

ANNUAL MONITORING REPORT

2012/2013 - Planning Policy



FOREWORD

This is the ninth Annual Monitoring Report for the Local Development Framework which is required to be published under the Town and Country Planning (Local Planning) (England) Regulations 2012.

Planning Policy
Hambleton District Council
Civic Centre
Stone Cross
Northallerton
North Yorkshire
DL6 2UU

Tel: 0845 1211555
Fax: 01609 767248
Email: planning.policy@hambleton.gov.uk

CONTENTS

	Page
EXECUTIVE SUMMARY	01
CHAPTER 1 INTRODUCTION AND BACKGROUND:	
Hambleton in context	04
Need and purpose of the monitoring report	05
Preparation and monitoring of Local Plans	07
Scope of this monitoring report	07
Progress against LDS milestones	08
CHAPTER 2 MEETING LOCAL DEVELOPMENT NEEDS SUSTAINABLY:	
Sustainable development	11
Access	12
Community Infrastructure Levy	15
Neighbourhood Planning	16
Settlement hierarchy	17
CHAPTER 3 DEVELOPING A BALANCED HOUSING MARKET:	
The scale of new housing	19
Distribution of housing	20
Phasing of housing	23
Strategic Housing Land Availability Assessment	26
Type, size and tenure of housing	27
Affordable housing	27
CHAPTER 4 SUPPORTING PROSPEROUS COMMUNITIES:	
The scale and distribution of new employment development	29
Priorities for employment development	30
Market towns regeneration	32
Retail and town centre development	32
Rural regeneration	33
CHAPTER 5 MAINTAINING QUALITY ENVIRONMENTS:	
Protecting and enhancing natural and man-made assets	34
Promoting high quality design	36
Prudent use of natural resources	37
CHAPTER 6 CREATING HEALTHY AND SAFE COMMUNITIES:	
Recreational facilities and amenity open space	39
Design and the reduction of crime	39
Safe response to natural and other forces	40
APPENDIX 1 Contextual Indicators	41
APPENDIX 2 LDF Policies to be monitored	43
APPENDIX 3 Planning appeal statistics	51
APPENDIX 4 Parish/Community Plans and Village Design Statements	52
APPENDIX 5 Primary retail area uses and frontages	53
APPENDIX 6 Community plan projects	62
APPENDIX 7 Heritage at risk	64
APPENDIX 8 Acronyms	65

EXECUTIVE SUMMARY

INTRODUCTION AND BACKGROUND (CHAPTER 1)

This monitoring report covers the period 01 April 2012 to 31 March 2013. In accordance with the Regulations, it concentrates on monitoring the progress of the implementation of adopted planning policies. It also provides an update on the progress of the Local Development Framework (LDF) against the Local Development Scheme (LDS) and identifies where changes may need to be considered. The document is structured to reflect the schedule of adopted Core Strategy policies (and subsequent Development Policies), as outlined in the chapter summaries below.

MEETING LOCAL DEVELOPMENT NEEDS SUSTAINABLY (CHAPTER 2)

At 86%, the local target of achieving 55% of residential completions on previously developed (brownfield) land has been exceeded once again (Figure 2.2). However only 12% of new housing permissions granted in 2012/13 has been on brownfield (Figure 2.1). This is mainly due to the 925 dwelling scheme at South West Thirsk, a strategic housing and mixed use allocation on an entirely greenfield site

The Highways Agency's proposals to upgrade the A1 to a 3-lane motorway between Dishforth and Barton were approved on 31st March 2008. Work on the first section of improvement (Dishforth – Leeming Bar) commenced on 31st March 2009 and was completed in June 2012. Work on the second part (Leeming Bar - Barton) is due to start in spring 2014.

Funding of £35.9m has been offered by the Department for Transport towards the total cost of £42.1m for the Bedale, Aiskew and Leeming Bar Relief Road. The scheme should begin in autumn 2014. A charging schedule has also been introduced by the Council for developer contributions to the Bedale Footpath and Cycleway scheme.

The North Northallerton Link Road scheme is progressing, with developers, the Council and other interested organisations continuing to work together on the design and evidence base. Masterplanning work has been carried out and agencies are now involved to assist with possible funding ahead of other building works.

DEVELOPING A BALANCED HOUSING MARKET (CHAPTER 3)

The Hambleton LDF housing requirement was initially set in the Core Strategy to provide an additional 4,350 new homes (320 net per annum) in the plan period 2004 to 2021. Following the adoption of the Regional Spatial Strategy (RSS) however, the plan period was extended to 2026 and the annual net additional homes figure reduced from 320 to 280 (see Figure 3.1). This resulted in a new target of 6,540 gross completions for the period 2004 to 2026 which is detailed in the adopted Allocations Development Plan Document (DPD).

During the period 2012 -2013 the number of homes completed was 145 net. This is the figure resulting from all new homes created minus any lost from the existing stock through demolitions and/or conversions (see Figure 3.6). As outlined above, the annual net target for new dwellings is 280; therefore the Council achieved a shortfall

of 135 dwellings (52% of the target). This is less than the 172 net dwellings completed in the previous year. This trend should reverse next year with more allocated housing sites being developed (see Figure 3.14).

There were 42 new build affordable homes completed in this monitoring period compared with 18 last period (see Figure 3.15), over double the previous year. Other schemes, such as mortgage rescue and low cost home ownership, have delivered a further 68 affordable homes (see Figure 3.16). In the previous monitoring period these schemes delivered an additional 9 affordable dwellings.

As at 01 October 2013 there were a total of 1,228 outstanding planning permissions expected to be delivered within the next 5 years. Together with allocated sites, the Council can demonstrate a total of 14.9 years worth of housing in the next 12.5 years to 2026 (see Figure 3.14). Allocated sites comprise sites of 0.3 hectares or greater or capable of accommodating 10 dwellings or more. It is likely that, as in previous years, significant numbers of dwellings will be developed beneath these thresholds, further adding to the housing supply. A list of dwellings completed on windfall sites can be found at Figure 3.7.

SUPPORTING PROSPEROUS COMMUNITIES (CHAPTER 4)

The Allocations DPD reflects Core Strategy Policies CP10 and CP10A by putting forward for allocation 75 hectares of land for employment purposes in the District's five Sub Areas. The Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) dated December 2013 demonstrates that there is over 80 hectares of employment land available for future development. You can download the document from hambleton.gov.uk/localplan.

The types of uses within the five market town centres are closely monitored in relation to Core Policy CP14 and DP21. In this monitoring period the number of vacant properties in Thirsk had increased from 10 to 18, whereas the number in Northallerton dropped from 10 to 9. In Easingwold there was one, in Stokesley there were 2 (down from 3) and in Bedale there were 3, up from 2 last year. The overall picture is of a general increase in the number of vacant retail units in the District's town centres.

MAINTAINING QUALITY ENVIRONMENTS (CHAPTER 5)

Of the 48 designated Conservation Areas within Hambleton District outside the National Park, 5 (10%) have been subject to a character appraisal. New appraisals for all 5 of the Market Town Conservation Areas were completed and form part of the adopted Conservation Area Appraisals SPD (December 2010).

English Heritage records show there are 1,461 Listed Buildings in Hambleton District (outside of the North York Moors National Park), of which 35 are Grade I and 70 are Grade II*. Three of these are on the 2013 Heritage at Risk Register (Appendix 7).

There is over 135 sq km of land with a specific environmental designation, including 70 identified Sites of Importance for Nature Conservation (SINCs). Policy DP31, which is concerned with the protection of natural resources, was used in the determination of 43 planning applications, 6 of which were refused.

At the end of this monitoring period the Council has achieved a 44% annual increase in recycling/composting rates above its 2004/05 base figure. The target of 50% was therefore not reached, most likely being attributable to a poorer summer with less garden waste and less paper recycling.

CREATING HEALTHY AND SAFE COMMUNITIES (CHAPTER 6)

On no occasion during this monitoring period has any planning application been determined in a way that would be contrary to flooding or flood prevention advice received from the Environment Agency.

In February 2011 the Council adopted an Open Space, Sport and Recreation Supplementary Planning Document (SPD). The document sets out guidance on the Council's approach to implementing Policy DP37, in conjunction with all new housing developments, from single dwellings through to housing estates. As part of the process of writing the SPD, the Council conducted a review of all open space within the District (outside the North York Moors National Park), with the assistance of each Parish Council and other stakeholders.

During this monitoring period Policy DP37 was used in the determination of 57 planning applications. Of these, a total of 36 were permitted, 19 were refused and 2 were withdrawn. The Open Space, Sport and Recreation SPD will need to be revised in line with the introduction of the Community Infrastructure Levy (CIL) charging schedule.

CHAPTER 1

INTRODUCTION AND BACKGROUND

HAMBLETON IN CONTEXT

- 1.1 Hambleton is one of the largest Districts in England, covering 1,311 square km (506 square miles) and having a population of roughly 89,700¹. Approximately 216 square km (83 square miles) of the District's area lies within the North York Moors National Park, where around 3,400 people live. Hambleton is a predominantly rural area and includes the 5 market towns of Bedale, Easingwold, Northallerton, Stokesley and Thirsk. It has a very low population density of only 68 persons per square km, one of the lowest in England. The District lies between the urban areas of the Tees Valley conurbation and Darlington to the north, and York and Harrogate to the south-east and south-west respectively. An area of 14.89 square km (5.7 square miles) around the village of Shipton (at the southern end of the District) lies within the York Green Belt.
- 1.2 The District is characterised by a dispersed settlement pattern of market towns, villages and hamlets. The 2011 Census profiles for Hambleton Parishes shows Northallerton (with Romanby) having a population of 16,832. This is followed by Thirsk (with Sowerby) with a population of 9,247, Bedale (with Aiskew) with 5,583, Stokesley with 4,757 and Easingwold with 4,627. Although classed as a service village, it is worth noting that Great Ayton has a population of 4,629, similar to that of Easingwold and only marginally less than Stokesley.
- 1.3 At a combined total of 41,046 the Parishes containing the five market towns account for 46% of the total District population. The market towns are the traditional service, commercial and social centres of the District, and each has a group of villages that naturally look to it for services, facilities and employment. Each market town has a well-established employment area that complements the retail and business opportunities in its town centre, except Bedale, where major employment uses are located at Leeming Bar approximately 3 miles away beside the A1(m).
- 1.4 Northallerton is the County town of North Yorkshire and, as a consequence, is the location for a number of administrative headquarters, such as the County Council. It is also the District's main shopping centre, containing the largest number of commercial premises and national multiple retailers. Thirsk is the second largest shopping centre and Stokesley the third. Easingwold and Bedale both serve large rural catchments but have a relatively low scale of provision in comparison. All market towns have a weekly market, Northallerton and Thirsk is twice-weekly, and monthly farmers' markets take place in Easingwold, Northallerton, Stokesley and Thirsk.
- 1.5 About 77% of the District's population live in one of the 5 market towns or in one of the 35 parishes of more than 500 people. There are however 178

¹ North Yorkshire Population Change, NYCC website (<http://www.northyorks.gov.uk/article/23704>) accessed 13/12/2013

Parishes in the District, with approximately 79% of them having a population of less than 500.

- 1.6 To the west of the District are the foothills of the Yorkshire Dales National Park and the Nidderdale Area of Outstanding Natural Beauty. To the east lie the North York Moors National Park and the more low-lying landscape of the Howardian Hills, which is also an Area of Outstanding Natural Beauty. About 75% of the District lies within the Vales of York and Mowbray, which consist of low lying, fertile, and intensively farmed arable land. As a consequence of intense agricultural activity, biodiversity is relatively poor. As at 31 March 2013 there were just over 135 square km of land identified with a specific natural environmental protection designation².

NEED AND PURPOSE OF THIS MONITORING REPORT

- 1.7 Monitoring, evaluation and review is an essential and integral part of the plan making process and is the means by which the Council establishes what is happening now and what is likely to happen in the future. It is also a means of checking whether the policies in the adopted Plan are being applied as intended and are achieving their intended purpose.
- 1.8 In recent years the Coalition Government has introduced a number of fundamental changes to planning legislation and policy. These notably include the Localism Act 2011, the National Planning Policy Framework (NPPF) which was published in March 2012, the Neighbourhood Planning Regulations 2012 and the Town and Country Planning (Local Planning) Regulations 2012.

Localism Act (2011)

- 1.9 The Localism Act has been introduced with the purpose of setting out ‘a series of measures with the potential to achieve a substantial and lasting shift in power away from central government and towards local people’³.
- 1.10 The Localism Act also repealed some sections of the Local Democracy, Economic Development and Construction Act (2009) including section 70(5) which related to Regional Spatial Strategies (RSS). On 22 February 2013, following the outcome of a Strategic Environmental Assessment, the Yorkshire and Humber RSS was partially revoked, retaining only those policies pertaining to the York Green Belt (part of which lies within Hambleton), until such time as the City of York has an adopted Local Plan in place (due in 2015).

National Planning Policy Framework (2012)

- 1.11 The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. This 59 page document replaces most previous national planning policy and guidance provided by Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs). This

² These designations include 1,591.48 ha Ancient Woodland Sites (AWS), 43.29 ha Local Nature Reserves (LNR), 4,459.31 ha Areas of Outstanding Natural Beauty (AONB), 7,039.15 ha Special Areas of Conservation (SAC), 7,039.16 ha Special Protection Areas (SPA), 7,221.29 ha Sites of Special Scientific Interest (SSSI) and 1,111.01 ha Sites of Nature Conservation Importance (SINC). There are no Environmentally Sensitive Areas (ESA)

³ A Plain English Guide to Localism Act (2011), p.4

document contains a *'presumption in favour of sustainable development'* which *'should be seen as a golden thread running through both plan-making and decision-taking'*⁴.

- 1.12 Of particular note with respect to Local Planning Authorities is paragraph 14 which states that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted⁵. Hambleton has an adopted Development Plan which is up-to-date. The Council does not believe that there are any significant conformity issues with the NPPF. In light of this the Council is of the opinion that the currently adopted policies provide a sufficiently robust framework within which to take decisions and manage development.

Duty to Co-operate

- 1.13 The Localism Act also introduced the duty to co-operate, which requires Local Planning Authorities *'to co-operate on planning issues that cross administrative boundaries [and to] work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual local plans'*⁶.

- 1.14 Section 34(6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 states that:

'where a local planning authority have co-operated with another local planning authority, county council, or other body or person prescribed under section 33A of the Act⁷ the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report'.

The Council has not progressed any part of its development plan in this monitoring period and has therefore not requested the co-operation of others under the provisions of the Act. The Council has however engaged with other Local Planning Authorities on the making of their planning documents during this period, a brief outline of which is below:

- Scarborough Borough Council:- Responded in writing to their consultation on the Scale of New Housing 21/11/2012
- Ryedale District Council:- Responded regarding a request by the Inspector appointed to examine their Core Strategy to confirm they had met their requirements under the Duty to Co-operate 17/08/2012
- Harrogate Borough Council:- In connection with their Sites and Policies DPD the Council attended a Technical Officer Group on 04/02/2013 and a Development Plans Forum meeting on 06/03/2013 and made a formal written responses to issues on 15/02/2013

The Council continues to co-operate with information requests from other organisations including those carrying out studies on behalf of neighbouring Local Planning Authorities.

⁴ National Planning Policy Framework (2012)

⁵ There are certain exceptions to this, see NPPF para 14

⁶ NPPF paras 178-179

⁷ Planning and Compulsory Purchase Act 2004

PREPARATION AND MONITORING OF LOCAL PLANS

- 1.15 The requirement to produce an AMR was initially introduced by the Planning and Compulsory Purchase Act 2004 in order to outline the implementation of the Local Development Scheme and the extent to which the policies are achieving the plan's objectives.
- 1.16 On 30 March 2011 the Government withdrew the following guidance on local plan monitoring:
- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
 - Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
 - Regional Spatial Strategy and Local Development Framework: Core Output indicators – Update 2/2008 (CLG, 2008)
- 1.17 At the same time the Government announced that *'it is therefore a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation'*⁸. As the Council has a full suite of adopted DPDs, each containing the former statutory set of Core Output indicators, this AMR will continue to report on these where such information is readily available.
- 1.18 The Government has also stated that it will *'take a step back from monitoring the preparation and content of local plans previously carried out by the Government Office Network'*. The Council therefore has greater freedom in relation to the contents of the AMR and would be interested in hearing whether there are any additional issues/areas that the community would like to see reported on in future AMRs. Contact details can be found at the end of this report.
- 1.19 The Localism Act states that *'[an annual monitoring report] must be in respect of a period which the authority considers appropriate [and] which is not longer than 12 months'*⁹. In the interests of consistency and continuity the Council has decided to maintain a reporting period from 01 April to 31 March, providing up to date information where practicable.

SCOPE OF THIS MONITORING REPORT

- 1.20 This report considers the implementation of the adopted LDF Policies and reports on their delivery outcomes for this monitoring period (01 April 2012 to 31 March 2013).
- 1.21 This monitoring report is divided into 5 sections to reflect the key sections of the adopted Core Strategy DPD. These sections were closely based around those of the Council's Community Plan. It will therefore be possible to illustrate through monitoring, how the LDF is contributing to the delivery of those underlying objectives. A schedule of all LDF outputs (by policy) appears at Appendix 2.

