

Harrogate District Local Plan: Annual Monitoring Report 2016



December 2016

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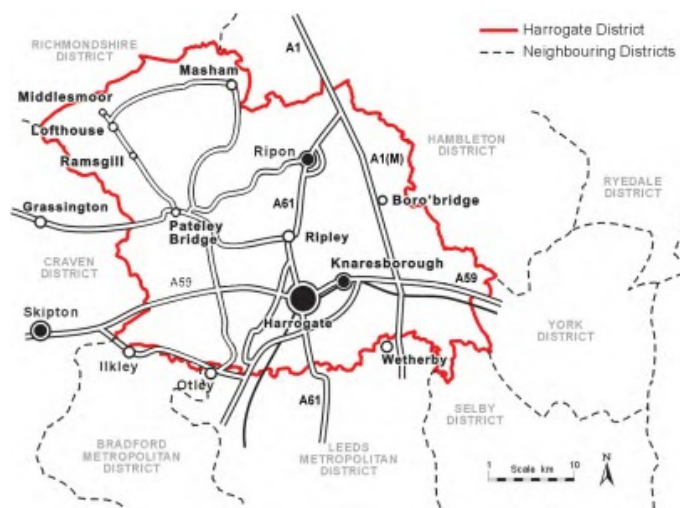
1 Introduction

1 Introduction

- 1.1** The requirement to produce a Local Plan monitoring report is set out in the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011. The Town and Country Planning (Local Planning) (England) Regulations 2012 provides more detail about what an authority should include in its annual monitoring report (AMR).
- 1.2** The AMR must be made available for inspection and put on the council's website. The Harrogate District Local Plan AMR 2016 covers the period from 1 April 2015 to 31 March 2016, but also, where appropriate, includes details up to the time of publication.
- 1.3** This AMR contains details relating to:
- the progress made on documents included in the Local Development Scheme (LDS);
 - progress with Neighbourhood Plans;
 - co-operation with other local planning authorities;
 - the community infrastructure levy;
 - monitoring indicators; and
 - the availability of a five year housing land supply.

2 Harrogate context

- 2.1** Harrogate district (see picture 2.1) is part of the county of North Yorkshire and local government service delivery is split between Harrogate Borough Council and North Yorkshire County Council. It is also part of the Leeds City Region Local Enterprise Partnership and the York, North Yorkshire and the East Riding Local Enterprise Partnership.



Picture 2.1 Harrogate district

- 2.2** The district is one of the largest shire districts in England at 1305 square kilometres (505 square miles) and lies between the cities of Leeds/Bradford in the south, the district of Richmondshire in the north, the city of York, Hambleton and Selby districts in the east and Craven district in the west.
- 2.3** The district is characterised by being both rural and urban in nature, having large, sparsely populated areas alongside the major settlements of Harrogate, Knaresborough, and Ripon. In the west, nearly half of the district comprises of the relatively sparsely populated Nidderdale Area of Outstanding Natural Beauty (AONB) which covers 603 square kilometres (233 square miles) with its upland farming and internationally recognised important wildlife. In the east, nearly a third of the district is low-lying flat arable farmland in the Vale of York. The district's three main settlements are centrally located: the Victorian spa town of Harrogate, the nearby medieval market town of Knaresborough and the cathedral city of Ripon. Around 65% of the district's population is based in these urban areas.
- 2.4** The A1(M) runs north/south through the eastern part of the district and provides good road links with the rest of the motorway network. The A59 provides links to the east and west of the district, whilst the A61 provides a direct link into Leeds and West Yorkshire to the south. Rail links to the national network are provided by the Leeds - Harrogate - York line that serves stations within the district.
- 2.5** The [Harrogate District Local Plan, Draft Sustainability Appraisal Interim Report \(October 2016\)](#) provides further baseline information about the district to help provide the context for the preparation of the Harrogate District Draft Local Plan. This document will be kept up-to-date as work on the Local Plan proceeds.⁽¹⁾

3 Links with other council strategies and objectives

3 Links with other council strategies and objectives

- 3.1** In developing planning policies and identifying site allocations in the district, it is necessary to take account of the wider corporate and planning contexts. This includes other council plans, and plans produced by other organisations working within the district.
- 3.2** The council's three-year [Corporate Plan 2014-17](#) sets out the long term vision for the Harrogate district, the aims, corporate priorities and the long-term outcomes that the council is seeking to achieve. The vision of the Corporate Plan is to make the district 'the best place to live, work and visit' to be achieved through the four priorities of:
- a strong local economy;
 - a sustainable environment;
 - supporting communities; and
 - excellent public services.
- 3.3** The preparation of the Harrogate District Local Plan will be an important spatial element of the Corporate Plan and will help contribute towards many of the priorities by ensuring that development needs are met while protecting our high quality environment. The annual Corporate Delivery Plan tracks the council's performance against the objectives in the Corporate Plan. The 2016-17 Delivery Plan and 2015-16 Year End Performance Report are available on the council's website at https://www.harrogate.gov.uk/info/20131/performance_spending_and_plans/359/our_performance
- 3.4** Other sources of information are available which provide details to support the development of plans and policies in the district including quarterly Economic Overviews of the Harrogate district. This and other facts and figures about the local economy are available at https://www.harrogate.gov.uk/info/20027/local_economy_facts_and_figures A local information system for North Yorkshire and York is available for anyone to use. The system is called [Data North Yorkshire](#) and it provides online access to statistical data about North Yorkshire and York and is maintained by North Yorkshire County Council.⁽²⁾

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4 Local Plan update and the Local Development Scheme

Current Harrogate District Local Plan

- 4.1** The council uses the current Harrogate District Local Plan, consisting of the Local Plan (2001 and Selective Alteration of 2004) and its associated policies map, the Core Strategy (2009) and local planning guidance to determine planning applications, alongside national planning guidance set out in the [National Planning Policy Framework \(NPPF\)](#).⁽³⁾

Local Development Scheme

- 4.2** The Local Development Scheme (LDS) sets out the timetable for the preparation of the Harrogate District Local Plan. It also includes project management arrangements, information on the evidence that will support the Local Plan and an evaluation of the risks to its preparation. The most up-to-date LDS was published in February 2016. The timetable was amended to reflect further work being undertaken regarding the objectively assessed housing need and traffic modelling.

New Harrogate District Local Plan

- 4.3** Work is progressing on the preparation of a new Harrogate District Local Plan that will look ahead to the year 2035. This will be in conformity with national policy and legislation and be based on up-to-date evidence. It will set out how much and where land should be provided for new homes and jobs, alongside associated infrastructure. It will also include detailed development management policies and a policies map.
- 4.4** The timetable for the preparation of the new Harrogate District Local Plan is shown in the table below.

Stage of Plan Making	Timescale
Public consultation on vision and priorities, growth options and emerging policies (completed)	July 2015
Public consultation on draft development management policies (completed)	November 2015
Public consultation on the draft Local Plan (growth strategy, site allocations, new settlement options and development / infill limits)	October 2016
Formal public consultation on the Local Plan	July 2017
Submission of the Local Plan to the Secretary of State	Winter 2017
Examination of the Local Plan	Summer 2018
Adoption of the Local Plan	Autumn 2018

Table 4.1 Local Plan Timetable

- 4.5** The public consultation on the vision and objectives, growth options and emerging policies was undertaken in two stages:

3 For more information please visit <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

4 Local Plan update and the Local Development Scheme

- [Local Plan Issues and Options, July and August 2015](#): this consultation sought views on how new homes and jobs should be distributed across the district during the plan period.⁽⁴⁾
- [Local Plan Draft Development Management Policies, November and December 2015](#): this consultation sought views on the detailed planning policies for managing development the district up to 2035. The policies will be used to guide, assess and determine planning applications.⁽⁵⁾

4.6 Consultation on the Harrogate District Draft Local Plan including the growth strategy, site allocations (for new homes and jobs, options for a new settlement and local green space), development limits and development management policies was launched in October 2016 and ran through November and December 2016. Details of this consultation can be viewed at <http://consult.harrogate.gov.uk/portal/pp/lp/dlp>

Evidence base

4.7 The LDS includes details of the evidence base that has been prepared, is underway or proposed to support the Local Plan. Full details are available at table 5.1 of the LDS.

Sustainability Appraisal

4.8 A Sustainability Appraisal of the Local Plan is required to be carried out to assess the significant effects of strategies and policies contained in the Local Plan.⁽⁶⁾ This is an evolving process. In September 2014 consultation was undertaken on the Draft Sustainability Appraisal Scoping Report. Comments received at this stage then informed the Draft Sustainability Appraisal Interim Report prepared to accompany the Issues and Options Consultation for the Local Plan in July 2015.

4.9 A further targeted consultation on the Draft Sustainability Appraisal: Draft Development Management Policies took place in November and December 2015. This document was an addendum to the interim report to accompany the consultation on the Draft Development Management Policies.

Strategic Housing and Economic Land Availability Assessment (SHELAA)

4.10 It is necessary for the council to prepare a [Strategic Housing and Economic Land Availability Assessment \(SHELAA\)](#) to identify a list of possible housing and economic development sites and assess the overall potential of those sites in terms of their suitability for development, availability and viability.⁽⁷⁾

4.11 A initial 'call for sites' was made in September 2014 and, as part of the Issues and Options Consultation in July 2015, a further 'call for sites' was made. Details of all the sites submitted was published in an initial sites list January 2016 and there will be an update of the SHELAA in 2017.

Other documents

4.12 During the course of the preparation of the Harrogate District Draft Local Plan work has been undertaken on a number of evidence base documents. These include:

- Infrastructure Capacity Study
- Traffic Modelling
- Habitats Regulation Assessment

4 For more information please visit <http://consult.harrogate.gov.uk/portal/pp/lp/io2015/hdlp2015>

5 For more information please visit <http://consult.harrogate.gov.uk/portal/pp/lp/io2015/dmp>

6 For more information please visit <http://consult.harrogate.gov.uk/portal/pp/sa/sa16>

7 For more information please visit <http://www.harrogate.gov.uk/plan/Pages/SHLAA.aspx>

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- Equality Analysis
- Green Belt Background Paper
- Local Greenspace Assessment Report
- Settlement Hierarchy Background Paper
- Housing Background Paper
- Whole Plan Viability Assessment
- Strategic Flood Risk Assessment (Level 1) Update
- Flood Risk Sequential Test
- Employment Land Review
- Visitor Accommodation Study Update
- Strategic Housing Market Assessment Update (SHMA)

4.13 Further details about the progress of these evidence base documents is available on the council's website at <http://www.harrogate.gov.uk/plan/Pages/lp-evidencebase.aspx>.

