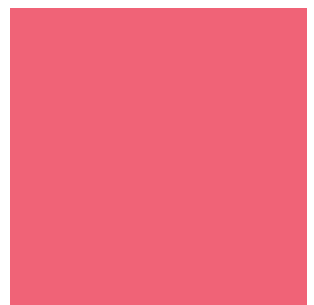
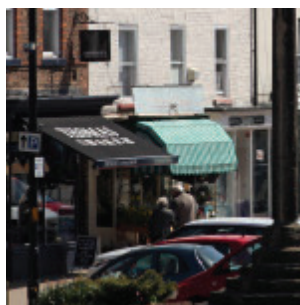


AUTHORITY MONITORING REPORT 2019/2021 - Planning Policy



CONTENTS

Page

EXECUTIVE SUMMARY	01
CHAPTER 1 INTRODUCTION AND BACKGROUND:	
Need and purpose of the monitoring report	04
Duty to Co-operate	04
Monitoring of Development Plans	04
Scope of this monitoring report	04
Progress against LDS milestones	04
New Local Plan	06
Neighbourhood Planning	07
Community Infrastructure Levy	07
Hambleton in context	09
CHAPTER 2 MEETING LOCAL DEVELOPMENT NEEDS SUSTAINABLY:	
Sustainable development	10
Access	12
Settlement hierarchy	14
CHAPTER 3 DEVELOPING A BALANCED HOUSING MARKET:	
The scale of new housing	17
Distribution of housing	18
Phasing of housing	23
Strategic Housing Land Availability Assessment	23
Five Year Land Supply	24
Type, size and tenure of housing	27
Affordable housing	27
Brownfield Register	29
CHAPTER 4 SUPPORTING PROSPEROUS COMMUNITIES:	
The scale and distribution of new employment development	30
Market towns regeneration	33
Retail and town centre development	33
Rural regeneration	33
CHAPTER 5 MAINTAINING QUALITY ENVIRONMENTS:	
Protecting and enhancing natural and man-made assets	35
Promoting high quality design	37
Prudent use of natural resources	37
CHAPTER 6 CREATING HEALTHY AND SAFE COMMUNITIES:	
Recreational facilities and amenity open space	40
Design and the reduction of crime	40
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	53
APPENDIX 5 Primary retail area uses and frontages	54
APPENDIX 6 Community plan projects	63
APPENDIX 7 Heritage at risk	64
APPENDIX 8 Acronyms	67

EXECUTIVE SUMMARY

INTRODUCTION AND BACKGROUND (CHAPTER 1)

This monitoring report covers the two year period 01 April 2019 to 31 March 2021. In accordance with the Regulations, it concentrates on monitoring the progress of the implementation of adopted planning policies. It also provides an update on production of the Local Plan against the Local Development Scheme (LDS). The document is structured to reflect the schedule of adopted Core Strategy policies (and subsequent Development Policies), as outlined in the chapter summaries below.

Given progress on the new Local Plan for Hambleton which is at examination during spring 2020/winter 2021, it is envisaged that the AMR for 2021/2022 will be the last to report on Hambleton's Local Development Framework progress.

Following adoption of the new Local Plan in early 2022, there will be a revised monitoring framework and the Authority Monitoring Report for 2022/2023 will be revised accordingly.

MEETING LOCAL DEVELOPMENT NEEDS SUSTAINABLY (CHAPTER 2)

- The LDF target is 55% completions on Brownfield land, in 2019/2020 just 13.4% were completed on Brownfield sites, compared to 23.2% in 2018/2019, during 2020/2021, 26% of completions were on brownfield sites.
- In 2019/2020, the total number of dwellings permitted on brownfield sites was 51% of the total, 125 dwellings out of 247 from totally new permissions. In 2018/2019, the figure was 37.6%. (Figure 2.1). For 2020/2021 there were 438 dwellings from totally new permissions of which 39% were on brownfield sites.
- The North Northallerton Link Road scheme is progressing is due for completion by Spring 2022. A planning application for both housing & road was submitted in May 2015, work started in March 2017, residential development was well underway by March 2020, with over 90% of phase 1 complete by end of March 2021. In February 2020, phase 2 gained approval for a further 473 dwellings which saw 21 completions by April 2021.

DEVELOPING A BALANCED HOUSING MARKET (CHAPTER 3)

- During the period 2019/2020, the number of homes completed was 659 net against a net target of 280 per year. This is the highest number of net completions in nearly 30 years. The following year also saw 593 net dwellings built.
- Generally, demolition numbers are very low for Hambleton. During 2019/2020 there were 27 notified demolitions which led to the loss of 6 dwellings from the residential stock. Most were for replacement dwellings (which are excluded from HDC's housing supply figures) or for other non-residential structures. Therefore, during the year 2019/2020 gross completions numbered 665 units, 659 net. For the following year, to 31st March 2021, there was a further loss of 6 dwellings.
- The Council achieved a gain of 379 dwellings (135%) above the target the LDF target of 290 net dwellings per year in 2019/2020. In 2020/21 there were 313 extra dwellings built above the LDF requirement. In total, the net completions amounted to 1,252 homes built against a LDF requirement of 560 units.

- There were 205 (31% of the 2019/20 total) new build affordable homes completed in this monitoring period compared with 92 during 2018/2019 (see Figure 3.15). In 2020/2021, there were 113 affordable completions equating to 19% of the total yearly build.
- Five Year Supply - Hambleton had a five-year housing land supply for the period ending 31st March 2020.
- At March 2020, there was an expectation of 3,556 units to be delivered within the next 5 years, this equates to a 10.7 year supply.
- These figures formed the basis of the March 2020 Housing Position Update as submitted with the draft plan for Examination in March 2020. In November 2020, housing supply was considered by the Inspectors and found sound with only a minor downward adjustment in supply. The total supply to 2036 was assessed as being 4,571 dwellings. Looking at the five years to 2025 it is envisaged that 3,357 dwellings will be built or the equivalent of 10.2 year supply.

SUPPORTING PROSPEROUS COMMUNITIES (CHAPTER 4)

- The Allocations DPD reflects Core Strategy Policies CP10 and CP10A by allocating 75 hectares of land for employment purposes in the District's five Sub Areas.
- The Council's Employment Land Review (2016) shows that the current demand lies within the range of 13 to 50 hectares. The supply at that time was assessed as being 60.25 hectares.
- In monitoring the retail areas of the five market towns it was found that:
 - the number of vacant properties in Thirsk had decreased from 8 to 3.
 - Northallerton vacancies reduced slightly from 15 to 11.
 - in 2018/2019 in the primary shopping area at Stokesley just one shop unit was vacant, this remained the same in 2019/2020.
 - in 2018/2019 there were three vacant units in Easingwold's primary retail area, again this remained the same in 2019/2020.
 - in Bedale, there were four vacancies in 2019/20 again unchanged from the previous year.

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. 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 1,462 listed buildings in Hambleton of which 35 are Grade I and 72 are Grade II*. Four of these are on the 2020 Heritage at Risk Register compared to 6 in 2019. (See 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 111 planning applications in 2019/2020, 24 of which were refused. During 2020/2021, 90 planning applications reference DP31 of which 12 were refused.
- 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). In March 2018 the Allerton Waste Recovery Park became fully operational, in 2018/2019 during its first full year of operation, while the recycling and composting rate attained the 50% target during

2018/2019, landfill has virtually been eliminated with nearly 17,000 tonnes of rubbish being used to derive energy from waste.

- In 2019/2020, the recycling & composting rate was 42% - less was recycled but none going to landfill with the remainder over 17,143 tonnes being used in energy production. For 2020/2021, the rate improved to 57% and 19,040 tonnes of waste were used in energy production.

CREATING HEALTHY AND SAFE COMMUNITIES (CHAPTER 6)

- Policy DP37 which covers Open Space & Recreation in 2019/2020 was used in the determination of 19 planning applications. Of these, 16 were permitted, none were refused, 1 was withdrawn. In 2020/2021, 20 applications referenced this policy with 15 permitted, 4 refusals and 1 withdrawal.

CHAPTER 1

INTRODUCTION AND BACKGROUND

NEED AND PURPOSE OF THIS MONITORING REPORT

- 1.1 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.

Duty to Co-operate

- 1.2 Council Officers will also be attending regular sub-regional Development Plans meetings with neighbouring authorities to work collaboratively on strategic cross boundary issues.
- 1.3 The Council continues to co-operate with information requests from other organisations including those carrying out studies on behalf of neighbouring Local Planning Authorities.

MONITORING OF DEVELOPMENT PLANS

- 1.4 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*'¹. 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

- 1.5 This report considers the implementation of the adopted LDF Policies and reports on their delivery outcomes for this monitoring period (01 April 2019 to 31 March 2021).
- 1.6 This monitoring report is divided into 5 sections to reflect the key sections of the adopted Core Strategy DPD. 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.

PROGRESS AGAINST LDS MILESTONES

Local Development Scheme

- 1.7 Hambleton District Council's first Local Development Scheme (LDS) and came into effect on 15 March 2005. A new revised LDS to reflect production of the Local Plan review was published in July 2019 ([Hambleton - Latest LDS](#))
- 1.8 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

¹ Localism Act 2011; 113(4)

the Local Development Scheme. However for completeness, progress on both is set out in this report.

The Statement of Community Involvement

- 1.9 The current Statement of Community Involvement (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.
- 1.10 Current regulations require SCIs to be reviewed at least every five years and as such a review should have been completed by July 2018. The current SCI is considered to provide an appropriate framework for community engagement in planning processes. A new SCI will be produced following the adoption of the new Local Plan.

Local Development Framework – Key Milestones

Local Development Framework – Key Stages	Adopted
Core Strategy DPD	3 rd April 2007
Development Policies DPD	26 th February 2008
Allocations DPD & revised Proposals Map	21 st December 2010

Figure 1.1: Local Development Framework Milestones

Supplementary Planning Documents

DOCUMENT TITLE	ADOPTION
Affordable Housing SPD	07-Apr-15
Conservation Area Appraisals SPDs	21-Dec-10
Domestic Extensions SPD	22-Dec-09
Open Space, Sport and Recreation SPD	22-Feb-11
Size, Type & Tenure of New Homes SPD	01-Sep-15
Sustainable Development SPD	07-Apr-15

Figure 1.4: Supplementary Planning Document Adoption

NEW LOCAL PLAN

- 1.11 As stated earlier, in April 2015 Council approved resources and an initial timetable for a new Local Plan. Please visit [HDC new Local Plan page](#) for the latest news on the Local Plan.

Local Plan Preparation Milestones to March 2020	
Stage	Date
Stakeholder Workshops	Summer 2015
Call for Sites	Jun'15 to Feb'16
Issues & Options Consultation	Jan'16 to Feb'16
Preferred Options	Autumn 2016
Alternative Sites & Local Green Space Consultation	April to June 2017
Publication of the plan (Regulation 19)	June 2019
Statutory representations period (minimum 6 weeks) for the Publication draft	July to September 2019
Consultation on the draft final sustainability appraisal report	
Consultation on the draft infrastructure delivery plan	
Submission to the Secretary of State (Regulation 22)	March 2020

Figure 1.5: Local Plan Progress to 31st March 2020

Local plan preparation milestones progress

- 1.12 During the monitoring year 2019/2020, the new local plan was submitted to the Secretary of State (Regulation 22), progress with the examination can be found at [New Local Plan Examination \(hambleton.gov.uk\)](#)

Local plan evidence base documents

At extensive suite of documents have been produced in preparation for submitting the draft Local Plan for Examination, these can be found at [Evidence base \(hambleton.gov.uk\)](#)

Local Plan Examination and Adoption Milestones:

Milestone	Estimated Completion Date
Estimated examination period	March 2020 to Late 2021
Receipt of inspector's report	January 2022
Estimated date of adoption	February 2022

Figure 1.6: Future Local Plan Schedule

NEIGHBOURHOOD PLANNING

What is Neighbourhood Planning?

- 1.13 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

- 1.14 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 for.

Neighbourhood Plans in Hambleton District

- 1.15 As at December 2021, there were 7 parish councils within the District which were at different stages of progressing Neighbourhood Plans, these were Brafferton and Helperby, Ingleby Arncliffe, Hutton Rudby, Stokesley, Easingwold, Appleton Wiske and Huby. All six have designated their Parish areas as Neighbourhood Areas. Following a referendum in November 2021 Ingleby Arncliffe neighbourhood plan was adopted, also Brafferton and Helperby neighbourhood area was designated in September 2021.