⁸ Letter from Bob Neill MP to Local Authority Chief Planning Officers (30 March 2011)

⁹ Localism Act 2011; 113(4)

PROGRESS AGAINST LDS MILESTONES

Local Development Scheme

- 1.22 Hambleton District Council's first Local Development Scheme (LDS) was produced in November 2004 and came into effect on 15 March 2005. As work on the LDF progressed it became clear that the challenging targets (in particular for the Allocations DPD) were unlikely to be met. Revisions were published on 21 April 2006 and 03 April 2007, with the most recent LDS being published 06 March 2009. A new LDS to reflect the forthcoming Plan review is expected to be produced in early 2014.
- 1.23 It should also be noted that the Planning Act 2008 in Section 180 and subsequently the Localism Act 2011, with regard to Local Development Documents, removed the requirements for both Supplementary Planning Documents and the Statement of Community Involvement to be specified in the Local Development Scheme. However for completeness, progress on both is set out in this report.
- 1.24 The LDS is available to download from the Council's web site at www.hambleton.gov.uk/localplan

The Statement of Community Involvement

- 1.25 The Statement of Community Involvement (SCI) was first formally adopted by the Council on 28 March 2006. A revised SCI was adopted by Council on 23 July 2013 and is divided into three documents. Document one provides an overview of community engagement and getting involved in the planning process. Document two provides more detail about getting involved with planning applications and document three relates to getting involved in the plan making process.

The Core Strategy DPD

- 1.26 The Core Strategy DPD was formally adopted by the Council on 03 April 2007.

MILESTONE - CORE STRATEGY	DATE
Document Preparation and Consultation	May 2005
Pre-submission Public Participation on Preferred Options	Jul/Aug 2005
Submission of DPD to Secretary of State	17 Feb 2006
Representations on Submission DPD	Feb/Mar 2006
Pre-examination Meeting	28 Jun 2006
Examination of DPD (Hearings)	10-20 Oct 2006
Receipt of Inspector's Report	19 Feb 2007
Adoption of DPD	03 Apr 2007

Figure 1.1: Core Strategy DPD Milestones

- 1.27 The Hambleton Core Strategy was only the fourth Core Strategy in the country to be determined as sound and was the first in the north of England.

The Development Policies DPD and revised Proposals Map

1.28 The Development Policies DPD was formally adopted by the Council on 26 February 2008.

MILESTONE - DEVELOPMENT POLICIES	DATE
Document Preparation and Consultation	Dec 2005
Pre-submission Public Participation on Preferred Options	Jan/Feb 2006
Submission of DPD to Secretary of State	25 Aug 2006
Representations on Submission DPD	Aug/Oct 2006
Pre-examination Meeting	15 Mar 2007
Examination of DPD (Hearings)	5-28 June 2007
Receipt of Inspector's Report	15 Nov 2007
Adoption of DPD	26 Feb 2008

Figure 1.2: Development Policies DPD Milestones

1.29 The Inspector appointed to examine the Development Policies DPD deleted policies relating to Telecommunications, Tourism, Water Resources, Road Safety and Designing out Crime. It was generally felt that the aims of these policies could be achieved through the application of existing national policy. A reappraisal of this position may be necessary in light of the publication of the NPPF and the potential for Plan review.

The Allocations DPD and revised Proposals Map

1.30 The Allocations DPD was formally adopted by the Council on 21 December 2010.

MILESTONE - ALLOCATIONS	DATE
Document Preparation & Consultation	Oct 2007
Pre-submission Public Participation on Preferred Options	Oct/Nov 2007
Publication of Proposed Submission for Formal Reps	23 Jan 2009
Representations on Proposed Submission DPD	Jan/Mar 2009
Re-publication of Proposed Submission for Formal Reps	02 Oct 2009
Representations on Re-publication of Proposed Submission DPD	Oct/Nov 2009
Submission of DPD to Secretary of State	18 Dec 2009
Pre-hearing Meeting	10 Mar 2010
Examination of DPD (Hearings)	12-27 May 2010
Receipt of Inspectors' Report	01 Sep 2010
Adoption of DPD	21 Dec 2010

Figure 1.3: Allocations DPD Milestones

1.31 The Inspectors appointed to examine the Allocations DPD deleted two policies from the submission version; one relating to a Motorway Service Area at Leeming Bar and the other relating to open space provision at Thirsk.

Supplementary Planning Documents

DOCUMENT TITLE	ADOPTION
Affordable Housing SPD	24 Jun 08
Sustainable Development SPD	22 Sep 09
Domestic Extensions SPD	22 Dec 09
Conservation Area Appraisals SPDs	21 Dec 10
Open Space, Sport and Recreation SPD	22 Feb 11

Figure 1.4: Supplementary Planning Document Adoption

- 1.32 The Council has five adopted SPDs. As reported in the 2011/12 AMR, work had started on the Infrastructure Delivery & Provision SPD however this was abandoned in favour of advancing a Community Infrastructure Levy. Hambleton has commissioned consultants Roger Tym to carry out this work. Consultation on a preliminary draft charging schedule took place in January 2013 with a further round due in early 2014 and adoption expected late 2014.

CHAPTER 2

MEETING LOCAL DEVELOPMENT NEEDS SUSTAINABLY

SUSTAINABLE DEVELOPMENT

- 2.1 Sustainable development is at the heart of the plan making process (Core Policy CP1). The purpose of Strategic Objective 1 is to ensure that development in Hambleton is sustainable and does not harm the area's natural or man made features. Therefore, in order to assess the success of policies in the LDF, the 'significant effects' of their implementation need to be assessed. Key indicators of sustainable development are set out below.
- 2.2 To assist in achieving sustainable development and to accord with the NPPF, previously developed land (brownfield land) will be developed in preference to greenfield sites wherever possible. This objective is reflected in the target set for the delivery of housing on brownfield land in Development Policy DP12. In 2012/13 this policy was used in the consideration and determination of 5 planning applications, all of which were permitted. Those applications permitted included the construction of 93 dwellings, demolition of a residential home and the construction of 11 dwellings, the construction of 89 dwellings and an application for the construction of a 52 apartment extra care facility.
- 2.3 Previously developed land is defined as land '*which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure*'¹⁰. The Council's LDF specifies a target of 55% of housing completions to be on brownfield sites. Revisions to PPS3¹¹ in June 2011 which were subsequently included in the NPPF, published in March 2012, removed residential gardens from the definition of brownfield land, thereby effectively reducing the amount of brownfield land available in the District. Although national targets have since been dropped, the Council still aims to achieve its Policy DP12 target.
- 2.4 Figures 2.1 and 2.2 below show respectively how many dwellings were granted planning permission and how many were completed on greenfield and previously developed land (Brownfield) since 2004, the start of the LDF plan period.

¹⁰ NPPF (March 2012), p.55

¹¹ Planning Policy Statement 3: Housing (Jun 2011)

Year	Dwellings Permitted				Total
	Brownfield		Greenfield		
2004/2005	226	76%	70	24%	296
2005/2006	473	95%	26	5%	499
2006/2007	510	90%	57	10%	567
2007/2008	265	87%	40	13%	305
2008/2009	127	70%	55	30%	182
2009/2010	72	71%	30	29%	102
2010/2011	156	86%	26	14%	182
2011/2012	388	85%	69	15%	457
2012/2013	138	12%	1049	88%	1187

Figure 2.1: Permissions Granted for Dwellings on Greenfield and Brownfield Land

2.5 The low percentage of permissions granted on brownfield sites in this reporting year is caused mainly by the 925 dwelling permission at Sowerby which is located entirely on greenfield land. It should be noted however that overall the Allocations DPD is set to deliver around 46% of its housing on brownfield land.

Year	Dwellings Completed				Total
	Brownfield		Greenfield		
2004/2005	126	58%	91	42%	217
2005/2006	295	73%	108	27%	403
2006/2007	333	90%	36	10%	369
2007/2008	376	90%	41	10%	417
2008/2009	253	85%	44	15%	297
2009/2010	183	82%	41	18%	224
2010/2011	151	70%	65	30%	216
2011/2012	148	84%	29	16%	177
2012/2013	130	86%	21	14%	151

Figure 2.2: Gross housing completions on Greenfield and Brownfield Land

2.6 Figure 2.2 above shows that 86% of completions in the period April 2012 to March 2013 were on brownfield sites and 14% on greenfield sites. As identified earlier this brownfield proportion figure is set to fall in the coming years as the approved large scheme at Sowerby is built out.

ACCESS

2.7 The objective of Core Strategy Policy CP2 is to minimise the need to travel by car and to promote the use of alternative forms of transport. Transport schemes that lead to improvements in accessibility will, however, be supported under this Core Strategy policy. Policy CP2 was used in the consideration and determination of 214 planning applications in this monitoring period, of which 185 were permitted, 25 were refused and 4 were withdrawn.

Rail Network

- 2.8 Hambleton's two main rail stations are Northallerton and Thirsk. The latest available data (May 2013) indicates that during 2011/12 Northallerton has seen a 2.7% increase in total passenger entries and exits on the previous year (2010/11) from 556,990 to 572,034. Thirsk conversely has seen a slight decrease (0.5%) in passenger numbers with 188,484 passengers during 2011/12, down from 189,288 in the previous year¹².
- 2.9 TransPennine Express (TPE) manages Northallerton and Thirsk stations. TPE has made some significant investment in these stations in recent times with improvements made in relation to passenger information screens, audio passenger information systems and ticket office services and facilities. TPE has expanded passenger car parking facilities at Northallerton during 2012/13 and both stations have been accredited to the Government's Secure Station Scheme. TPE also continues to provide services between Newcastle/Middlesbrough and Liverpool/Manchester Piccadilly/Manchester Airport, with just over 30 trains operating daily (Monday to Saturday) in each direction at Northallerton and just over 20 trains operating daily (Monday to Saturday) in each direction at Thirsk.
- 2.10 National Express East Coast (NEXC) returned the East Coast rail franchise to the Government in 2009 and since then East Coast Trains Ltd (run by the Government) continues to provide inter-city services from Scotland to London Kings Cross with a minimum of 8 trains in each direction calling at Northallerton station daily (Monday - Friday) and a minimum of 6 and 4 trains calling in each direction respectively on a Saturday and Sunday.
- 2.11 Open access operator Grand Central Trains Ltd continues to provide its services which were initially launched in December 2007. However, Grand Central was taken on by the Arriva Group in February 2012. The service operates between Sunderland and London Kings Cross via Hartlepool, Eaglescliffe (for Middlesbrough and Teesside), Northallerton, Thirsk and York. Five trains operate daily in each direction and the service reliability and punctuality remains high within the industry at 94% (as at September 2012). From December 2012, an additional service in each direction has been introduced between Hartlepool and London Kings Cross. This service calls at Northallerton during week days and Northallerton and Thirsk on Saturdays and Sundays.
- 2.12 The Hambleton LDF Allocations DPD identifies proposals for improvements to both Northallerton and Thirsk stations (NC2 and TC2). The aim of these proposals is to improve access to the facilities at each station and promote the interchange between public and other sustainable modes of transport. The Council continues to work with partners to deliver these improvements.
- 2.13 The Wensleydale Railway is a charity based at Leeming Bar which operates services between Leeming Bar in the east and Redmire in Lower Wensleydale in the west. The railway continues to grow and is undertaking work to upgrade the line between Leeming Bar and Northallerton in order to operate charter services for passengers with a platform provided close to Springwell Lane in Northallerton. Temporary planning permission was granted for this in July 2013.

¹² Office of Rail Regulation Dataset Estimates - 2013

Road Network

A1 Upgrade

- 2.14 Following the commencement of works to upgrade the A1 between Dishforth and Leeming Bar in March 2009, the scheme was formally opened in June 2012, with the three lane motorway fully operational at 70mph. Finishing works to the local access roads and works to complete the A684 junction alterations at Leeming Bar were also completed in June 2012.
- 2.15 The Chancellor of the Exchequer announced in his Autumn Statement of December 2012 that the Leeming to Barton section of the A1 upgrade scheme was to be constructed with a target date for commencement anticipated to be Autumn 2014.

Bedale and Leeming Bar Relief Road (BALB)

- 2.16 Following a bid for funding by North Yorkshire County Council (NYCC), the Department for Transport (DfT) offered a funding contribution of £35.9m towards the total cost of £42.1m for the A684 Bedale Aiskew Leeming Bar (BALB) Relief Road scheme. In January 2012 NYCC accepted this and the DfT subsequently approved the bid and granted the scheme 'Programme Entry' status. The scheme will be progressed through the statutory processes. It gained planning approval from NYCC in August 2012, with a view to commencing construction in Autumn 2014. Completion of the scheme is anticipated by Autumn 2016.
- 2.17 The scheme is intended to reduce the amount of traffic, particularly heavy goods vehicles, travelling through Leeming Bar village and the centre of Aiskew and Bedale. It is anticipated that the relief road will be a wide single carriageway which will connect to the A1(M) at the new Leeming Bar junction 51. Roundabouts at the eastern and western ends of the 4.8km route will reconnect to the existing A684 east of Leeming Bar and north of Bedale.
- 2.18 The BALB Relief Road scheme is identified under Proposal BC2 of the Hambleton LDF Allocations document.

North Northallerton Link Road (NNLR)

- 2.19 Work continues on the Planning Performance Agreement (PPA) for the North Northallerton development of which the North Northallerton Link Road (NNLR) is a key element. The Council, Developers and other interested organisations have been working together on the evidence base and design work to deliver the NNLR. Traffic modelling work to determine the trigger point for delivery of the NNLR and identify the quantum of development possible prior to its construction has been completed. Detailed design and masterplanning has also been undertaken with the involvement of the Homes and Communities Agency (HCA) and the Advisory Team for Large Applications (ATLAS). The Local Enterprise Partnership (LEP) is also now involved in seeking forward funding to deliver the scheme ahead of any proposed development.

Bedale Footpath and Cycleway Scheme

- 2.20 The intention of this scheme, identified in the LDF, is to provide a safe and convenient link between the LDF housing site allocations in Aiskew and the services and facilities in the centre of Bedale and the employment uses at Leeming Bar. The existing footway links which run alongside the A684 between Bedale and Aiskew are not ideal and so the proposal forms an integral part of the policy of allocating housing in Aiskew. A calculation mechanism is in place to deliver developer contributions from relevant proposals to fund this scheme. All developments within the defined 'contribution zone' are liable to make a contribution towards the scheme in proportion to the impact that the development is likely to have on the transport network.
- 2.21 Contributions to the footpath and cycleway scheme continue to be levied through Section 106 agreements on relevant permissions. Overall completion of the scheme is envisaged to be between the next 5 – 10 years, dependent on progress of development in the area. However, the Council is currently in the process of introducing the Community Infrastructure Levy (CIL) which, once in place, will be the primary source for developer contributions towards this and other similar infrastructure needs.

Bedale Gateway Car and Coach Park

- 2.22 This scheme is identified as Proposal BC1 in the LDF Allocations document. The District Council is working with the County Council to realise the connections of this scheme with the A684 BALB project. This will be on-going over the next 2-3 years to ensure that both the Gateway Car and Coach Park and the BALB projects can be implemented by 2016.
- 2.23 The Gateway Car and Coach Park is intended to provide an attractive, well-designed and easily accessible gateway facility at the northern end of Bedale town centre, ensuring that vehicles travelling along the re-routed A684 do not bypass Aiskew and Bedale completely.

COMMUNITY INFRASTRUCTURE LEVY

- 2.24 The Community Infrastructure Levy (CIL) was introduced by the Government in 2010. CIL is a levy that local planning authorities can charge on new developments in their area. The money can be used to support development by funding required infrastructure that the Council, local community and neighbourhoods have identified through the Local Development Plan – for example, new or safer road schemes, park improvements or a new health centre.

Why is the CIL needed?

- 2.25 It is a requirement for local authorities undertaking CIL to have a Charging Schedule in place prior to the proposed Section 106 restrictions coming into force. This was originally scheduled to take effect from April 2014. However, the Government has now confirmed that such proposals will now not take effect until April 2015. From this date, Section 106 Agreements will still be available but be very limited for local authorities to gain financial contributions

from developers. CIL will become the primary means of obtaining such contributions.

- 2.26 With the adoption of the Hambleton LDF Allocations document, new developments are now starting to come forward. Mechanisms for calculating some infrastructure requirements have been in place to collect contributions from developments in the short term (such as contributions towards the North Northallerton Link Road and the Bedale Footpath and Cycleway Scheme). However, these are interim measures which do not cover the full range of infrastructure identified and required.
- 2.27 Further work is now underway to bring all of these elements together under CIL to deliver key infrastructure schemes identified in the LDF's Infrastructure Delivery Plan (IDP) and where need arises.

Progress to date

- 2.28 In April 2012, the Council embarked on the process of producing a Community Infrastructure Levy (CIL) Charging Schedule. This involved gathering evidence and viability modelling to support the Preliminary Draft Charging Schedule which was published for consultation in January 2013.
- 2.29 Following the outcome of this consultation, further work on the evidence base and viability has been undertaken during 2013 to respond to issues and comments raised.
- 2.30 The revised Draft Charging Schedule is anticipated to go out for public consultation in January 2014

When will it be delivered?

- 2.31 The timetable for delivering the CIL Charging Schedule is as follows:

Draft Charging Schedule (DCS) Consultation	January 2014
Examination in Public	July 2014
Adoption of CIL Charging Schedule	November 2014

The latest information on progress can be viewed at www.hambleton.gov.uk/cil

NEIGHBOURHOOD PLANNING

What is Neighbourhood Planning?

- 2.32 The Localism Act (2011) introduced a new tier to the planning system, giving local communities greater control over the development of their areas. It enables a community to have a say in where new development should go, what it should look like and if desired, the power to grant planning permission.

Neighbourhood Development Plan

- 2.33 Communities can use a Neighbourhood Plan to create a vision for their area, establishing general planning policies for the development and use of land. This could be where new homes should be built and what types of materials

should be used, or where public open space should be located and how it will be maintained. The plan must conform to the local planning authority's strategic planning policies, and as such cannot be used to reduce the amount of development currently planned.