Statement of Community Involvement

4.14 This document sets out how the council will involve local communities and stakeholders in the preparation of the Local Plan and in the consideration of planning applications. The council's Statement of Community Involvement (SCI) was adopted in 2006. Since then there have been significant changes to the planning system and in recognition of this the SCI has been revised. The revised SCI was approved by the council in March 2014. Further details about the SCI are available on the council's website at <http://www.harrogate.gov.uk/plan/Pages/SCI.aspx>.

Supplementary Planning Documents (SPDs)

4.15 The council can prepare Supplementary Planning Documents (SPDs) to provide additional information to help applicants to make successful planning applications, table 4.2 gives details of the progress of the council's SPDs.

SPD Preparation		
SPD Title	Purpose	Progress
Green Infrastructure SPD	To enhance the natural and built environment of the district by helping applicants and developers ensure that proposals for development make the most of opportunities to improve and create new green infrastructure.	Adopted November 2014.
Harrogate Town Centre Strategy and Masterplan	To provide a comprehensive assessment of the strengths and weaknesses of the town centre and develop a vision and physical masterplan for the centre with clear short and long term aims and deliverable area based projects and proposals.	Adopted at the Cabinet Meeting on 25 May 2016.
Renewable and Low Carbon Energy SPD	To provide advice and guidance for applicants on the installation of renewable and low carbon energy projects and how the planning system relates to different technologies.	Adopted January 2015.

4 Local Plan update and the Local Development Scheme

SPD Preparation		
SPD Title	Purpose	Progress
Heritage Management Guidance SPD	To ensure the conservation of heritage assets and to ensure development enhances or reinforces those characteristics that contribute to the high quality of the environment of the district.	Adopted November 2014 - appendices to the SPD are being updated.
Provision of Open Space in Connection with New Housing Development	Sets out the local standards for the provision of open space and the level of contributions for new open space sought from new residential development.	Consultation on revisions to the SPD October 2016 in connection with quantity standards, developer contributions for off-site provision and enhancement of open space and developer contributions for the maintenance of on-site open space.
Provision for Village Halls in Connection with New Housing Development	Sets out the local standards for the provision of village halls and the level of village hall contributions sought from new residential development.	Revision approved September 2015.
Farm Building Design Guide	This will provide detailed guidance for the design of new farm buildings, alterations and conversions of existing farm buildings across the district.	Draft in preparation.

Table 4.2 SPD Preparation

Neighbourhood Planning 5

5 Neighbourhood Planning

- 5.1** Under the government's localism agenda local people are able to create a Neighbourhood Plan to guide development where they live. These plans will fit within the context set out in the emerging Local Plan. Within the district Neighbourhood Areas have been designated for Ripon, Knaresborough, Roecliffe and Westwick and Otley (the latter lies predominantly within the administrative area of Leeds City Council but includes small parcels of land in Harrogate district in the parishes of Weston and Farnley). The council is working with all four neighbourhood bodies to progress these [Neighbourhood Plans](#) ⁽⁸⁾.

Neighbourhood Plan Progress

Ripon

- 5.2** Ripon City Plan will provide a detailed vision and strategy for the future of the parish of Ripon. Work is being led by the Ripon City Plan Committee comprising representatives of the City Council and a number of other local interested organisations and people from across the city.
- 5.3** Consultations on a Preliminary Draft Ripon City Plan was carried out in September and October 2014. This work has been taken forward to develop planning policies and projects and consultation on a Draft Ripon City Plan commenced in September 2016. Further details on the progress of the City Plan are available from Ripon City Council at <http://www.riponcityplan.com>

Knaresborough

- 5.4** Knaresborough Town Council have established a Knaresborough Neighbourhood Planning Team to produce a plan for the town. A number of events have been held and this Working Group meet regularly to prepare the Plan.
- 5.5** Further information regarding the progress of the Plan is available from Knaresborough Town Council at http://www.knaresboroughtowncouncil.gov.uk/Core/Knaresborough-TC/Pages/Neighbourhood_Development_Plan_2.aspx

Otley

- 5.6** Otley Town Council has set up a Steering Group to oversee the preparation of the Neighbourhood Plan. A questionnaire was sent to all households in Otley in the spring / summer of 2014 and following this a number of focus groups were set up to look in detail at key areas. Following further work consultants have been appointed to prepare a draft plan. Further details setting out work undertaken and an up-to-date project plan, including dates for future community engagement, are available from Otley Town Council at <http://www.otleytowncouncil.gov.uk/planning/neighbourhood-plan-consultations/>

Roecliffe and Westwick

- 5.7** In September 2015 the Roecliffe and Westwick Neighbourhood Area was formally designated. The parish council have now started to develop their neighbourhood plan, with support from the council. More information on the development of the neighbourhood plan is available from Roecliffe and Westwick Parish Council at <http://www.roecliffe.org.uk/>

6 Duty to co-operate

6 Duty to co-operate

- 6.1** Harrogate Borough Council has a duty to co-operate with other local planning authorities and public bodies on planning issues that cross administrative boundaries. Section 33A of the Planning and Compulsory Purchase Act 2004 includes a Duty to Co-operate in relation to planning and sustainable development in so far as it relates to a strategic matter. A strategic matter is defined as *'sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure...'*
- 6.2** Paragraph 181 of the NPPF states that *'local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when Local Plans are submitted for examination'*.
- 6.3** There is a long history of constructive engagement with neighbouring authorities across the Leeds City Region and North Yorkshire authorities and other relevant bodies. The current approach to strategic spatial planning is through the council's involvement in Local Government York and North Yorkshire and the Leeds City region both of which provide a means of facilitating co-operation between constituent councils as well as through the Leeds City Region Duty to Co-operate (Strategic) Planning Group and North Yorkshire and York Technical Officers Group and Development Plans Forum.
- 6.4** As well as on-going meetings as part of the groups noted above the following activities have been undertaken since the start of the monitoring year up to October 2016:
- A Strategic Issues table was circulated to the prescribed bodies in June 2015 ahead of the Issues and Options consultation;
 - A joint SHMA consultation meeting was undertaken with Hambleton and Ryedale in March 2016;
 - The council ran a Duty to Co-operate Workshop on 18 August where the growth strategy and preferred sites were presented and then facilitated round table discussions to tease out key strategic cross boundary issues;
 - A revised Strategic Issues table was circulated to the prescribed bodies following the workshop; and
 - One to one meetings have been held with a number of neighbouring authorities.

Community Infrastructure Levy 7

7 Community Infrastructure Levy

- 7.1** The Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers undertaking new building projects in the district. The money can be used to fund a wide range of infrastructure that is needed to support development, such as schools, open space, flood defences and transport improvements.
- 7.2** Charging authorities set out the CIL rates that are to be levied on development in a charging schedule. CIL rates are expressed in pounds per square metre and will be levied against most new development. In order to charge developers the council must set CIL rates based on evidence of the viability of different types of development and produce a CIL charging schedule that is subject to an independent examination.
- 7.3** The council is preparing a CIL to support the implementation of the emerging Local Plan. Details of the timescales for the preparation of the CIL are included in the table 7.1.

Stages in CIL Preparation	Target Date
6 week consultation on Preliminary Draft Charging Schedule	Spring 2017
6 week consultation on Draft Charging Schedule	Summer 2017
Submission of the Draft Charging Schedule to the examiner	Winter 2017
Examination	Summer 2018
Adoption	Autumn 2018

Table 7.1 CIL Preparation

8 Housing

8 Housing

Context

- 8.1** Reporting on the delivery of additional housing provision is an important element of AMRs. The AMR must specify the number of dwellings built during the period of the report (1st April 2015 to 31st March 2016) and dwellings built since the date when the current requirement came into effect. It also includes the most up-to-date calculation of the five year housing land supply. The five year housing land supply is now updated every quarter and the latest position is reported on the council's website.

Housing requirement

- 8.2** The Local Plan will have to provide sufficient homes in order to accommodate the increase in population throughout the plan period from 2014 - 2035.
- 8.3** The NPPF requires local planning authorities to *'use their evidence base to ensure that their Local Plan meets the full, objectively assessed housing needs for market and affordable housing in the housing market area, as far as is consistent with policies set out in (the NPPF)...'*
- 8.4** The [Strategic Housing Market Assessment](#) (SHMA), updated in June 2016, takes as its starting point official population and household projections and then goes on to consider whether it is appropriate to make an upward adjustment to these figures to reflect housing need, market signals and potential economic performance. Using the overall figure of 557 dwellings per annum, from the SHMA Update for the period 2014 to 2035, gives a housing requirement for remainder of the plan period of 10583 dwellings (19 years at 557 dwellings). Whilst this has yet to be confirmed as the Local Plan target figure, it is the most up-to-date information available to the council.