Parish Plans

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

COMMUNITY INFRASTRUCTURE LEVY

Progress to date

- 1.17 The detail about CIL monies collected and dispersed is given in the 2019/2020 Infrastructure Funding Statement which be seen here [Hambleton/CIL](#)
- 1.18 The table below shows the total amount of money obtained through CIL contributions prior to 1 April 2019 and whether it has been allocated or whether its status remains as unallocated funds. After taking into account monies allocated to Parish and Town Councils, totalling £605,802.46 since 2015/2016, the current CIL monies available to spend on infrastructure amounts to £4,229,615. Included in this sum is £2 million that is committed to be spent on the proposed North Northallerton primary school.

Money held at 31 March 2019	Amount held
Hambleton DC	£ 4,229,615
Held and to be transferred to 3rd parties i.e. Parish Council's	£ 605,802.46

- 1.19 The table below shows the total value and detail of the CIL Demand Notices issued by HDC in 2019/20

	Amount	Further information
Total value of CIL issued in Demand Notices issued in 2019/20	£770,888.68	8 Demand Notices issued in 2019/20
The total amount of CIL income for 2019/20	£1,343,193.43	Does not include invoices issued but not paid yet

- 1.20 CIL is drawn down through Cabinet decision making which decides on all qualifying projects for CIL expenditure. The table below shows a full Breakdown of CIL monies held at present and how they are to be allocated to the priority schemes.

Infrastructure Type	% of total CIL funds available	Amount presently allocated
Thirsk and Sowerby Leisure Centre	50%	£1,034,860
Sowerby Sports Village	25%	£517,403
The Northallerton Sports Village	15%	£310,442
Bedale Leisure Centre	10%	£206,961
Total		£2,069,666

S106 Progress 2019/2020

- 1.21 The following information is presented in order to comply with the requirements for the reporting of Section 106 Agreements (S106). It sets out how much S106 has been collected, where it has been allocated and how it has been spent. It includes monetary as well as non-monetary contributions.

S106 Headline Monetary Contributions

Total money received through planning obligations (whenever agreed) in 2019/20	£938,304.00
Total money , received through planning obligations (whenever agreed), released at the end of 2019/20 (excluding “commuted sums” for longer term maintenance).	£206,522.81

- 1.22 In 2019/20 a total of £938,304 was received by the Council in S106 contributions for a variety of projects, all compliant with the requirements for a s106 request.

HAMBLETON IN CONTEXT

1.23 Hambleton is one of the largest Districts in England, covering 1,311 square km (506 square miles) and having a population of roughly 91,900². 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 70 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.

1.24 The latest parish population estimates for the major settlements are:

Parish	Population (Mid 2020) ⁹
Northallerton (with Romanby)	19,291
Thirsk (with Sowerby)	10,197
Bedale (with Aiskew)	6,160
Easingwold	5,312
Stokesley	4,670
Great Ayton	4,574

1.25 As at 2020, with a combined total of 45,630 the Parishes containing the five market towns account for 49.8% of the total District population, an increase of nearly 5,344 people reflecting the high level of new dwellings built since 2001.

1.26 There are however 177 Parishes in the District, 142 of them having a population of fewer than 500, with a combined population of 20,000 or just 22% of the district's population.

² Source : NOMIS , 2020 Mid-Year Estimates) accessed Nov'21; ⁹ ONS 2020 Parish Population Statistics.

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 2019/20, this policy was used in the consideration and determination of 6 planning applications, 4 were permitted, 1 was disposed with 1 Pre-application advice given. In 2020/2021, DP12 was used on five occasions with 4 approvals & 1 refusal.
- 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*'³. The Council's LDF specifies a target of 55% of housing completions to be on brownfield sites. Revisions to PPS3⁴ in June 2011 which were subsequently included in the NPPF, first 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.

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
2013/2014	470	70%	206	30%	676
2014/2015	55	16%	284	84%	339
2015/2016	35	3%	1268	97%	1303
2016/2017	141	10%	1255	90%	1396
2017/2018	148	30%	346	70%	494
2018/2019	204	38%	338	62%	542
2019/2020	125	51%	122	49%	247
2020/2021	170	39%	268	61%	438

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

³ NPPF (March 2012), p.55

⁴ Planning Policy Statement 3: Housing (Jun 2011)

- 2.5 Between 2004 to 2012 most of the permissions granted for residential development were on brownfield land, as this source of supply dried up and LDF allocations came forward, greenfield permissions tended to dominate, so in 2015/2016 just 3% of dwellings were permitted on brownfield land. There has been a steady improvement in the brownfield permission rate since 2015/2016 seeing an increase from just 3% of permissions on brownfield land to 51% during 2019/2020. For the year 2020/2021, brownfield permissions accounted for 39% of the total 438 new permissions. Whether this is maintained is dependent on when new brownfield sites become available.
- 2.6 This reflects the change in government policy since 2010, the scrapping of national brownfield targets, the revocation of Regional Spatial Strategies, which had a very strong urban brownfield focus and in Hambleton's case a lack of brownfield sites coming forward that are suitable for development.
- 2.7 2019/2020 saw total new permissions accounting for an extra 247 dwellings, in the same period, a further 589 units gained permission on existing sites – these included outline permissions going to detailed and new revised applications being submitted. In all, 836 dwellings gained permission during the 2019/2020.
- 2.8 While permission was granted for an extra 438 new dwellings during 2020/2021, the total permissions for the year amounted to 550 dwellings. The remaining 112 units being revised applications or converting outline permission to full permission.

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	161	92%	14	8%	175
2012/2013	131	86%	22	14%	153
2013/2014	112	57%	83	43%	195
2014/2015	196	62%	120	38%	316
2015/2016	172	47%	196	53%	368
2016/2017	172	31%	385	69%	557
2017/2018	161	39%	254	61%	415
2018/2019	116	24%	368	76%	474
2019/2020	89	13%	576	87%	665
2020/2021	154	26%	445	74%	599

Figure 2.2: Gross housing completions on Greenfield and Brownfield Land

- 2.9 Figure 2.2 above shows that just 13% of completions in the monitoring year April 2019 to March 2020 were on brownfield sites, this is well below the LDF target of 55%. For the year 2020/2021 there was an improvement with 26% of dwellings built being on brownfield land.

- 2.10 The table above shows a steady reduction in brownfield completions from a peak rate of 92% in 2011/12, to 26% in over this past year. This reflects the low proportion of brownfield permissions since 2014.

ACCESS

- 2.11 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 447 (compared to 373 in 2018/2019) planning applications in this monitoring period, of which 346 were permitted, 91 were refused and 8 were withdrawn or disposed. During 2020/2021, CP2 was used in determining 420 applications, with 57 refusals, 351 approvals and 12 applications being withdrawn or disposed.

Rail Network

- 2.12 Hambleton's two main rail stations are Northallerton and Thirsk. Both stations have seen a substantial increase in passenger usage in recent years and in the case of Northallerton usage this has increased by 92.0% since 2004/2005, for Thirsk there has been a 55.6% increase. There is also a station at Great Ayton which saw a 11.5% increase between 2018/2019 and 2019/2020. These statistics are for year ending 31st March, in 2020 rail usage was curtailed as COVID restrictions came into effect, which accounts for a fall in usage at Northallerton & Thirsk.
- 2.13 The dramatic effects of further COVID restrictions up March 2021 is clearly seen in the table below with a 78% reduction in passenger usage compared to 2019/20. Great Ayton saw a 76% reduction during the year.

Passenger Usage - Northallerton & Thirsk Stations 2004 to 2021

Station	2004/05	2017/18	2018/19	2019/20	2004/2020 % Change	2020/21	2020/21 % Change
Northallerton	380,622	715,260	717,638	712,450	92.0%	156,294	-78%
Thirsk	142,359	235,444	230,042	221,504	55.6%	47,994	-78%

Figure 2.3 – Passenger usage at principal stations

Source :Office of Road & Rail Statistics - extracted Sep'21and Jan'22

- 2.14 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 continues to provide services between Newcastle/ Middlesbrough and Liverpool/Manchester Piccadilly/Manchester Airport, with over 35 trains operating daily (Monday to Saturday) in each direction at Northallerton and just 20 trains operating daily (Monday to Saturday) in each direction at Thirsk. TPE new franchise started in April 2016, by 2019 new rolling stock will be delivered included 5 coach formations for the Leeds – Middlesbrough route plus more frequent TPE services on the East Coast mainline. TPE passenger satisfaction levels are at 78% (Spring 2020), a slight decline from the previous year when overall satisfaction was 81%,

according to Passenger Focus. From 1/4/19 Train operating companies will report on 'On Time' (to the minute) performance figures.

- 2.15 As noted in the 2017/2018 AMR, the contract with Virgin East Coast had "just a small number of months to run", following which this franchise would be taken over of the Department of Transport operator of last resort. On 16 May 2018 it was announced that the London & North Eastern Railway (LNER) would take over from Virgin Trains East Coast on 24 June 2018. The spring 2020 passenger satisfaction attained 91% according to Passenger Focus.
- 2.16 This is the second time that a government appointed operator of last resort has taken control of the InterCity East Coast franchise; between 2009 and 2015 the franchise was operated by East Coast following National Express East Coast defaulting.
- 2.17 In February 2017, work was completed on extending the platforms at Northallerton to accommodate the new East Coast Azuma trains which are longer than the current East Coast electrics. LNER announced in March 2019 that Azuma services would commence in May 2019. LNER operate at least 10 trains each way Monday to Friday with 6/7 trains on a Sunday.
- 2.18 Open access operator Grand Central Trains Ltd continues to provide its services which were initially launched in December 2007. Grand Central was taken over 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 according to spring 2020 passenger satisfaction attained 95% according to Passenger Focus.
- 2.19 In May 2021 Network Rail has started work on a £3million project to improve accessibility for passengers at Northallerton station. A lift will be installed on both platforms to provide step-free access for passengers. They will link to the existing subway, making it easier for people using the station. It is envisaged that this work will be completed by March 2022.
- 2.20 A similar step-free access scheme is being progressed for Thirsk station. North Yorkshire County Council is now preparing to submit a bid for the Government's Levelling Up Fund, which would then allow work to start onsite.
- 2.21 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.
- 2.22 The Wensleydale Railway is a heritage line 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 current projects within Hambleton include:
- Level crossing upgrades
 - New two road shed at Leeming Bar
 - Restoration of station house at Leeming Bar
- 2.23 In 2016 it was reported that the railway carries over 50,000 people a year and that for every £1 spent on the railway, £4 is spent at one of the towns or villages on the route.

Road Network

A1 Upgrade

- 2.24 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.
- 2.25 The Leeming to Barton section of the A1 upgrade scheme commenced in March 2014 it was completed and opened on 29 March 2018.

Bedale and Leeming Bar Relief Road (BALB)

- 2.26 The A684 Bedale Aiskew Leeming Bar (BALB) Relief Road scheme. It gained planning approval from North Yorkshire County Council in August 2012, and work started in November 2014, with completion in August 2016 two months ahead of schedule.
- 2.27 The BALB Relief Road scheme is identified under Proposal BC2 of the Hambleton LDF Allocations document.

North Northallerton Link Road (NNLR)

- 2.28 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 master planning 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. A planning application was submitted in May 2015, approved in December 2016 and work starting in March 2017. It is envisaged that the link road will be complete by February 2022.

Sowerby Gateway Junction

- 2.29 The Sowerby Gateway Junction Improvement Scheme allows for the formation of an improved junction of the A168 and the B1448 to the south of Thirsk, with the addition of two new slip roads to permit all movement access to both the northbound and southbound carriageways of the A168.
- 2.30 The scheme is a requirement of the planning conditions imposed as part of the multi-use Sowerby Gateway development and has been designed in close consultation with both Highways England and North Yorkshire County Council. Work commenced in July 2018 and was completed by June 2019.

SETTLEMENT HIERARCHY

- 2.31 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.

- 2.32 Policy CP4 was used in the determination of 473 planning applications (compared to 374 in 2018/19), of which 364 were permitted, 96 refused and 9 were withdrawn or disposed with 4 pre-application advice given. During 2020/2021 491 applications referenced CP4 with 425 permitted , 63 refused and 3 withdrawn or disposed.
- 2.33 Policy DP9 was used in the determination of 268 applications, of which 203 were permitted, 57 refused, 6 were withdrawn and 2 Pre-application advice given. The following year it was used with 306 applications where 256 were permitted, 43 were refused and 6 withdrawn or disposed.
- 2.34 A report was approved by Council on 7 April 2015 agreeing a revised settlement hierarchy list along with interim guidance on the interpretation of Policy CP4, to better align it with the NPPF.