Neighbourhood Plans in Hambleton District

- 2.34 There are currently two parish councils within the District, Huby and Appleton Wiske, who are progressing Neighbourhood Plans following designation of their Parish areas as Neighbourhood Areas by the District Council in September 2012. Work is underway on community consultation and evidence gathering, with draft plans expected in 2014.

Parish Plans

- 2.35 A number of parishes have also prepared non-statutory parish plans or village design statements, a list of which is provided at Appendix 4

SETTLEMENT HIERARCHY

- 2.36 One of the main ways in which the LDF can contribute to more sustainable development is by providing a distinct spatial guide to the location of development and activities. This is achieved through a Settlement Hierarchy as set out in Core Policy CP4 (Figure 2.3 below). The definition of the development limits of each of the settlements in the hierarchy is addressed in the Development Policies DPD (Policy DP9) and Allocations DPD.
- 2.37 Policy CP4 was used in the determination of 242 planning applications, of which 206 were permitted, 30 refused and 6 were withdrawn. Of those applications that were refused 13 were for the construction of new dwellings and 2 for the conversion of existing buildings such as outbuildings to dwellings. Policy DP9 was used in the determination of 119 applications, of which 100 were permitted, 16 refused and the remainder were withdrawn.
- 2.38 The list of settlements will be kept under review to ensure that each settlement is fulfilling its role in the hierarchy, and the selection of settlements and their location in the hierarchy remains relevant. This is one area being considered under a partial Plan review.

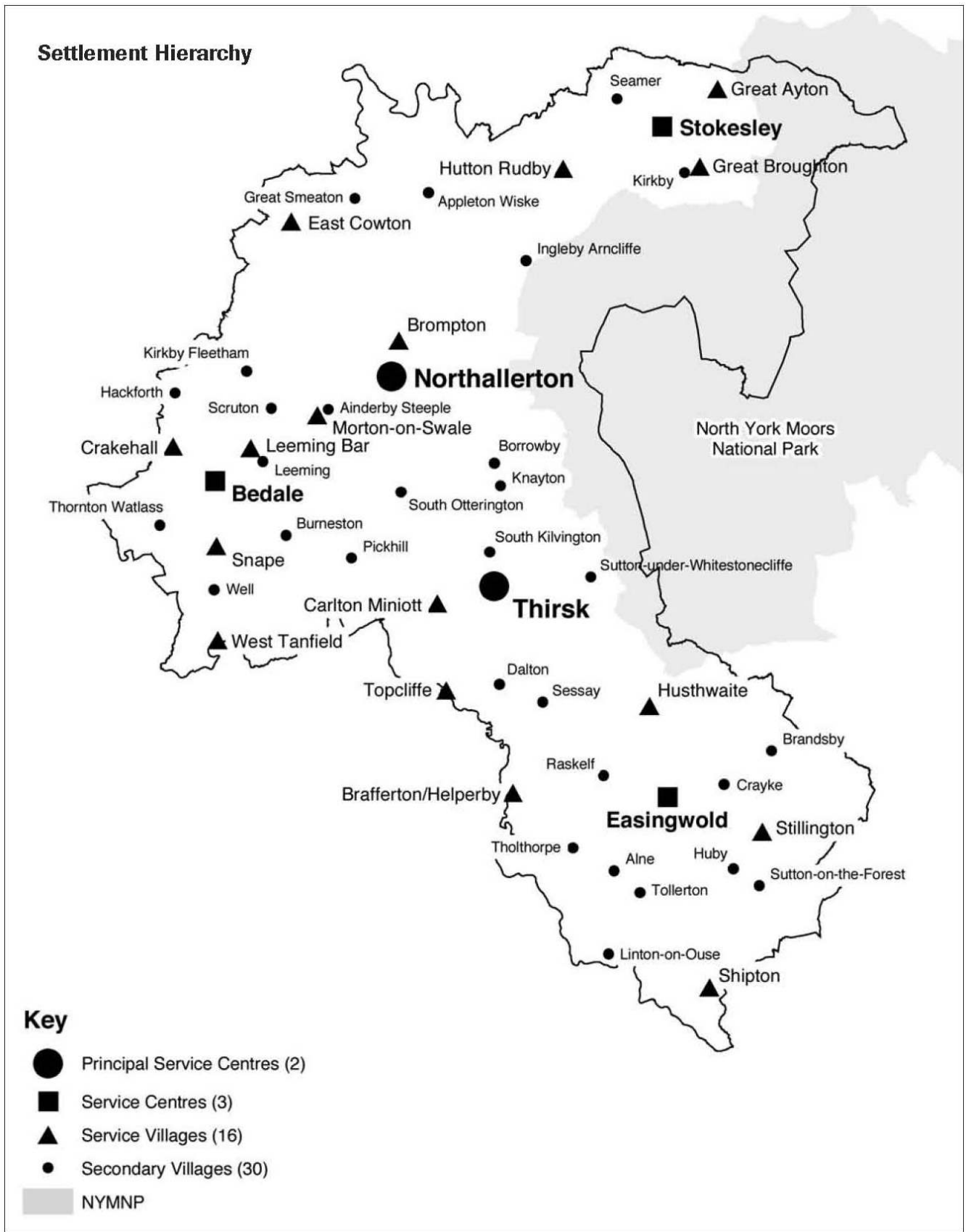


Figure 2.3: Settlement hierarchy (Core Strategy 2007, p.29)

CHAPTER 3

DEVELOPING A BALANCED HOUSING MARKET

THE SCALE OF NEW HOUSING

Regional Spatial Strategy

- 3.1 The Regional Spatial Strategy (RSS) was approved in May 2008 and set Hambleton's gross housing requirement as 330 per annum for the period 2004 - 2008 and 290 per year for the period 2008 - 2026 (18 years). This provides a plan period target of 6,540 (gross) dwellings. There is an indicative expected demolition rate of dwellings in Hambleton District of 10 per year. This produces net build rates of 320 and 280 per annum providing a total completions requirement for 6,320 by 2026 (Figure 3.1 below). It should be noted that this period is longer than that covered by the Council's Adopted Core Strategy (which is 2004 to 2021).

Period	Annual Requirement	
	net	gross
2004-2008 (4 years)	320	330
2008-2026 (18 years)	280	290
Total	6,320	6,540

Figure 3.1: Housing requirement – Hambleton

- 3.2 Split into three revised phases, the gross sub area requirements are as follows:

Sub Area	2004-2016	2016-2021	2021-2026	Total
Bedale	553	217	217	987
Easingwold	553	160	160	873
Northallerton	1,172	507	507	2,186
Stokesley	408	160	160	728
Thirsk	954	406	406	1,766
Totals	3,640	1,450	1,450	6,540

Figure 3.2: Gross sub area split of LDF housing requirement: Allocations DPD

- 3.3 During the year 2012-2013 (April-March) the number of houses completed was 151 gross and 145 net (that is the figure resulting from all houses built minus houses lost from the existing stock through demolitions and/or conversions). As the annual target is a net increase of 280 dwellings, the figure for 2012-2013 amounts to 52% of the target, the same percentage as last year, showing that the housing market has changed little over the last reporting period and continues to deliver just over half the planned annual supply.
- 3.4 The Allocations DPD was adopted in December 2010. Several of the allocated sites have recently come forward. As at 01 April 2013 seven allocated sites had been granted planning permission (up from five the previous year), totalling 1,479 dwellings. At the time of writing (December 2013) a further 147 dwellings had been permitted. In December 2012 work finished on site BM1 Bridge Street Bedale, marking the completion of the first allocated site.

Housing Needs Study and Strategic Housing Market Assessment

- 3.5 The Housing Needs Study undertaken in 2004 identified a serious shortage of affordable housing in the District. It suggested that an additional 104 units needed to be provided each year between 2005 and 2010 (outside the National Park area).
- 3.6 As part of the ongoing updating of the Council's information base, additional research work has been undertaken on housing need in the form of a Strategic Housing Market Assessment and a Housing Market Demand Study which were completed in 2008. This revised/updated information was incorporated into the Allocations DPD to ensure that the correct number/type of housing is provided through the LDF to meet local needs.
- 3.7 The North Yorkshire Strategic Housing Market Assessment was commissioned in 2010 to update the position on housing needs and market demand and provide more detailed local information. This document was published in November 2011. It concluded that the current need for affordable housing within the District had risen to 320 per annum over the next five years (2011 to 2016)¹³.

DISTRIBUTION OF HOUSING

Scale and distribution of new housing- Core Policy CP5 & CP5a

- 3.8 Housing delivery is one of the key LDF core output indicators that local authorities are required to monitor and is a major Government and Council target.
- 3.9 The housing supply figures in this monitoring report are for the 9th year of the LDF period. The table below gives an assessment of the housing provision up to April 2013.

	Apr-04	Apr-05	Apr-06	Apr-07	Apr-08	Apr-09	Apr-10	Apr-11	Apr-12	Apr-13
Gross Completions	-	217	403	369	417	297	224	216	177	151
Gross Completions (cumulative)	-	217	620	989	1,406	1,703	1,927	2,143	2,320	2,471
Remaining LDF Target	6,540	6,323	5,920	5,551	5,134	4,837	4,613	4,397	4,220	4,069

Figure 3.3: District Housing Provision Update

Outstanding Permissions

- 3.10 As reported in the last AMR the Council has undertaken a review of the way in which it records dwellings as being completed. Historically this information has come from Building Control, however it had been identified that many properties had in fact been completed and occupied, without a building completions certificate being issued. Completion data now come from the

¹³ Strategic Housing Market Assessment (Nov 2011), p.120

Council Tax register of new properties maintained by the Council and do not rely on housing occupancy.

- 3.11 The National Planning Policy Framework (NPPF) requires that Local Planning Authorities (LPAs) maintain a five year supply of specific deliverable housing sites. It goes further to say that LPAs should provide an additional buffer of 5%; and where there is evidence of persistent under delivery, this should be increased to 20%.
- 3.12 As at 01 April 2013 a total of 1,798 dwellings were available through outstanding planning permissions. Of these, a total of 1,228 are anticipated to be delivered over the next five years (windfall permissions plus allocated permissions). A further 928 dwellings are expected to be delivered through allocated sites which do not yet have planning permission. This provides a total of 2,155 dwellings over the next five years. At 290 dwellings per annum this represents a 7.4 years supply of housing.

Sub Area	Plan period requirement (2013 to 2026)			Average Annual Requirement 2013-2018	Windfall Permissions 2013-2018	Permitted Allocations 2013-2018	Non-Permitted Allocations 2013-2018	Total expected delivery (next 5 years)	Average Annual Delivery 2013-2018	Five year supply position (years) as at 01-04-2013		
	Deliverable (5 years)	Developable (5 years)	Additional (3 years)							5 years	5 + 5%	5 + 20%
	2013 - 2018	2018 - 2023	2023 - 2026									
Bedale	209	218	131	42	31	221	267	518	104	12.4	11.8	10.3
Easingwold	186	160	96	37	34	137	174	344	69	9.3	8.8	7.7
Northallerton	499	508	305	100	75	185	200	460	92	4.6	4.4	3.8
Stokesley	151	160	96	30	57	0	208	265	53	8.8	8.4	7.3
Thirsk	406	406	244	81	134	356	80	570	114	7.0	6.7	5.8
TOTALS	1450	1450	870	290	330	898	928	2155	431	7.4	7.1	6.2

Figure 3.4: Outstanding permissions/completions and housing supply by Sub Area as at 01 April 2013. (For the most up to date housing delivery information please see the December 2013 SHLAA which has a baseline of 1st October 2013)

- 3.13 Figure 3.4 above clearly demonstrates that the Council has a deliverable five year housing supply plus the required 5% buffer. It also demonstrates that District-wide, the Council fulfils the requirements for a 20% buffer, although when broken down by sub area this falls to less than a five year supply for some areas, namely Northallerton. It is accepted that undersupply is not factored into the table above. For the latest position regarding undersupply see figure 3.14 below taken from the December 2013 SHLAA.

Completions

- 3.14 The net annual housing completion rates for the District since 1991 are illustrated in Figure 3.5 below. Overall, the annualised average completion rate since 1991 is 311 dwellings. The three year rolling average shows that the general trend over that plan period has been falling and particularly so over the last few years. The housing trajectories (figures 3.8 to 3.13) however show that with the adopted site allocations coming forward, the delivery rate is set to increase especially over the next five years.

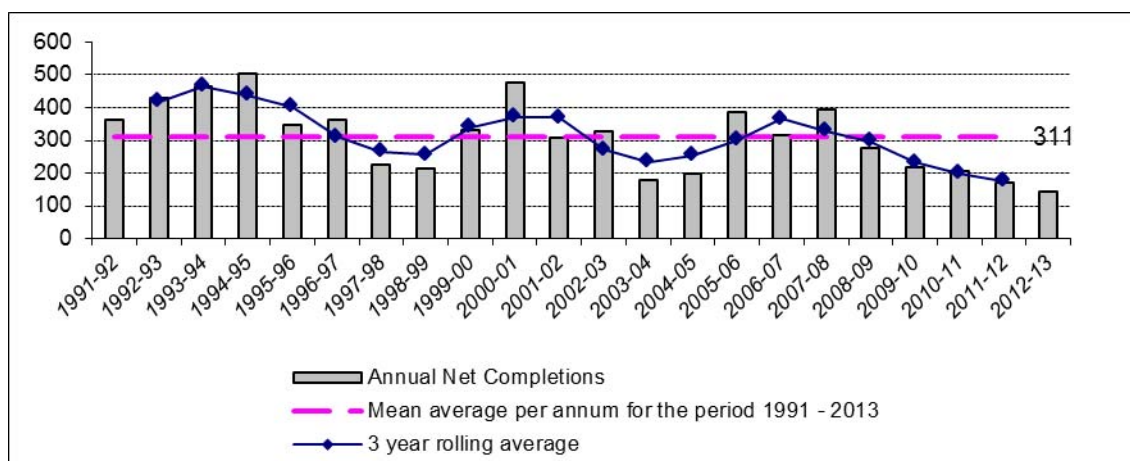


Figure 3.5: Net completions for the period 1991 to 2013.

Windfall Sites

3.15 The NPPF at paragraph 48 suggests that authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Although no allowance for windfalls has been made in the adopted Allocations DPD, windfall completions will be carefully monitored to investigate whether there are any genuine local circumstances which would justify including a windfall allowance in the future.

3.16 Details of windfall completions over the last 12 years are given in Figure 3.6 below. It should be noted that completions during the period 2008 to 2011 are all windfalls. This is because, in the absence of old allocations in the former Local Plan and an adopted Allocations DPD (until December 2010), all approvals in this period took place on unallocated sites and hence are considered to be windfalls. Of the completed dwellings since the start of the Plan period (2004/05), windfalls have accounted for 91% on average.

Year	Total Completions (gross)	Allocated Completions (gross)	Windfall Completions (gross)	Losses by Conversion or Demolition	Total Completions (net)	LDF Running Total
2004/05	217	24	193	17	200	200
2005/06	403	107	296	17	386	586
2006/07	369	42	327	54	315	901
2007/08	417	13	404	21	396	1297
2008/09	297	0	297	21	276	1573
2009/10	224	0	224	7	217	1790
2010/11	216	0	216	9	207	1997
2011/12	177	1	176	5	172	2169
2012/13	151	43	108	6	145	2314
AVERAGE	275	26	249	17	257	

Figure 3.6: Annual Completions on Allocated and Windfall Sites.

3.17 Figures in the Allocations DPD suggest that the number of dwellings on allocated sites which are brownfield (previously developed land) stands at 46%, which is below the 55% target set in the Development Policies DPD (Policy DP12). Looking at completion rates in Figure 3.7 below we see that the number occurring on brownfield sites appears to be maintained at a relatively high level. It is expected that this trend will decline over the coming

years as dwellings permitted on greenfield sites start to be completed (e.g. the 925 at Sowerby).

Year	2004 / 2005		2005 / 2006		2006 / 2007		2007 / 2008		2008 / 2009		2009 / 2010		2010 / 2011		2011 / 2012		2012 / 2013	
Brownfield Windfalls	104	54%	213	72%	291	89%	363	90%	253	85%	183	82%	151	70%	147	84%	88	81%
Greenfield Windfalls	89	46%	83	28%	36	11%	41	10%	44	15%	41	18%	65	30%	29	16%	20	19%
Total Gross Windfall Completions	193		296		327		404		297		224		216		176		108	
(Losses)	17		17		54		21		21		7		9		5		6	
Total Net Windfall Completions	176		279		273		383		276		217		207		171		102	

Figure 3.7: Plan Period Windfall Completions by Land Type

PHASING OF HOUSING

- 3.18 Policy DP11 of the Development Policies DPD includes a 'control mechanism' and specifies that the delivery of housing will be monitored quarterly as well as through the AMR. In addition to this quarterly monitoring the Council conducts a developer questionnaire each year. The results of the 2013 questionnaire showed that sites are not being delivered within the timescales expected. In order to maintain the supply of deliverable housing sites, in December 2013 it was decided to initiate the control mechanism of removing the phasing element of site allocation to encourage later phased sites to come forward sooner. This highlights the importance of maintaining a supply of available and deliverable housing sites and having flexible delivery mechanisms in place. Full details can be found in the December 2013 SHLAA.
- 3.19 Housing trajectories support the 'plan, monitor, manage' approach to housing delivery by showing both past performance and providing an estimate of future performance. The LDF Monitoring Good Practice Guide 2005 suggests that trajectories should clearly show housing completions and conversions for the entire life span of the LDF. Although this document was withdrawn in March 2011, the approach has been retained as a useful means of assessing past and future housing supply.
- 3.20 The trajectories comprise commitments and allocations; they do not include future windfall permission sites which fall below the thresholds for allocation (0.3 ha or fewer than 10 dwellings) which over recent years has made up the majority of the supply. The updated Housing trajectories for the whole of the LDF period are set out in Figures 3.8 to 3.13 below. It should be noted that supply towards the end of the plan period will need to be addressed should development proceed as forecast, as most areas show a dip in supply during this part of the plan period.

