

# **New Settlement frequently asked questions**

## **Why are we proposing a new settlement?**

In addition to ensuring that existing settlements continue to grow and thrive, a new settlement has an important role to play, now and in the future in order to meet the amount of new homes and jobs that are needed in the district.

A new settlement offers a number of positive benefits. This includes planning positively for more walking and cycling; ensuring that all key facilities that a community will need to flourish are conveniently located. Providing support for, and enhancing, public transport provision, ensuring that key infrastructure is available when needed. It is about creating an attractive place to live and work.

## **Where do we believe the new settlement should be?**

The core element of our strategy for growth is to locate new homes and jobs as far as possible in places well related to the key public transport corridor. We have considered a number of locations for new settlements and decided that a new settlement should be located within a broad area around Green Hammerton and Cattal. A specific site will be allocated through the preparation of a New Settlement Development Plan Document (DPD).

## **Why do we believe this is the best location?**

This location offers a number of benefits. It has direct and convenient access to the Leeds-Harrogate -York rail corridor providing opportunities for sustainable travel via two rail stations. The scale of development would support the improvement and enhancement of existing rail facilities and services. The area is also located with convenient access onto the A59 for local bus services as well as providing accessibility to the highways network. A large area of land has been promoted for development providing scope to define the best possible site boundary and inclusion of necessary infrastructure through future comprehensive master planning.

## **Why are we not considering two new settlements?**

A new settlement takes a long time to masterplan and deliver, and must also be delivered alongside infrastructure on a scale much larger than a usual development. In light of these facts, we estimate that 1,100 homes will be delivered on the new settlement site before the end of the plan period (2035) and that these homes will come towards the latter years of the plan. Any new settlement could not therefore contribute to delivery of homes required in the district in the early years of the local plan and so needs to be balanced with smaller

sites across the district. Two new settlements would not provide this balance needed to deliver the homes the district needs in the short term.

### **What is a development plan document (DPD)?**

Development plan documents (DPDs) are similar to Local Plans in that they set out a planning authority's key development goals. However, where a Local Plan tends to be a comprehensive plan for future development in an area, DPDs tend to deal with specific elements of the authority's plan.

The preparation of a DPD follows the same basic process as the preparation of a Local Plan, which is set out in The Town and Country Planning (Local Planning) (England) Regulations 2012.

When adopted, a DPD forms part of the development plan in the same way as adopted Local Plans and 'made' Neighbourhood Plans. This means that decisions on planning applications must be made in accordance with an adopted DPD unless material considerations indicate that the decision should deviate from the plan.

### **Why is the council producing the New Settlement DPD?**

A new settlement represents an unprecedented scale of development in the district and we are mindful of the need to ensure effective and successful planning and delivery. To achieve this, we consider that a broad location in the Green Hammerton and Cattal area should be identified in the Local Plan with the exact boundary identified through the New Settlement DPD. This approach offers the following potential benefits:

- Opportunity to consider the optimum boundary for the new settlement that takes account of all key factors
- The DPD ensures a council led approach rather than simply allocating a developer led boundary
- Opportunity to further consider the provision of key infrastructure, for example, long-term solutions for the A59 and rail facilities
- Further opportunity for consultation on the most appropriate place-making approach and detailed planning matters, including the relationship with existing neighbouring villages
- Reduces the potential for negative impacts that could arise from delay to the adoption of the Local Plan

## **What are the timescales for preparing the New Settlement DPD and how can I get involved?**

The timescales for producing the New Settlement DPD, including information about when public consultation will take place, are set out in the council's Local Development Scheme (LDS).

### **Update on the work to produce the New Settlement DPD**

June 2018: We commissioned consultants Gillespies (supported by property specialists Cushman & Wakefield and transport and engineering specialists Vectos) to produce a New Settlement Concept Framework in consultation with key stakeholders. Public consultation on the concept framework will take place later this year, as set out in the Local Development Scheme (LDS). Please see the response to the question 'What are the timescales for preparing the New Settlement DPD and how can I get involved?'

### **How will the council deal with any planning applications for the development of a new settlement received ahead of finalising the New Settlement DPD?**

As with any application, we are required to make a decision on the proposal within the statutory timescale unless a longer period is agreed with the applicant. In cases involving a new settlement, the statutory time limit is 16 weeks. If an application has not been determined within the statutory period, or any agreed longer period, the applicant has a right to appeal to the Secretary of State.

Applications must be determined in accordance with relevant and up-to-date development plan policies unless material planning considerations indicate otherwise. Planning officers will therefore need to carefully consider any application in this context before making a recommendation to a meeting of the Planning Committee.

Summer 2018.