Settlement Hierarchy

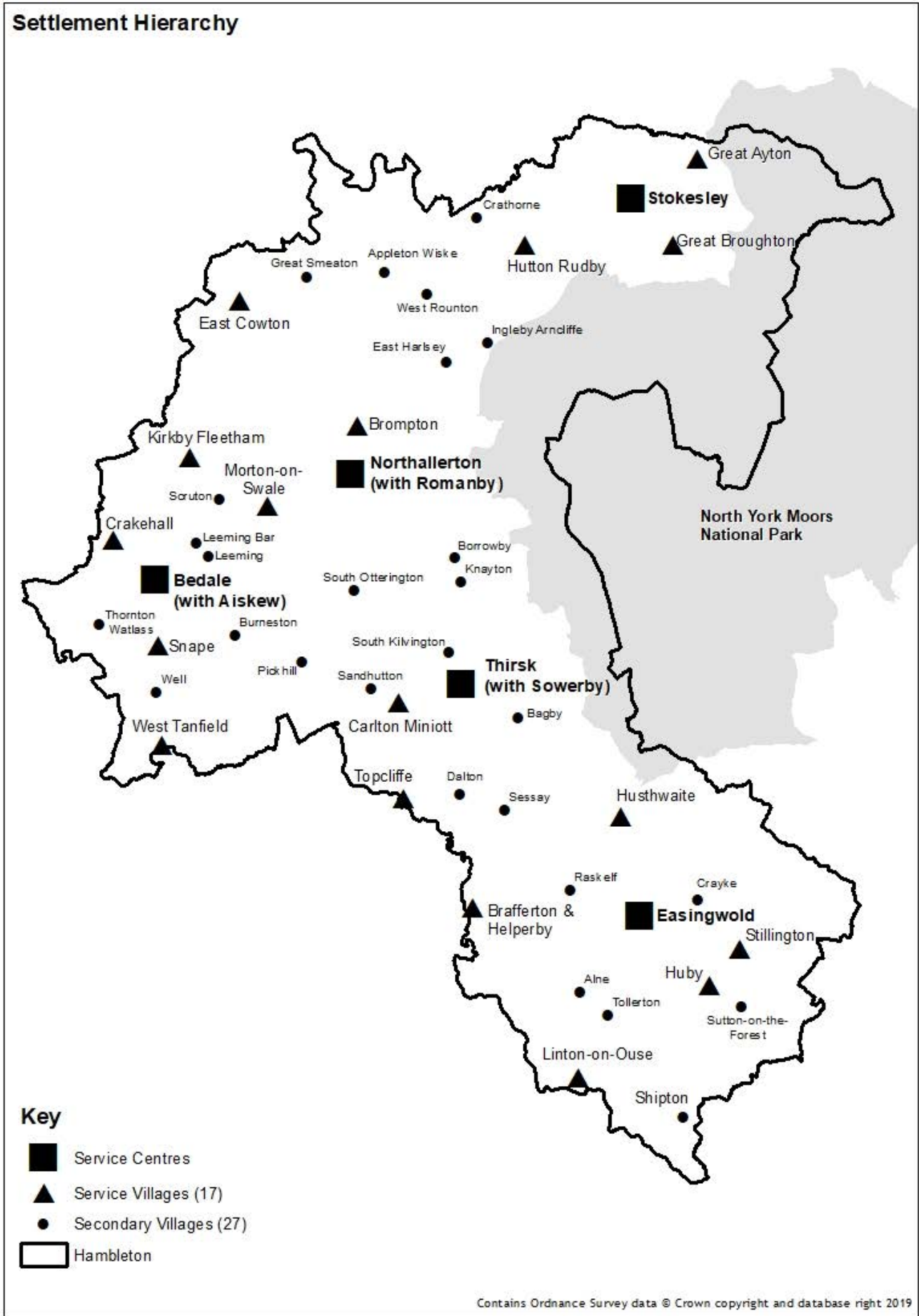


Figure 2.3: Revised Settlement hierarchy 2016

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 provided a plan period target of 6,540 dwellings (gross). 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 net 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	Dwellings Built by Apr'21
Bedale	553	217	217	987	848
Easingwold	553	160	160	873	1179
Northallerton	1172	507	507	2186	1655
Stokesley	408	160	160	728	737
Thirsk	954	406	406	1766	1753
Totals	3640	1450	1450	6540	6172

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

3.3 During the monitoring years April 2019 – March 2020 the number of houses completed was 665 gross, there were just 6 notified demolitions that led to loss of housing stock, so the net completions equals 659. This is the highest annual number of completions in the past 30 years.

3.4 The Allocations DPD was adopted in December 2010, there are 44 housing allocated sites. A summary of activity on allocated sites up to April 2020 is as follows:

- 15 sites were completed prior to April 2020
- No LDF sites completed in the year to April 2020
- There are 8 active allocated sites with construction under way and an additional nine allocated sites have planning permission, but no start on site made
- 8 sites have no developer or not gained permission

- 4 LDF allocations are unlikely to come forward & have been excluded from the supply
- 3.5 The major strategic site at Sowerby Gateway, Thirsk is well underway with over 485 completions by March 2020, initially having 925 units on site, with permission being gained for Sowerby Extra Care scheme (an extra 90 units) and permission being granted for Phase 3 (which gave an added 55 dwellings) the total capacity is now 1,070 dwellings

Housing Needs Study and Strategic Housing Market Assessment

- 3.6 In November 2011, a North Yorkshire Strategic Housing Market Assessment (SHMA) was published. It concluded that the need for housing within the District had risen to 320 per annum over the next five years (2011 to 2016)⁵. As part of the forthcoming Local Plan a new SHMA was commissioned to provide an updated evidence base.
- 3.7 The Strategic Housing Market Assessment (SHMA) was published in January 2016 and updated in September 2016. The SHMA was updated in June 2018 with the publication of the Housing and Economic Development Needs Assessment (HEDNA). Overall, in the period from 2016 to 2035 a net deficit of 55 affordable homes per annum is identified, this totals 1,045 new affordable homes. ([see HEDNA, p.59](#))

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 17th year of the LDF period. The table below gives an assessment of the housing provision up to April 2019.
- 3.10 Up to 31st March 2021, over 94.4% of the LDF's required 6,540 units has been provided, despite a severe recession and a reduction in building activity up to 2014, since then build rates have increased. Any undersupply against LDF targets has now been eliminated.

⁵ Strategic Housing Market Assessment (Nov 2011), p.120

	LDF Year	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15	Yr16	Yr17
Hambleton District Completions 2004 - 2021	Apr-04	Apr-05	Apr-06	Apr-07	Apr-08	Apr-09	Apr-10	Apr-11	Apr-12	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	Apr-19	Apr-20	Apr-21
Gross Completions	-	218	405	387	418	303	227	280	178	150	194	317	367	568	419	477	665	599
Gross Completions (cumulative)	-	218	623	1,010	1,428	1,731	1,958	2,238	2,416	2,566	2,760	3,077	3,444	4,012	4,431	4,908	5,573	6,172
Remaining LDF Target	6,540	6,322	5,917	5,530	5,112	4,809	4,582	4,302	4,124	3,974	3,780	3,463	3,096	2,528	2,109	1,632	967	368
% Achieved	0%	3.3%	9.5%	15.4%	21.8%	26.5%	29.9%	34.2%	36.9%	39.2%	42.2%	47.0%	52.7%	61.3%	67.8%	75.0%	85.2%	94.4%
% Remaining	100%	97%	90%	85%	78%	74%	70%	66%	63%	61%	58%	53%	47%	39%	32.2%	25.0%	14.8%	5.6%

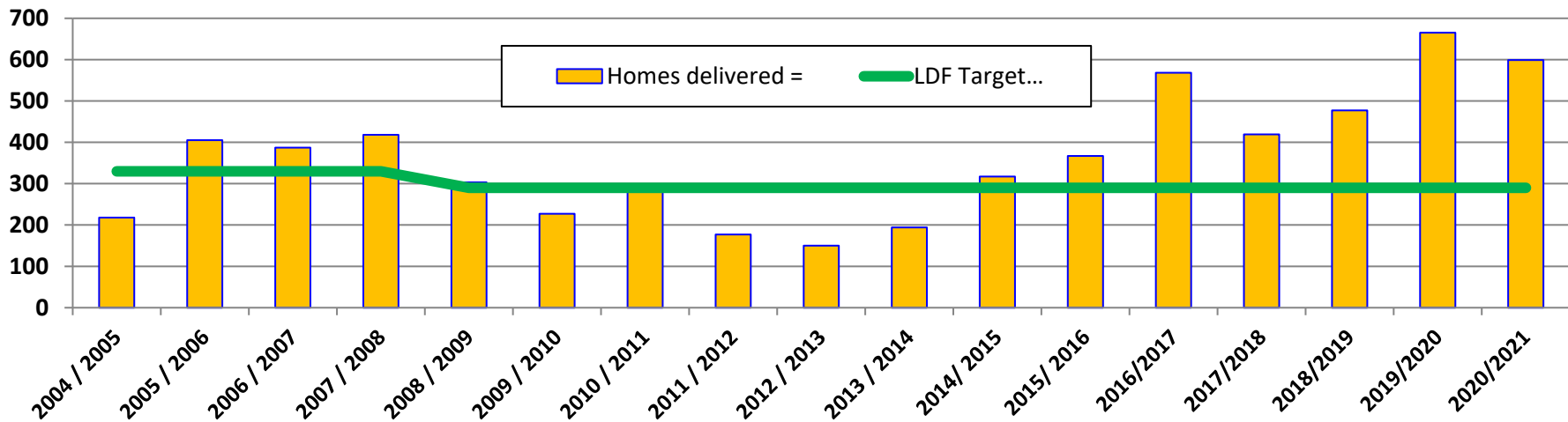


Figure 3.3: District Housing Provision Update 2004 – 2021

Between 2004/2005 and 1/4/21, HDC gross completions averaged **363 per year** , (6172/17 = 363) ,the average annual LDF requirement was **299 per year** – (5090/17 = 299)

Since 2014/2015 (the date for rebased 2016 SHMA) **completions have averaged 487 per year.**

Housing Completion Progress

- 3.11 The Council carried out a series of partial surveys during 2019/2020 to ascertain the likelihood of SHLAA sites coming forward within the next five years.
- 3.12 Contact was made with owners, agents and developers with interests in allocated and larger windfall sites (those with 20 or more dwellings) including those with planning permission, seeking to understand when their sites were likely to be delivered.
- 3.13 In addition, a number of administrative sources were also used to assess what level of progress had been made, if any:
- North Yorkshire Building Control Partnership
 - Council Tax Returns & Surveys
 - Street Naming & Numbering information
 - National House Builders Confederation (NHBC) Monthly Returns
 - CIL Commencement & Completion Forms
 - Local estate agents, if sites were being marketed or sold
- 3.14 In reviewing sites additional evidence was gathered to indicate “intent” to proceed with development, this pre-development activity included:
- Amending / Discharging Planning conditions
 - The site has been “Street Named & Numbered” & added to the Local Land and Property Gazetteer
 - Site plans have been submitted and/or approved with Building Inspectors.
 - The site been offered for sale or sold to a developer
 - Applicant has undertaken pre- submission consultations.

Many of these activities have a quite a high cost to the developer showing a serious intent to proceed.

Completions 1991 – 2021

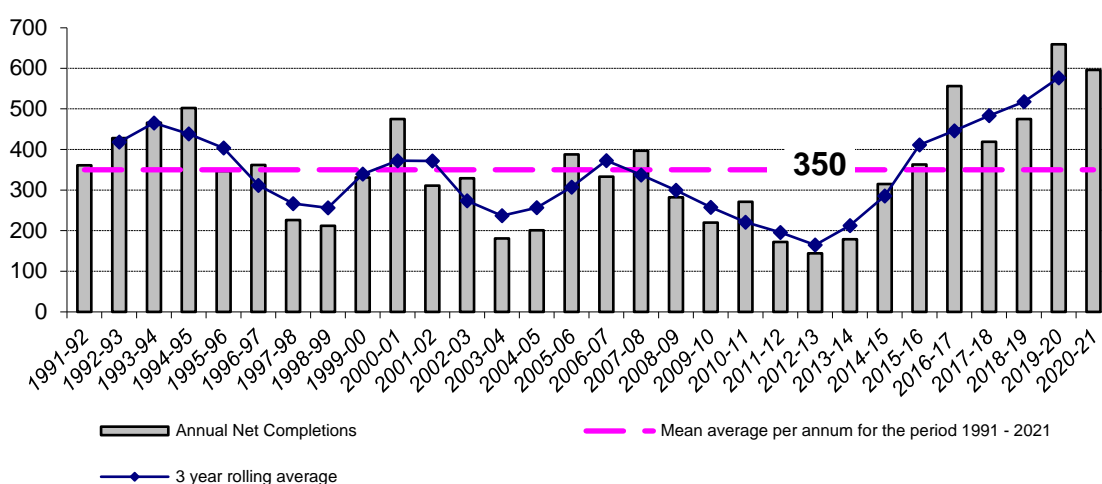


Figure 3.5: Net Housing Completions for the period 1991 to 2021

- 3.15 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 350 dwellings per year. The recent trend from 2007/2008, the beginning of the recession, was for a decreasing number of completions to 2012/2013, with the start of a recovery in 2013/2014, which has now consolidated over the last six years, with a particular surge in the past two years. Between 1991 and 2021, there has been a total of 10,501 net completions.