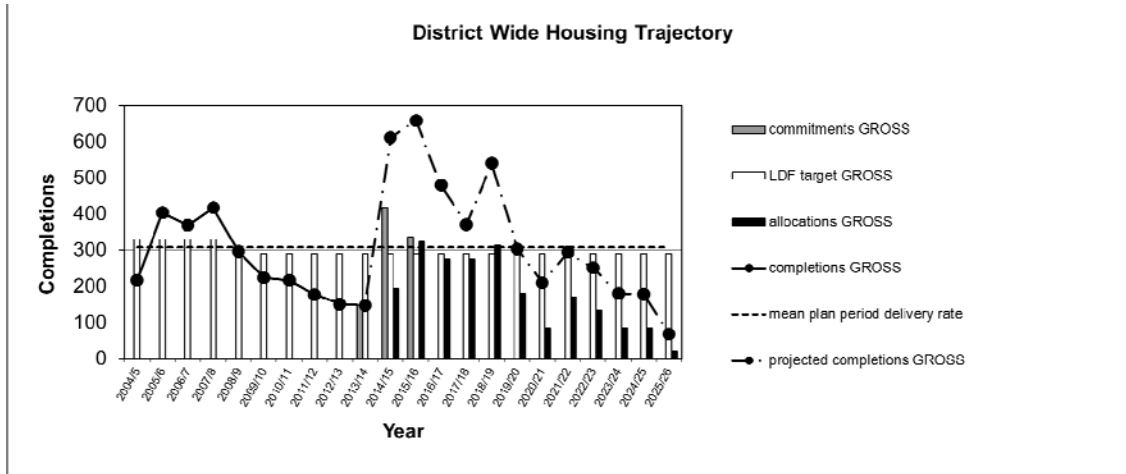


Figure 3.8: District Wide Housing Trajectory

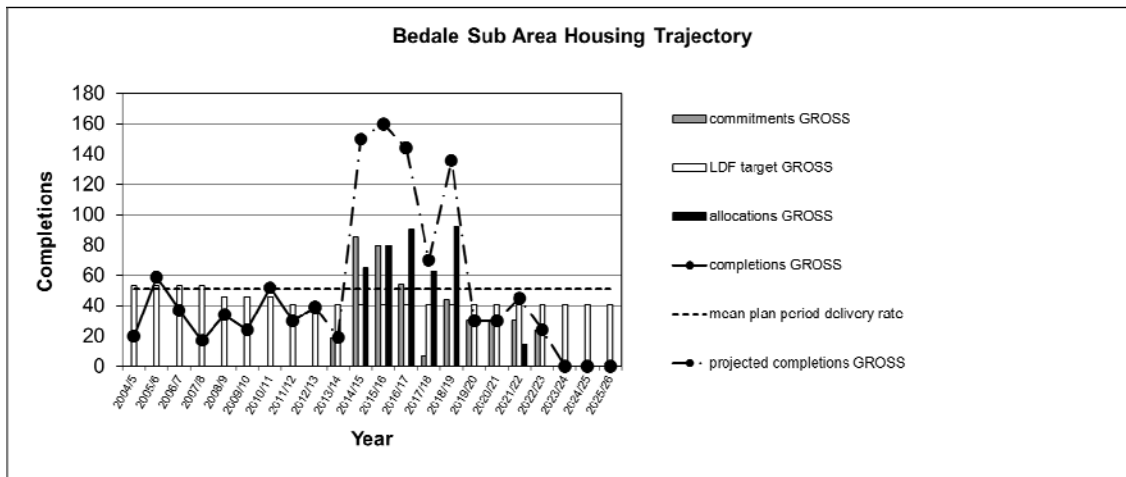


Figure 3.9: Bedale Housing Trajectory

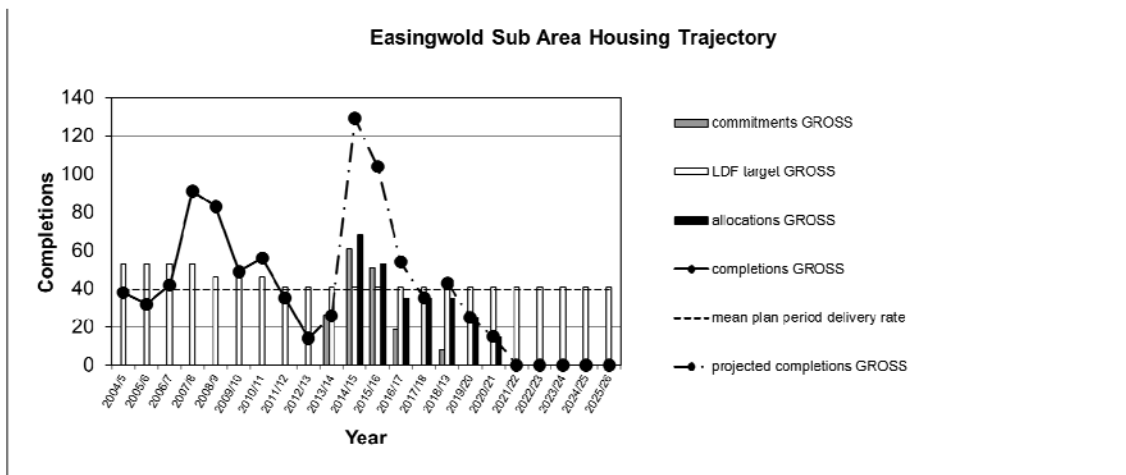


Figure 3.10: Easingwold Housing Trajectory

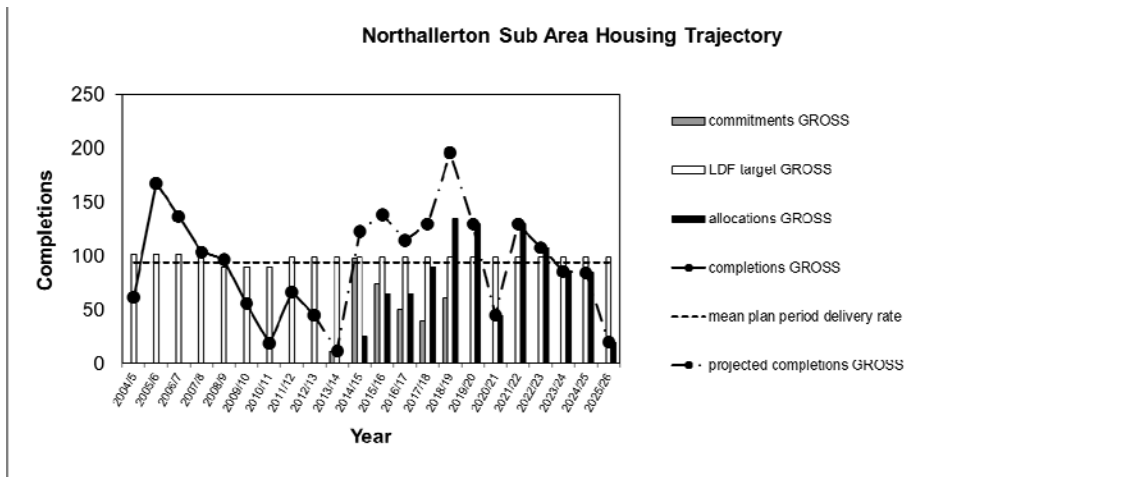


Figure 3.11: Northallerton Housing Trajectory

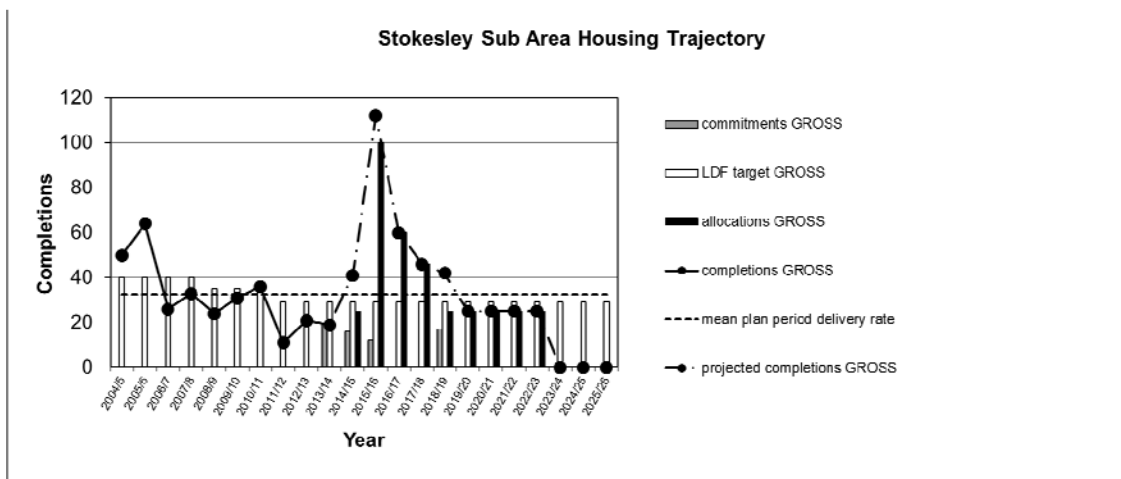


Figure 3.12: Stokesley Housing Trajectory

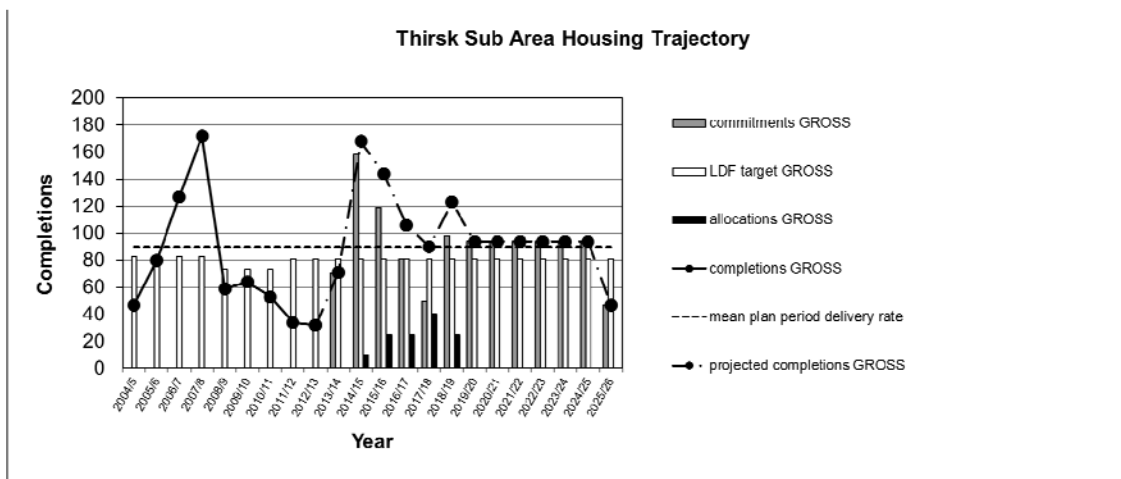


Figure 3.13: Thirsk Housing Trajectory

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

- 3.21 A Government top priority is to ensure that land availability is not a constraint on the delivery of more homes. To that end Local Authorities are required to undertake a Strategic Housing Land Availability Assessment (SHLAA). The first Hambleton SHLAA was published in March 2008. Since then there have been five annual reviews in November 2008, December 2009, December 2010, December 2011 and December 2012, with a base date of April each year.
- 3.22 The December 2013 SHLAA was undertaken with the aid of the Housing Market Partnership which endorsed the approach with regards to the expected delivery rates of outstanding planning permissions. A questionnaire was also sent out to landowners, agents and developers who have interests in allocated sites, as well as applicants of sites with outstanding planning permission. For each site surveyed details of exactly how many homes and when will be delivered between now and the end of the Plan period. This has enabled the Council to produce a robust assessment which accurately reflects the current market conditions and establish a deliverable five year housing supply (a key NPPF requirement).

	Year	Annual Supply			Supply	LDF requirement*	Difference
		Windfalls	Allocations				
		Permitted	Permitted	Pending			
Five year deliverable supply: 2013-2018	1 2013/14	83	64	0	2,267	2,098	169
	2 2014/15	151	267	193			
	3 2015/16	36	300	323			
	4 2016/17	18	186	275			
	5 2017/18	0	97	274			
Five year developable supply: 2018-2023	6 2018/19	64	164	312	1,642	1,450	192
	7 2019/20	0	168	180			
	8 2020/21	0	124	85			
	9 2021/22	0	124	170			
	10 2022/23	0	118	133			
Two & half year additional supply: 2023-2026	11 2023/24	0	94	86	426	725	-299
	12 2024/25	0	94	85			
	13 2025/26	0	47	20			
TOTAL		352	1,847	2,136	4,335	4,273	62

Figure 3.14: SHLAA supply as at 01 October 2013

*First five years equals 290 per annum plus 20% buffer plus 358 undersupply (Apr 2004 to Sep 2013).

Remaining years equate to 290 per annum with Year 13 (6 months) equalling 145 dwellings.

†For explanation of Year 6 windfall permissions, see the December SHLAA paragraph 2.11

- 3.23 From 1 April 2004 (the start of the LDF Plan Period) to 1 October 2013 (the base date of the December 2013 SHLAA report) there has been an undersupply of 358 dwellings. The Council deems it prudent to include this undersupply into the five year requirement, as appeal cases nationally have mostly found in favour of this method.
- 3.24 We can see from Figure 3.14 above that windfall permissions and allocated sites are expected to deliver 2,267 dwellings over the next five years (October 2013 to September 2018). Against a target of 2,098 this renders an oversupply of 169 units and therefore constitutes a deliverable five year supply with some flexibility. The following five years (October 2018 to September 2023) are expected to yield 1,642 dwellings against a target of

1,450, which again provides sufficient flexibility in supply. Sufficient allocations still remain in the Plan to provide a further 426 dwellings (or 1.5 years supply). To view the latest SHLAA please visit the Council's website at hambleton.gov.uk/localplan

TYPE, SIZE AND TENURE OF HOUSING

- 3.25 Policy CP8 of the Core Strategy relates to the type, size and tenure of housing, including the needs of older persons and gypsies and travellers. Under Development Policy DP13 the Council has a target of delivering 15% elderly persons housing, 50% family housing (3 bedroom minimum) and 20% flats. In the year 2012/13 the Council did not deliver any purpose built older persons units (although there are several schemes currently being built). 33 dwellings had 3 or more bedrooms (22%), less than half the target, and 60 flats (39%), nearly double the target.

Travellers housing needs

- 3.26 Development Policy DP14 seeks to ensure there is no unmet need for gypsy and traveller accommodation. A survey update was undertaken in September 2012 which identified a need for 2 public pitches and 9 private pitches over the period to 2017. During 2012/13 two pitches were approved, one in Stokesley and the other near Hutton Rudby, however both were retrospective applications. In addition a study of Showmen's Housing Requirements in 2009 identified a need for about 10 plots for Showpeople by 2019 and none had been provided or approved by April 2013.

AFFORDABLE HOUSING

- 3.27 Affordable housing policies are contained in Core Policies CP9 and CP9A. The Housing Needs Study 2004 looked at affordable housing throughout the District and concluded there to be a shortfall of 104 units per annum for the period 2005 – 2010. The North Yorkshire Strategic Housing Market Assessment (SHMA) (December 2011) demonstrated a revised affordable housing need of 320 dwellings per annum over the next 5 years to 2016¹⁴. It is a key element of the LDF to ensure that more affordable housing is delivered. The overall amount of affordable housing sought by Core Strategy Policy CP9 is 43%, although the proportion within each sub area differs within the range of 40% to 50%. The application of these targets and the resulting yield of affordable housing is therefore a key element for consideration in this monitoring report.

¹⁴ North Yorkshire SHMA Dec 2011, p.120

Year	Dwellings completed which are Affordable		Gross Completions for year
	Gross	Percentage	
2004/2005	26	12%	217
2005/2006	87	22%	403
2006/2007	32	9%	369
2007/2008	56	13%	417
2008/2009	60	20%	297
2009/2010	12	5%	224
2010/2011	25	12%	216
2011/2012	18	10%	177
2012/2013	42	28%	151
Plan period average	40	14%	275

Figure 3.15: Affordable Dwelling Completions 2004-2013

3.28 Figure 3.15 above shows that the number of new build affordable dwellings delivered last year (42) is the highest since 2008/09 and an increase of 133% on last year. As at 01 October 2013, there were 1955 permissions outstanding, of which 626 (32%) are affordable.

3.29 This low number of new build completions has in previous years been offset by the successful delivery of other schemes, such as mortgage purchase and rescue (P&R) and low cost home ownership. This last year (as shown in Figure 3.16 below) 68 affordable dwellings were delivered by these various means, a large increase on the 12 delivered in the previous year.