Housing requirement for Harrogate District	
Total per annum	557
Remaining Plan period total	10583

Table 8.1 Housing requirement

Housing completions

- 8.5** Table 8.2 shows the number of dwellings completed from the start of the Local Plan period (April 2014). Completions are calculated quarterly every year and use up-to-date information. This may mean that completions for any year may differ from completions previously reported. For the period up to 30th September 2016 there were 889 gross completions (820 new build and conversions and 69 through prior notifications). Net completions for this period were 848 dwellings (779 new build and conversions and 69 through prior notifications). This is a shortfall of 545 dwellings (net) from the expected completions of 1393 (557 x 2.5 years) for this period.⁽⁹⁾

9 net completions is the number of new house buildings completions plus any gains or losses through conversions, demolitions and changes of use

Housing completions 1st April 2014 to 30th September 2016					
Year	Gross completions (new build and conversions)	Total completions (gross)	Prior Notification completions	Net Completions (new build and conversions)	Total completions (Net)
2014 / 2015	433	434	1	411	412
2015 / 2016	299	316	17	284	301
2016 (April to September)	88	139	51	84	135
Total	820	889	69	779	848

Table 8.2 Housing completions

Completions on previously developed land

8.6 The NPPF encourages local planning authorities to make effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. To contribute to sustainable patterns of development one of the key objectives of the emerging Local Plan is to prioritise the use of brownfield land. The percentage of completions on brownfield land in the period 1st April 2015 to 31st March 2016 has been assessed and is shown at Table 8.3 below, using the definition in the NPPF.

Percentage of completions on brownfield land 1st April 2015 to 31st March 2016		
	Total (number)	Percentage (%)
Completions	316	100
Brownfield	235	74
Greenfield	81	26

Table 8.3 Brownfield completions

Housing density

8.7 An analysis of the densities achieved on large sites that have recently come forward for development, is set out in table 8.4 below. An average density of 33 dwellings per hectare (dph) has been achieved on these sites.

8 Housing

Density of development				
Site name	Site area (ha)	Developable area (ha)	Site yield	Net density (dph)
11/02796/REMMAJ Advanced Technology, Boroughbridge, phase 1	1.62	1.42	46	34
12/03959/FULMAJ Land south of Bogs Lane, Harrogate	2.7	2.5	74	30
12/04882/FUL Halfpenny Lane, Knaresborough	0.19	0.19	14	74
13/00437/REMMAJ Harlow Hill, Harrogate	1.6	1.19	46	38.6
13/00535/EIAMAJ Manse Farm, Knaresborough	42.03	18.2	600	33
13/04943/REMMAJ Irongate Bridge Reservoir, Harrogate	3.9	3.9	50	13
14/00128/OUTMAJ Kingsley Farm, Harrogate	3.31	2.4	61	25
14/00259/OUTMAJ Crag Lane, Harrogate	9.0	6.1	124	20
14/00473/FULMAJ Ivy Cottage, Knaresborough	0.17	0.17	11	65
14/00854/OUTMAJ Land north of Skipton Road, Harrogate Phase 1 (CEP)	7.27	5.63	210	37.3
14/02269/FULMAJ Former Police Station, Harrogate	0.53	0.53	25	47
14/02612/FULMAJ Land south of Brookfield, Hampsthwaite	2.49	2.22	56	25.7
14/02737/EIAMAJ Land north of Penny Pot Lane, Harrogate	27.2	17.5	600	34.3
14/02804/OUTMAJ Pannal Business Park	4.08	Not known	120	30 (gross)
14/02944/OUTMAJ Land north of Skipton Road, Harrogate Phase 2 (CEP)	10.9	4.5	135	29.6
14/03119/OUTMAJ Land north of Skipton Road (Bellway)	7.0	5.25	170	32.3
14/03251/REMMAJ Claro Road, Harrogate	4.6	3.4	126	37
14/03510/FULMAJ 25-17 West Park, Harrogate	0.43	0.41	26	64
14/04003/OUTMAJ Leeming Road, Boroughbridge	8.8	5.98	176	29
14/04315/OUTMAJ Riverside Sawmills, Boroughbridge	4.04	3.03	85	28
14/04648/REMMAJ West House Farm, Birstwith	1.93	1.78	27	15
14/04837/REMMAJ Land north of Picking Croft Lane, Killinghall	2.98	2.52	78	31
14/04929/REMMAJ Boroughbridge Road, Knaresborough	7.58	5.5	164	29.8
15/00798/EIAMAJ Land at Cardale Park West, Harrogate	28.07	14.1	450	32
15/01020/OUTMAJ Branton Lane, Great Ouseburn	3.59	2.15	39	18
15/02228/OUTMAJ Land north of Southfield Lane, Tockwith	3.9	2.9	80	27.6
15/03051/OUTMAJ Station Road, Kirk Hammerton	1.06	1.06	25	23.5
15/04164/OUTMAJ Land at Milby, Boroughbridge	6.85	4.8	145	30
15/04476/REMMAJ Crag Lane (Cautley Drive), Killinghall	3.5	2.5	62	26.6
15/05489/OUTMAJ OS Field 0003, Dishforth	2.2	1.7	28	16.4

Housing 8

Density of development				
Site name	Site area (ha)	Developable area (ha)	Site yield	Net density (dph)
16/01127/REMMAJ Advanced Technology, Boroughbridge, phase 2	3.1	2.3	88	38

Table 8.4 Housing density

8.8 The NPPF states that local planning authorities should set out their own approach to housing density to reflect local circumstances. Taking this into account, and reflecting the range of densities that has been achieved, policy HS1 of the Harrogate District Draft Local Plan sets out that a minimum net density of 30 dph would be appropriate across the district. Development within the defined town and city centres of Harrogate, Knaresborough and Ripon and in urban locations with a good standard of accessibility to public transport will be expected to achieve higher densities. In such locations a development density of up to 50 dph is considered reasonable. Where it can be demonstrated that development at such densities would be detrimental to local character or amenity, or site constraints would prevent these densities from being achieved, then development may be permitted at a lower density. The density requirement would apply to the 'net' development area which is the developable area of the site excluding areas such as major distributor roads, community facilities (such as a new school or health centre), significant areas of open space and landscaping and green infrastructure.

Homes for local people

8.9 The NPPF defines affordable housing as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. It goes on to say that eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative housing provision.

8.10 During 2015/16 a total of 34 new affordable homes were provided. Table 8.5 shows the number of affordable homes completed, together with a breakdown by type.

Affordable housing completions						
Year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/2016
Total	25	57	36	58	80	34
Breakdown of affordable housing provision by type						
New build properties	27					
Acquisitions for rent	6					
Lease renewal	1					
Total	34					

Table 8.5 Affordable housing completions

8.11 Throughout the year negotiations to secure affordable housing in accordance with saved Local Plan policy H5 and affordable housing guidance has continued. Progress has also been made on sites previously granted planning permission. 902 affordable homes will be delivered on large housing sites in the next 10 years as shown in table 8.6 below.⁽¹⁰⁾

8 Housing

Site update		
Location	Details	
Crag Lane (Cautley Drive), Killinghall	Permission granted	62 dwellings including 25 affordable homes
Leeming Lane, Milby, Boroughbridge	Permission granted	176 dwellings including 70 affordable homes
Boroughbridge Road, Knaresborough	Site under construction	164 dwellings including 67 affordable homes
Otley Road, Harrogate (phase 2)	Permission granted	Indicative capacity of 135. 40% affordable housing agreed
Penny Pot Lane, Harrogate	Permission granted	Indicative capacity of 600. 40% affordable housing agreed
Claro Road, Harrogate	Site under construction	126 dwellings. 23% affordable housing agreed as a consequence of viability
West House Farm, Birstwith	Permission granted	27 dwellings including 13 affordable homes
Picking Croft Lane, Killinghall	Site under construction	78 dwellings including 31 affordable homes
Skipton Road, Harrogate	Site under construction	170 dwellings including 68 affordable homes
Cornwall Road, Harrogate	Site under construction	50 dwellings including 20 affordable homes
Land at Milby, Boroughbridge	Permission granted	145 dwellings including 58 affordable homes
Otley Road (Bluecoat), Harrogate	Permission granted	450 dwellings including 180 affordable homes
Bellman Walk, Ripon	Permission granted	150 dwellings including 60 affordable homes
Station Road, Kirk Hammerton	Permission granted	25 dwellings including 10 affordable homes

Table 8.6 Affordable housing commitments

8.12 Discussions are also on-going for the provision of affordable housing on a number of sites across the district where the decision on the planning application is pending consideration.

Self and custom build housing

8.13 The government wants to enable more people to build their own homes. Self-build is where someone directly plans the design and construction of their own home. This involves finding and buying the plot of land and either physically undertaking the work themselves as a 'DIY' project or arranging for a contractor to build their own home for them. The council has set up a register for those people who are interested in seeking to build a self-build home.

8.14 At 31st October 2016 a total of 74 individuals had registered an interest on the register.

8.15 The register allows people to select a preference for more than one parish or to specify 'no preference'. Preferences have been expressed for locations in 93 parishes across the district with 28 expressions of 'no preference'.

8.16 Information is not currently captured about plot size.

8.17 The number of bedrooms required is as follows:

- Not specified 4
- 2 bedrooms 4
- 3 bedrooms 35
- 4 bedrooms 24
- 5 bedrooms 6
- 6 bedrooms 1

8.18 Registrations for type of housing to be built is 6 for bungalows and 66 for detached properties.

8.19 The monitoring will be developed in response to on-going changes by the government regarding the provision of self-build housing.

Gypsy and travellers

8.20 A Gypsy and Traveller Accommodation Assessment (GTAA) was carried out in 2013 and identified a relatively low level of need for future pitch provision over the plan period. However, the GTAA only considered the future need arising from unauthorised sites or those with temporary permission; it did not include the future need arising from the two public sites within the district which have a total capacity of 40 pitches. When the approach followed in the GTAA of applying a rate of 2.5% compound growth per year for household formation is applied to all pitches (both public and private), the estimated future need is 20 pitches in the period up to 2028. Based on this assessment of need, the identified requirements are as follows:

- 2013 - 2108: 7 pitches
- 2018 - 2022: 7 pitches
- 2023 - 2028: 6 pitches

8.21 During the year 2015/2016 no additional gypsy and traveller pitches were provided.

Five year housing supply

8.22 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The NPPF goes on to state that: *'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites'*.

8.23 This section of the AMR sets out the council's housing supply position and covers the five year period to 30 September 2021.

