

# HAMBLETON ALLOCATIONS DEVELOPMENT PLAN DOCUMENT EXAMINATION

## MATTERS 5, 6, 7 THE FIVE SUB AREAS - THIRSK

### HEARING AGENDA

To be held on Tuesday 25<sup>th</sup> May 2010 at 09.30  
in the Council Chamber,  
Civic Centre, Stone Cross, Northallerton

#### 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 Thirsk Sub Area

- Balance between and within sub areas
- Principles and reasons for changes in allocations between Preferred Options and Submission
- Principles behind the phasing of housing allocations across the sub area
- Employment land
- Brownfield and greenfield allocations - reasons and justification
- 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 TH3 Rybeck Farm, Thirsk

- Flood risk evidence and extent of site
- Need for policy criteria on access, open space contribution, landscaping and density.

#### 3 TM2A–E South West Thirsk Area

- Reasons for and benefits of the allocation
- Mitigation of landscape impact, distance from existing facilities and impact on urban form
- Improvement of junction
- Viability, delivery and flexibility

##### TM2A Westbourne Farm

- Phasing
- Affordable housing

##### TM2B Cocked Hat Farm

- Justification for amount of employment land
- Benefits of employment land within TM2 site

##### TM2C West of Topcliffe Road

- Justification
- Delivery
- Impact on existing facilities and town centre

#### **TM2D East of Topcliffe Road**

- Need for and catchment of school
- Timing and funding

#### **TM2E Gravel Hole Lane**

- Justification
- Delivery

#### **4 TC1 St Mary's Close, Thirsk**

- Ownership and delivery
- Justification
- Alternative uses?

#### **5 TH5 Ripon Way, Carlton Miniott**

- Implications of development in two phases

#### **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?**

- 6**
- a) Station Road, Thirsk (sites 139/04, 139/10, 139/23)
  - b) Station Road, Thirsk (sites 139/03, 139/10, 152/06)
  - e) Station Road, Thirsk (sites 139/03, 139/04, 139/10, 139/11, 139/23, 152/02)
  - g) Plump Bank, Thirsk
  - h) West of York Road, Thirsk
  - i) Stockton Road, Thirsk
  - j) Rybeck Farm, Thirsk
  - m) North-east of Thirsk/Stockton Road, Thirsk
  - k) Shire Road, Thirsk

#### **7 Summary**

- Does the package of allocations in the Thirsk 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?