Scheme name	Registered Provider	Affordable Rent	Social Rent	Shared Ownership	Intermediate Sale	Rural Exception Site
Bridge Street, Bedale	Broadacres		15		12	
	P&R Rural		2			
Quaker Lane, Northallerton	Broadacres	8				
Black Horse Lane, Swainby	Endeavour	6				v
Deepdale, Hutton Rudby	Broadacres	2				
Willow Gardens, Dalton	Broadacres	4		6		
The Oaklands, Easingwold	Yorkshire	1				
Westfields, Osmotherley	Broadacres	9		3		v
TOTAL = 68		30	17	9	12	

Figure 3.16: Affordable Housing Dwelling Completions 2012/13

3.30 When the affordable housing targets in CP9 cannot be met through on-site delivery, developments are expected to make financial contributions to affordable housing delivery off-site. In this monitoring period off-site affordable housing contributions received by the Council totalled £26,100.

3.31 Core Policy CP9A sets a target of 15 affordable dwellings to be delivered each year through rural exception schemes. This year there were 18 affordable dwellings delivered through exception schemes as shown in figure 3.16. Both sites lie within the North York Moors National Park.

CHAPTER 4

SUPPORTING PROSPEROUS COMMUNITIES

THE SCALE AND DISTRIBUTION OF NEW EMPLOYMENT DEVELOPMENT

The Local Development Framework's Economic Strategy

- 4.1 The Local Development Framework's economic strategy is based on capitalising on the locational, accessibility and economic strengths of the District in order to meet local needs, and in particular to provide better skilled jobs locally to reduce the scale of out commuting to work by Hambleton's residents. Policies CP10, CP10a and CP11 of the Core Strategy establish the principles for scale and distribution of employment land. Policy CP12 establishes the priorities for the nature and type of employment development and the measures to support growth. Policy DP17 of the Development Policies DPD seeks to retain sites and premises that are currently used (or were last used) for employment and/or allocated for employment uses for that purpose, supporting policy CP12.
- 4.2 The National Planning Policy Framework (NPPF) was published after the adoption of Hambleton's Local Development Framework Development Plan Documents. Paragraph 22 of the NPPF states that *'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose'* and that *'land allocations should be regularly reviewed'*.
- 4.3 In 2013 the Council commissioned an Employment Land Review as part of the development of a wider Economic Strategy. This will assess the supply of employment land within Hambleton and update employment land requirements. In the interim period it is considered that the Allocations DPD carries some flexibility and states that on some sites *'should there be no need for B2/B8, other suitable employment uses (excluding town centre uses) may be acceptable'*. Furthermore DP17 Identifies a series of criteria that can be considered in the determination of applications for alternative uses of employment land and affords some flexibility where appropriate.

Employment Land Requirements

- 4.4 Adopted Core Strategy Policy CP10 states that the Council and its partners will ensure that 75 hectares of new land is brought forward for employment development in the period 2005 to 2021. The Allocations DPD plans for around 45 hectares of new employment land (33 hectares had already been approved by the time the Allocations DPD was adopted). The requirements for employment land were based on an Economic Study carried out in 2005. This is currently being reviewed and will provide updated requirements and assessment of employment land supply. The final Employment Land Review report is anticipated in February 2014, the Employment Land Availability Assessment will be published shortly afterwards.
- 4.5 The distribution of new employment land allocations is set out in Figure 4.1 below. This is based on the site areas and commitments at the time of

preparation of the Allocations DPD. These figures along with commitments are subject to change, as given the imminent publication of the Employment Land Review (ELR) it is considered most appropriate to revise these figures following receipt of the ELR.

	Allocations	Core Strategy Requirement
Bedale	5.0	20.0
Easingwold	6.0	8.0
Northallerton	14.4	20.0
Stokesley	6.0	9.0
Thirsk	13.5	18.0
Hambleton	44.9	75.0

Figure 4.1: Employment land supply to 2021 by sub area (source: Allocations DPD Dec 2010)

PRIORITIES FOR EMPLOYMENT DEVELOPMENT

- 4.6 Core Strategy Policy CP12 states that support will be given to developing and sustaining the economy of Hambleton, through measures that are consistent with the proposals in the Regional Economic Strategy (2006 to 2015). Business Inspired Growth has produced a draft Economic and Investment Strategy (October 2013). Priorities include supporting the growth of Micro and SME's, and connectivity. The draft report outlines a number of actions to deliver key objectives under each of the priorities.
- 4.7 The Regional Growth Fund could provide 20% towards business projects that create Jobs and the Growing Places Fund provides capital infrastructure loans to projects that encourage growth in small and medium sized businesses; and support major growth opportunities. The Council is currently developing its own Economic Strategy, which should be published by the end of March 2014. The Council has been working closely with the Local Enterprise Partnership (LEP) to ensure that both strategies are consistent.
- 4.8 One of the targets for Policy DP16 of the Development Policies DPD relates to new jobs created or safeguarded by businesses that are either located on land that has been opened up and serviced by the Council or that occupy premises that the Council has developed. The data for this target were previously collected by the Council through its Annual Employment Survey, which was first undertaken in 2004/05.
- 4.9 Between 2004/05 and 2007/08, the survey results have recorded year on year increases in employment levels and indicated that Council projects facilitated the creation of 2,395 new jobs by local businesses during that period. However, whilst some local businesses continued to increase their job numbers, during 2008/09 the effects of the economic downturn began to be seen, resulting in a net reduction in that period of 262 jobs.
- 4.10 This was not unexpected and the scale of job losses within Hambleton has been much less than in other parts of the region and the UK, reflecting the fact that the rural nature of the District and its diverse business base has provided some protection against the difficult economic climate. The results of the Annual Employment Survey 2008/09 therefore meant that the cumulative

total of new jobs created/safeguarded between 2004/05 and 2008/09 was 2,133 which represented an acceptable level of performance.

- 4.11 Due to a low level of response to the 2009/10 survey it was not possible to complete the Annual Employment Survey and the position regarding job creation could not be confirmed. It was agreed that the Annual Employment Survey would cease and an alternative method of monitoring would need to be identified (for example the Regional Econometric Model and Total Employee Jobs from the ONS Annual Business Inquiry Employee Analysis).
- 4.12 The second target for Policy DP16 relates to the number of jobs created/safeguarded that are 'high quality'. This target reflects the need to encourage the creation of higher skilled and higher quality job opportunities within the District and the aim is that 33% of the new jobs created should be higher skilled. Of the 2,395 jobs created between 2004/05 and 2007/08, 1,121 were high skilled. At 47% this far exceeded the 33% target. However, of the 262 jobs lost amongst respondents to the 2008/09 survey (para 4.9), 236 were high skilled. Cumulatively since 2004/05, of the 2,133 new jobs created by 2008/09 (para 4.10), 885 of them fall within high skill categories (which equates to 41%). This provides some evidence that the Council's move towards delivery of higher quality employment sites and premises is impacting upon the quality of employment opportunities within the District. The Council's Economic Strategy may provide an update to this.
- 4.13 To bring it in line with NPPF advice, last year's Strategic Housing and Employment Land Availability Assessment (SHELAA) included employment land in addition to housing. The employment sites listed included those which are allocated as such in the Allocations DPD, along with known sites in established employment areas. This year given that the Employment Land Review is in progress with the final report expected in February 2014, it is considered appropriate to await this. As a result the Strategic Housing Land Availability Assessment has been produced separately this year.
- 4.14 Policy DP17 of the Development Policies DPD states that existing employment sites will be '*retained for employment purposes*'. This year planning applications have been assessed on the basis of referral to Policy DP17 and 13 applications were identified, one less than the previous year. One application was refused and of the 12 which were permitted, 2 were for a change of use to residential, thereby resulting in a loss of employment uses.
- 4.15 The Local Indicator target for Policy DP18 states that 900 new small or medium sized enterprises (SMEs) will be started in the District in the 5 year period 2005 to 2010 and 325 per annum thereafter. As was reported in previous monitoring reports, as a result of the Business Support activities that are funded and/or facilitated by the Council along with other initiatives, a cumulative total of 909 new businesses were assisted to start up between 2005 and 2010. This marginally exceeded the target of 900.
- 4.16 Leeming Bar Food Centre and Evolution Business Centre in Northallerton developed by the Council over the past few years have received financial support from Yorkshire Forward and the European Regional Development Fund. The Council will continue to support start-ups through its established workspaces. The forthcoming Economic Strategy may identify other support. The LEP's draft Economic and Investment Strategy also indicates a number

of actions and funding sources to support Micro and SMEs (see paragraph 4.6).

- 4.17 Schemes that have been completed by the Council in previous years have units available providing the space to enable the start-up of new SMEs. Further, it is anticipated that as firms outgrow existing premises they occupy in Council developed/run workspace, this will enable the start-up of new SMEs. At the time of writing (December 2013), Springboard Business Centre in Stokesley had no vacant units, with all 20 occupied. Evolution Business Centre in Northallerton however had 19 vacant units (out of 30), the same as the previous year. Policy DP18 was used in the consideration of 9 planning applications, 7 were permitted, 1 was refused and 1 was withdrawn. The refused application was however granted permission on appeal.

MARKET TOWNS REGENERATION

- 4.18 Market towns regeneration is the focus of Policy CP13. Policy DP19 of the Development Policies DPD gives details of the specific measures that will be taken to assist in market towns regeneration. Local Community Plan initiatives are to be supported with a target of 75% of the projects listed as at 2006 (173 in total) being completed by 2021.
- 4.19 As at 31 March 2011, 78 (45%) of the listed projects had been completed and a further 85 (49%) of projects were initiated. A total of 10 (6%) projects had been withdrawn with the remainder yet to be started. The list of community projects has since been reviewed and a more selective list has been produced at Appendix 6.

RETAIL AND TOWN CENTRE DEVELOPMENT

- 4.20 Policy CP14 of the Core Strategy states that support will be given to maintaining and enhancing the vitality and viability of the five market towns according to their respective positions in the retail hierarchy. This objective is to be achieved through Policy DP21 of the adopted Development Policies DPD.
- 4.21 For the purposes of Policy DP21 changes in the number of non-retail uses in town centres are carefully monitored and the tables and plans at Appendix 5 give the distribution of ground floor uses within each of the Primary Retail Areas of the 5 Market Towns. The assessments took place in May 2013. The measurements for the Primary Shopping Frontages of each market town are also shown. This information will be used to assist in the determination of future proposals to change the use of premises within the Primary and/or Secondary shopping frontages in accordance with criteria set out in Policy DP21. Ground floor frontages (excluding any alleyways and entrances to upper floor uses) have been measured again using GIS.
- 4.22 Vacancy rates for the five market towns vary. Bedale, Easingwold, and Stokesley have low vacancy rates, with between 1 and 3 units vacant. At the time of the survey Northallerton had 9 vacant units, although this only amounted to 3.1% of total units. Thirsk however had 18 vacant units, amounting to 13.1% of the total units in the market town.

- 4.23 The overall Primary Shopping Frontage vacancy has also increased since last year. At the time of assessment Easingwold had 9.14m (1.9%), Stokesley had 18.66m (2.8%) and Bedale had 28.81m (9.6%). Although having more vacant frontage than Bedale, Easingwold and Stokesley, Northallerton with 45.4m only had 3.1% of its units vacant. Thirsk on the other hand had 139.7m of vacant frontage, accounting for 13.1% of its total Primary Shopping Frontage. See Appendix 5 for details.
- 4.24 With regards to the amount of non-retail uses within the Primary Shopping Frontage, this has also been assessed through the retail surveys. The percentage of non-A1 uses is higher in all market towns than Policy DP21 requirements with the exception of Bedale. All market towns have seen a slight decrease in the percentage of non-retail with the exception of Stokesley, which has seen a 3% increase.
- 4.25 In 2012/13 Policy DP21 was used in the consideration and determination of 12 applications, all of which were permitted.
- 4.26 As part of the Economic Strategy the Council has commissioned a Retail Study, which will review frontage policy, town centre and primary shopping area boundaries. It will also update the town centre uses surveys.

RURAL REGENERATION

- 4.27 Policy DP25 of the Development Policies DPD sets out those situations where employment development outside Development Limits will be supported in order to assist rural regeneration. The target set for DP25 is to provide for a 10% increase in schemes put forward between 2006 and 2021. This ties with Core Policy CP15 which, in this monitoring period (2012/13), was referred to on 135 occasions with Policy DP25 being used 79 times (contributing to 65 approvals and 11 refusals – the remainder being withdrawn).
- 4.28 Policy DP26 relates specifically to the agricultural sector and includes a target to increase the number of approved agricultural diversification schemes by 10% in the 15 year period between 2006 and 2021. Information derived from Policy EM16 of the District Wide Local Plan suggests that, on average, there have been 10 farm diversification projects coming forward each year.
- 4.29 In this monitoring period, Policy DP26 was used in the consideration and determination of 79 planning applications, only 2 of which were refused and the remainder permitted.
- 4.30 Of the 77 applications approved under Policy DP26, only 4 could be properly described as 'diversification projects', including two conversions to holiday lets, a caravan and camping site and a horse arena. It should be noted however that such schemes are likely to be considered under other LDF policies such as DP25 above. A detailed analysis of applications permitted with regard to Policy DP25 showed that 13 of them 'properly described' rural diversification projects, such as conversion of agricultural buildings into holiday lets, creation of a bird of prey centre and creation of caravan parks. With these in mind, this brings the total to around 17 approved applications which could be properly described as 'diversification projects', therefore above the target.

CHAPTER 5

MAINTAINING QUALITY ENVIRONMENTS

PROTECTING AND ENHANCING NATURAL AND MAN-MADE ASSETS

- 5.1 Protecting and enhancing natural and man-made assets is covered by Policy CP16. There are 48 designated Conservation Areas within Hambleton District outside of the North York Moors National Park. In December 2010 the Council adopted 5 Conservation Area Appraisal SPDs, amounting to 10% of Conservation Areas overall against a target of 17%. In addition the Council has also produced Management Plans for each, again accounting for 10% of the total, against a target of 12%. No further progress has been made on achieving the 2010 targets due to lack of resources being available.
- 5.2 English Heritage records currently show that there are 1,461 Listed Buildings within Hambleton District (outside the National Park) and of that number, four appear in the 2013 English Heritage “Heritage at Risk Register” (see Appendix 7). Currently there are 35 Grade I and 70 Grade II* Listed Buildings within the District (outside the National Park). Three of the Grade II* buildings are at risk, amounting to 9%. Policy DP28 of the Development Policies DPD has a target to reduce the number of such Listed Buildings at risk to 1.5% by the year 2010. The Coach House at East Rounton has recently received permission for the full restoration and conversion of the building into 4 dwellings. Works have recently commenced and once complete, this will take the number of buildings at risk down to 6%.
- 5.3 In recent years the Council had not monitored listed buildings at risk due to outdated monitoring software and a lack of resources. In Spring 2013 however work began constructing a new database. Initially used for a pilot study in the Howardian Hills AONB this database could be expanded to cover all buildings at risk within the District.
- 5.4 In November 2012 four additional Article 4(1) Directions were made to withdraw permitted development rights for the provision of solar panels. These follow the boundaries of the previous Article 4 Directions. A further 2 Article 4 Directions were made in April 2013 and cover South Parade/Thirsk Road, Northallerton and Uppleby, Easingwold. More information can be found on the Council’s website at www.hambleton.gov.uk/article4.
- 5.5 Policy DP28, which relates to conservation of the historic environment, was used in the determination of 451 applications in this monitoring period with the majority (421) being approved. The policy was also cited in 98 cases involving proposed works to trees within Conservation Areas and 21 cases where Tree Preservation Orders were in place.
- 5.6 As part of protecting and enhancing the District’s natural and man-made assets it has always been this Council’s policy not to allow inappropriate development on important archaeological sites. This objective is set out in Policy DP29 which was used in the determination of 25 planning applications during this monitoring period.

- 5.7 No indicator is specified for Policy DP30 (protecting the character and appearance of the Countryside), however it was used in the determination of 351 planning applications, of which 331 were permitted, 16 refused and 4 withdrawn. Five of those refused went to appeal, with 2 being upheld and 3 being dismissed.
- 5.8 In August 2002, the North Yorkshire managers of Sites of Importance for Nature Conservation (SINC) Survey Steering Group produced guidelines that would provide a solid basis for the designation of locally distinctive SINC.
- 5.9 Outside the National Park there are 70 SINC, each one being identified on the adopted LDF Proposals Map. They will be protected and, where possible, enhanced under Policy CP16 and Policy DP31. Policy DP31 was used in the consideration and determination of 43 applications; 36 were permitted, 1 withdrawn and 6 were refused. The refused applications included 4 for large scale housing developments. The list of SINC will, however, be the subject of review and will be updated as and when appropriate.
- 5.10 In addition to protecting important sites such as Sites of Special Scientific Interest (SSSIs) and SINC, Policy DP31 establishes general principles applicable to the protection of all natural resources. The policy states that the restoration or creation of new habitats will be supported especially where these contribute to the targets, priorities and enhancement proposals of the RSS or to targets in the Biodiversity Action Plan. As of 31 March 2013 there were just over 135 sq km of land identified with a specific environmental designation as follows: 1,591.48 ha Ancient Woodland Sites (AWS), 43.29 ha Local Nature Reserves (LNR), 4,459.31 ha Areas of Outstanding Natural Beauty (AONB), 7,039.15 ha Special Areas of Conservation (SAC), 7,039.15 ha Special Protection Areas (SPA), 7,221.29 ha Sites of Special Scientific Interest (SSSI) and 1111.01 ha Sites of Nature Conservation Importance (SINC). There are no Environmentally Sensitive Areas (ESAs)
- 5.11 The national Biodiversity Action Reporting System (BARS) database is designed to hold information on actions and projects that contribute to the delivery of national and local Biodiversity Action Plans (BAPs). The actions that contribute to the delivery of targets in the 13 Habitat and Species Action Plans (HAPs and SAPs) in the Hambleton Biodiversity Action Plan are now being entered into the BARS and it is a Policy DP31 target that 5% of the 100 targets listed should be achieved each year.
- 5.12 The BARS system was upgraded in April 2012, and the old BARS information transferred into the new system. This process has not been simple, and the BAP coordinator is still attempting to resolve numerous issues arising in the changeover. Because of this it is not possible to produce an up to date picture of Hambleton BAP delivery to March 2012. The last report was produced in August 2011 and at that time one further action had been completed since March 2011 (the last AMR). The North & East Yorkshire Ecological Data Centre (NEYEDC) are investigating if there are alternative methods available to record BAP activity. The Council will monitor this through the AMR process.
- 5.13 Figure 5.1 below shows the status of each of the 13 HAPs and SAPs in the Hambleton BAP as recorded in the BARS as at 01 April 2011. In that monitoring period, 1 additional Action Plan was recorded as having completed and 2 more were recorded as being underway (shown in bold in table 5.1). A total of 37 targets have been completed overall.