Windfall Sites

- 3.16 Details of windfall completions over the last 17 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 allocations in the former Local Plan and the adoption of the Allocations DPD (in December 2010), all approvals in this period took place on unallocated sites and hence are considered to be windfalls.
- 3.17 Of the completed dwellings since the start of the Plan period (2004/05), windfalls have accounted for 60% on average (213 dwellings per annum). The contribution from allocated sites has increased steadily from just 1% in 2011/2012 to 72% of all completions in 2016/2017. Completions on allocated sites fell during 2017/2018 to 59% of all completions, in the current monitoring year 43% of completions were on LDF allocated sites. This is the first time since 2013/14 that windfall completions have exceeded completions on allocated sites.

Year	Total Completions (gross)	Allocated Completions (gross)		Windfall Completions (gross)		Losses by Conversion or Demolition	Total Completions (net)	LDF Running Total
2004/05	218	24	11%	194	89%	17	201	201
2005/06	405	107	26%	298	74%	17	388	589
2006/07	387	42	11%	345	89%	54	333	922
2007/08	418	13	3%	405	97%	21	397	1319
2008/09	303	0	0%	303	100%	21	282	1601
2009/10	227	0	0%	227	100%	7	220	1821
2010/11	280	0	0%	280	100%	9	271	2092
2011/12	178	1	1%	177	99%	5	173	2265
2012/13	150	43	29%	107	71%	6	144	2409
2013/14	194	86	44%	108	56%	15	179	2588
2014/15	317	205	65%	112	35%	2	315	2903
2015/16	367	261	71%	106	29%	4	363	3266
2016/17	568	409	72%	159	28%	12	556	3822
2017/18	419	246	59%	173	41%	0	419	4241
2018/19	477	324	68%	153	32%	2	475	4716
2019/20	665	427	64%	238	36%	6	659	5375
2020/21	599	256	43%	343	57%	6	593	5968
AVERAGE	363	144	40%	219	60%	12	351	
TOTALS	6172	2444		3728		204	5968	

Figure 3.6 – Allocated & Windfall Completions 2004 - 2021

Year	2004 / 2005		2005 / 2006		2006 / 2007		2007 / 2008		2008 / 2009		2009 / 2010		2010 / 2011		2011 / 2012		2012 / 2013		2013 / 2014		2015 / 2016		2015 / 2016		2016 / 2017		2017 / 2018		2018 / 2019		2019 / 2020		2020 / 2021	
	Brownfield Windfalls	105	54%	215	72%	309	90%	364	90%	257	85%	185	81%	205	73%	146	82%	88	82%	60	56%	59	53%	47	44%	92	58%	121	70%	71	46%	156	66%	144
Greenfield Windfalls	89	46%	83	28%	36	10%	41	10%	46	15%	42	19%	75	27%	31	18%	19	18%	48	44%	53	47%	59	56%	67	42%	52	30%	82	54%	82	34%	199	58%
Total Gross Windfall Completions	194		298		345		405		303		227		280		177		107		108		112		106		159		173		153		238		343	
(Losses)	17		17		54		21		21		7		9		5		6		15		2		4		12		0		2		6		6	
Total Net Windfall Completions	177		281		291		384		282		220		271		172		101		93		110		102		147		173		151		232		337	

Figure 3.7: Plan Period Windfall Completions by Land Type

PHASING OF HOUSING

- 3.18 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 allocations to encourage later phased sites to come forward sooner. Full details can be found in the December 2018 Strategic Housing Land Availability Assessment (SHLAA).

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

3.19 Local Authorities are required to undertake a Strategic Housing Land Availability Assessment (SHLAA). There have been 13 annual reviews, in anticipation for submitting the draft local plan for examination in March 2020 a Housing Update Statement was prepared, a summary of which is given in the following section.

Five Year Land Supply

Local Development Framework

3.20 The assessment provides details at district level of the housing supply covering the periods 1 April 2020 – 31 March 2025 (deliverable sites) and 1 April 2025 – 31 March 2026 (the end of the LDF Plan Period).

3.21 From 1 April 2004 to mid-March 2020, there is a surplus over the LDF requirement of 698 dwellings. A 5% buffer is applied to the gross LDF target of 290 units giving a requirement for 305 per year.

3.22 The table below shows that windfall permissions and allocated sites are expected to deliver 3,530 dwellings over the next five years (April 2020 to March 2025). Against a target of 1,523, this gives an oversupply of 2,007 units and therefore constitutes a deliverable five year supply.

LDF Based Supply - Allocated Sites & Windfall Permissions with Planning Permission to March 2020

	Year		Annual Supply			Supply *1	LDF requirement*2	Difference
			Windfalls	Allocations	Total			
Five Year Deliverable Supply: 2019-2024	1	2020/21	295	283	578			
	2	2021/22	618	289	907			
	3	2022/23	445	380	825	3,530	1,523	2,007
	4	2023/24	261	425	686			
	5	2024/25	128	406	534			
Final Year of LDF -	6	2025/26	0	276		276	290	-14
Post 2026 Developable Supply			357	814		1,171	n/a	n/a
TOTALS			2,104	2,873		4,977	1,813	1,993

*1 Note : Allocated totals include proposed new Local Plan Allocations

*2 The LDF requirement = $290 \times 5 = 1450$ units plus 5% buffer=1523 dwellings over five years, there is no undersupply to be added

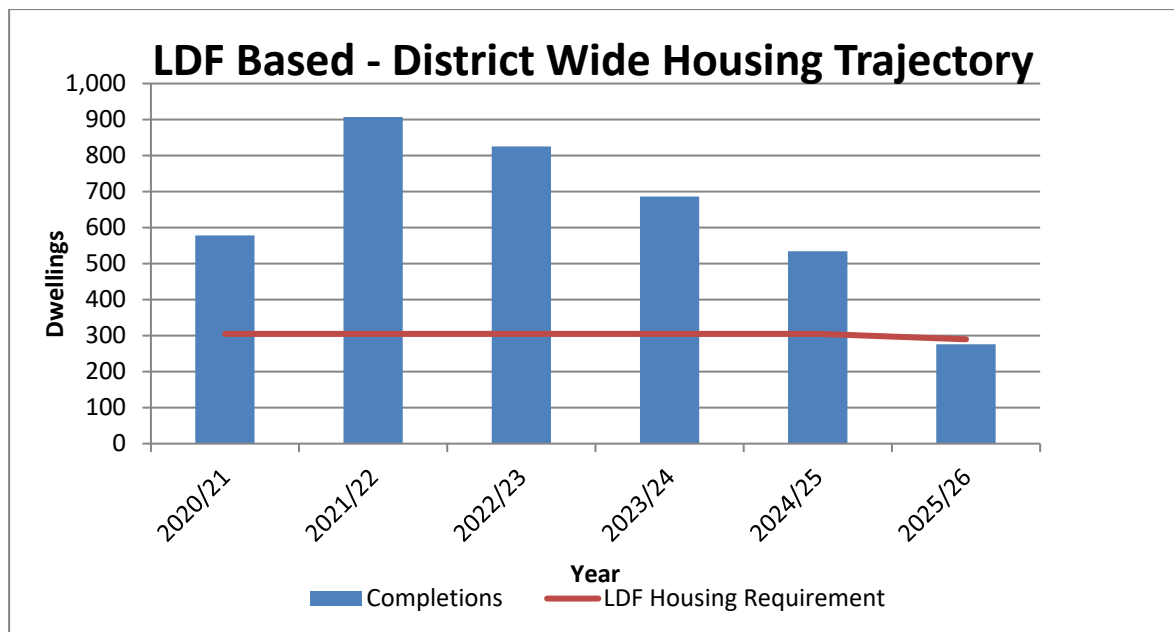
3.23 It should be noted that, no windfall allowance has been made in this assessment for future windfall permissions which will be granted (and many completed) during this five year period and there is no 10% non-implementation rate adopted for small windfall sites.

3.24 This can be broken down as follows:

- The LDF requirement for next five years is 1,523 dwellings plus 290 for year 6, (the end of LDF plan period), giving a total requirement of 1,813, this equates to an average 302 per year up to 2026, the end of the LDF plan period.

- Total Supply for the plan period is expected to be 3,806 dwellings, with 1,171 dwelling to be delivered after 2026.
- This gives **12.6** years supply – that is, 3,806 / 302 equates to a 12.6 years' worth of potential development over the next six years.
- Looking at the five year supply to 2025, this amounts to 3,530 dwellings with a requirement based on 305 per year this is **11.6** years supply.

3.25 Based on the information in Table 2 a trajectory has been produced which shows the delivery expectations for the District to 2026.



Graph 1: District Wide Housing Trajectory – LDF Requirement

Revised Housing Supply Scenarios – the Emerging Local Plan

3.26 The revised scenario described below reflects the situation following the publication in 2018 of the new Housing & Economic Development Needs Assessment (HEDNA). The supply situation is based on early March 2020 date. These give a new requirement comprised of:

- Housing need is based around a requirement for 315 dwellings per annum,
- A 5% buffer is used, which gives a basic requirement to 331 per year, as completions have been in excess of the annual requirement.
- For windfall completions a 10% non-implementation rate for small sites has been adopted.

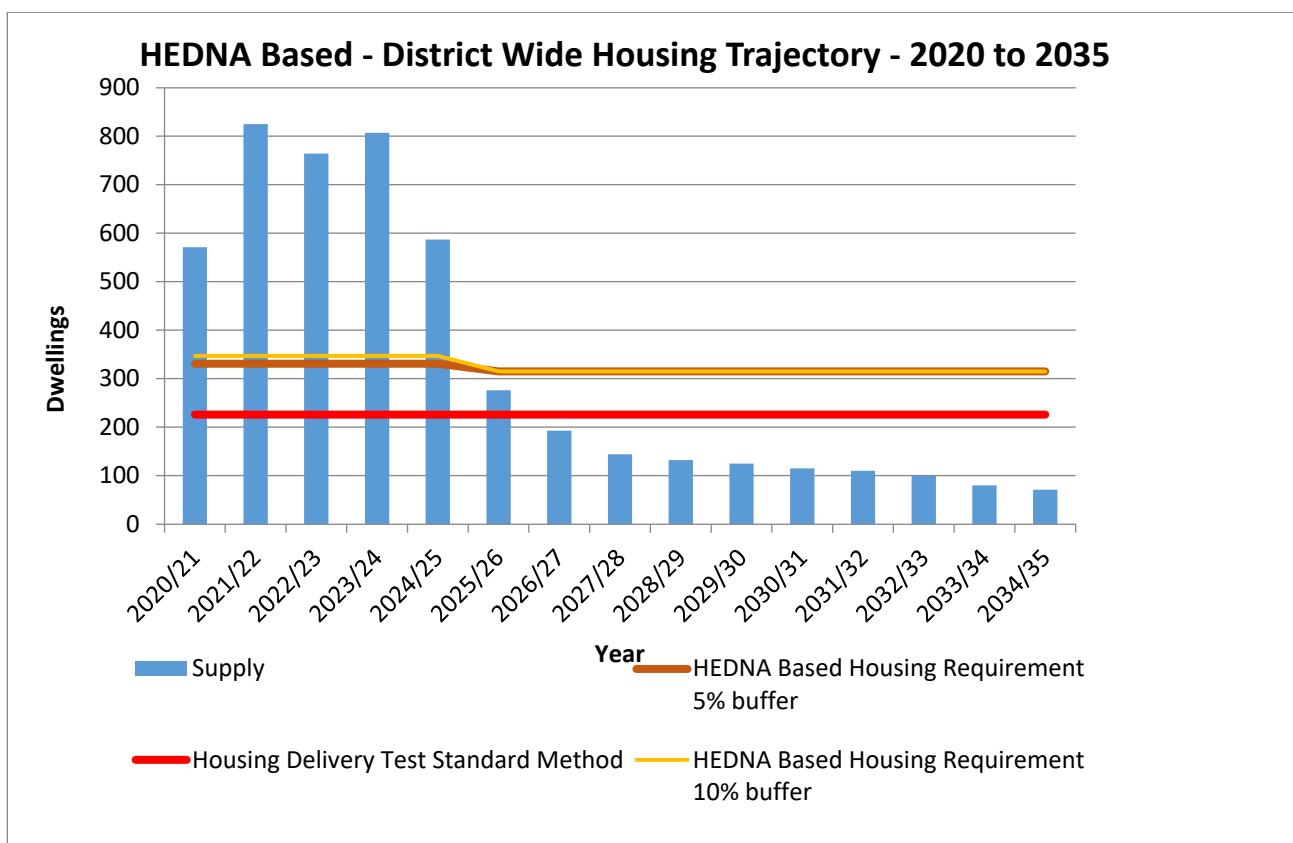
HEDNA Based Supply - with 5% Buffer -

LDF Allocated Sites, Windfall Permissions and New Local Plan Sites as at early March 2020

	Year		Annual Supply				Supply	* HEDNA based requirement with 5 % buffer	Difference
			Windfalls **	LDF Allocations	New Local Plan Draft Allocations	Total			
Five Year Deliverable Supply: 2020-2025	1	2020/21	283	283	5	571			
	2	2021/22	516	189	120	825			
	3	2022/23	309	200	255	764	3,554	1,654	1,900
	4	2023/24	96	350	361	807			
	5	2024/25	22	214	351	587			
Post Five Year Developable Supply 2025-2035			0	960	386		1,346	3,150	-1,804
TOTALS			1,226	2,196	1,478		4,900	4,804	96

* This is for 315 per year with 5% buffer = 315x5 = 1,575 plus the extra 5% giving 1,654, followed by a further 315 per year for next ten years of the new local plan to 2035, which equals a further 3,150.

