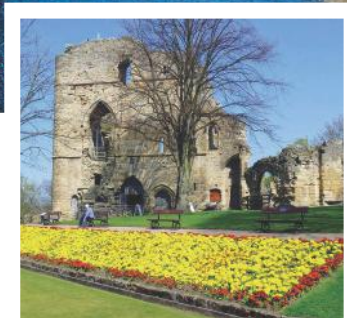
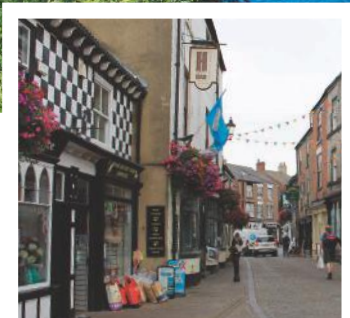
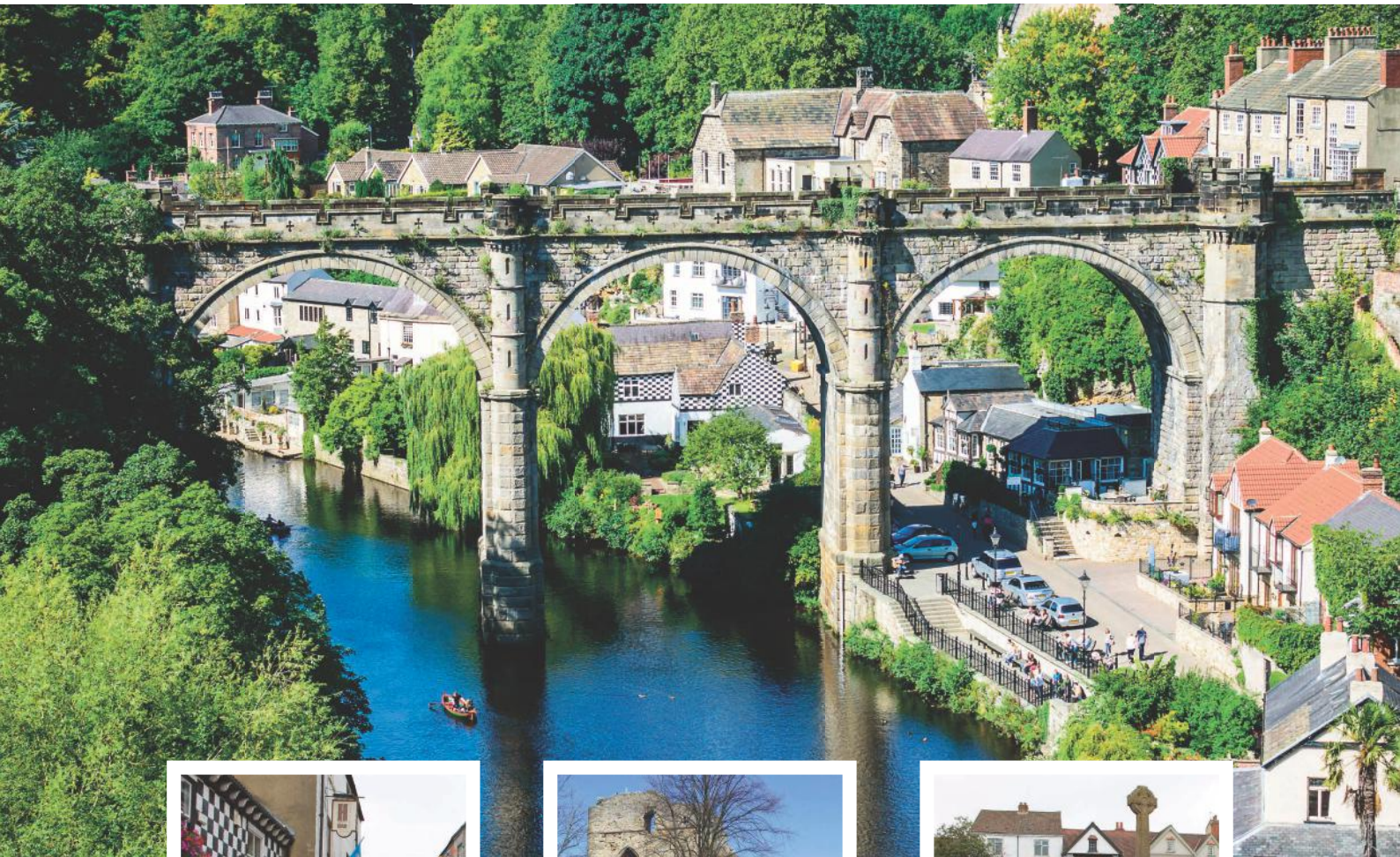




# Knaresborough

NEIGHBOURHOOD DEVELOPMENT PLAN



## SUMMARY DOCUMENT DRAFT

PUBLIC CONSULTATION - AUTUMN 2017



Knaresborough Town Council

# INTRODUCTION

The Knaresborough Neighbourhood Development Plan (NDP) will become our community's chapter of the Harrogate Local Plan.