8.24 The deliverable supply of land is made up from a number of sources, but only includes land that has a realistic prospect of housing being delivered on the site within five years (*NPPF footnote 11*). It includes:

- sites with planning permission (including prior notifications)
- sites drawn from the [Strategic Housing and Employment Land Availability Assessment 2016 \(SHELAA\)^{\(11\)}](#)
- windfalls

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Sites with planning permission

8.25 Over the course of the monitoring period, the council has continued to make progress in seeking to increase the supply of available housing land. For the period 1 April 2014 to 30 September 2016 permission has been granted for 4570 new homes. 4035 dwellings are considered to be deliverable in the next five years, with a significant proportion 2475 (net) on sites with 10 or more homes.

8.26 In considering the deliverability of large permitted sites, (10 or more dwellings), regard has been given to information received from the agents/developers of those sites on likely delivery, together with assumed lead in times and build out rates. Table 8.7 shows the expected net delivery from sites of 10 or more dwellings.

Outstanding large sites with dwellings deliverable in five years			
Case number	Location	Total (gross)	Total in 5 years (net)
91/02718/REM	Land Off St Johns Walk, Kirby Hill	16	4
07/05275/FULMAJ	Glasshouses Mill, Glasshouses	40	5
12/02099/FULMAJ	Spa Tennis Club, Harrogate	13	13
12/04653/OUTMAJ	Land at Dacre Banks	16	16
13/00437/REMAJ	Harlow Hill Depot, Harlow Moor Road, Harrogate	46	1
13/00535/EIAMAJ	Manse Farm, Knaresborough	600	120
13/01297/FULMAJ	Spacey Houses Farm, Princess Royal Way, Pannal	19	15
13/04943/REMAJ	Irongate Bridge Reservoir, Harlow Moor Road, Harrogate	50	34
14/00128/OUTMAJ	Kingsley Farm, Kingsley Road, Harrogate	61	61
14/00259/OUTMAJ	Crag Lane, Harrogate	124	115
14/00854/OUTMAJ and 14/02944/OUTMAJ	North of Skipton Road, Harrogate Phases 1 and 2 (Commercial Estates)	345	120
14/01253/FULMAJ	Highways Depot, Station View, Starbeck	55	55
14/02179/FUL	4 South Park Road Harrogate	11	7
14/02269/FULMAJ	Former Police Station, North Park Road, Harrogate	25	4
14/02523/FULMAJ	35 - 39 Cheltenham Crescent Harrogate	13	13
14/02612/FULMAJ	Brookfield Way, Hampsthwaite	56	56
14/02737/EIAMAJ	Land north of Penny Pot Lane, Killinghall	600	180
14/02804/OUTMAJ	Pannal Business Park, Station Road, Pannal	120	90
14/03119/FULMAJ	North of Skipton Road, Harrogate (Bellway)	170	170
14/03251/REMAJ	Harrogate RUFC, Claro Road, Harrogate	126	110
14/03384/FULMAJ	Rear of Haregill, Melmerby	14	14
14/03510/FULMAJ	25 - 27 West Park, Harrogate	23	23
14/03634/FULMAJ	Red House, Palace Road, Ripon	55	55
14/04003/OUTMAJ	Land at Leeming Lane, Milby	176	160

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Outstanding large sites with dwellings deliverable in five years			
Case number	Location	Total (gross)	Total in 5 years (net)
14/04315/FULMAJ	Former Sawmills, Valuation Lane, Boroughbridge	85	85
14/04648/REMMAJ	West House Farm, Birstwith	27	27
14/04837/REMMAJ	Picking Croft Lane, Killinghall	78	76
14/04929/REMMAJ	Boroughbridge Road, Knaresborough	164	140
14/05165/OUTMAJ	Bellman Walk, Ripon	150	135
14/05219/FULMAJ	Knaresborough Road, Bishop Monkton	18	18
15/00429/FULMAJ	Little Wonder Hotel, Harrogate	14	14
15/00798/EIAMAJ	Cardale Park, Harrogate	450	90
15/01020/OUTMAJ	Branton Lane, Great Ouseburn	39	39
15/01382/FULMAJ	Adjacent Methodist Church, Summerbridge	13	13
15/02228/OUTMAJ	Southfield Lane, Tockwith	80	80
15/02881/FULMAJ	Land at Hunsingore	10	10
15/03051/OUTMAJ	Station Road, Kirk Hammerton	25	25
15/03080/RG3MAJ	Finkle Street and Allhallowgate, Ripon	37	17
15/03116/FULMAJ	Back Dragon Parade, Harrogate	14	14
15/04164/OUTMAJ	Land east of Milby Lane, Boroughbridge	145	60
15/04424/DVCMAJ	Ashdown Park, Minskip Road, Boroughbridge	31	26
15/04476/REMMAJ	Land between cricket field and Crag Lane, Cautley Drive, Killinghall	62	62
15/05489/OUTMAJ	Land comprising OS Filed 0003, Dishforth	28	28
16/00920/FULMAJ	Former Balmoral Hotel, Franklin Mount, Harrogate	14	14
16/01127/REMMAJ	Former Advanced Technology Park and land to the west, Boroughbridge	88	88
TOTAL (gross)			2487
TOTAL (net)			2475

Table 8.7 Outstanding large sites with dwellings deliverable in five years

- 8.27** For small sites, of fewer than nine dwellings, it has been assumed that those under construction (220 dwellings) will all be delivered within five years, giving a net total (95%) of 209 dwellings. For those small sites that have not yet started (605 dwellings), past trends indicate that on these sites a significant number of dwellings (94%) are started, with a high percentage (94%) being completed within five years. The net delivery (95%) is then calculated to give a total from this source of 717 dwellings (209 dwellings started and 508 not started).
- 8.28** Subject to a number of conditions and restrictions introduced by the government, changes of use may be permitted to allow the conversion of buildings to dwellings through a prior approval system. This includes changes of use from offices to dwellings, changes of use of existing agricultural buildings to a maximum of three dwellings and changes of use from

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retail use to residential use. The expected delivery from this source is 157 dwellings as shown in Table 8.8. A discount of 10% has been applied to this total to calculate the number of dwellings (141) deliverable from this source within five years.

Prior notifications			
Type	Address	Proposal	Total
14/01840/PBR	Ingbarrow Farm, Stockeld	Agricultural building to residential	1
14/02698/PBR	Hawthorn House, Scotton	Agricultural building to residential	1
14/02992/PBR	High Mains, Masham	Agricultural building to residential	1
14/03942/PBR	West Barns, Marton le Moor	Agricultural building to residential	2
14/03975/PBR	Heaton House, Aldborough	Agricultural building to residential	1
14/04016/PBR	Little Acres, Staveley	Agricultural building to residential	1
14/04870/PBR	Ashbroke, Littlethorpe	Agricultural building to residential	1
14/05354/PBR	Crag Lane, Harrogate	Agricultural building to residential	1
15/00885/PBR	Central House Farm, Hampsthwaite	Agricultural building to residential	3
15/01678/PBR	Whin Lane Farm, Sicklinghall	Agricultural building to residential	1
15/01926/PBR	Church Farm, Follifoot	Agricultural building to residential	1
15/03027/PBR	Market Flat Lane, Scotton	Agricultural building to residential	1
15/03600/PBR	Hawthorn House, St Johns Road, Scotton	Agricultural building to residential	1
15/03888/PBR	Castra, Park Road, Spofforth	Agricultural building to residential	1
15/04091/PBR	Rougham Farm, Allerton Park	Agricultural building to residential	2
15/03495/PBR	The Beeches, Magdalens Road, Ripon	Agricultural building to residential	2
15/04285/PBR	West Hall Farm, Nesfield	Agricultural building to residential	2
15/04545/PBR	Glebe farm, Spofforth	Agricultural building to residential	1
15/04634/PBR	Home Cottage, Ingerthorpe Grange, Markington	Agricultural building to residential	1
15/05419/PBR	Marston Lodge Farm, Long Marston	Agricultural building to residential	1
15/05669/PBR	Willow Garth, Huby	Agricultural building to residential	1
16/01558/PBR	Ashbrook Farm, Bishop Monkton	Agricultural building to residential	1
16/02125/PBR	Townend Farm, Stainburn	Agricultural building to residential	2
16/03661/PBR	Old Thornville, Kirk Hammerton	Agricultural building to residential	2
13/02105/PNH	1 Belford Road, Harrogate	B1(a) to residential	3
13/03515/PNH	3 Haywra Street, Harrogate	B1(a) to residential	1
13/04620/PNH	25 Victoria Avenue, Harrogate	B1(a) to residential	7
14/00992/PNH	179 Kings Road, Harrogate	B1(a) to residential	3
14/03011/PNH	32 Kings Road, Harrogate	B1(a) to residential	3
14/03600/PNH	6 Station Bridge, Harrogate	B1(a) to residential	1

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Prior notifications			
Type	Address	Proposal	Total
14/04017/PNH	11 Princes Square, Harrogate	B1(a) to residential	1
14/04629/PNH	7 Windsor Court, Harrogate	B1(a) to residential	3
14/04634/PNH	10 Windsor Court, Harrogate	B1(a) to residential	3
14/04635/PNH	9 Windsor Court, Harrogate	B1(a) to residential	3
14/04637/PNH	8 Windsor Court, Harrogate	B1(a) to residential	3
14/04856/PNH	Spa Lodge, 2 Spa Street, Harrogate	B1(a) to residential	2
15/00963/PNH	69 Station Parade, Harrogate	B1(a) to residential	1
15/01851/PNH	Mitre House, North Park Road, Harrogate	B1(a) to residential	5
15/01899/PNH	Kingsley Farm, Harrogate	B1(a) to residential	3
15/02849/PNH	Banks House, Dacre Banks	B1(a) to residential	2
15/03368/PNH	4 Princes Square, Harrogate	B1(a) to residential	1
15/04372/PNH	6 Mount Parade, Harrogate	B1(a) to residential	1
15/04458/PNH	Salisbury Chambers, Albert Street, Harrogate	B1(a) to residential	4
15/05406/PNH	37a Grove Road, Harrogate	B1(a) to residential	4
16/00114/PNH	2 / 4 Windsor Court, Harrogate	B1(a) to residential	9
16/00326/PNH	102 Station Parade	B1(a) to residential	1
16/00650/PNH	Southfield, Station Parade, Harrogate	B1(a) to residential	12
16/01908/PNH	31 / 33 Springfield Avenue, Harrogate	B1(a) to residential	30
16/01702/PNH	7 / 9 Cambridge Road, Harrogate	B1(a) to residential	8
16/02105/PNH	Hazeldene Lodge, Main Street, Minskip	B1(a) to residential	1
16/03165/PNH	101 Station Parade, Harrogate	B1(a) to residential	4
16/03212/PNH	Crag Lane, Harrogate	B1(a) to residential	1
14/01908/PSR	82 Ripon Road, Killinghall	Shop or A2 to residential	1
16/00851/PSR	2d Knaresborough Road, Harrogate	Shop or A2 to residential	2
16/03069/PSR	2f Knaresborough Road, Harrogate	Shop or A2 to residential	2
TOTAL			157

