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Our ref: General/40b – Planning Conformity/Final Response/Hamilton Construction of 9 industrial units May 07

8 May 2007

Maurice C Cann  
Head of Development Services  
Hambleton District Council  
Civic Centre  
Stone Cross  
Northallerton  
North Yorkshire  
DL6 2UU

Dear Maurice

**Application reference: 07/01244/FUL**

**Revised application for the construction of 9 industrial units and creation of a new vehicular access, Clapham Lodge, Roman Road, Leeming, North Yorkshire.**

Thank you for the opportunity to comment on the above application. The Assembly recognises that the scale of the proposed development has been reduced from 11,545 m<sup>2</sup> (as proposed in the withdrawn application, 07/00023/FUL) to 7,488 m<sup>2</sup>. However, the issues raised by the scale and nature of the development in this location remain and I therefore refer you to the comments made by the Assembly on application 07/00023/FUL (dated 11 February 2007 see attached).

I hope that you find these comments useful. If you have any further queries about our response, please do not hesitate to contact me.

Yours sincerely



Jenny Poxon  
Head of Service Planning Delivery and Conformity

## Annex A

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Our ref: 40b – Planning Conformity/final responses/Hambleton Clapham Lodge Feb 07

11 February 2007

Tim Wood  
Hambleton District Council  
Civic Centre  
Stone Cross  
Northallerton  
DL6 2UU

Dear Tim

**Planning Application Number: 07/00023/FUL**

**Full application for the construction of 2 industrial sheds, comprising 10 units (B1, B2 uses) and access; Clapham Lodge, Roman Road, Leeming**

The Assembly is grateful for the opportunity to comment on this proposed development. The Assembly, as the Regional Planning Body, has been asked to comment on this development as its nature and location mean that it could have an effect on the implementation of the Regional Spatial Strategy (RSS). The current RSS for Yorkshire and Humber (based on the Selective Review of RPG12) was issued by the Secretary of State in December 2004. The RSS has the status of a Development Plan Document and forms part of the framework for decisions taken under section 38 of the Planning and Compulsory Purchase Act (2004), which means that decisions on all applications have to be taken in accordance with the Development Plan unless other material considerations indicate otherwise.

The Planning and Compulsory Purchase Act (2004) and Circular 08/2005 make it clear that a draft RSS submitted to the Secretary of State is a relevant regional policy against which strategic applications can be considered. This Assembly response therefore also highlights relevant issues that arise from the Yorkshire and Humber Plan (draft RSS) December 2005 – the RSS submitted to the Secretary of State.

Both the existing and draft regional spatial strategies aim to achieve a more sustainable pattern and form of development, investment and activity across the region, putting a greater emphasis on matching needs across the region with opportunities and managing the environment as a key resource. There is a particular emphasis on achieving the regeneration and renaissance of the region's city and town centres by making them the focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region (for example Policy P1, existing RSS, December 2004 and Policy YH5, Draft RSS, December 2005).

In seeking the implementation of these policies across the region, the Assembly therefore offers the following comments on the proposed industrial development.

#### *Location and Nature of Development*

Policies P1 and E4 of current RSS and YH8 of draft RSS provide for an urban-focussed, transport-orientated approach to development. Policies P1(b) and E4(a) of current RSS state that, wherever possible, development should be located within urban areas. Policy YH8A of Draft RSS specifically states that the majority of new development should be concentrated within Regional and Sub Regional Centres, with sufficient development in both Principal and Local Service Centres to fulfil their respective service roles. The subject site does not form part of any settlement, being located 0.5 miles from the village of Leeming and 7 miles from Northallerton.

Both current and draft RSS discourage development of greenfield land, and state that priority should in fact be given to the re-use of brownfield sites within settlements. Second priority should be given to other suitable infill opportunities, and thirdly, to planned growth areas. The majority of the site is greenfield, however, and is currently used predominantly for grazing purposes.

There is a strong emphasis on transport and accessibility in both the current and draft RSS. Policies P1, E4 (current RSS) and YH8 (draft RSS) state that development sites should be located such that they make the best use of existing transport, are focussed along existing/planned public transport corridors and maximise accessibility by public transport, walking and cycling. Policy YH1 of draft RSS includes a reduction in reliance on the car as key to the overall approach of the Plan. We note that the proposed site is located with good accessibility to the A1 trunk road, although its overall level of accessibility by means of transport other than the car is poor.

#### *Landscape*

The site is located within the 'Vale of Mowbray', which is identified in draft RSS as an area where the landscape character should be safeguarded and enhanced (policy VTL1). It is acknowledged that the site is currently occupied by a variety of "commercial units...that look much like agricultural buildings", the majority of which will be replaced by the proposed units. However, given the location, nature and scale of the proposed development, we would maintain concerns regarding the impact the building could have on the surrounding landscape character.

### *Flooding*

The site falls within the Environment Agency's Flood Zone 1 and a Flood Risk Assessment has been undertaken. As was agreed with the EA, this assessment has concentrated on surface water drainage for the proposed development. The report has concluded that the site is not affected by fluvial flooding and has provided a number of recommendations for the management of surface water on the site.

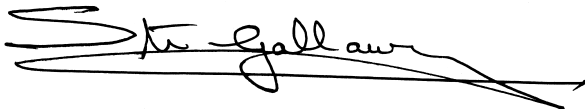
### **Conclusion**

Given the comments set out above, it has been concluded that:

- The Assembly OBJECT to the application, on the basis of the location, scale and nature of the proposed development.

If you have any queries about these points, please do not hesitate to contact Jenny Poxon on 01924 331555.

Yours sincerely

A handwritten signature in black ink that reads "Stephen Galloway". The signature is written in a cursive style and is underlined with a single horizontal line.

Stephen Galloway  
Chair, Regional Planning Board  
Yorkshire and Humber Assembly