It has been written by a team of local residents, Town Councillors and business representatives (all volunteers) led by the Mayor, David Goode. Knaresborough is a special place with precious assets that we need to protect. The NDP sets out planning policies which create a vision of how developments should look in terms of design and materials and how they should interact with our local environment.

The Plan was compiled through consultations with Knaresborough residents. The concerns and issues raised were turned into the policies you see here. As well as reflecting local issues, it also conforms with The National Planning Policy Framework (NPPF) and Harrogate Borough Council's Core Strategy 2009.

Policies include Housing, Employment, Tourism, Town Centre, Community Facilities, Environmental Protection and Green Spaces. When approved by residents, it will be a legal part of the assessment by HBC Planning Officers of any planning applications for developments in the Parish of Knaresborough.

We have produced this document as a summary of the policies in the draft NDP and to provide residents with an overview of these. The complete plan includes the background to these policies and can be viewed here: [KnaresboroughNDP](#)

Paper copies of the full NDP document are available at Knaresborough Town Council and Knaresborough Library for review.

## OUR VISION FOR THE FUTURE OF KNARESBOROUGH

*"Knaresborough will be a place with a sense of community and a distinctive identity; where people choose to visit and to stay to live and work, where people choose to set up in business because of the excellent education facilities, the choice and quality of work, the range of leisure opportunities and access to housing.*

*Knaresborough will recognise and build on its natural assets and its important heritage and culture will be cherished. The town's setting on the River Nidd will be its defining and connecting feature combined with the historic centre, the markets, open spaces, beautiful parks and the riverside.*

*Knaresborough will be a retail destination of choice for the surrounding area and beyond due to its unique range of shops, excellent markets, lively cafés and restaurants, and leisure facilities which are complemented by the programme of events, festivals and activities, with convenient car parking and pedestrian areas.*

*Knaresborough will take advantage of its excellent rail and road links and its position on the high-tech corridor between Leeds and York and beyond. It will strengthen its offer and role as a business location ensuring people can live and work locally.*

*Knaresborough will strive to be a more self-reliant community.*

*Knaresborough will have an integrated and inclusive approach to transport so that traffic flows, the town becomes less congested and there will be improved access for all modes of transport including sustainable options, with consequential improvements in air quality."*

# KNARESBOROUGH TODAY

Knaresborough, is an historic market town with a population of 15,441 (Census, 2011).

Due to its proximity to major road and rail links it is ideally suited to commuters.

The population is generally well educated, healthy and ageing in line with national averages.

## Commercial activity

The town centre shops have struggled with competition from major supermarket chains and larger commercial centres such as York, Harrogate and Leeds but through their own efforts and in partnership with bodies such as Chamber of Trade, local business owners work hard to keep the Town Centre viable as a commercial centre. There are a number of small industrial estates on the edge of town, although there is a need to attract more companies for local employment growth. The town has a market every Wednesday.



## Community life

Knaresborough hosts the annual Bed Race, organised by the Knaresborough Lions Club.



In addition, an annual town centre arts summer festival, FEVA (Festival of Entertainment and Visual Arts), has run since 2001. Knaresborough has one theatre; the Frazer Theatre, which hosts a varied programme of performances throughout the year. The town has two Church of England churches, one Roman Catholic, one Methodist and one United Reformed and a range of community organisations, clubs and societies.

## Education

Knaresborough has five primary schools and one secondary school, King James's. There are currently no further education facilities in the town, with local residents having to travel to Harrogate, Leeds or York. With an increasing population there is pressure building on existing school place provision.

## Sport & Leisure

Knaresborough Town FC is the town's main football team. Youth football is catered for by Knaresborough Celtic who cater for junior teams from Under 6s to Under 17s.

