

S/073/005

Site Description

As stated during recent developer presentations, site S/073/012 which includes S/073/005 is put forward in whole or part for development, the boundary of S/073/005 should therefore not be taken as a constraint to development on land North of Langbaugh Road.

Following on from the above, the plan displayed at the developer presentations took account of the land which has been incorporated within the gardens of properties to the south and showed 20 dwellings including a mix of 3 and 4 bedroomed properties on 1.4 hectares of land.

Services and Facilities (10)

The school is readily accessible on foot from the site. This should be given particular positive weight in an assessment. In our opinion this accessibility to a key piece of infrastructure in Hutton Rudby suggests 'red' is not an appropriate classification.

Following on from the above, a question was asked during the developer presentations as to whether there could be a pedestrian link through S/073/012 linking the southern and northern portions of the site. Such a link would amongst other things provide access to the Spar / Post Office and could be deliverable as part of a comprehensive development of S/073/012. Positive weight is attached to such a possibility in the assessment of S/073/012 Services and Facilities (10).

S/073/006

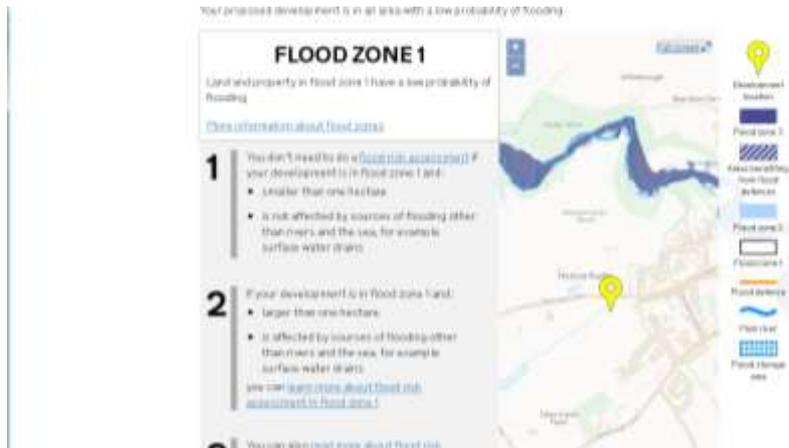
Site Description

As stated during recent developer presentations, site S/073/012 which includes S/073/006 is put forward in whole or part for development, the boundary of S/073/006 should therefore not be taken as a constraint to a development on land South of Paddocks End.

Following on from the above, the plan displayed at the developer presentations took account of the land which has been incorporated within the gardens of properties to the east and showed 46 dwellings on 1.95 ha of land. Additional plans were displayed which showed 25 dwellings on 1.0 hectare of land and 34 dwellings on 1.5 hectares of land.

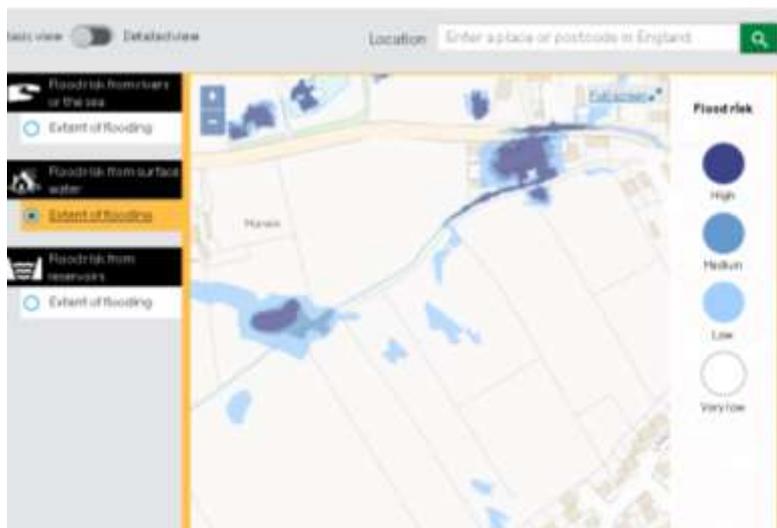
Flood Risk (14)

According to the new Flood Map for Planning, site S/073/006 is within Flood Zone 1. An extract is provided below.



<https://flood-map-for-planning.service.gov.uk/summary/446207/506141>

In relation to flood risk from surface water, the part of the site at risk is small as shown below.



<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

The parts of the site potentially affected are small. A planning application would likely require a Flood Risk Assessment. This would amongst other things influence the detailed design and layout of a development. In the circumstances it is requested that the assessment as 'red' be changed the issue being readily manageable.

Site S/073/009

Site Characteristics (5)

Support the comment that "Site is prominent in views towards the settlement. Development of site would result in impairment of views identified in Settlement Character workshops".

Request the following be added;

"The site is shown as being within an Area of Sensitivity within HDC's Settlement Character Assessment for Hutton Rudby".

That the area is within an Area of Sensitivity is a material consideration to be taken into account in site assessment.

Settlement Character – Built Environment (6)

Acknowledging the commentary in relation to Site Characteristics as set out above as amplified by our comments based on HDC's Settlement Character Assessment for Hutton Rudby, it is requested that the classification be changed from 'amber' to 'red'.

S/073/010

Settlement Character – Built Environment (6)

Following on from comments on S/073/009, based on HDC's Settlement Character Assessment for Hutton Rudby, it is requested that the classification be changed from 'amber' to 'red'.

Site S/073/012

Site Description

As advised during recent developer presentations, site S/073/012 is put forward in whole or part for development. There is a blank canvas as to how it could be developed. Options include;

- A development in the northern part of the site;
- A development in the southern part of the site;
- Two developments;
 - one in the northern part of the site
 - the other in the southern part of the site
- A comprehensive development of the whole site. In this respect it might be decided that S/073/012 is where the future growth of Hutton Rudby should be in the current Neighbourhood Plan period and in future Neighbourhood Plan periods.

Including detail as to the direction of growth in future Plan periods was provided in the Adopted Richmondshire Local Plan 1998. A copy of policy 30 'Direction of Future Growth' is attached as **Appendix 1**. Benefits of such an approach included that it provided certainty for all as to the direction of future growth and also an indication to timing / phasing. A copy of the Proposals Map is also attached within **Appendix 1**. The yellow arrows show the direction of future growth in that case to the north and east of Colburn. A similar approach could be followed in the Neighbourhood Plan to site S/003/012.

Site Characteristics (4)

It is requested that the 'red' classification in relation to access be changed. In this respect as set out in the commentary in relation to site S/073/001 (Site Characteristics point 4), access to the site via Paddocks End would be green.

Flood Risk (14)

Comments reiterated as per those made in relation to site S/073/006. It is requested that the current assessment as 'red' be changed for comparable reasons.