** With 10% non-implementation rate for small sites



Graph 2: HEDNA based District Wide Housing Trajectory to 2035

- 3.27 Table 3 above shows a surplus of **1,900** dwellings in the next five years to 2025. Post 2025 to 2035 there is a shortfall of 1,804 units, according to the HEDNA Requirement.
- The HEDNA requirement for next five years is 1,575 dwellings (315 per year) plus a 5% buffer which gives 1,654 dwellings to 2025. For the period 2025 to 2035, the end of new Local Plan, there is a requirement for a further 3,150 dwellings (at 315 dwellings per year). This gives an annual average requirement to 2035 of 320 per year.
 - Total Supply to 2035 is 4,900 dwellings
 - This gives **15.3** years supply – this equates to 4,900 / 320 giving 15.3 years of potential development.
 - Looking at five year supply to 2025, there are expected to be 3,554 dwellings built in the period, with a requirement based on 331 per year this is **10.7** years supply.
- 3.28 Following consideration of this issue at Examination in November 2020 there was slight downward adjustment in supply. Total supply to 2036 is 4,571 dwellings (compared to 4,900 previously pre-Examination). In the next five years to 2025, 3,375 dwellings are envisaged to be built (compared to 3,554 previously). This is a 10.2 year supply compared to 10.7.

TYPE, SIZE AND TENURE OF HOUSING

- 3.29 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, in September 2015 a new Supplementary Planning Document (SPD) was adopted covering the Size, Type & Tenure of New Homes.

Travellers housing needs

- 3.30 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. 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 2015.
- 3.31 During 2019/2020 there were two applications to which DP14 had regard, both were permitted, while in the next year there were five applications with four permitted.
- 3.32 The Council has received the "Gypsy and Traveller Accommodation Assessment" Final Report October 2020, this identified need for additional pitches. At Examination, the council confirmed that an urgent review of the plan will be undertaken to ensure that sufficient specific deliverable sites will be made available to meet the needs identified in the studies.

AFFORDABLE HOUSING

- 3.33 Affordable housing policies are contained in Core Policies CP9 and CP9A. The North Yorkshire Strategic Housing Market Assessment (SHMA) (December 2011) demonstrated a revised affordable housing need of 320 dwellings per annum between 2011 and 2016⁶. It is a key element of the LDF to ensure that more affordable housing is delivered. The overall amount of

⁶ North Yorkshire SHMA Dec 2011, Appendix 2 Hambleton, p.120 ^{13B} HDC HEDNA June 2018 section 6.23 p.56
27

affordable housing sought by Core Strategy Policy CP9 is 43%, although the proportion within each sub area differs which is either set at 40% or 50%.

3.34 Recent work on affordable need in the June 2018 Housing and Economic Needs Assessment (HEDNA)^{13B} in support of the emerging new local plan has identified a lower requirement of 55 affordable units per year. This is for the period 2016 to 2035, the end of the new local plan, the HEDNA envisages that 1,048 affordable units will be provided.

Year	Dwellings completed which are Affordable		Gross Completions for year
	Gross	Percentage	
2004/2005	22	10%	218
2005/2006	74	18%	405
2006/2007	104	27%	387
2007/2008	117	28%	418
2008/2009	70	23%	303
2009/2010	45	20%	227
2010/2011	92	33%	280
2011/2012	19	11%	178
2012/2013	43	29%	150
2013/2014	40	21%	194
2014/2015	111	35%	317
2015/2016	112	31%	367
2016/2017	172	30%	568
2017/2018	64	15%	419
2018/2019	92	19%	477
2019/2020	205	31%	665
2020/2021	113	19%	599
Totals	1495		6172
Plan period average	88	24%	363

Figure 3.15: Affordable Dwelling Completions 2004-2021

3.35 Figure 3.15 above shows that the number of new build affordable dwellings delivered during 2019/2020 a total of 205 being built, 113 more than in the previous year. In the following year, the number nearly halved to 113 completions. There has been a particular surge in provision with 869 affordable units being provided between 2014 to 2021, averaging 124 dwellings per year. This is well above the average for LDF plan period of just 88 affordable dwellings per year.

3.36 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. The introduction of the Community Infrastructure Levy (CIL) is not anticipated to adversely affect the delivery of affordable housing because this type of housing is CIL exempt.

Brownfield Register in Hambleton

- 3.37 From the 31 December 2017 the council has been required to maintain a register of brownfield land (previously developed land) that is considered suitable for residential development. The Brownfield Land Register is in two parts:
- Part 1 is a list of brownfield sites in the District that are considered suitable for housing irrespective of their planning status.
 - Part 2 of the register is a list of sites that additionally are granted Permission in Principle.
- 3.38 Subject to a subsequent approval of Technical Details Consent, sites with Permission in Principle will have planning permission for housing development or housing led development that can be implemented.
- 3.39 The register is intended to help house builders identify potentially suitable brownfield sites for development, provide certainty to local communities and encourage investment in local areas.
- 3.40 Sites which are entered onto the Brownfield Land Register must meet the following criteria:
- the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings (there is discretion to enter smaller sites if all the other criteria are met)
 - the land is suitable for residential development
 - the land is available for residential development
 - residential development of the land is achievable
- 3.41 The council first published its brownfield land register in December 2019. The register is reviewed annually, Part 1 Register has been reviewed in December 2018 It includes sites that have planning permission for housing or are identified for housing development in the adopted Allocations Development Plan Document.
- 3.42 **Part 1 of the register has been completed for Hambleton (outside of the North York Moors National Park) and the 2019 update is available below. No sites have been included on part 2 of the register at this time.**
- 3.43 There are four sites on the register these are:
- Shorthorn Inn Hornby Road, Appleton Wiske – **sold for development (Sep'21)**
 - D Oakley Limited, 68, Romanby Road, Northallerton (**under development**)
 - Three Tuns Garage Brentwood House, Sandhutton (**under development**)
 - Coach House, The East House, Great Smeaton, Northallerton (**under development**)

Self Build Plots & Sites

- 3.44 Self and Custom build is a priority for Government – in April 2021 it commissioned an independent review – published in August 2021 – the Bacon Report into scaling up self and custom build housing. Self Build is a small element of housing supply in Hambleton.
- 3.45 From 2015, a small number of self and custom sites and plots have gained permission, 143 units in all of which 105 plots have been built.

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 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 (2012 NPPF) was published after the adoption of Hambleton's Local Development Framework Development Plan Documents. Paragraph 22 of the NPPF 2012 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 The Council's Employment Land Review was published in 2014, this was commissioned as part of the development of a wider Economic Strategy. This assesses the supply of employment land within Hambleton and provides updated requirements for employment land to the period to 2026. It also makes policy recommendations for Plan Review. The information and recommendations within the employment land review will be considered alongside the development plan in the determination of any applications in relation to employment land or loss of employment land. The Allocations DPD provides some flexibility with regards to allocated employment sites and stated on some sites that 'should there be no need for B2/B8, other suitable employment uses (excluding town centre uses) may be acceptable'. 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 The adopted Core Strategy 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 were based on the Economic Study carried out in 2005. The employment land review provides updated requirements and considers these requirements against the available supply. For the district headline demand is between 34.07 hectares and 47.36 hectares. Supply was assessed to be 52.52 hectares (excluding Severfield Reeve).

- 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 are below. The ELR (2014) disaggregates the headline demand across the five sub areas. For comparative purposes these are included within the table below.

	Allocations to 2021 (ha)	Core Strategy Requirements to 2021 (ha)	ELR (2014) Requirements to 2026 (ha)	
			Low	High
Bedale	5.00	20.00	7.11	8.54
Easingwold	6.00	8.00	3.94	5.43
Northallerton	14.40	20.00	7.14	10.77
Stokesley	6.00	9.00	6.60	10.74
Thirsk	13.50	18.00	9.28	11.89
Hambleton	44.90	75.00	34.07	47.37

Figure 4.1: Employment land supply to 2021 by sub area (source: Allocations DPD Dec 2010) with Employment Land Review (Feb 2014) update to 2026.

- 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 Strategic Economic Plan (March 2014). Priorities include supporting the growth of Micro and SME's, and connectivity. The Plan outlines a number of actions to deliver key objectives under each of the priorities.
- 4.7 The Council has developed its own Economic Strategy, December 2014. The Council has worked closely with the Local Enterprise Partnership (LEP) to ensure that both strategies are consistent. The strategy identifies the vision, key priorities and projects.
- 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, Regional Intelligence Unit and Total Employee Jobs from the ONS Annual Business Inquiry Employee Analysis).
- 4.12 The Employment Land Review (GVA, 2014) states that between 2007 and 2013 there has been a drop in total employees, however the employment rate has increased within Hambleton, compared to a contraction across the region. Over the period 2007 – 2013 there has been development in the micro firm sector and increasing levels of self-employment which have underpinned these trends. The growth here has added over 3,300 people into employment since 2007(GVA, 2014).
- 4.13 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 seeks to boost skills through the increasing access to training, apprentice and graduate scheme over the 10 years to 2024.
- 4.14 Employment sites are not within the SHLAA. However, the Employment Land Review (GVA, 2014) provides an up-to-date assessment of employment sites that were included in the Allocations DPD, along with known sites in established employment areas. The employment land review will be revisited in 2015.
- 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 Economic Strategy identifies web support and social media, graduate schemes and apprenticeship support grants. The LEP's Economic and Investment Strategy also indicates a number of actions and funding sources to support Micro and SMEs.
- 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.

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 The projects listed in 2006 have changed over the years, with some projects being removed and other being added. The current list of projects is found at Appendix 6 and shows the current projects either initiated or anticipated to start by 2025.

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 July 2018. The measurements for the Primary Shopping Frontages of each market town are also shown. This information is 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 0 and 4 units vacant. At the time of the survey Northallerton had 9 vacant units (a reduction from 15 the previous year) and Thirsk had 3 vacant units (down from 8 the previous year).
- 4.23 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 of the market towns than Policy DP21 requirements.
- 4.24 In 2019/20 Policy DP21 was used in the consideration and determination of 9 applications, all of which were permitted and 20 occasions in 2020/2021 with 17 being approved and three refused.

RURAL REGENERATION

- 4.25 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 rural regeneration schemes approved between 2006 and 2021. This ties in with Core Policy CP15 which, for the year

2019/2020 was referred to on 126 times, for 2020/2021 it was used 114 times. Policy DP25 being referred to 114 times during 2019/2020 (contributing to 99 approvals, 10 refusals, 3 withdrawals plus 3 pre-application advisories) and in 2020/2021, this policy was referenced 113 times with 102 approvals, just 5 refusals, 4 applications were disposed or withdrawn and the remaining two were pre-application enquiries.

- 4.26 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. In the early part of the study period (2008-2010) agricultural diversification approvals were around 86% , for the later part of the period (2010-2020) the increase in approvals was modest 4.3%.
- 4.27 During 2019/2020, Policy DP26 was used in the consideration and determination of 92 planning applications, twelve of which were refused, with the remainder being permitted.
- 4.28 Of the 74 applications approved under Policy DP26 during 2019/2020, only 2 could be properly described as 'diversification projects', these were:
- One solar power scheme
 - Use of building to service agricultural equipment (B2 use).
- 4.29 In the year 2020/2021, DP26 was referenced 75 times of which just 6 were refused. Of these, six applications were for diversification purposes all of which saw proposed tourist uses such as holiday lodges, touring caravan pitches and camping pods.

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 (NYMNP). Historic England (formerly English Heritage) monitor the condition of conservation areas based on information provided to them by the Council. Hambleton has no conservation areas on the Heritage at Risk Register 2019.