Table 8.8 Prior notifications

Sites without planning permission

8.29 PPG indicates that a planning permission or allocation in a development plan is not a prerequisite for a site being considered deliverable in five years and other sites can be considered deliverable where the council has robust evidence to support them. This can include a supply from applications where a decision is pending and sites identified in the SHELAA. In this update there is no contribution from planning applications pending a decision, but a small number of sites included in the SHELAA have been included that have been selected as allocations for housing in the Harrogate District Draft Local Plan, all of which are

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the subject of planning applications where a decision has not yet been issued. The expected delivery from this source is 508 dwellings as shown in Table 8.9. This takes into account information from agents/developers of the sites on likely delivery, together with assumed lead in times and built out rates to determine the number of dwellings that will come forward on the sites in five years.

SHELAA sites with dwellings deliverable in five years		
SHELAA reference	Site name	Total
H6	BT Training Centre, St George's Walk, Harrogate application 15/05478/OUTMAJ pending consideration	60
H36	Police Training Centre, Harrogate application 14/02970/FULMAJ pending consideration	120
R23	The Cathedral Choir School, Ripon 15/04168/FULMAJ pending consideration	98
TW4	Land north of Southfield Lane, Tockwith application 15/01484/FULMAJ pending decision	126
GH4	Land east of Bernard Lane, Green Hammerton application 15/04468/FULMAJ pending consideration	18
GH5	Land west of Bernard Lane, Green Hammerton application 15/02624/FULMAJ pending consideration	86
Total		508

Table 8.9 Dwellings deliverable from SHELAA sites

8.30 Windfall allowance

8.31 The NPPF also allows for the inclusion of an allowance for windfall development where there is evidence to demonstrate that these have and will continue to provide a reliable source of new housing supply. It goes on to note that *'any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends'*.

8.32 To determine the appropriate windfall allowance an analysis of past trends has been undertaken. This concludes that there is strong evidence that windfalls have consistently come forward and that it is reasonable to assume a continuing supply from small sites. A total of 97 dwellings per annum is considered appropriate as a windfall allowance and a total of 194 dwellings has been included in the five year supply. This does not include an allowance in the first three years on the basis that any windfall allowance for these years will already be in the system and avoids any double counting. A full analysis setting out the calculation of the windfall allowance is published separately.

Five year supply

8.33 Table 8.10 below shows that the district has a deliverable supply of 5.2 years.

	Dwellings
Requirement (October 2016 - September 2021)	
Five year requirement (557 x 5)	2785
Buffer (20%) (12)	557
Shortfall in completions against target (net)	545
Total 5 year requirement	3887
Annual requirement (adjusted to reflect shortfall)	777
Supply deliverable in 5 years	
Large sites with planning permission (10 + dwellings)	2475
Small sites with planning permission (1 - 9 dwellings)	717
Prior notifications (discounted by 10%)	141
SHELAA Sites	508
Windfall allowance	194
Total Supply	4035
Number of years supply	5.2

Table 8.10 Five year housing land supply at 30 September 2016

12 In identifying a five year supply of housing sites the NPPF requires that a buffer of 5% is included in the assessment. This should be raised to 20% where there has been a record of persistent under delivery of housing. Whilst there is no definition of persistent under delivery, based on past performance of housing delivery and additional requirement of 20% has been added to this calculation of the five year housing land supply. This will be kept under review.

9 Jobs and Business

9 Jobs and Business

Supporting the district's economy

- 9.1** A strong local economy is the council's number one corporate priority in support of its over-arching vision for the district which is 'the best place to live, work and visit'. [The Action Plan 2015-2020](#) (2016-2017 year two) identifies detailed priority areas in which the council will work to support the economy of the district.
- 9.2** The protection and enhancement of employment sites and premises for business is a key part of this process. The [Employment Land Review](#) (ELR) (June 2015) looked at the amount of new employment land needed in the district in the plan period. This looked at existing employment locations and made recommendations to protect which sites should be retained in employment use and also the amount of additional land required for employment use. The emerging Harrogate District Local Plan will provide a range of business sites and premises to ensure there is sufficient space available for existing businesses to expand and new businesses to start up or relocate, protect and enhance existing employment areas and enable, where appropriate, the expansion of existing businesses in open countryside and outside established employment areas.

Amount of additional floorspace permitted

- 9.3** Table 9.1 lists the planning applications approved in 2015/16 of over 500 square meters involving gains and losses in floorspace for uses involving use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution).

Application reference	Location	Description	Gain (sqm)	Loss (sqm)
15/00789/FUL	Knaresborough Body Repairs, Manse Lane, Knaresborough	Erection of extension to workshop (B1)	850	
15/00789/FUL	Rear of 12-14 Princes Street, Harrogate	Change of use of dance studio to offices (D2 to B1)	600	
15/00574/FUL	Unit 6 Jubilee Court, Copgrove	Erection of building to house loading dock (B1/B8)	576	
15/01198/COU	108 Station Parade, Harrogate	Change of use from office to chiropractic clinic (B1 to D1)		1072
14/04985/RG3MAJ	Knapping Mount, West Grove Road, Harrogate	Demolition of office buildings and erection of new office (B1)	4712	2730
15/00937/FULMAJ	Belzona International, Claro Road, Harrogate	Erection of warehouse (B8)	4526	
14/04775/FUL	York House, Wetherby Road, Long Marston	Erection of extension to warehouse (B8)	4500	
15/00776/FUL	4 Ripon Road, Harrogate	Change of use of office to residential (B1 to C3)		821
15/02112/FUL	Oakwood Business Centre	Erection of office building (B1)	922	
15/02743/COU	Harrogate Cadet Centre, Commercial Street, Harrogate	Change of use of warehouse to cadet centre (B8 to sui generis)		630
15/02682/FUL	Asenby Hatchery	Erection of 4 industrial units (B8)	1410	

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Application reference	Location	Description	Gain (sqm)	Loss (sqm)
15/02609/FUL	Barugh Way, Melmerby Green	Erection of warehouses and offices (B2)	796	
15/02176/FUL	Dalton Engineering, Melmerby	Extension to warehouse (B8)	848	
15/00917	Harrogate Audi, Grimbold Crag, Knaresborough	Extension (mixed)	905	
14/04373/FULMAJ	Reed Boardall, Bar Lane, Roecliffe	Extension of cold store (B8)	100008	
15/04656/FULMAJ	Unit 9 Follifoot Business Park	Erection of replacement building (B1)	1671	1398
15/04622/OUTMAJ	Daleside Nurseries, Killinghall	Erection of reception and storage building (B8)	597	
15/04788/REMAJ	Melmerby Industrial Estate	Erection of 5 industrial units (B2)	17023	
15/04315/FUL	John Boddy Timber, Boroughbridge	Erection of 85 dwellings (B2)		12100
15/044066/FUL	Brickyard Lane, Roecliffe	Conversion of storage facility to heavy goods vehicle depot (B8 to sui generis)	6800	6800
15/05538/FUL	55 Grove Road, Harrogate	Extension (Mixed)	766	
15/05484/FUL	Cookery School, Hookstone Park	Demolition of building (B2)		1126
15/05456/FUL	Unit 6 Follifoot Ridge Business Park	Extension to workshop (B2)	850	
15/02881/FULMAJ	Land at Hunsingore	Demolition of buildings (B2) and erection of 10 dwellings		597
15/04964/PDUCO	21 Victoria Avenue, Harrogate	Conversion of offices (B1) to apartments		678
15/05229/REMAJ	Manse Farm, Knaresborough	Erection of 5 industrial units (B1)	1814	
10 applications	Various locations	Increase in B1	1189	
6 applications	Various locations	Increase in B2	1283	
1 applications	Various locations	Increase in B8	200	
11 applications	Various locations	Loss of B1	2113	
2 applications	Various locations	Loss of B2	389	
2 applications	Various locations	Loss of other	263	

Table 9.1 Applications approved involving B Uses in 2015/2016

9.4 Table 9.2 below summarises the net gains and losses in floorspace in B1, B2 and B8 permitted during the year. This shows that there has been net gains in business use in all use classes. The council will continue to support the provision of new and expanded business / industrial uses to ensure economic growth and job provision.

	B1 (Business)	B2 (General industrial)	B8 (Storage and distribution)	Mixed/Other	Totals
Gain	12046	32052	112377	8471	164946

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	B1 (Business)	B2 (General industrial)	B8 (Storage and distribution)	Mixed/Other	Totals
Loss	8812	2112	7430	263	18617
Net total	+3234	+29940	+104947	+8208	146329

Table 9.2 Gains and losses of B1/B2/B8 floorspace (sq m) resulting from applications approved in 2015/2016

Changes of use from office to residential

9.5 In May 2013 the government introduced changes to 'permitted development rights' to allow the change of use of offices to residential use without planning permission. These rights were to expire in May 2016, but have now been made permanent. This permitted development is subject to a process of prior approval from the council and development needs to be completed within a period of 3 years.

9.6 Since the introduction of the prior approval system some of the proposed development has not been undertaken and permission has lapsed. In other cases the development has been undertaken and the office space lost to residential use. 5710 sq m of office space has been lost as shown in table 9.3.