Plan name	Status of actions			
	Not started	Underway	Completed	Total
Bat species (no change)	10	2	2	14
Black Poplar (no change)	0	0	8	8
Farmland (no change)	2	5	4	11
Lakes and Ponds (no change)	3	5	4	12
Lowland Heathland (no change)	1	2	1	4
Lowland Wood Pasture and Parkland (up by 1 started)	1	3 + 1	2	7
Magnesian Limestone Grassland (no change)	1	2	2	5
Native Broad-leaved Woodland (no change)	0	2	3	5
Neutral Grassland (no change)	0	1	2	3
Rivers and Streams (up by 1 completed)	2 + 1	3	3 + 1	9 + 1
Road Verges (up by 1 started)	0	4 + 1	1	7
Towns, Villages and Open Spaces (up by 1 completed)	5	5	1	11
Wet Woodland (no change)	4	1	1	6
TOTAL	29	37	37	103

Figure 5.1: Action status of the 13 Habitat and Species Action Plans in the Hambleton BAP: Source Biodiversity Action Reporting System (BARS) as at August 2011

5.14 It should be noted that the original targets and actions in the Hambleton BAP (which were drafted and adopted before entry into the BARS was contemplated), may differ slightly from those in BARS in order to comply with data entry requirements. For example, the 3 targets and 11 actions in the Black Poplar Species Action Plan were merged into 8 actions when entered into the BARS.

5.15 The Biodiversity Action Reporting System (BARS) can be viewed on the internet at <http://www.ukbap-reporting.org.uk/>.

PROMOTING HIGH QUALITY DESIGN

5.16 Promoting high quality design is promoted in Policy CP17. Through the NPPF the Government '*attaches great importance to the design of the built environment*' and states that '*good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*'¹⁵. National guidance and Development Policies DP32 and DP33, are considered to adequately cover most design issues. However, because of the difficulty in developing suitable and appropriate monitoring indicators, it was not proposed to separately monitor design in the LDF.

5.17 Policy DP32 was used 914 times during this monitoring period demonstrating that design is taken in to consideration in the determination of a significant number of planning applications.

¹⁵ NPPF (2012), p.14

- 5.18 Policy DP33 relating to landscaping was taken into consideration in the determination of 51 applications of which 41 were permitted, 8 refused and 2 were withdrawn.

PRUDENT USE OF NATURAL RESOURCES

- 5.19 One of the sustainability issues to be addressed in the Local Development Framework is to assist in the delivery of an 'energy hierarchy'. This involves the use of less energy by avoiding waste, by energy efficiency methods, by the use of energy from renewable sources and by the use of non-polluting sources of fuel where possible. This is to be achieved through Core Strategy Policy CP18 and Development Policy DP34
- 5.20 A target for major developments of at least 10% of energy requirements being met from on-site renewable energy generation (or equivalent savings elsewhere) was set in the adopted Development Policies DPD (Policy DP34). It was used 37 times in this monitoring period with 31 schemes receiving approval. Five schemes were refused and 1 scheme was withdrawn. The Sustainable Development SPD (adopted September 2009) helps further to achieve this by providing guidance to home owners, developers and planners on the design and production stages of residential developments.
- 5.21 With the revocation of the RSS the District is without a renewable energy target, apart from that outlined in Policy DP34, which seeks 10% on-site renewable generation for certain developments.
- 5.22 In March 2011 Local Government Yorkshire and Humber published a report entitled 'Low carbon and renewable energy capacity in Yorkshire and Humber'. This maps out the renewable energy potential throughout the region for different types of energy generation. For Hambleton the main resources shown are for Commercial Wind (225 MW) and Biomass (101 MW)¹⁶.
- 5.23 The District currently has 2 wind turbines, which are part of a 5 turbine, 10-15 MW development at Seamer. The scheme also lies within the administrative boundary of Stockton-on-Tees. There is also an energy from waste facility. Permission has been granted for a further 4 large wind turbines at Bullamoor, Northallerton, however construction has yet to commence.
- 5.24 Through Policy DP36, the Council has set itself a local target to improve the District's recycling rate by 50% by the year 2010 (using the 2004 tonnage as the base line figure). Figure 5.2 below gives the position to date.

¹⁶ Low Carbon and Renewable Energy Capacity in Yorkshire and Humber (Mar 2011), p.163

Recycling / Composting	Tonnage		Annual % increase in recycling/composting (over 2004/05 base figure)
	Recycling	Composting	
Year			
2004/05	4,949	6,176	--
2005/06	5,249	8,441	23%
2006/07	5,169	10,286	39%
2007/08	5,660	9,341	35%
2008/09	6,578	10,190	51%
2009/10	6,017	9,754	42%
2010/11	6,364	9,500	43%
2011/12	6,391	10,292	50%
2012/13	6,136	9,894	44%
			Target 50%

Figure 5.2: Recycling / Composting rates.

5.25 The baseline combined recycling and composting figure in 2004/05 was 11,125 tonnes. The combined figure of 16,030 tonnes for 2012/13 stands at around 44% above the 2004/5 baseline. This figure is lower than the previous year but still up on the 2 years prior to that. This could be attributable to a poorer summer with less garden waste and less paper recycling.

CHAPTER 6

CREATING HEALTHY AND SAFE COMMUNITIES

RECREATIONAL FACILITIES AND AMENITY OPEN SPACE

- 6.1 Recreational facilities and amenity open space are considered in Policy CP19. As part of the background information in support of recreation policies in the LDF, the Council produced a local needs assessment and audit of open space, sport and recreation facilities across the District. The Open Space, Sport and Recreation Study was published in August 2006 and the Council used this information to draw up policies and proposals for inclusion in the LDF. The report is available to download from the Council's web site at hambleton.gov.uk/localplan.
- 6.2 The importance of supporting recreational activities to the health and well-being of the District's communities is considerable and is, therefore, one of the underlying themes of the LDF. Through this policy, existing sport and recreation facilities are to be protected and enhanced and, where appropriate, the provision of new or improved facilities will be considered according to accessibility standards set out in Policy DP37.
- 6.3 In February 2011 the Council adopted an Open Space, Sport and Recreation Supplementary Planning Document (SPD). This sets out guidance on the Council's approach to implementing Policy DP37, in conjunction with all new housing developments, from single dwellings through to housing estates. As part of the process of writing the SPD, the Council conducted a review of all open space within the District (outside the North York Moors National Park), with the assistance of each Parish Council and other stakeholders. The SPD is available for download from the Council's website at hambleton.gov.uk/localplan.
- 6.4 During this monitoring period Policy DP37 was used in the determination of 57 planning applications, 36 of which were permitted, 19 refused and 2 withdrawn. The Open Space, Sport and Recreation SPD will need revising in light of the forthcoming Community Infrastructure Levy (CIL) charging schedule.

DESIGN AND THE REDUCTION OF CRIME

- 6.5 The policy with regard to design and the reduction of crime is set out in Core Policy CP20. The Architectural Liaison Officer of North Yorkshire Police is currently consulted on all of the larger housing development schemes submitted to the Council for approval. In this way housing schemes are carefully assessed against 'Secured by Design' standards and, where possible, applicants are advised how to 'design out' the scope for criminal activity.
- 6.6 Where appropriate, conditions are imposed on planning permissions to ensure that the 'Secured by Design' standard is achieved. Core Policy CP20 was used in the determination of 5 planning applications, of which 1 was

permitted and 4 were refused. Of the applications refused, 3 were dismissed on appeal and 1 was upheld.

- 6.7 The Council did propose a specific policy to deal with crime reduction in the Development Policies DPD, namely Policy DP40. However despite strong public support, the Planning Inspector who examined the DPD determined that there was sufficient guidance in National and Regional policy and in other LDF policies. The policy was therefore removed and never adopted. This may be an area for review in light of the publication of the new National Planning Policy Framework and the revocation of the Regional Spatial Strategy (RSS).

SAFE RESPONSE TO NATURAL AND OTHER FORCES

- 6.8 The policy with regard to safe response to natural and other forces is set out in Policy CP21. All development proposals in the District are required to make acceptable arrangements for the disposal of foul and surface water. This requirement is set out in Policy CP21 of the Core Strategy and Policy DP43 (Flooding and Floodplains) in the Development Policies DPD.
- 6.9 Policy DP43 was used in the consideration and determination of 36 applications; of which 32 applications were permitted and 4 were refused.
- 6.10 The Council takes its responsibilities on flooding and flood prevention very seriously and on no occasion during this monitoring period has any planning application been determined in a way that would be contrary to advice received from the Environment Agency. Where objections or concerns have been raised by the Environment Agency, additional information has been requested from applicants and/or conditions imposed on any permission given.
- 6.11 The District Council's Place Survey which was conducted from Sept 2008 to March 2009 found that 73% think that local public services are working to make the area cleaner and greener. It also found that 74% of people feel safe outside in their local area after dark while 97% of people feel safe outside in their local area during the day.

APPENDIX 1

Contextual Indicators

Hambleton Demographic Structure

Population:

Year	Population
2011	89,100
2026	94,400

Source: North Yorkshire Population Change, NYCC website (<http://www.northyorks.gov.uk/article/23704>) accessed 13/12/2013

Age Profile:

Age Group	Hambleton		Regional		National	
	2012	2004	2012	2004	2012	2004
0-14	15.6%	19.2%	17.7%	20.5%	17.7%	20.4%
15-39	25.0%	27.7%	32.5%	32.5%	32.9%	32.9%
40-59	29.5%	29.6%	26.8%	25.9%	26.8%	26.3%
60-74	19.7%	15.1%	15.0%	13.5%	14.7%	13.3%
75+	10.2%	7.9%	7.9%	7.6%	7.9%	7.0%
Overall	89,748	84,106	5,316,691	4,965,000	53,493,729	48,248,000

Source: STREAM website (<http://www.streamlis.org.uk>) 2012 Mid-Year Estimates

From the beginning of the Local Development Framework Plan Period (2004) the population of Hambleton has increased by 5,642 (6.7%). The 0-14 and 15-39 age groups have seen a reduction in population of 18.8% and 9.7% respectively. The 40-59 age group has hardly changed, whereas the 60-74 and 75+ age groups have increased by 30.5% and 29.1% respectively.

Houses Prices in Hambleton (April to June 2013):

Property Type	Hambleton	Regional	National
Detached	£300,248	£248,465	£329,600
Semi Detached	£188,415	£143,074	£203,943
Terraced	£187,489	£118,042	£202,972
Flat	£119,993	£111,581	£250,101
Overall Average	£229,178	£157,594	£242,415

Source: http://news.bbc.co.uk/2/shared/spl/hi/in_depth/uk_house_prices/html/houses.stm (Oct 2013)

Household Structure:

Household type	Hambleton	Regional	National
Single person (under 65)	13.4	17.9	17.9
Single person (65 and over)	14.6	12.7	12.4
Couple with dependent child(ren)	20.4	19.2	19.3
Lone parent	4.6	7.1	7.1

Source: 2011 Census (www.streamlis.org.uk)

Hambleton Housing Stock Types and Tenure:

Housing type	Hambleton	Regional	National
Detached	41.5%	20.5%	22.3%
Semi-detached	29.8%	36.5%	30.7%
Terraced	20.7%	27.7%	24.5%
Flat	7.4%	17.9%	22.1%
Temporary	0.6%	0.2%	0.4%

Housing Tenure	Hambleton	Regional	National
Owned outright	39.7%	30.6%	30.6%
Owned with mortgage	29.8%	33.5%	32.8%
Shared ownership	0.4%	0.4%	0.8%
Social rented	12.0%	18.1%	17.7%
Private rented	15.1%	15.9%	16.8%
Living rent free	2.0%	1.5%	1.3%

Source: 2011 Census (www.streamlis.org.uk)

Housing Tenure Expectations, Households Planning to Move in the next 2 years:

Authority	Own Outright	Own with Mortgage	Intermediate	Social Rent	Private Rent
Hambleton	29.5%	32.0%	12.5%	50.2%	29.1%
Regional	22.8%	36.8%	8.2%	36.7%	26.6%

Authority	Tied Accommodation	Living with Family	Managed Student Accommodation	Other	Total
Hambleton	0.4%	1.3%	0.0%	0.0%	100.0%
Regional	0.4%	1.2%	0.5%	0.6%	100.0%

Source: 2011 Household Survey

APPENDIX 2

LDF POLICIES TO BE MONITORED

CHAPTER 2 - Meeting local development needs sustainably:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP1 – Sustainable development	DP1 – Protecting amenity	No indicator required	-
	DP2 – Securing developer contributions	No indicator required	-
	Note: Monitoring of CP1 also undertaken through DP12		
CP2 – Access	DP3 – Site accessibility	No. of major developments that produce and implement a travel plan	100% of major development proposals producing and implementing a travel plan
		Proportion of new residential development within 800m/13mins walk from an hourly bus service	75%
	DP4 – Access for all	No indicator required	-
CP3 – Community assets	DP5 – Community facilities	No. of lost facilities or closures of community facilities	75% of threatened closures pa. averted or alternatives provided
		No. of new community facilities provided or existing facilities enhanced	25% of facilities to be new, enhanced or enlarged by 2021

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
	DP6 – Utilities and infrastructure	No indicator required	-
CP4 – Settlement hierarchy	-	Main service providers using LDF settlement hierarchy for the provision of services and facilities	75% of main service providers using hierarchy by 2011
	DP8 – Development Limits	No indicator required	-
	DP9 – Development outside Development Limits	No. of dwellings or other developments approved outside Development Limits when no exceptional circumstances	i) 0% of inappropriate housing or other development outside development limits
		No. of approvals contrary to policy within the HDC boundary of the York Green Belt	ii) 0% of inappropriate development in the York Green Belt.
	DP10 – Form and character of settlements	No. of development proposals approved in important areas such as Green Wedges and Spaces of Townscape Importance	0% Spaces of Townscape Importance and Green Wedges lost through inappropriate development

CHAPTER 3 - Developing a balanced housing market:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP5 – The scale of new housing	-	Completions of housing development within the three phasing periods to accord with Core Strategy requirements.	Post-adoption housing trajectory to be met
CP5A – The scale of new housing by sub area	-	Net additional dwellings for current year by sub-area	Post-adoption housing trajectory to be met
CP6 – Distribution of new housing	-	% of new dwellings completed within each level of the settlement hierarchy	Service Centres 82%; Service Villages 11%; Secondary Villages 4%; Other Villages/Countryside 3%
CP7 – Phasing of housing	DP11 – Phasing of housing	See CP5 above	-
	DP12 – Delivering housing on “brownfield” land	% of new and converted dwellings on previously developed land	55% of housing completions on “brownfield” pa.
CP8 – Type, size and tenure of housing	DP13 – Achieving and maintaining the right mix of housing	Proportion and type of dwellings approved pa.	15% elderly persons housing; 50% family housing (3 bedrooms min); 20% flats
	DP14 – Gypsies and travellers’ sites	No. of existing and new pitches approved District Wide compared against need	No unmet need within the District (at least 14 pitches – source “Gypsy and Traveller Accommodation Assessment”)
CP9 – Affordable housing	DP15 – Promoting and maintaining affordable housing	No. of affordable dwellings completed pa.	43% of new housing completions p.a. to be affordable
		Proportion of affordable housing achieved by sub-area p.a.	100% of sub-area targets met

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
		Proportion of social rented and intermediate affordable housing approved p.a.	50:50 social rented: intermediate affordable housing
CP9A – Affordable housing exceptions	DP15 – Promoting and maintaining affordable housing	No. of affordable dwellings completed through exception schemes	Post-adoption target of 15 units completed pa.