Hambleton - Heritage Asset Data 2019	
Number of Listed Buildings	
Grade I	35
Grade II*	72
Grade II	1355
Total	1462
Number of Scheduled Monuments 79	
Number of Registered Parks and Gardens	
Grade I	0
Grade II*	0
Grade II	5
Total	5
Number of Conservation Areas	49
Number of World Heritage Sites	0
Number of Registered Battlefields	2

Source : Historic England / HDC Planning Policy Team – this excludes national Park area.

- 5.2 **The Heritage at Risk Register 2020 has 18 entries (compared to 19 in 2019), by type these are (see Appendix 7 for more details):**

- **buildings and structures 2**
- **place of worship 2**
- **archaeology entries 12**
- **parks and gardens 0**
- **conservation areas 0**

- 5.3 In recent years the Council has not monitored Grade II listed buildings at risk due to outdated monitoring software and a lack of resources.

5.4 There are currently 14 Article 4 Directions in Hambleton District:

- Easingwold,2
- Northallerton,2
- Stokesley,2
- Thirsk/ Sowerby 4
- Four Article 4 are shared with North York Moors National Park at:
 - Kepwick
 - Kilburn
 - Nether Stilton
 - Thimbleby

More information can be found on the Council's website at [Hambleton District - Conservation Areas & Article4 Directions](#).

5.5 Non-Designated Heritage Assets (NDHAs) are identified through the planning process, that is, when an application for planning permission is considered. NDHAs are recorded within the Council's GIS System, follow this link to see a map of [Non-Designated Heritage Assets](#)

5.6 Policy DP28, which relates to conservation of the historic environment, was used in the determination of 530 applications in this monitoring period (compared to 543 in 2018/2019) with the vast majority (469) being approved. Among the approved applications there were 94 for listed building consent and 135 for tree works within a conservation area plus 46 tree preservation order applications. During 2020/2021, this policy was used on 608 occasions with 553 of these approved. Applications for List building consent accounted for 101 of these applications works, with 44 tree preservation works and 125 applications for tree works within a conservation area.

5.7 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 15 planning applications during 2019/2020 and 33 references during 2020/2021.

5.8 No indicator is specified for Policy DP30 (protecting the character and appearance of the Countryside), however it was used in the determination of 503 planning applications, of which 406 were permitted, 85 refused and 7 withdrawn and it was used 4 times in giving pre-application advice. During 2020/2021, there were 527 references to DP30 with 452 approvals, 58 refusals, 11 applications deemed to be disposed or withdrawn and on six occasions the policy was used in pre-application advice.

5.9 Outside the National Park there are 70 Sites of Importance for Nature Conservation (SINCs), which are 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 111 applications (compared to 65 during 2018/2019); 81 were permitted, 2 withdrawn and 24 were refused and on 4 occasions formed part of pre-application advice. Of those refused there was one application for large scale housing development for 17 dwellings which was subsequently allowed on appeal.

5.10 In addition to protecting important sites such as Sites of Special Scientific Interest (SSSIs) and SINCs, 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 2014, 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) and SINC's cover 1111 ha .

- 5.11 Being located within the North York Moors National Park and as such outside Hambleton's Local Planning Area these are:
- 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).
- There are no Environmentally Sensitive Areas (ESAs) or RAMSAR sites.

PROMOTING HIGH QUALITY DESIGN

- 5.12 High quality design is promoted in Policy CP17. Through the NPPF the Government places great importance on "The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."⁷. 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.
- 5.13 Policy DP32 was used 1091 times during this monitoring period, demonstrating that design is taken into consideration in the determination of a significant number of planning applications. Of these, 956 were approved, 118 refused and 11 withdrawn and on five occasions formed part of pre-application advice. During the following year there 1142 uses of this policy in determining planning applications the vast majority of which were approved.
- 5.14 Policy DP33 relating to landscaping was taken into consideration in the determination of 223 applications (compared to just 161 during 2018/2019) of which 181 were permitted, 37 refused ,2 were withdrawn and three times referenced in pre-application advice. During the following year there were 276 references to DP33 with 235 applications approved, 30 refusals, 8 applications that were disposed /withdrawn and for 3 pre-application advice.

PRUDENT USE OF NATURAL RESOURCES

- 5.15 One of the sustainability issues to be addressed in the LDF 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
- 5.16 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). The revised Sustainable Development SPD (adopted April 2015) helps further to achieve this by providing guidance to home owners, developers and planners on the design and production stages of residential developments.

⁷ NPPF (2019), p.38 para.124

- 5.17 With the amendment of Part L of the Building Regulation however, the Council can no longer seek this requirement of Policy DP34 as the building standards have exceeded that which were in place when the policy was first adopted.
- 5.18 According to the [Renewable Energy Planning Database](#) there are 12 renewable energy schemes within Hambleton with permission, five of which are operational, two of which are under construction , two yet to start, with permission and three more awaiting a decision.

Site Name	Technology Type	Potential Capacity (MW)	Development Status
Church Farm AD	Anaerobic Digestion	1.0	Application Refused
Boscar Grange Farm	Battery	27.0	Under Construction
Ainderby Steeple	Solar Photovoltaics	1.5	Application Refused
North East of Ainderby Steeple	Solar Photovoltaics	5.9	Operational
Cold Harbour Farm	Solar Photovoltaics	5.0	Operational
Land South of Highfield House	Solar Photovoltaics	5.0	Operational
Land North of Sandhutton Lane	Solar Photovoltaics	5.0	Operational
York Solar Farm	Solar Photovoltaics	34.7	Under Construction
Seamer Wind Farm - Hambleton	Wind Onshore	4.0	Operational
Bullamoor	Wind Onshore	8.0	Awaiting Construction
South Lowfields Farm	Solar Photovoltaics	49.90	Awaiting Construction
Vale Of Mowbray Limited - Solar Photovoltaic System	Solar Photovoltaics	1.00	Application Submitted
Os Field 6800 Fence Dike Lane - Solar Farm	Solar Photovoltaics	49.90	Application Submitted
Os Field 6800 Fence Dike Lane - Battery Storage	Battery		Application Submitted

- 5.19 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 1/4/2021.
- 5.20 The baseline combined recycling and composting figure in 2004/05 was 11,125 tonnes. A new recycling service launched in early 2016 has significantly improved recycling rates from 55% in 2014/2015 to 74% above the 2004/5 baseline. During 2016/2017 the combined recycling & composting tonnage reached 76%. The impact on waste heading for landfill led to a 2,343 tonne (-14%) reduction since 2014/2015.

Recycling / Composting	Tonnage		% increase in recycling/ composting (over 2004/05 base figure)	Energy from Waste (Tonnes)
	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%	--
2013/14	6,358	10,306	50%	--
2014/15	6,165	11,068	55%	--
2015/16	8,304	11,041	74%	--
2016/17	8,093	11,483	76%	--
2017/18	7,683	9,398	54%	--
2018/19	9,100	7,602	50%	16,969
2019/20	7,711	8,052	42%	17,143
2020/21	8,875	8,640	57%	19,040
			Target 50%	

Figure 5.2: Recycling / Composting rates.

- 5.21 However, 2019/2020 saw a reduction in the amount of recycled material by 1,389 tonnes compared to the previous year, while composting saw a recovery over the 2018/2019 figures seeing a gain of 900 tonnes (+11.8%). By April 2021, both composting and recycling tonnages have recovered further pushing the % rate to 57%.
- 5.22 On 30 October 2014, North Yorkshire County Council signed the project agreement with AmeyCespa for the Allerton Waste Recovery Park (AWRP) project. This treats waste through a series of processes including mechanical separation of recyclable materials & anaerobic digestion and thermal treatment through incineration and generation of electricity.
- 5.23 Allerton Waste Recovery Park became fully operational in March 2018 and will recover value from waste left after reduction, recycling and reuse work. This will allow the York and North Yorkshire Waste Partnership to exceed its target of recycling 50 per cent of waste by 2020, so virtually nothing is sent to land fill. During 2019/2020, 17,143 tonnes of rubbish was used to generate energy from waste, in the year to 1/4/21 this increased to 19,040 tonnes.

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. 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.
- 6.2 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. The SPD is available for download from the Council's website at hambleton.gov.uk - Open Space, Sport and Recreation SPD.
- 6.3 During 2019/2020, Policy DP37 was used in the determination of 19 planning applications, 16 of which were permitted, and none refused. While the following year it was referenced for 20 applications, with 15 permitted, 4 refused and 1 application withdrawn.

DESIGN AND THE REDUCTION OF CRIME

- 6.4 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.
- 6.5 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 6 planning applications, all of which were permitted, during 2019/2020 while it was referenced eight times the following year with 6 approvals and 2 applications being refused.

SAFE RESPONSE TO NATURAL AND OTHER FORCES

- 6.6 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.
- 6.7 Policy DP43 was used in the consideration and determination of 110 applications (compared to 117 instances in 2018/2019); of which 76 applications were permitted, 29 were refused, 2 withdrawn and three times referenced in pre-application advice. In 2020/2021, DP43 was referenced 107 times, with 89 approvals, 15 applications refused, 1 withdrawal and 1 pre-application advice.

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.

APPENDIX 1

Contextual Indicators

Hambleton Demographic Structure

Population:

Year	Population
(LDF start) 2004	85,598
2010	89,096
2018	91,130
2021	91,660
(LDF Finish) 2026	92,330

Source: ONS Small Area Projections 2018 based – Table 2 and Mid Year Estimates
 Note ONS are not producing pop projections to 2023 – post Census 2021 based

Age Profile:

Age Group	Hambleton		North Yorkshire		England & Wales	
	2004	2020	2004	2020	2004	2020
0-15	18.80%	15.86%	18.80%	16.67%	19.60%	19.11%
16-29	12.60%	12.47%	14.00%	13.08%	17.80%	17.21%
30-44	21.40%	15.13%	21.10%	15.98%	22.50%	19.42%
45-64	28.70%	29.80%	27.40%	29.31%	24.20%	25.62%
65+	18.60%	26.75%	18.70%	24.97%	16.00%	18.64%

Source: ONS Mid 2004 & Mid 2020 Population Estimates – extracted from NOMIS Nov'21

Houses Prices in Hambleton – 2020

Property Type	Hambleton	North Yorkshire	England & Wales
Detached	£381,975	£388,900	£442,403
Semi-Detached	£230,234	£236,640	£276,584
Terraced	£201,708	£203,278	£263,750
Flat	£156,694	£175,692	£314,701
Overall Average	£291,077	£277,495	£324,625

Source: Land Registry – Average Prices and Volumes of Sales, 2020 data – extracted Nov'21

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)

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
	DP6 – Utilities and infrastructure	No indicator required	-

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
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	-
	DP24 – Other retail (& non-retail commercial) issues	No indicator required	-

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
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
	DP29 – Archaeology	No. of approved proposals on, or affecting nationally important sites	0% inappropriate development on nationally important sites

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
	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 6 - Creating healthy and safe 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.

PLANNING APPEAL STATISTICS

Since the adoption of the LDF Core Strategy in April 2007 there have been 544 submitted appeals.

Numbers	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	TOTALS	Average Per Year	% 2007 - 2021
Allowed	14	16	11	13	4	8	12	5	8	6	15	11	18	14	155	11.1	28.5%
Dismissed	38	27	16	28	23	15	20	20	17	32	30	27	35	32	360	25.7	66.2%
Withdrawn	7	4	0	5	1	0	2	1	1	4	0	2	0	2	29	2.1	5.3%
Total	59	47	27	46	28	23	34	26	26	42	45	40	53	48	544	38.2	100.0%

With about 38 appeals being submitted per year since 2007, just under three quarters are dismissed or withdrawn, leaving a little over one quarter being allowed.

Of the 101 appeals during 2019/2021, just under a third, 32 (32%), were allowed, 67 (66%) were dismissed and 2 (2%) appeals were withdrawn.

Allowed	Dismissed	Withdrawn	High Court Challenge	Total
32	66	2	1	53

Of the 32 appeals allowed, there was two major residential application for 17 dwellings at Stokesley Road, Northallerton (17/01394/FUL) and another for 9 dwellings at Dalton (18/02681/FUL).

Of the remaining 30 appeals which were allowed for minor development, these included 10 residential applications yielding 22 dwellings, 12 householder / minor applications, 2 replacement dwellings , 5 relating to conditions imposed and an application for two small retail units.

Of the 67 appeals that were dismissed there were three larger schemes , these were:

- 18/01519/OUT - Stockton Road, Thirsk, for 34 dwellings
- 18/00820/OUT – Stillington Road, Huby, for 10 dwellings
- 19/02128/FUL – Easbys Field , Bedale – 59 apartment extra care building

There were 38 smaller schemes accounting for a proposed 89 units also dismissed on appeal. One application was subject to High Court challenge but subsequently thrown out.