Reference	Address	Floorspace lost (sq m)
13/02104/PNH	Hall Lodge, Boroughbridge	99
13/02279/PNH	12/12A Cheltenham Crescent, Harrogate	174
13/03995/PNH	5 Royal Parade, Harrogate	152
13/04089/PNH	13 East Parade, Harrogate	130
13/04590/PNH	1 North Park, Harrogate	412
13/04620/PNH	25 Victoria Avenue, Harrogate	1784
14/00341/PNH	17A Victoria Avenue, Harrogate	240
14/03604/PNH	1 Haywra Street, Harrogate	159
14/04417/PNH	34 Kings Road, Harrogate	197
14/04610/PNH	1 Windsor Court	281
14/04631/PNH	6 Windsor Court	154
14/04632/PNH	5 Windsor Court	103
14/04633/PNH	11 Windsor Court	423
15/00673/PNH	6 Ripon Road	787
15/01677/PNH	Rear of 33 Grove Road, Harrogate	55
15/02050/PNH	41 East Parade, Harrogate	188
15/03219/PNH	47-39 East Parade, Harrogate	372
	Total	5710

Table 9.3 Prior approvals completed

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9.7 There also remain a number of applications where prior notifications have been approved for change of use from offices to residential to 30th September 2016 where permission has not expired and where change of use has not been completed. The amount of floorspace that that could be lost if all the approvals are implemented is 17303 sq m as shown in table 9.4 below.

Reference	Address	Area (sq m)
13/02105/PNH	1 Belford Road, Harrogate	283
13/03515/PNH	3 Haywra Street, Harrogate	48
14/00992/PNH	179 Kings Road, Harrogate	208
14/03011/PNH	32 Kings Road, Harrogate	193
14/03600/PNH	6 Station Bridge, Harrogate	205
14/04017/PNH	11 Princes Square, Harrogate	112
14/04629/PNH	7 Windsor Court, Harrogate	85
14/04634/PNH	10 Windsor Court, Harrogate	81
14/04635/PNH	9 Windsor Court, Harrogate	83
14/04637/PNH	8 Windsor Court, Harrogate	83
14/04856/PNH	Spa Lodge, 2 Spa Street, Harrogate	79
14/04939/PNH	Windsor House, Windsor Court, Harrogate	2475
15/00963/PNH	69 Station Parade, Harrogate	79
15/01851/PNH	Mitre House, North Park Road, Harrogate	2116
15/01899/PNH	Units 1 to 3 Kingsley Farm, Kingsley Road, Harrogate	864
15/02849/PNH	Banks House, Dacre Banks	284
15/03368/PNH	4 Princes Square, Harrogate	147
15/04372/PNH	6 Mount Parade	190
15/04458/PNH	Salisbury Chambers, Albert Street, Harrogate	306
15/05406/PNH	37A Grove Road, Harrogate	382
16/00114/PNH	2 to 4 Windsor Court, Harrogate	920
16/00326/PNH	102 Station Parade, Harrogate	107
16/00650/PNH	Southfield, Station Parade, Harrogate	1430
16/01467/PNH	31-33 Springfield Avenue, Harrogate	5357
16/01702/PNH	7-9 Cambridge Street, Harrogate	460
16/02105/PNH	Hazeldene Lodge, Main Street, Minskip	69
16/03165/PNH	101 Station Parade, Harrogate	175
16/03212/PNH	Building at Crag Lane, Harrogate	482
	Total	17303

Table 9.4 Prior approvals for office to residential use

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Article 4 Direction

- 9.8** An Article 4 Direction removing the permitted development rights for change of use from offices to residential on Victoria Avenue, Harrogate was confirmed by the council on 25th March 2014. Table 9.5 shows the applications that have been granted planning permission in this area for the period up to 30th September 2016. This will result in a loss of 1251.77 sq m of office space.

Applications submitted in the Article 4 Area					
Address	Application reference	Proposal	Decision date	Notes	Floorspace lost (sq m)
28 Victoria Avenue	14/01794/FUL	Change of use from office use to 1 dwelling	21/07/2014	Application superseded by 15/01612/FUL (below) for permission to convert to 3 dwellings	
28 Victoria Avenue	15/01612/FUL	Conversion of offices to form 3 dwellings	15/06/2015	Development commenced 30/07/2015	188.77
17 Victoria Avenue	14/04475/FUL	Conversion of offices to form 4 flats	15/12/2014	Development commenced 01/12/2015	385
21 Victoria Avenue	15/04964/PDUCO	Conversion of offices to form 4 dwellings	07/03/2016	Development not yet commenced	678
Total					1251.77

Table 9.5 Applications submitted in Article 4 Area

Visitor accommodation

- 9.9** The conference and business tourism sector has an important role in supporting the district's economy. Business tourism, particularly conferences and exhibitions, has been a prominent feature of Harrogate since the post war period. The health of the conference and business tourism industry is therefore important to the continued vitality and viability of the district's economy.
- 9.10** A Visitor Accommodation Survey was undertaken in 2011 and an update published in 2015. The table below provides an initial breakdown of the supply of visitor accommodation in the district by size of establishment based on an analysis of accommodation including the supply of rooms from hotels, guest houses, B&Bs and inns in the district. The table distinguishes between supply in Harrogate town and in the rest of the district.

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ESTABLISHMENT SIZE (NUMBER OF ROOMS)	1 - 10	11 - 20	21 - 30	31 - 40	41 - 50	51 - 100	101+	Total
HARROGATE TOWN								
Establishments	37	13	4	0	2	6	5	67
Rooms	228	185	107	0	90	483	769	1861
Percentage	12%	10%	6%	0%	5%	26%	41%	100%
REST OF THE DISTRICT								
Establishments	60	11	3	5	1	1	2	83
Rooms	258	151	81	175	44	90	312	1111
Percentage	23%	14%	7%	16%	4%	8%	28%	100%
HARROGATE DISTRICT TOTAL								
Establishments	97	24	7	5	3	7	7	150
Rooms	486	336	188	175	134	573	1081	2973
Percentage	16%	11%	6%	6%	5%	19%	37%	100%

Table 9.6 Harrogate District Bedroom Stock 2014

- 9.11** Between the 2011 and 2015 studies, there was a loss of 63 bedrooms in total in Harrogate town. 49 of these rooms were through closure of establishments (seven in total) and 14 can be attributed to changes within the number of rooms provided by individual establishments. In the rest of the district there has been a net loss of six establishments, however due to changes in existing hotels and four new establishments, there was actually a gain of 15 bedrooms since 2011.
- 9.12** Since the 2015 Study, a number of planning permissions have been granted which will have an impact on the number of bedrooms, including those in Table 9.7 below. These and other permissions which impact on the number of establishments providing rooms will be reported in a future update of visitor accommodation.

Reference	Location		Description
16/02186/FUL	Single storey extension	Additional 19 bedrooms	Nidd Hall Hotel, Nidd
16/00920/FULMAJ	Conversion and extension of hotel to form 14 apartments	Loss of 23 bedrooms	Balmoral Hotel and Grille, Franklin Mount, Harrogate
15/05473/FULMAJ	Alterations and extensions to form 52 bed hotel	Additional 52 bedrooms	Grantley Hall, Grantley
15/02181/FUL	Conversion of hotel to form dwelling	Loss of 10 bedrooms	Ruskin Hotel, 1 Swan Road, Harrogate
15/01327/FUL	Erection of extension	Additional 9 bedrooms	The Dower House Hotel, Bond End, Knaresborough
15/01354/FUL	Erection of 2 storey annex	Additional 3 bedrooms	Crab and Lobster, Asenby

Table 9.7 Major changes to visitor accommodation since April 2015

9 Jobs and Business

Shop uses and vacancy rates

9.13 The monitoring of town centre uses and shop vacancy rates is undertaken through a biannual survey of the town and local centres to show how each centre is performing. The latest survey was undertaken in 2015 and details will be updated in 2017. The survey covers only those premises that are within the shopping centre boundaries of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge or the district centres boundaries have been counted (as defined by the Harrogate District Local Plan 2001 Proposals Map as well as the proposed district centre boundary at Knaresborough Road, Harrogate). Only premises that have either ground floor level access or are situated within a shopping centre or arcade with a lift have been included. The latest survey was undertaken in 2015 and the results of the survey are included in appendix 1. The information reported includes:

- The number of units in A1, A2, A3, A4, A5 or other use within the primary, secondary and other frontages in Harrogate, Knaresborough and Ripon;
- The number of units in A1, A2, A3, A4, A5 or other use within the town centres of Boroughbridge, Masham and Pateley Bridge and the local centres in Harrogate;
- Shop vacancy rates A1, A2, A3, A4, A5 or other use within the primary, secondary and other frontages in Harrogate, Knaresborough and Ripon; and
- Shop vacancy rates A1, A2, A3, A4, A5 or other use within the town centres of Boroughbridge, Masham and Pateley Bridge and the local centres in Harrogate.

10 Travel

- 10.1** Reducing the impact of transport on the environment and communities is a key objective of the Harrogate District Draft Local Plan. This accords with the NPPF that identifies that transport system needs to be balanced in favour of sustainable transport modes in order to give people a real choice about how they travel. The need to reduce existing traffic congestion is also a key objective. In addition the availability of parking spaces has an influence on how people choose to travel and the provision of parking in connection with new development can help to minimise car use in order to help achieve these aims.
- 10.2** All development proposals which are likely to generate significant amounts of traffic movement should be supported by a Transport Statement or Transport Assessment. These will be required as part of a planning application to help determine whether the impact of the development is acceptable and what mitigation measures may be required. A Travel Plan may also be required when it is considered that a development proposal will generate significant amounts of movement to address a particular issue or local problem.
- 10.3** In the year 2015/16, 39 Transport Statement or Transport Assessment and 22 Travel Plans were submitted with planning applications.