Knaresborough also has a rugby union club playing in the Yorkshire Leagues. The town has two cricket clubs, Knaresborough Forest Cricket Club and Knaresborough Cricket Club. The town has a running club, tennis club and local swimming baths.

## Tourism

With many famous attractions such as Mother Shipton's Wishing Well, Knaresborough Castle, House in the Rock, the spectacular railway viaduct, a maze of ancient streets, the River Nidd and Gorge providing enjoyable riverside walks, it is a popular tourist destination with visitors making a significant contribution to the local economy.

# OUR PLAN'S POLICIES

## COUNTRYSIDE AND THE RURAL ENVIRONMENT (CRE)

*The initial consultations raised many environmental concerns. These included the creation of new green infrastructure corridors, the retention and responsible management of green space and woodland, and the protection of wildlife.*

### POLICY 1 - CRE1: Local green corridors

Local green corridors, as shown on the Policies Map, are protected for their multiple ecosystem functions and services for wildlife and people. Development proposals in close proximity to any of the corridors will only be permitted in exceptional circumstances, protecting the corridor as a multifunctional wildlife, amenity and recreational resource.

- The river valley through Knaresborough town
- The Nidd Gorge
- Beryl Burton cycleway
- Frogmire Dyke



### POLICY 2 - CRE2: Maintaining and enhancing biodiversity

- The following local wildlife sites will be protected from development that would reduce or damage their nature conservation value:
  - Hay-a-Park meadows SINC
  - Grimbald Crag
  - Aspin Pond and adjacent land
  - Frogmire Dike
  - Scotton Woods SINC
  - Foolish Woods and Mackintosh Park
  - Birkham Wood (the part outside the SSSI) including riverside towards Calcutt
  - Collins Banks
  - Gallow Hill SINC
- New development proposals should protect wildlife and biodiversity on or adjacent to the development site. This includes preserving or creating wildlife habitats, including trees, verges, walls, hedgerows, bat and bird boxes and ponds
- Existing trees, hedges and other landscape features of value to biodiversity should be protected in any development proposal unless clear evidence is provided that these are not worthy of retention based upon advice from Harrogate Borough Council. Replacement of existing trees should be done on a two to one basis.

### POLICY 3 - CRE3: Sites of Special Scientific Interest (SSSI) conservation

- Development proposals that result in harm to a Site of Special Scientific Interest will only be permitted in exceptional circumstances.
- Development proposals that are located in the vicinity of a SSSI should demonstrate how proposals address the future well-being of the site, in particular the specified objectives ("reasons for notification") of the designation:
  - Hay-a-Park: Of interest for its breeding birds and wintering wildfowl. Of national importance for its wintering goosander.
  - Birkham Woods: One of the largest and most diverse examples of ancient semi-natural broadleaved woodland remaining in the Vale of York.

## POLICY 4 - CRE4: *Public Rights of Way*

Proposals for development should ensure that Public Rights of Way are not disrupted and, wherever practicable, provide for new and / or enhanced opportunities for off-road travel.

- a) Proposals for improving the public rights of way network will be supported, including improved signage, maintenance, retention and accessibility for users, in line with the Rights of Way Improvement Plan.
- b) Proposals for development must retain and, where possible, enhance existing pedestrian, cyclist and horse-riding routes. Existing routes must not be incorporated into pavements or roads as part of developments.

Proposals for development should seek to avoid any harm to the amenity value of public rights of way by a change in their character or visual outlook, and should avoid any proposals for diversions or closures which may reduce the amenity of walkers or others using these facilities.

## POLICY 5 - CRE5: *Nidd Gorge conservation and enhancement*

Proposals for development that, because of their proximity, may impact upon Nidd Gorge in any way should ensure that adequate mitigation measures are put in place, in line with the Woodland Trust's Management Plan for the area, including:

- a) Protecting the remains of Gates Hill.
  - b) Conserving and enhancing areas of semi natural ancient, planted ancient and ancient woodland.
  - c) Protection and conservation of wildlife and biodiversity.
- Proposals within Nidd Gorge itself will not be allowed except in exceptional circumstances. Proposals for development that make a positive contribution towards the protection and sustainability of the Gorge will be supported, where they comply with all other relevant policies in this Plan.