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APPENDIX 4

PARISH / COMMUNITY PLANS

Aldwark, Flawith and Youlton Parish Plan (2008)
Alne 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)
Ingleby Arncliffe / Ingleby Cross (2013)
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 (2018 – 2028)
Sessay Parish Plan (2014)
Snape with Thorp Parish Plan (2002)
Stillington Parish Plan (2013)
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	29	65.9%
A2	Financial & Professional Services	3	6.8%
A3	Restaurants and Cafes	6	13.6%
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		4	8.3%
Total number of units - Primary Area*		44	100.0%

Assessment date: 10th August 2020

EASINGWOLD - number of ground floor uses			
A1	Shops	17	58.6%
A2	Financial & Professional Services	4	13.8%
A3	Restaurants and Cafes	1	3.4%
A4	Drinking Establishments	3	10.3%
A5	Hot Food Take-away	2	6.9%
C1	Hotels	1	3.4%
C3	Dwelling Houses	2	6.9%
D1	Non Residential Institutions	1	3.4%
SG	Sui Generis	0	0.0%
Vacant		3	9.4%
Total number of units - Primary Area*		29	100.0%

Assessment date: 5th August 2021

NORTHALLERTON - number of ground floor uses			
A1	Shops	125	66.1%
A2	Financial & Professional Services	16	8.5%
A3	Restaurants and Cafes	10	5.3%
A4	Drinking Establishments	7	3.7%
A5	Hot Food Take-away	6	3.2%
C1	Hotels	1	0.5%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	1	0.5%
SG	Sui Generis	4	2.1%
Vacant		14	6.9%
Total number of units - Primary Area*		189	100.0%

Assessment date: 10th August 2020

STOKESLEY - number of ground floor uses			
A1	Shops	14	63.6%
A2	Financial & Professional Services	3	13.6%
A3	Restaurants and Cafes	2	9.1%
A4	Drinking Establishments	0	0.0%
A5	Hot Food Take-away	1	4.5%
C1	Hotels	0	0.0%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	1	4.5%
SG	Sui Generis	1	4.5%
Vacant		2	8.3%
Total number of units - Primary Area*		22	100.0%

Assessment date: 6th August 2020

THIRSK - number of ground floor uses			
A1	Shops	82	63.6%
A2	Financial & Professional Services	17	13.2%
A3	Restaurants and Cafes	12	9.3%
A4	Drinking Establishments	8	6.2%
A5	Hot Food Take-away	5	3.9%
C1	Hotels	1	0.8%
C3	Dwelling Houses	1	0.8%
D1	Non Residential Institutions	2	1.6%
SG	Sui Generis	2	1.6%
Vacant		7	5.1%
Total number of units - Primary Area*		129	100.0%

Assessment date: 5th August 2021

*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	185.7	64.0%
A2	Financial & Professional Services	20.7	7.1%
A3	Restaurants and Cafes	44.4	15.3%
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		26.6	9.2%
Total shopping frontage		290.1	100.0%

Assessment date: 10th August 2020

EASINGWOLD - ground floor uses			
		Primary Frontage (m)	
A1	Shops	177.6	55.8%
A2	Financial & Professional Services	40.2	12.6%
A3	Restaurants and Cafes	15.7	4.9%
A4	Drinking Establishments	49.2	15.4%
A5	Hot Food Take-away	10.2	3.2%
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		30.7	9.6%
Total shopping frontage		318.2	100.0%

Assessment date: 5th August 2020

NORTHALLERTON - ground floor uses					
		Primary Frontage (m)		Secondary Frontage (m)	
A1	Shops	571.4	65.4%	375.8	72.6%
A2	Financial & Professional Services	134.4	15.4%	16.8	3.2%
A3	Restaurants and Cafes	46.4	5.3%	57.8	11.2%
A4	Drinking Establishments	58.0	6.6%	22.5	4.4%
A5	Hot Food Take-away	13.3	1.5%	31.3	6.1%
C1	Hotels	25.5	2.9%	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%	0.0	0.0%
D1	Non Residential Institutions	0.0	0.0%	6.7	1.3%
SG	Sui Generis	24.8	2.8%	6.5	1.3%
Vacant		47.0	5.4%	30.6	5.9%
Total shopping frontage		873.7	100.0%	517.5	100.0%

Assessment date: 10th August 2020

STOKESLEY - ground floor uses			
		Primary Frontage (m)	
A1	Shops	92.7	60.8%
A2	Financial & Professional Services	24.6	16.1%
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	4.6	3.0%
Vacant		14.3	9.4%
Total shopping frontage		152.3	100.0%

Assessment date: 6th August 2020

THIRSK - ground floor uses					
		Primary Frontage (m)		Secondary Frontage (m)	
A1	Shops	298.5	58.0%	329.6	67.4%
A2	Financial & Professional Services	54.5	10.6%	51.7	10.6%
A3	Restaurants and Cafes	75.9	14.8%	42.8	8.8%
A4	Drinking Establishments	56.3	10.9%	23.0	4.7%
A5	Hot Food Take-away	5.7	1.1%	20.1	4.1%
C1	Hotels	18.0	3.5%	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%	16.5	3.4%
D1	Non Residential Institutions	0.0	0.0%	15.4	3.2%
SG	Sui Generis	5.6	1.1%	6.7	1.4%
Vacant		5.0	1.0%	46.8	9.6%
Total shopping frontage		514.4	100.0%	489.3	100.0%

