS 5, 6, 7 THE FIVE SUB AREAS – ALL OTHER BEDALE SITES

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 Bedale Sub Area

- Principles behind the phasing of housing allocations across the sub area
- Allocations of brownfield and greenfield sites - reasons and justification
- Principles and reasons for changes in allocations between Preferred Options and Submission
- Principles and reasons for changes in development limits boundaries
- Clarification, including timing, of strategic infrastructure requirements

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?

2 BH1 Masham Rd, Bedale

- Process of, and any progress on, arranging a suitable and available site on which to relocate the existing allotments.
- Likelihood of site being delivered during Phase 1

3 BH2 Pig Farm, Aiskew

BH3 South East of Aiskew

BH4 The Abattoir, Aiskew including alternative site i) extension to allocation

BH5 Wilberts Farm, Sandhill Lane, Aiskew including alternative site f) extension to allocation

BM2 North East of Aiskew Pig Farm, Aiskew

- Phasing of sites with regard to brownfield/greenfield status, accessibility, deliverability, nuisance factors, ownership, development benefits
- Contributions to infrastructure etc and justification for these
- Mitigation of visual impact of edge-of-settlement sites including from Wensleydale railway line
- Remediation of remainder of Wilberts Farm site or inclusion in allocation?
- Provision of shop on BM2

4 BH6 Lyngarth Farm, Bedale

- Accessibility of site, mitigation of any problems inc. Relief Road
- Proximity to sewage works – need for and cost of any mitigation measures
- Phasing with regard to brownfield/greenfield status, accessibility, deliverability, ownership, potential constraints to development at other sites and alternative location
- Flood risk – mitigation, density
- Visual impact

- 5 **BC1 Gateway Car and Coach Park, North of St Gregory's Church, Bedale**
 - Evidence that the site could be developed as allocated without causing harm to the conservation area or listed buildings
 - Indication of mitigation
- 6 **BH7 East of Hackforth Road, Little Crakehall & alternative site a) extension to allocation BH7**
 - Advantages and disadvantages of extended allocation
 - Phasing
- 7 **BH9 South of Northallerton Road, Leeming Bar
BM4 Leeming Lane, Leeming Bar
Alternative site d) Northallerton Road, Leeming Bar**
 - Phasing
 - Nature of noise nuisance, mitigation.
 - Flood risk, drainage, access at BH9
 - Deliverability of village centre and mix of uses at BM4
 - Potential capacity of BM4
 - Relative suitability of BH9 and alternative site d
- 8 **BH8 Hares of Snape Works, Snape**
 - Process and timing for relocating existing business
 - Flood risk and alleviation measures
 - Treatment and use of remainder of site
- 9 **BM3 (West Tanfield) and alternative sites b) Meadowfields, West Tanfield and c) Rear of Methodist Church, West Tanfield**
 - Need for employment and housing allocations in West Tanfield
 - Viability of BM3 for housing especially affordable units
 - Reasons for rejecting alternative site b as housing allocation following Preferred Options

Key Issues for alternative/additional sites (not covered above):

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?

- 10 **Site e) Hackforth Mill, Hackforth
Site g) Aiskew Mill
Site h) Bedale Road, Well**
- 11 **Summary**
 - Does the package of allocations in the Bedale 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?