11 Environment and Quality of Life

11 Environment and Quality of Life

Renewable energy

11.1 Stand-alone renewable energy projects will be determined on a case by case basis. During 2015 / 2016 a total of 33 applications were submitted for various forms of renewable energy. These are shown in table 11.1 below

Renewable energy schemes submitted 2014 -2015				
Case	Proposal	Location	Decided	Energy
15/00547/FUL	Installation of solar PV panels across nine rows	Hollies Farm, Bishop Thornton	20/05/2015	240kWp
15/02143/DVCON	Variation of conditions to allow installation of solar heat pump	Land between 2 and 8 Rossett Crescent, Harrogate	11/08/2015	5kW to 15kW
15/02303/FUL	Erection of biomass boiler cabin	Low Hall, Kirkby Overblow	16/07/2015	Not known
15/02319/FUL	Installation of freestanding solar PV panels	Red House Farm, Bridge Hewick	18/05/2015	942x265W
15/02766/FUL	Erection of plant room and installation of solar PV panels and ground source heat pump	Home Farm, Follifoot	02/10/2015	Not known
15/02924/FUL	Installation of solar panels	Wensley View, Melmerby	02/09/2015	Not known
15/03314/FULMAJ	Erection of solar farm	Burton Top Farm, South Stainley	27/11/2015	4.1MW
15/03799/RG3	Installation of freestanding solar panel	Peat Lane, Bewerley	28/10/2015	50W
15/04148/RG3	Installation of air source heat pumps	Butt Hedge Lane. Long Marston	09/12/2015	8x4.8kW
15/04315/FUL	Installation of 276 solar photovoltaic modules	Stainley House, South Stainley	26/11/2015	276x260MW
15/04530/FUL	Installation of solar panels	Potgate Farm, North Stainley	02/12/2015	960x250w
15/04713/FUL	Installation of biomass facility	Cairn Hotel, Harrogate	18/11/2015	2x300kw
15/04935/FUL	Erection of replacement dwelling and solar panels	Hill Top House, Spofforth	17/02//2016	Not known
15/05208/FUL	Installation of ground mounted PV panels	Oakland Farm, Moor Monkton	03/03/2016	150kwp
15/05533/DVCON	Variation of condition to allow erection of house biomass boiler	Smithy Lane, Denton	14/03/2016	Not known
15/04584/PPV	Notification for installation of solar panels	The Brooms, Baldersby	03/12/2015	250-260W

Table 11.1 Renewable energy schemes

Environment and Quality of Life 11

Sustainable construction

- 11.2** The governments Housing Standards Review sought to simplify government regulations and standards into one key set, driven by Building regulations. As a result conditions are no longer attached requiring compliance with the Code for Sustainable Homes and monitoring of conditions is no longer necessary.
- 11.3** In the case of non-residential building, new development is still required to meet the BREEAM 'very good' accreditation. Between 1st April 2015 and 31st March 2016 a total of 8 applications were received to discharge the relevant BREEAM condition.

Flooding

- 11.4** The Harrogate Strategic Flood Risk Assessment Level 1 Update ⁽¹³⁾ can be downloaded from the council's website. This provides advice to enable applicants to demonstrate, where necessary, that the development will be safe, including access, without increasing flood risk elsewhere and where possible reduce overall flood risk.
- 11.5** Local planning authorities in England have to consult the Environment Agency, where appropriate, on development proposals at risk of flooding. Between 1st April 2015 and 31st March 2016 there were six planning applications on which the Environment Agency lodged objections on flood risk grounds and one objection on the grounds of unacceptable risk to groundwater/surface water. These applications, details of the objection from the Environment Agency, the response and the outcome of the application are shown in the table below.

Objections to planning applications lodged by the Environment Agency		
Reference	Environment Agency Objection	Outcome
15/003749/OUT	Outline application for the erection of 4 dwellings. Objection as unsatisfactory FRA / FCA submitted	No FRA submitted Application withdrawn
15/03309/FUL	Erection of 2 dwellings Objection as unsatisfactory FRA / FCA submitted	Additional information submitted and objection withdrawn Application pending consideration
15/03673/FULMAJ	Erection of 5 dwellings Objection as unsatisfactory FRA / FCA submitted	No FRA submitted Application withdrawn
16/00170/OUT	Erection of 4 dwellings Objection as unsatisfactory FRA / FCA submitted	Additional information submitted and objection withdrawn Permission granted
15/04506/OUT	Erection of 1 dwelling Request for a FRA to be submitted	No FRA submitted Permission refused
15/04846/FUL	Erection of 2 dwellings Request for a FRA to be submitted	No FRA submitted Application withdrawn

11 Environment and Quality of Life

Objections to planning applications lodged by the Environment Agency		
Reference	Environment Agency Objection	Outcome
16/00747	Caravan site No mains drainage - unacceptable risk to the water environment	Additional information submitted and objection withdrawn Application pending consideration

Table 11.2 Objections to planning applications lodged by the Environment Agency

Favourable changes in the status of natural sites

- 11.6** Sites of Special Scientific Interest (SSSIs) are the country's very best wildlife and /or geological sites. The condition of the SSSI land in England is assessed by Natural England. There are six reportable condition categories: favourable; unfavourable recovering; unfavourable no change; unfavourable declining; part destroyed; and destroyed.
- 11.7** Natural England set a target that 95% of sites should be in a favourable condition by 2010. The [Harrogate Biodiversity Action Plan](#) has been adopted and includes indicators and targets to monitor the areas and populations of biodiversity importance.
- 11.8** Within Harrogate district there are 21 SSSIs. Each SSSI is made up of individual units and the status of each unit is assessed. Sites have been assessed at different dates and following the most recent assessment over 95% of the sites in terms of overall site area or number of individual units have been assessed as favourable or unfavourable recovering. Table 11.3 shows those units which have been assessed as unfavourable no change or unfavourable declining.
- 11.9** The frequency of monitoring for each site is dependent on a range of factors such as feature type and the nature of adverse influences, but takes place on average every seven years.

Unfavourable condition assessment of SSSIs in Harrogate district		
SSSI name	Latest assessment date	Condition
East Nidderdale Moors	16/09/2010	Unfavourable no change
Greenhow Pasture 1	12/07/2012	Unfavourable no change
Greenhow Pasture 2	12/07/2012	Unfavourable no change
Hay-a-park	06/03/2012	Unfavourable declining
Ripon Parks 3	19/09/2012	Unfavourable no change
Ripon Parks 11	29/08/2012	Unfavourable no change

Table 11.3 Unfavourable condition assessment of SSSIs in Harrogate district

Loss of sites or damage of sites of international, national or local significance

- 11.10** A Site of Importance for Nature Conservation (SINC) is a non-statutory designation, which seeks to protect areas of high wildlife value at a local level. They include semi-natural habitats such as ancient woodland and flower rich grassland. The list of SINC's is subject to on-going assessment and the list will be updated as appropriate. Sites can be deleted from the list as well as added. The Harrogate BAP aims to achieve conservation through targets based upon protection, enhancement and re-creation of habitats and species including SINC's. This can be through management agreements with the owners, to enhance degraded habitats to a state of favourable condition for wildlife or through the re-creation to expand the resource.

Environment and Quality of Life 11

11.11 As at April 2016 there was a total of 139 SINCs within the district. There have been no additions or deletions from the list in the last year.

Changes to international, national and locally designated sites and buildings recognised for their high quality landscape, biodiversity, architectural and historical features

11.12 Historic England maintains a national list of heritage sites. For a site to be eligible for inclusion on the register, it must be a nationally designated site. Within Harrogate district the register includes grade I and grade II* listed buildings and all listed places of worship, scheduled monuments, registered parks and gardens and registered battlefields. In addition, conservation areas are included on the register (these are the only sites that have been designated by local planning authorities).

11.13 The register shows that in Harrogate district there are 22 designated heritage assets at risk. This is the same number as in 2015. These are shown below:

- Church of St James, Wide Howe Lane, Baldersby. Listed building, grade 1
- Battle of Boroughbridge, Boroughbridge, Langthorpe, Milby. Registered battlefield
- Allerton Park, Allerton Mauleverer with Hopperton / Flaxby. Registered Park and Garden, grade 2
- Cairnfield, enclosures, boulder walling, hollow way and carved rocks towards edge of Snowden Carr centred at 370 metres south east of Crag House, Askwith. Scheduled monument
- Round barrow in Harland's Plantation, Hutton Conyers. Scheduled monument
- Henge monument 300 metres north of Nunwick, Hutton Conyers. Scheduled monument
- Church of St Mary, Harlow Terrace, Harrogate. Listed building, grade 2*
- Temple of Victory with railed enclosure, Allerton Park, Flaxby. Listed building, grade 2*
- Outbuilding approximately 20 metres to north of Nutwith Cote, Grewelthorpe Road, Burton on Yore. Listed building, grade 2*
- Coach house and bee hives approximately 10 metres to north of Nutwith Cote, Grewelthorpe Road, Burton on Yore. Listed building, grade 2*
- Plumpton Rocks, Plumpton. Registered Park and Garden, grade 2*
- Round barrow 150 metres east of Burtree Hill, Hutton Conyers. Scheduled monument
- Hutton Hall (site of), Hutton Conyers. Scheduled monument
- Motte and bailey castle, known as Mowbray Castle, east of Kirkby Malzeard, Kirkby Malzeard. Scheduled monument
- Howe Hill motte and bailey castle, North Deighton. Scheduled monument
- Medieval monastic fishponds immediately east of Park House, Markington. Scheduled monument
- Moated site 50 metres north west of Red House, Moor Monkton. Scheduled monument
- The Old Hall, Middleton Quernhow. Scheduled monument
- Butterton Bridge, Sawley. Scheduled monument
- Orangery with flanking walls, bothies and pavilion (Ripley Castle), Ripley. Listed building, grade 2*
- Swinton Castle, Swinton with Wathersmarske. Registered Park and Garden, grade 2*
- Dob Park Lodge, Dob Park Lane, Weston. Scheduled monument

11.14 Within the district there are a total of 53 conservation areas and all have a management strategy. Work has commenced on a Management Strategy to help preserve and enhance all of the district's conservation areas as part of the [Heritage Management Guidance SPD](#).