Assessment date: 5th August 2021

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

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

Retail Survey Key



DP21 Primary Retail Areas



DP21 Primary Shopping Frontages



DP21 Secondary Shopping



DP20 Town Centre Extent

Use



A1 - Shops



A2 – Financial & Professional



A3 – Restaurants & Cafes



A4 – Drinking Establishments



A5 – Hot Food Take-away



C1 – Hotels



C3 – Dwelling Houses



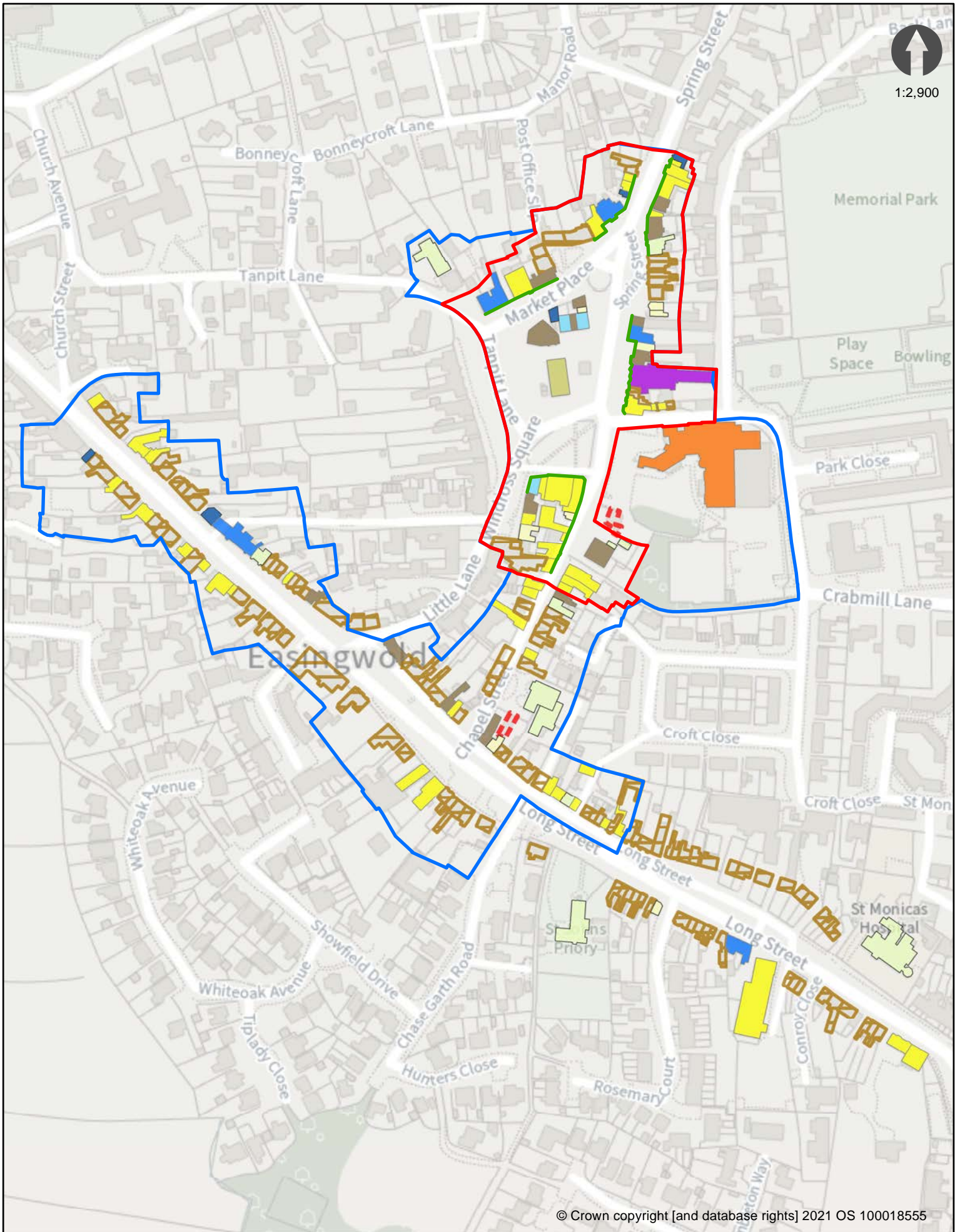
D1 – Non-Residential Institutions



Sui Generis



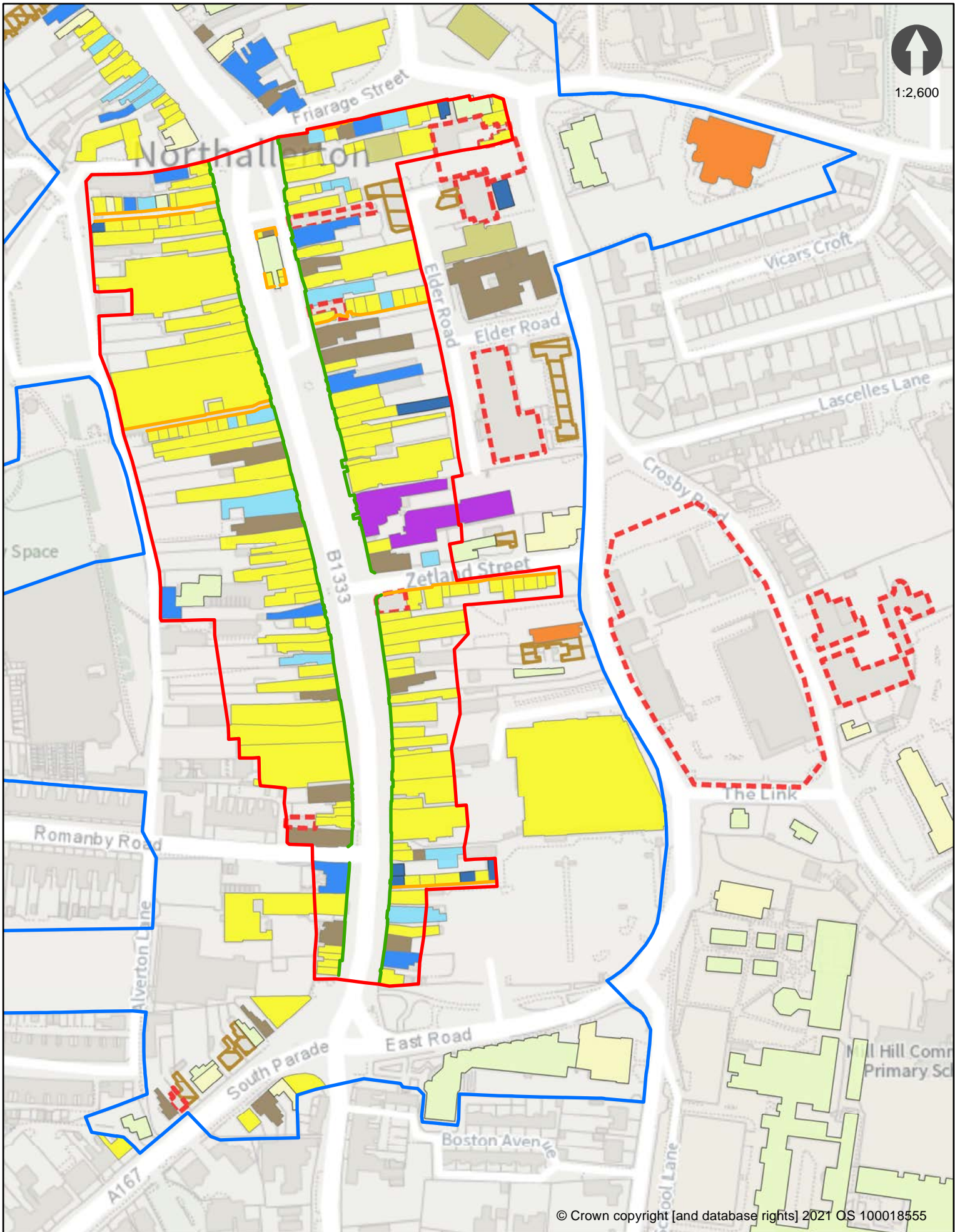
Vacant



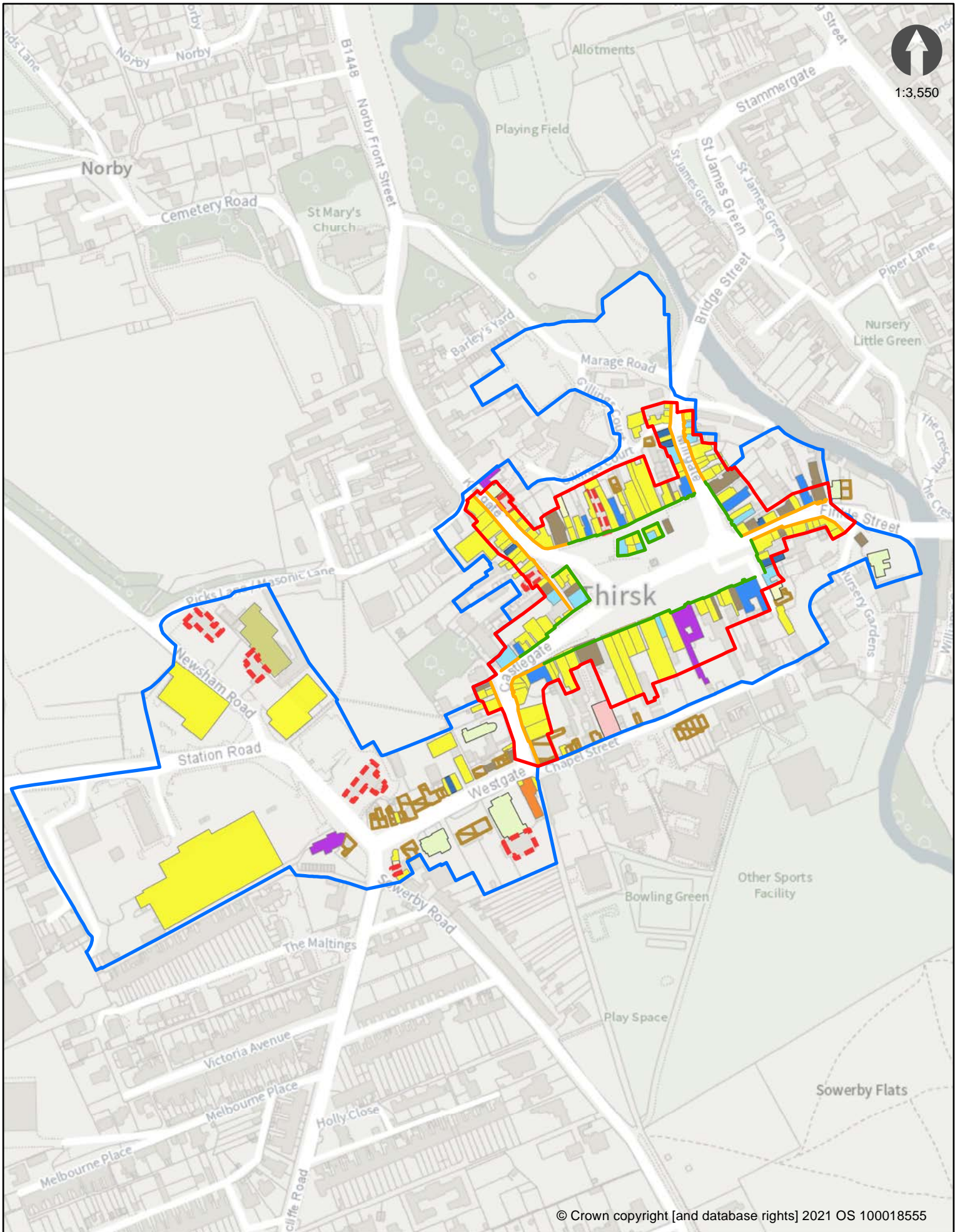
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APPENDIX 6

COMMUNITY PLAN PROJECTS (April 21-22)

Bedale

Project Name	Completion Date	Status
Bedale 3G (Bedale Town Football Club)	TBC	Feasibility stage
Bedale Athletics and Sports Association (BASA) clubhouse extension	2022	In progress
Burneston allotments	2022	In progress
Bedale Junior Football clubhouse improvements	2022	In progress

Easingwold

Project Name	Completion Date	Status
Millfields public open space improvements	2023	Out to consultation
Easingwold Cricket Club facility improvements	2023	In progress

Northallerton

Project Name	Completion Date	Status
Cowtonberry secret garden project at the Friarage	2022	In progress
Northallerton Sports Village	2023	To be started
Northallerton Town Square Improvement Scheme	2022	In progress

Stokesley

Project Name	Completion Date	Status
Endeavour Way Stokesley/Great Ayton cycle link	2025	In progress
Potto Parish Council bridleway improvements	2022	In progress
Newby Village Hall new rook	2022	In progress
Carlton in Cleveland pathway and nature trails	2022	In progress


Thirsk

Project Name	Completion Date	Status
Kilburn Village Institute renovation project	2023	In progress
East Thirsk Community Hall	2021	Complete
Hillside Scout Group clubhouse extension	2022	In progress
Thirsk Community Primary School multi-use games area	2023	In progress
Sowerby Sports Village	2023	In progress


Appendix 7

HERITAGE AT RISK 2020 / YORKSHIRE / HAMBLETON


Source : Historic England - Heritage at Risk Register 2020, Yorkshire, see <https://historicengland.org.uk/images-books/publications/har-2020-registers/ne-yo-har-register2020/>

HAMBLETON			
	SITE NAME:	West Lodge, Thornton Stud, Newsham Road, Newsham with Breckenbrough	Late C18 lodge and entrance gateway. Some roof repairs were undertaken in spring 2014. Further work is needed in order to return the lodge to use.
	DESIGNATION:	Listed Building grade II*	
	CONDITION:	Poor	
	OCCUPANCY:	Vacant/not in use	
	PRIORITY CATEGORY:	C (C)	
	OWNER TYPE:	Private	
	LIST ENTRY NUMBER:	I 150821	


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	SITE NAME:	Snape Castle, Snape with Thorp	Castle dated to c1430, 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 range is divided into two dwellings.
	DESIGNATION:	Scheduled Monument and Listed Building grade I, RPG grade II, part in CA	
	CONDITION:	Very bad	
	OCCUPANCY:	Part occupied/part in use	
	PRIORITY CATEGORY:	A (A)	
	OWNER TYPE:	Private	
	LIST ENTRY NUMBER:	I004908 and I190147	

© Historic England

	SITE NAME:	Church of St John the Evangelist, Main Street, Dalton	Church by William Butterfield, 1868. Exterior of stone and slate, but elaborate interior of coloured brick and tile. Morris glass. The rainwater goods are in poor repair and some of the stonework is in need of repointing.	
	DESIGNATION:	Listed Place of Worship grade II*		
	CONDITION:	Poor		
	PRIORITY CATEGORY:	C (C)		
	OWNER TYPE:	Religious organisation		
	LIST ENTRY NUMBER:	I 150818		Contact: Giles Proctor 01904 601981

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	SITE NAME:	Church of St Wilfrid, Great Langton	Small medieval country church of roughcast cobble under a slate roof. The roof is in poor condition and the roughcast is deteriorating.	
	DESIGNATION:	Listed Place of Worship grade II		
	CONDITION:	Very bad		
	PRIORITY CATEGORY:	C (C)		
	OWNER TYPE:	Religious organisation		
	LIST ENTRY NUMBER:	I315473		Contact: Giles Proctor 01904 601981

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PRIORITY CATEGORIES

- A Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C Slow decay; no solution agreed.

- D Slow decay; solution agreed but not yet implemented.
- E Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).

- F Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

NOTE
Last year's priority category is shown in brackets (otherwise, New Entry is noted).

ABBREVIATIONS

- CA Conservation Area
- LB Listed Building
- LPA Local Planning Authority
- NP National Park
- RPG Registered Park and Garden
- SM Scheduled Monument
- UA Unitary Authority
- WHS World Heritage Site

SITE NAME:	Medieval moated grange 160m south east of The Grange, Balk		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1015920
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Drainage/dewatering	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985
SITE NAME:	Round barrow 300m west of Quarry House, Brandsby-cum-Stearsby		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1013602
CONDITION:	Extensive significant problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	Moated site immediately south of Danby Wiske church, Danby Wiske with Lazenby		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1020346
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Gardening	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	Deighton moated site, Deighton		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1004099
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Drainage/dewatering	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985
SITE NAME:	Lime kilns 400m south west of Furlands, Kewick / Borrowby		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1021190
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Deterioration - in need of management	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	Section of cross ridge dyke and earthworks in Roman Plantation, Oulston Moor, Oulston		
DESIGNATION:	Scheduled Monument, part in RPG grade II	LIST ENTRY NUMBER:	1013438
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	A moated site 100m east of St Mary Magdalene's Church, Thirsk		
DESIGNATION:	Scheduled Monument, CA	LIST ENTRY NUMBER:	1008179
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Drainage/dewatering	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985

PRIORITY CATEGORIES

- A Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
 B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
 C Slow decay; no solution agreed.

- D Slow decay; solution agreed but not yet implemented.
 E Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).

- F Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

NOTE
 Last year's priority category is shown in brackets (otherwise, New Entry is noted).

ABBREVIATIONS

CA	Conservation Area
LB	Listed Building
LPA	Local Planning Authority
NP	National Park
RPG	Registered Park and Garden
SM	Scheduled Monument
UA	Unitary Authority
WHS	World Heritage Site

SITE NAME:	Round barrow known as Gospel Hill, 80m south west of Pasture House, Thornton Watlass		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1018922
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Arable clipping	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933

SITE NAME:	Maiden Bower and Cock Lodge: a motte and bailey castle, moated site, windmill mound and associated linear outwork, Topcliffe		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1011612
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Vehicle damage/erosion - moderate	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933

SITE NAME:	Earth circles, cursus, pit alignments and burial sites near Nosterfield and Thornborough, including Centre Hill round barrow, West Tanfield / East Tanfield		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1004912
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Animal burrowing - extensive	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985

SITE NAME:	Round barrow on Rabbit Hill, 120m north of High Park House, Winton, Stank and Hallikeld		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1020353
CONDITION:	Unknown	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Arable clipping	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933

SITE NAME:	Two round barrows on Yearsley Moor 550m south west of High Lions' Lodge, Yearsley		
DESIGNATION:	Scheduled Monument, RPG grade II	LIST ENTRY NUMBER:	1013449
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Forestry	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933

PRIORITY CATEGORIES

- A Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
 B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
 C Slow decay; no solution agreed.

- D Slow decay; solution agreed but not yet implemented.
 E Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).

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ACRONYMS USED IN THIS DOCUMENT

ACRONYM	NAME
AMR	Authority 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 (now DLUHC)
DEFRA	Department for Environment, Food and Rural Affairs
DPD	Development Plan Document
DLUHC	Department for Levelling Up, Housing and Communities
DWLP	Hambleton District Wide Local Plan
EA	Environment Agency
ESA	Environmentally Sensitive Area
GIS	Geographic Information Systems
HAP	Habitat Action Plan
HCA	Homes and Communities Agency
HEDNA	Housing and Economic Development Needs Assessment
HLS	Heritage Lottery Scheme
HNS	Housing Needs Study
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LNER	London & North Eastern Railway
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSP	Local Strategic Partnership
MW	Megawatt
MHCLG	Ministry of Housing ,Communities & Local Government (now DLUHC)
NNLR	North Northallerton Link Road
NPPF	National Planning Policy Framework
NYCC	North Yorkshire County Council
ONS	Office for National Statistics
PPA	Planning Performance Agreement
PV	Photovoltaic
RSS	Regional Spatial Strategy
SAC	Special Area of Conservation

ACRONYM	NAME
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
TIC	Tourist Information Centre
TPE	TransPennine Express
VTEC	Virgin Trains East Coast
LNER	London North Eastern Railway



HAMBLETON
DISTRICT COUNCIL

Civic Centre, Stone Cross, Rotary Way, Northallerton, North Yorkshire DL6 2UU
01609 779977
planning.policy@hambleton.gov.uk
hambleton.gov.uk

This information is available in alternative formats and languages