CHAPTER 4 - Supporting prosperous communities:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP10 – The scale and distribution of new employment development	-	Amount of land developed for employment by type p.a.	Average of 4.5 ha p.a. over the plan period
CP10A – The scale of new employment development by sub area	-	Amount of land developed for employment by sub-area pa.	2010-2021: Bedale 0.2 ha; Easingwold 0.7 ha; Northallerton 1.3 ha; Stokesley 0.7 ha; Thirsk 1.3 ha
CP11 – Distribution of new employment development	-	% of employment development completed within each level of the settlement hierarchy	2010-2021: Service Centres 90% Service Villages 5% Secondary Villages/Elsewhere 5%
		proportion of economic development on brownfield land.	8%
CP12 – Priorities for employment development	DP16 – Specific measures to assist the economy and employment	Jobs created or safeguarded to which the Council has made a significant contribution	2,500 jobs created or safeguarded between 2006 and 2010

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
		Percentage of "High quality" jobs created	33% of new jobs created or safeguarded (to which the Council has made a significant contribution) to be of high quality
	DP17 – Retention of employment sites	Losses of employment land (completed non-employment uses)	All losses meet the requirements of Policy
	DP18 – Support for small businesses/working from home	No. and type of new business start-ups	Start-up of 900 SMEs 2005 – 2010 and 325 pa thereafter
CP13 – Market towns regeneration	DP19 – Specific measures to assist market town regeneration	No. of completed initiatives within the 5 Area Community Plans	75% of (2006) listed projects completed by 2021
CP14 – Retail and town centre development	DP20 – Approach to town centre development	No indicator required	-
	DP21 – Support for town centre shopping	Amount of completed retail, office and leisure development p.a.	Minimum of 2,000 - 5,000 m sq (net) of new convenience goods floorspace and 16,000 -18,600 m sq (net) comparison goods floorspace within the District by 2012
		% of non-retail commercial uses in Primary Shopping Frontages	Less than 25% in Northallerton and Thirsk. Less than 33% in Bedale, Easingwold and Stokesley
	DP22 – Other town centre uses	No indicator required	-
	DP23 – Major out of centre shopping and leisure proposals	No indicator required	-

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
	DP24 – Other retail (& non-retail commercial) issues	No indicator required	-
CP15 – Rural regeneration	-	Increase in visitor numbers to the District	1% increase year on year in number of visitors achieved via the Hambleton Attractions Group. 4% increase year on year arising from the Councils Marketing effort.
	DP25 – Rural employment	No. of rural regeneration schemes supported under policy initiative	10% increase in rural regeneration schemes approved between 2006 and 2021
	DP26 – Agricultural issues	No. of rural agricultural diversification schemes approved	10% increase in agricultural diversification schemes approved between 2006 and 2021

CHAPTER 5 - Maintaining quality environments:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP16 – Protecting and enhancing natural and man made assets	DP28 – Conservation	No. of Conservation Areas with up-to-date character appraisal	17% of Conservation Areas with up-to-date character appraisals by 2010
		% of Conservation Areas with published management plans	12% of Conservation Areas with published management plans by 2010
		No. of all Listed Buildings “at risk” (Risk Grades 1 - 3)	Listed Buildings at risk (within risk grades 1 -3) reduced to 1.5% by 2010

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
	DP29 – Archaeology	No. of approved proposals on, or affecting nationally important sites	0% inappropriate development on nationally important sites
	DP30 – Protecting the character and appearance of the countryside	No indicator required	-
	DP31 – Protecting natural resources: biodiversity/nature conservation	Change in areas and populations of biodiversity importance and % of nationally important wildlife sites in favourable condition	Meet 5% of targets pa. in the Hambleton Biodiversity Action Plan
CP17 – Promoting high quality design	DP32 – General design	No indicator required	-
	DP33 – Landscaping	No indicator required	-
CP18 – Prudent use of natural resources	DP34 – Sustainable energy	Renewable energy capacity installed by type	Meet approved RSS District potential for installed renewable energy capacity (MW) to 2010 and to 2021. All developments over 1,000 m.sq in size or 10 or more dwellings to provide a least 10% of their energy requirements from on-site renewable energy generation or delivered through savings.
	DP36 – Waste	Improve the recycling/composting rate	50% improvement in the recycling/ composting rate by 2010

CHAPTER 5 - Creating healthy and safer communities:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP19 – Recreational facilities and amenity open space	DP37 – Open space, sport and recreation	% of eligible open spaces managed to “Green Flag” standard	100% of Council sites brought into local sustainable management, 50% of which to be maintained to equivalent of “Green Flag” standard
		% of residents satisfied with the quality of open space	69% of residents satisfied with quantity and quality of open space
	DP38 – Major outdoor recreation	No indicator required	-
	DP39 – Recreational links	No indicator required	-
CP20 – Design and the reduction of crime	-	% of relevant schemes incorporating “secured by design principles	90% of all schemes > 10 homes to achieve “secured by design”
CP21 – Safe response to natural and other forces	DP42 – Hazardous and environmentally sensitive operations	No indicator required	-
	DP43 – Flooding and floodplains	No. of planning applications granted contrary to the advice of the Environment Agency	0% of approvals p.a. without Environment Agency support
	DP44 – Very noisy activities	No indicator required	-

N.B: Some of the indicators above are referred to in adopted DPDs as Core Output Indicators. These were withdrawn on 30 March 2011 by the Department for Communities and Local Government.

APPENDIX 3

PLANNING APPEAL STATISTICS

During this monitoring period there were a total of 23 planning appeals determined, of which 8 (35%) were allowed:

Allowed	Dismissed	Withdrawn	Total
8	15	3	23

The number of planning appeals lodged during this monitoring period has reduced from 33 to 23, a reduction of 30%. Three appeals were withdrawn. The number of appeals which were allowed has increased from 24% to 35% this monitoring period. The number of appeals which were dismissed this period stands at 15, a reduction of 8 from the previous year. As a percentage of total appeals, this amounts to 65%, slightly down on the 69% the previous year.

As has been the case in previous monitoring periods, there has been general support at appeals for the Council's policies. Those appeals which were allowed mainly concerned differences in opinion on matters relating to the impact of developments on the character and appearance of areas.

APPENDIX 4

PARISH / COMMUNITY PLANS

Aldwark, Flawith and Youlton Parish Plan (2008)
Aine Community Plan (2009)
Appleton Wiske Parish Plan (2007)
Borrowby Parish Plan (2002)
Crakehall Parish Plan (2002)
Crathorne Parish Plan (2011)
Crayke Parish Plan (2005)
Dalton Parish Plan (2008)
Danby Wiske Parish Plan (2011)
Hillside Parish Plan (2002)
Hornby, Great Smeaton and Little Smeaton Parish Plan (2009)
Huby Village Plan (2003)
Husthwaite Parish Plan (2007)
Knayton Parish Plan (2002)
Newton on Ouse Parish Plan (2009)
Osmotherley Area Parish Plan (2006)
Picton Village Parish Plan (2008)
Potto Parish 10 Year Plan (2008 – 2017)
Snape with Thorp Parish Plan (2002)
Stillington Parish Plan (2003)
Sutton on the Forest Parish Plan (2004)
Tanfield Parish Plan (2008)
Tollerton Community Plan (2010 – 2014)
Well Parish Plan (2008)

VILLAGE DESIGN STATEMENTS

Brompton Village Design Statement (2006)
Crayke Building Guidelines (2007)
Hutton Rudby Village Design Statement (1999)
Kirkby-in-Cleveland Village Design Statement (2006)
Thornton-le-Street Village Design Statement (2012)

APPENDIX 5

PRIMARY RETAIL AREA USES AND FRONTAGES

Assessment of Primary Retail Area Uses (by Use Class):

BEDALE - number of ground floor uses			
A1	Shops	31	70.5%
A2	Financial & Professional Services	4	9.1%
A3	Restaurants and Cafes	3	6.8%
A4	Drinking Establishments	3	6.8%
A5	Hot Food Take-away	2	4.5%
C1	Hotels	0	0.0%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	1	2.3%
SG	Sui Generis	0	0.0%
Vacant		3	6.4%
Total number of units - Primary Area*		44	100.0%

Assessment date: 22 May 2013

EASINGWOLD - number of ground floor uses			
A1	Shops	26	54.2%
A2	Financial & Professional Services	8	16.7%
A3	Restaurants and Cafes	4	8.3%
A4	Drinking Establishments	3	6.3%
A5	Hot Food Take-away	4	8.3%
C1	Hotels	1	2.1%
C3	Dwelling Houses	14	29.2%
D1	Non Residential Institutions	1	2.1%
SG	Sui Generis	1	2.1%
Vacant		1	2.0%
Total number of units - Primary Area*		48	100.0%

Assessment date: 15 May 2013

NORTHALLERTON - number of ground floor uses			
A1	Shops	123	68.7%
A2	Financial & Professional Services	25	14.0%
A3	Restaurants and Cafes	14	7.8%
A4	Drinking Establishments	9	5.0%
A5	Hot Food Take-away	5	2.8%
C1	Hotels	1	0.6%
C3	Dwelling Houses	14	7.8%
D1	Non Residential Institutions	2	1.1%
SG	Sui Generis	0	0.0%
Vacant		9	4.8%
Total number of units - Primary Area*		179	100.0%

Assessment date: 15 May 2013

STOKESLEY - number of ground floor uses			
A1	Shops	49	52.7%
A2	Financial & Professional Services	20	21.5%
A3	Restaurants and Cafes	9	9.7%
A4	Drinking Establishments	2	2.2%
A5	Hot Food Take-away	5	5.4%
C1	Hotels	1	1.1%
C3	Dwelling Houses	4	4.3%
D1	Non Residential Institutions	6	6.5%
SG	Sui Generis	1	1.1%
Vacant		2	2.1%
Total number of units - Primary Area*		93	100.0%

Assessment date: 8 May 2013

THIRSK - number of ground floor uses			
A1	Shops	83	61.0%
A2	Financial & Professional Services	22	16.2%
A3	Restaurants and Cafes	10	7.4%
A4	Drinking Establishments	8	5.9%
A5	Hot Food Take-away	5	3.7%
C1	Hotels	1	0.7%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	4	2.9%
SG	Sui Generis	3	2.2%
Vacant		18	11.7%
Total number of units - Primary Area*		136	100.0%

Assessment date: 15 May 2013

*Total number of units excludes dwelling houses and vacant units

NB Where differences occur between the boundaries shown on the associated maps in this document and those marked in the adopted Proposals Map, the boundaries shown in the Proposals Map shall be taken as being correct

Assessment of Shopping Frontages (by Use Class):

BEDALE - ground floor uses			
		Primary Frontage (m)	
A1	Shops	204.5	70.5%
A2	Financial & Professional Services	33.9	11.7%
A3	Restaurants and Cafes	12.3	4.2%
A4	Drinking Establishments	25.7	8.9%
A5	Hot Food Take-away	8.3	2.9%
C1	Hotels	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%
D1	Non Residential Institutions	5.3	1.8%
SG	Sui Generis	0.0	0.0%
Vacant		28.8	9.9%
Total shopping frontage		290.1	100.0%

Assessment date: 22 May 2013

EASINGWOLD - ground floor uses			
		Primary Frontage (m)	
A1	Shops	177.6	55.8%
A2	Financial & Professional Services	34.6	10.9%
A3	Restaurants and Cafes	15.7	4.9%
A4	Drinking Establishments	49.2	15.4%
A5	Hot Food Take-away	15.8	5.0%
C1	Hotels	15.5	4.9%
C3	Dwelling Houses	0.0	0.0%
D1	Non Residential Institutions	9.9	3.1%
SG	Sui Generis	0.0	0.0%
	Vacant	9.1	2.9%
Total shopping frontage		318.2	100.0%

Assessment date: 15 May 2013

NORTHALLERTON - ground floor uses					
		Primary Frontage (m)		Secondary Frontage (m)	
A1	Shops	562.7	65.4%	338.8	68.4%
A2	Financial & Professional Services	159.5	18.5%	43.6	8.8%
A3	Restaurants and Cafes	46.4	5.4%	49.0	9.9%
A4	Drinking Establishments	66.2	7.7%	15.9	3.2%
A5	Hot Food Take-away	0.0	0.0%	43.0	8.7%
C1	Hotels	25.5	3.0%	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%	0.0	0.0%
D1	Non Residential Institutions	0.0	0.0%	5.2	1.1%
SG	Sui Generis	0.0	0.0%	0.0	0.0%
	Vacant	17.1	2.0%	28.3	5.7%
Total shopping frontage		860.3	100.0%	495.5	100.0%

Assessment date: 15 May 2013

STOKESLEY - ground floor uses			
		Primary Frontage (m)	
A1	Shops	99.6	65.4%
A2	Financial & Professional Services	22.2	14.6%
A3	Restaurants and Cafes	15.9	10.4%
A4	Drinking Establishments	0.0	0.0%
A5	Hot Food Take-away	9.0	5.9%
C1	Hotels	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%
D1	Non Residential Institutions	5.6	3.7%
SG	Sui Generis	0.0	0.0%
	Vacant	0.0	0.0%
Total shopping frontage		152.3	100.0%

Assessment date: 18 May 2013

THIRSK - ground floor uses					
		Primary Frontage (m)		Secondary Frontage (m)	
A1	Shops	300.5	58.4%	306.6	61.5%
A2	Financial & Professional Services	98.0	19.1%	61.2	12.3%
A3	Restaurants and Cafes	40.6	7.9%	44.5	8.9%
A4	Drinking Establishments	51.5	10.0%	37.5	7.5%
A5	Hot Food Take-away	5.7	1.1%	20.1	4.0%
C1	Hotels	18.0	3.5%	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%	0.0	0.0%
D1	Non Residential Institutions	0.0	0.0%	15.4	3.1%
SG	Sui Generis	0.0	0.0%	12.9	2.6%
	Vacant	41.0	8.0%	75.8	15.2%
Total shopping frontage		514.4	100.0%	498.3	100.0%

Assessment date: 15 May 2013

NB Distances have been obtained using GIS where possible and are subject to confirmation by actual physical measurements. GIS measurements were used to measure shop frontages in September 2011





BEDALE

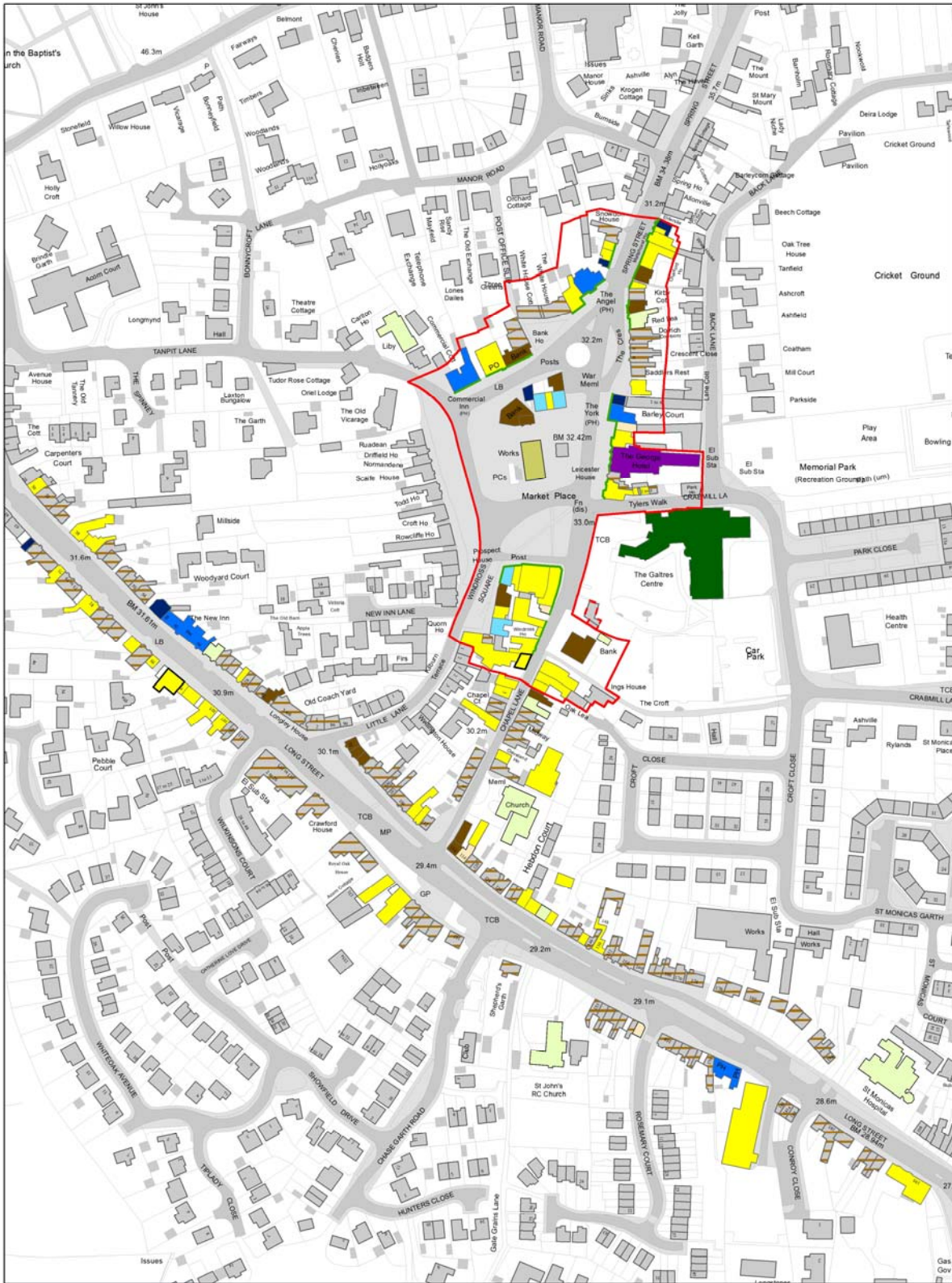
HAMBLETON
DISTRICT COUNCIL

Civic Centre, Stone Cross, Northallerton DL6 2UU
Telephone: 0845 1211 555 Fax: 01609 767228