12 Communities

12 Communities

Access to services

- 12.1** To contribute towards sustainable patterns of development, the emerging Local Plan will focus new housing development in locations which are, or can be made, sustainable. These are locations that take full advantage of existing opportunities to walk, cycle, or use public transport, or have potential to increase these opportunities, in order to access jobs, shops and facilities. This will include access to a key public service such as a primary school or a GP surgery, access to a shop (general store catering for day-to-day needs, a pub, a café or community facilities (recreational facilities, a village hall or a place of worship).

Facilities

- 12.2** The council has identified a number of areas deficient in sports, open space and recreational facilities in the main towns and larger villages in the Sport, Recreation Open Space and Village Halls Study 2011 and Playing Pitch Strategy 2012. As work progresses on the emerging Local Plan the council will work with local communities to explore opportunities for the delivery of new sport and recreational facilities.
- 12.3** Currently commuted sums monies collected from developers of new residential dwellings are held specifically for the enhancement of open spaces and village halls within the area of the development. This commuted sums money is allocated for open spaces (parks and gardens, natural and semi-natural greenspaces, outdoor sports facilities, amenity greenspaces (including green corridors / verges), provision for children and young people, allotments and cemeteries) and for village halls(only in rural areas).
- 12.4** The amount of commuted sums required for a given residential development is determined by the increase in population that the new development will bring and the requirement of the open spaces / village halls within the area of the development. When the development commences the commuted sum is paid by the developer. Any commuted sums allocated to a given site can be accessed by the Parish Council / group responsible for that area of open space or village hall and requests for expenditure are considered by the council's Commuted Sums Officer. Changes introduced in 2016 to the forms of development that will not be required to make contributions, will lead to a reduction in the number of planning applications from which contributions can be collected.
- 12.5** The total amount received from 1st April 2015 to 31st March 2016 was £275,457. This has been received for all the types of opens space set out above and village halls.
- 12.6** Within the financial year 2015/2016 payment of £124,586 was made to projects including tennis courts, litter bins and village hall sound-proofing.

Shop Vacancies 1

1 Shop Vacancies

Appendix 1 Shop Vacancies

Town Centre Use 2015

Harrogate Town Centre								
Use class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	78	5	2	0	0	0	85
	%	91.8	5.9	2.3	0	0	0	100
Secondary frontage	Units	233	40	59	14	7	11	364
	%	64	11.1	16.2	3.8	1.9	3	100
Outside frontages ⁽¹⁾	Units	41	19	12	7	0	3	82
	%	50	23.2	14.6	8.5	0	3.7	100
Total	Units	352	64	73	21	7	14	531
	%	66.3	12	13.8	3.99	1.4	2.6	100

Table 1.1 Harrogate Town Centre Uses

1. (units in the Victoria Shopping centre and Westminster Arcade are classed as outside the primary and secondary shopping frontages)

Knaresborough Town Centre								
Use class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	44	7	5	4	2	1	63
	%	70	11.1	7.9	6.3	3.2	1.5	100
Secondary frontage	Units	53	17	6	6	5	4	91
	%	58.2	18.7	6.6	6.6	5.5	4.4	100
Outside frontages	Units	11	1	5	1	0	1	19
	%	57.9	5.3	26.3	5.3	0	5.3	100
Total	Units	108	25	16	11	7	6	173
	%	62.5	14.5	9.2	6.3	4	3.5	100

Table 1.2 Knaresborough Town Centre Uses

Ripon City Centre								
Use class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	37	11	3	0	0	1	52
	%	71.1	21.2	5.8	0	0	1.9	100
Secondary frontage	Units	86	18	22	6	8	5	145
	%	59.3	12.4	15.2	4.1	5.5	3.4	100
Outside frontages	Units	21	3	3	0	0	2	29
	%	72.5	10.3	10.3	0	0	6.9	100
Total	Units	144	32	28	6	8	8	226

Shop Vacancies 1

Ripon City Centre								
Use class		A1	A2	A3	A4	A5	Other	Total
	%	63.7	14.2	12.4	2.7	3.5	3.5	100

Table 1.3 Ripon City Centre Uses

Boroughbridge Town Centre								
Use class		A1	A2	A3	A4	A5	Other	Total
Shopping centre	Units	48	14	3	3	4	4	76
	%	63.2	18.4	3.9	3.9	5.3	5.3	100

Table 1.4 Boroughbridge Town Centre Uses

Masham Town Centre								
Use class		A1	A2	A3	A4	A5	Other	Total
Shopping centre	Units	20	4	3	2	1	0	30
	%	66.7	13.3	10	6.7	3.3	0	100

Table 1.5 Masham Town Centre Uses

Pateley Bridge Town Centre								
Use class		A1	A2	A3	A4	A5	Other	Total
Shopping centre	Units	33	7	3	1	1	2	47
	%	70.2	14.9	6.4	2.1	2.1	4.3	100

Table 1.6 Pateley Bridge Town Centre Uses

District Centres								
Use class		A1	A2	A3	A4	A5	Other	Total
Cold Bath Road	Units	40	1	7	1	0	3	52
	%	76.9	1.9	13.5	1.9	0	5.8	100
High Harrogate	Units	28	4	1	2	3	3	41
	%	68.3	9.8	2.4	4.9	7.3	7.3	100
Leeds Road	Units	14	1	3	0	4	0	22
	%	63.6	4.5	13.7	0	18.2	0	100
Kings Road	Units	25	1	5	0	2	1	34
	%	73.5	2.9	14.8	0	5.9	2.9	100
Jennyfield	Units	4	0	0	1	0	0	5
	%	80	0	0	20	0	0	100
Starbeck	Units	18	3	2	1	4	4	32
	%	56.3	9.4	6.3	3.1	12.5	12.5	100

1 Shop Vacancies

District Centres								
Use class		A1	A2	A3	A4	A5	Other	Total
Knaresborough Road	Units	14	2	1	1	5	2	25
	%	56	8	4	4	20	8	100

Table 1.7 District Centres Uses

1.1 Shop Vacancy Rates

Harrogate Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	78	5	2	0	0	0	85
	Vacant	4	1	0	0	0	0	5
	%	5.1	20	0	0	0	0	5.9
Secondary frontage	Units	233	40	59	14	7	11	364
	Vacant	23	3	11	1	0	1	39
	%	9.8	7.5	18.6	7.1	0	9.1	10.7
Outside frontages	Units	41	19	12	7	0	3	82
	Vacant	0	0	0	0	0	0	0
	%	0	0	0	0	0	0	0
Total	Units	352	64	73	21	7	14	531
	Vacant	27	4	11	1	0	6	44
	%	7.7	6.3	15.1	4.8	0	42.8	8.3

Table 1.8 Harrogate Town Centre Vacancy Rates

Knaresborough Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	44	7	5	4	2	1	63
	Vacant	3	0	0	0	0	0	3
	%	6.8	0	0	0	0	0	4.8
Secondary frontage	Units	53	17	6	6	5	4	91
	Vacant	9	2	0	1	0	0	12
	%	11.3	11.8	0	16.7	0	0	13.2
Outside frontages	Units	11	1	5	1	0	1	19
	Vacant	1	0	0	0	0	0	1
	%	9.1	0	0	0	0	0	5.3
Total	Units	108	25	16	11	7	6	173
	Vacant	13	2	0	1	0	0	16

Shop Vacancies 1

Knaresborough Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
	%	12	8	0	9.1	0	0	9.2

Table 1.9 Knaresborough Town Centre Vacancy Rates

Ripon City Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	37	11	3	0	0	1	52
	Vacant	0	0	0	0	0	0	0
	%	0	0	0	0	0	0	0
Secondary frontage	Units	86	18	22	6	8	5	145
	Vacant	11	2	0	0	0	0	13
	%	12.9	11.1	0	0	0	0	8.9
Outside frontages	Units	21	3	3	0	0	2	29
	Vacant	3	0	0	0	0	0	3
	%	14.4	0	0	0	0	0	10.3
Total	Units	144	32	28	6	8	8	226
	Vacant	14	2	0	0	0	0	16
	%	9.7	6.3	0	0	0	0	7.1

Table 1.10 Ripon City Centre Vacancy Rates

Boroughbridge Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	48	14	3	3	4	4	76
	Vacant	3	0	0	0	0	0	3
	%	6.1	0	0	0	0	0	3.9

Table 1.11 Boroughbridge Town Centre Vacancy Rates

Masham Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	20	4	3	2	1	0	30
	Vacant	1	0	0	0	0	0	1
	%	5	0	0	0	0	0	3.3

Table 1.12 Masham Town Centre Vacancy Rates

Pateley Bridge Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	33	7	3	1	1	2	47

1 Shop Vacancies

Pateley Bridge Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
	Vacant	2	1	0	0	0	1	4
	%	6.1	14.3	0	0	0	50	8.5

Table 1.13 Pateley Bridge Town Centre Vacancy Rates

District Centres								
Use Class		A1	A2	A3	A4	A5	Other	Total
Cold Bath Road	Units	40	1	7	1	0	3	52
	Vacant	1	0	0	0	0	0	1
	%	2.5	0	0	0	0	0	1.9
High Harrogate	Units	28	4	1	2	3	3	41
	Vacant	3	0	0	0	0	1	4
	%	10.7	0	0	0	0	33.3	9.8
Leeds Road	Units	14	1	3	0	4	0	22
	Vacant	1	0	0	0	0	0	1
	%	7.1	0	0	0	0	0	4.5
Kings Road	Units	25	1	5	0	2	1	34
	Vacant	0	0	0	0	0	0	0
	%	0	0	0	0	0	0	0
Jennyfield	Units	4	0	0	1	0	0	5
	Vacant	0	0	0	1	0	0	1
	%	0	0	0	100	0	0	20
Starbeck	Units	18	3	2	1	4	4	32
	Vacant	1	0	0	0	0	0	1
	%	5.6	0	0	0	0	0	3.1
Knaresborough Road	Units	14	2	1	1	5	2	25
	Vacant	0	0	1	0	0	0	1
	%	0	0	100	0	0	0	4

Table 1.14 District Centres Vacancy Rates

