

RICHMOND (Yorks) CONSTITUENCY AREA PLANNING COMMITTEE
SUPPLEMENTARY TO COMMITTEE REPORTS
10th October 2024

Agenda Item	Application number and Division	Respondent	
4	<p>Ref: 21/02719/FUL</p> <p>Officer: Ian Nesbit</p> <p>Parish: Hutton Rudby</p> <p>Division: Hutton Rudby & Osmotherley</p>	Ministerial Statement and revised NPPF consultation	<p>In July, 2024, the Deputy Prime Minister of the new Government set out its plan for house building, in conjunction with the launch of a consultation on the proposed reforms to the National Planning Policy Framework (NPPF), detailing wider changes to the planning system, including proposed new flexibilities for Council and Housing Associations, stating that a published response to the consultation and a revised NPPDF will be made available in Autumn, 2024, so that policy changes can take effect 'as soon as possible'. It is expected that the Government will introduce a Planning and Infrastructure Bill later in the first session of Parliament.</p> <p>The proposed changes would include:</p> <ul style="list-style-type: none"> • A requirement for local authorities to plan for and meet their housing needs and mandating that the standard method be used as the basis for determining local authorities' housing requirements in all circumstances. • A revision of the existing standard method, raising the overall level of these targets from approximately 300,000 to 370,000. • Broadening the definition of Brownfield Land and releasing Green Belt land where necessary to meet unmet housing and commercial needs. • A positive approach to mixed tenure sites through both plans and decisions. • changes to support important public services infrastructure, including hospitals and educational facilities. <p>The relevant strategic and housing policies (included housing targets for the Plan Area) as set of in the Local Plan remain relevant in the consideration of the current application. Given the nature of the proposed changes to the NPPF and its early consultation stage, Officers do not consider that July's Ministerial Statement and announced proposed revisions to the NPPF would result in a reconsideration of the assessment and conclusions as set out within the Officer Report.</p>

		<p>Hutton Rudby Neighbourhood Plan</p> <p>Additional Application Document</p>	<p>In May, 2016, Rudby Parish Council made an application to Hambleton District Council to designate the combined parishes of Hutton Rudby, Middleton on Leven, Rudby and Skutterskelfe as a Neighbourhood Area, This was approved by HDC on 6th September 2016. The Neighbourhood Plan is still in development and is not at a stage where Officers consider it has any material weight in the determination of planning applications.</p> <p>Following the publication of the Planning Committee agenda, the landowner has submitted the following additional application document that has been uploaded to Public Access.:</p> <ul style="list-style-type: none">– Archaeological Geophysical Survey (A.G.S.) (ARC/3788/1424: August 2024) <p><u>Summary of the A.G.S.:</u> A magnetic gradient survey of the site was undertaken. The aim of the survey was to help establish the presence (or otherwise), extent, character and relationships and date of any archaeological features within the survey area.</p> <p>The survey identified several anomalies, the majority of which relate to modern materials/objects, agricultural activity and possible natural variations/features. There are a number of anomalies of uncertain origin. Some of these are suggestive of natural features/variations and others could be associated with agricultural activity, drainage features or other modern features/activity but as their cause cannot be determined with certainty the possibility that some anomalies could be related to archaeological features/activity cannot be discounted.</p> <p><u>Officer Commentary:</u> The archaeological survey has not conclusively identified any archaeological features within the site, with the majority of identified anomalies concluded as being the result of modern materials/objects, agricultural activity and possible natural variations/features, although the A.G.S. states that the cause of some anomalies had not been determined with certainty following the survey work undertaken.</p>
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NOT PROTECTIVELY MARKED