1:1,500

Bedale
Shopping Frontage Monitoring June 2013

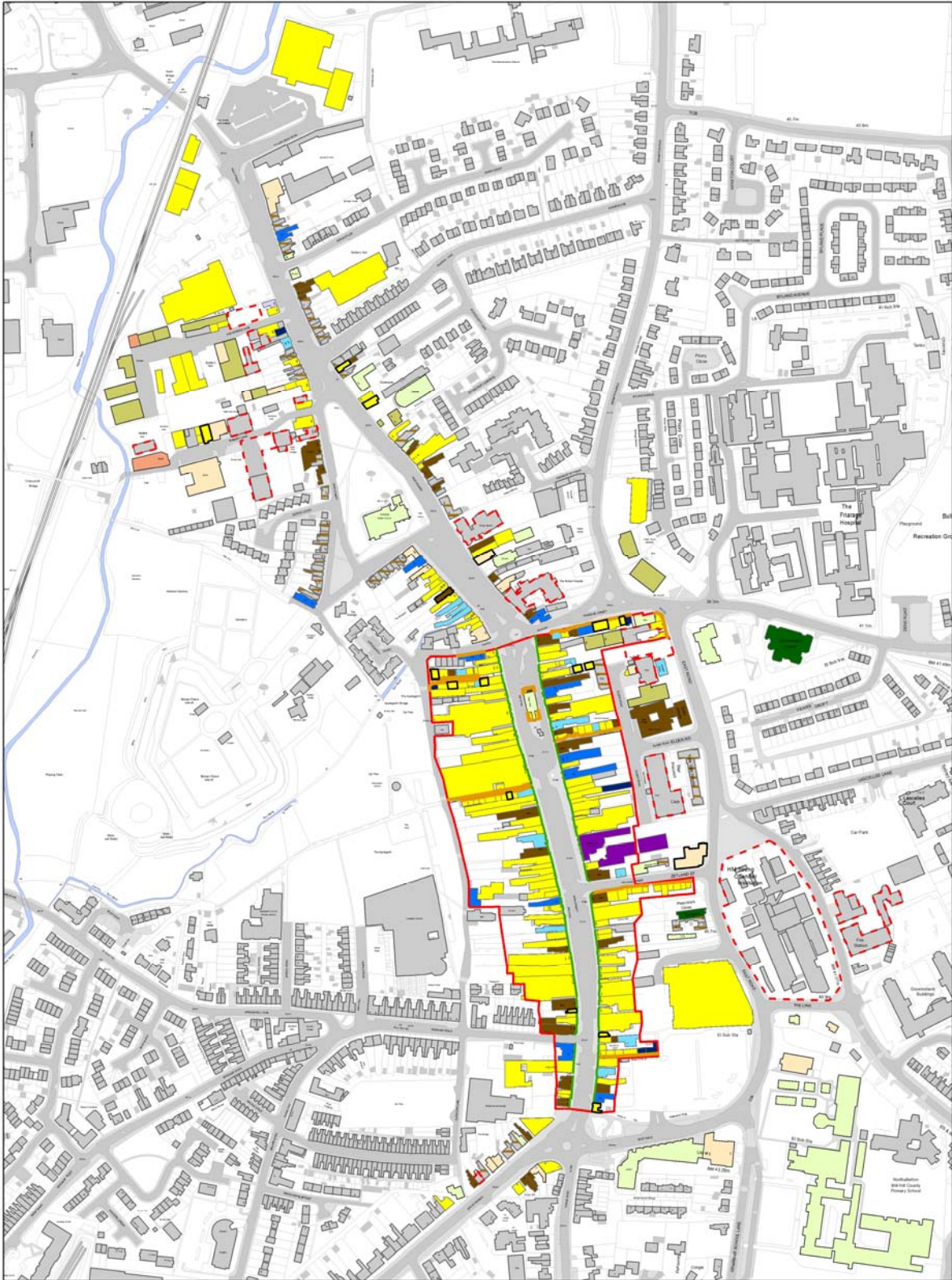


HAMBLETON
DISTRICT COUNCIL

Civic Centre, Stone Cross, Northallerton DL6 2UU
Telephone: 0845 1211 555 Fax: 01609 767228



Easingwold
Shopping Frontage Monitoring June 2013



HAMBLETON
DISTRICT COUNCIL

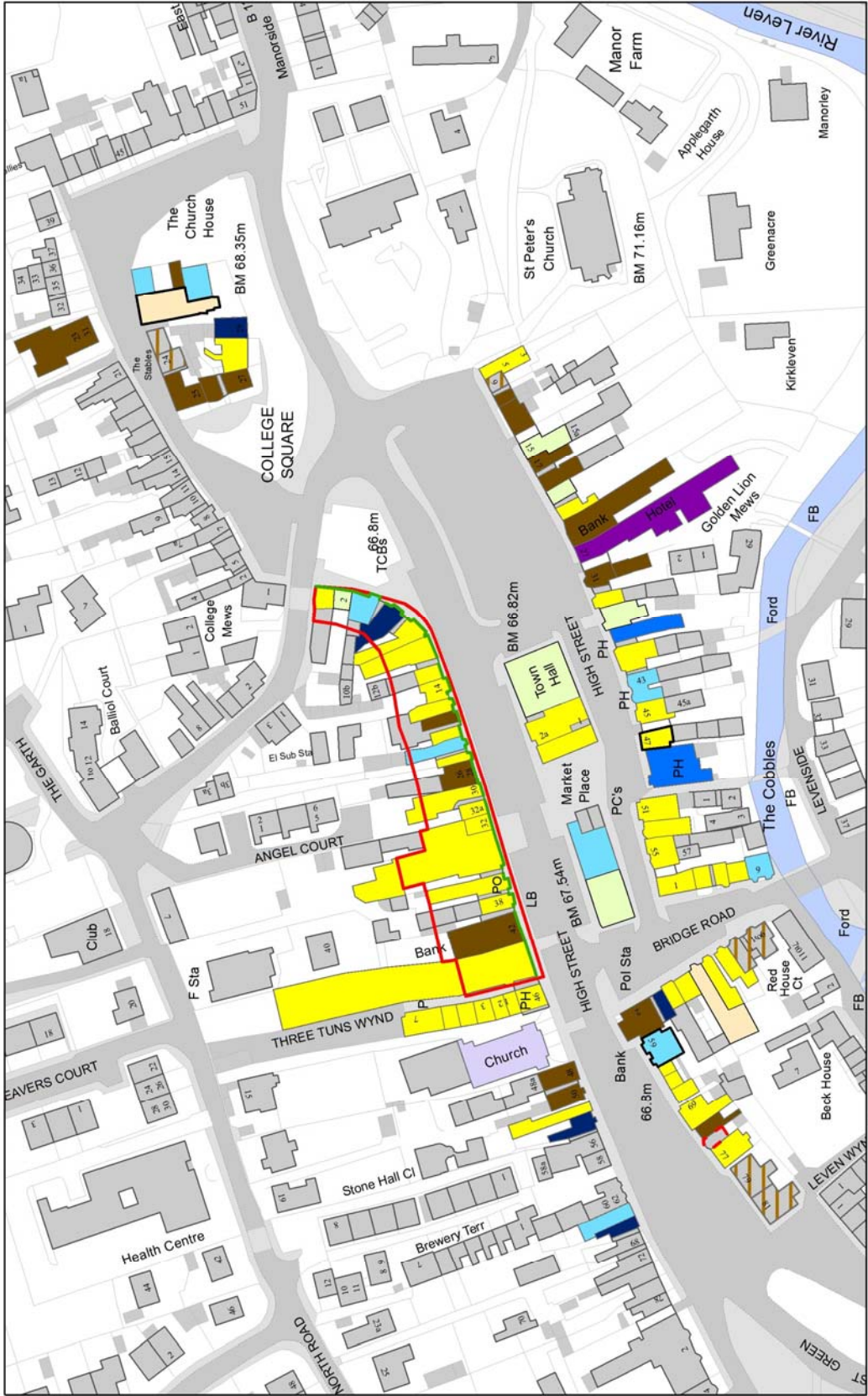
Civic Centre, Stone Cross, Northallerton DL6 2UU
Telephone: 0845 1211 555 Fax: 01609 767228



1:3,245

Northallerton

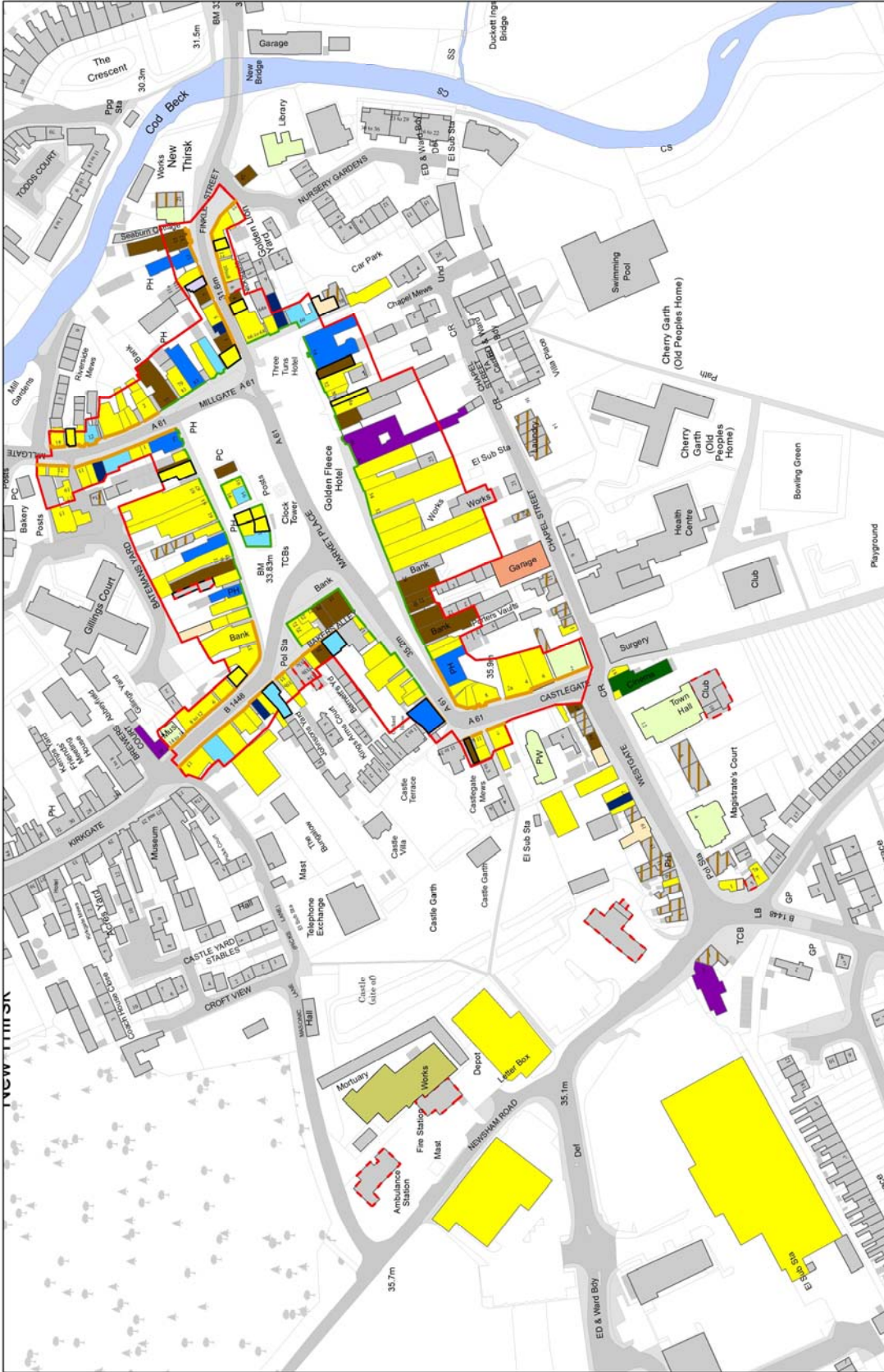
Shopping Frontage Monitoring June 2013



Stokesley
 Shopping Frontage Monitoring June 2013

1:1,500

HAMBLETON
DISTRICT COUNCIL
 Civic Centre, Stone Cross, Northallerton DL6 2UJ
 Telephone: 0845 1211 555 Fax: 01609 767228



Thirsk
Shopping Frontage Monitoring June 2013



HAMBLETON
DISTRICT COUNCIL
Civic Centre, Stone Cross, Northampton DL6 2JU
Telephone: 0845 1211 353 Fax: 01609 767228

APPENDIX 6

COMMUNITY PLAN PROJECTS (at 01 December 2013)

Bedale

Project name	Completion date	Status
Crakehall/Bedale/Aiskew/Leeming cycle link	Mar-15	Initiated
The Becksides Scout & Guide Hut	Jan-14	Initiated
The Post Office Square Enhancement project	Jan-15	Initiated
Wi-Fi enabling Bedale High Street	Jul-12	Complete
Improved Signage to/from the A1	Mar-14	Initiated
The Bedale Heritage Trail	Jul-12	Complete
X-Nihilo Youth Venue	Oct-13	Complete
Bedale Acoustic Music Festival	Jul-13	Complete

Easingwold

Project name	Completion date	Status
Promoting and enhancing the Tourism 'offer' in Easingwold and surrounding villages.	Mar-12	Initiated
Access to high speed and reliable Broadband	Dec-14	Initiated
Oil co-operatives, fuel poverty and renewable energy	Jun-12	Initiated
The Dawney Outdoor Activity Centre	Mar-13	Initiated
Easingwold Cycleways leaflets	Mar-12	Complete

Northallerton

Project name	Completion Date	Status
Northallerton Town Square Enhancement Project	Apr-12	Complete
Northallerton Boxing Club	Apr-12	Complete
Diversionary Activities for young people (Actdivertz)	Mar-12	Complete
Northallerton Shopmobility Scheme	Mar-12	Complete
Northallerton Homegrown Food Festival	Jun-12	Complete
Promoting and enhancing the culture, heritage and retail offer of Northallerton	Mar-13	Initiated
Northallerton Fun Factory	Aug-13	Complete
Pendragon Multi Sensory Centre	Jul-14	Initiated


Stokesley

Project name	Completion Date	Status
Ingleby Arncliffe/Stokesley/Great Ayton cycle links	Mar-15	Initiated
Ingleby Arncliffe Play Area	Mar-12	Complete
The North Road Regeneration Project	Mar-12	Complete
Great Ayton Boxing Club	Aug-12	Complete
The Crathorne Recreation Area	Mar-13	Complete
Access to broadband across Stokesley and the surrounding villages	Dec-14	Initiated
The Captain Cook Museum Refurbishment Scheme	Jul-13	Complete
River Leven Jubilee Bridge	Jul-13	Complete
Crash Bang Wallop Youth Theatre	Jul-14	Initiated
Great Ayton & Stokesley First Responders	Oct-13	Complete

Thirsk

Project name	Completion Date	Status
Thirskbusiness.com business website	Mar-12	Complete
Thirsk Tourist Information	Jul-12	Complete
Carrs Field enhancements	Mar-12	Initiated
Disabled access and facilities at Thirsk Station	Mar-15	Initiated

APPENDIX 7

Heritage at Risk in Hambleton		
Address	Condition	Photo
The Coach House, Rounton Grange, East Rounton	Very bad Coach house, built in 1875. Now used as a combined home and workshop. One range is in a fair condition, the rest is in state of collapse. The Coach House is a Grade II* listed building and is part occupied. Planning permission has been granted for conversion to four dwellings and work has started.	
Landmoth Hall, Landmoth cum Catto	Very bad Part of the east wing of a medieval manor house. Now in an unstable condition. 20/06/2013 has now been accepted for a 'midi bar project' and the owners will be invited to apply for a grant to consolidate the ruins.	
West Lodge, Thornton Stud, Newsham Road, Newsham with Breckenbrough	Poor Late C18 lodge and entrance gateway. Some roof repairs have been undertaken.	
Snape Castle, Snape with Thorp	Very bad Castle dated to circa 1430, with additions and alterations in the C16 and C18. It is comprised of extensive ruins, including some vaulted rooms and two towers. The rear ranges are in a poor condition. The upper parts of the towers are particularly unstable. Much repointing is required elsewhere. The front ranges are divided into two dwellings.	
Stables at Harlsey Castle Farmhouse, West Harlsey	Poor Remains of medieval castle keep; in use as farm buildings.	

Source: "Heritage at Risk Register 2013", Published by English Heritage,
1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST
Extract reproduced in this report with permission

APPENDIX 8

ACRONYMS USED IN THIS DOCUMENT

ACRONYM	NAME
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
ATLAS	Advisory Team for Large Applications
AWS	Ancient Woodland Site
BALB	Bedale Aiskew Leeming Bar
BAP	Biodiversity Action Plan
BARS	Biodiversity Action Reporting System
BTCV	British Trust for Conservation Volunteers
CHP	Combined Heat and Power
CIL	Community Infrastructure Levy
DCLG	Department for Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs
DPD	Development Plan Document
DWLP	Hambleton District Wide Local Plan
EA	Environment Agency
ESA	Environmentally Sensitive Area
GIS	Geographic Information Systems
GNER	Great North Eastern Railway
HAP	Habitat Action Plan
HCA	Homes and Communities Agency
HLS	Heritage Lottery Scheme
HNS	Housing Needs Study
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSP	Local Strategic Partnership
MW	Megawatt
NNLR	North Northallerton Link Road
NPPF	National Planning Policy Framework
NXEC	National Express East Coast
NYCC	North Yorkshire County Council
ODPM	Office of the Deputy Prime Minister (Now DCLG)
ONS	Office for National Statistics
PPA	Planning Performance Agreement
PV	Photovoltaic
RMT	Renaissance Market Town
RSS	Regional Spatial Strategy

ACRONYM	NAME
SAC	Special Area of Conservation
SAP	Species Action Plan
SCI	Statement of Community Involvement
SHELAA	Strategic Housing and Employment Land Availability Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SINC	Site of Importance for Nature Conservation
SME	Small to Medium Sized Enterprise
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
TCV	The Conservation Volunteers
TIC	Tourist Information Centre
TPE	TransPennine Express

Hambleton District Council

Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU
Tel: 0845 1211 555 Fax: 01609 767248 Email: planning.policy@hambleton.gov.uk

www.hambleton.gov.uk