## POLICY 6 - CRE6: *Flood prevention*

Knaresborough suffers from flooding from the River Nidd and from surface run off. New development should not add to the overall level of flood risk in the parish. The following principles should be applied:

- a) Any new development should aim to be located outside of Flood Zone 3 (by the river) in order to reduce the risk of flooding to the proposed development and future occupants. It is furthermore preferred for new development to be located outside Flood Zone 2 wherever practicable.
- b) Surface water management measures will be required for major development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased.
- c) Sustainable Drainage Systems (SuDS) as an alternative to conventional drainage will be supported where they are shown to be suitable in the intended location and that they will be properly maintained.
- d) Proposals for green infrastructure incorporated into new developments will be supported in order to minimise the impact upon existing communities and to reduce run off and encourage sustainable drainage solutions. This should include porous surfaces wherever practicable, green spaces, verges and street trees.
- e) There is a presumption against culverting (diverting) and the constricting of watercourses and their immediate environs.

## BUILT ENVIRONMENT DESIGN AND PUBLIC REALM (BE)

*The town centre is viewed by many local residents and businesses as "shabby". Increasingly there is concern that under investment in the "public realm" (i.e. the town's appearance) is working against the economic fortunes of the town, by promoting a less than positive image to visitors and residents alike, in an increasingly competitive market place.*

## **POLICY 7 - BE1: *Design of the built environment***

Development proposals, including conversion of existing premises, should be designed to relate appropriately to their location, paying particular attention to the following:

- a) Due account should be taken of the significance of listed buildings and local non-designated heritage assets and their contribution to the character of the area in which they are located, in determining any application for development affecting Knaresborough.
- b) New and extended buildings should be in harmony with the predominant character of that part of Knaresborough and respect the scale, style and detailed design of other buildings in the immediate vicinity, as set out in the Character Area appraisal.
- c) The materials used should relate well to their immediate surroundings taking their lead from the predominant materials which exist in the local area in which the development is to be placed.
- d) Planting schemes should be generous and should use locally appropriate species of trees and shrubs to enable the development to be acceptably integrated into the existing visual and ecological fabric of Knaresborough and its rural hinterland.
- e) Proposals for new development should incorporate an assessment of the relationship of the development to its local environment. This assessment should be incorporated into a design statement which should accompany any planning application for such developments.
- f) New development should provide adequate off street parking to serve the needs of the development without aggravating existing problems of on street parking.
- g) New development should protect existing rights of way and make provision for new pedestrian routes and other rights of way so as to preserve and enhance pedestrian access around and within Knaresborough and the surrounding countryside. New routes should be designed as shared use pedestrian/cyclist routes wherever possible.

## **POLICY 8 - BE2: *Design in the Conservation Area***

Within the designated Conservation Area, the following key principles should be observed in relation to all proposed development:

- a) The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment, except where the existing building detracts from the character of the Conservation Area.
- b) Design should respect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context:
  - i) In the town centre and on the oldest streets close to it, buildings generally form terraces of two or three stories and front directly onto the footway, in most cases presenting their eaves to the street. Eaves detailing tends overall to be fairly plain, though some of the grander buildings have parapets or cornices. Gable ends, where visible above the roofs of neighbouring buildings, tend to have plain verges, though a few have stone tabling. Where buildings have parapets, the roofs are often invisible from the street. Detached buildings (or those which stand noticeably above their neighbours) may have hipped roofs.
  - ii) Walls may be of Magnesian limestone, sandstone or gritstone, brick or render. Roofs are of Westmorland slates, Yorkshire stone slates, Welsh slates or pantiles, though there have been some replacements with modern tiles. Sometimes pantiled roofs have one or more courses of stone slates at the eaves to even out the run-off of water and avoid it overshooting the gutters.
  - iii) Where the original fenestration remains (or has been restored in replica) windows are usually vertical sliding sashes on the more 'polite' buildings and Yorkshire sliding sashes on the humbler and more vernacular buildings.
  - iv) At the Waterside area, some buildings are of brick and of gritstone and magnesian limestone but most are rendered and painted.

- c) New development should not adversely impact on the historic skyline, in particular on the Castle, St John's Church and Holy Trinity Church. There is variety of eaves levels, which is important to the street-scene, and new development should maintain this interest without creating disharmony.
- d) Retain important gaps between buildings to ensure glimpses of trees and important views are maintained.
- e) Where buildings are set back from the street, front boundaries (walls, hedges or railings) should reflect existing traditional boundaries in the immediate vicinity.
- f) Positive management of the ageing stock of mature trees, including landmark trees.
- g) Boundary walls (usually of stone) are an important feature and should be retained.

### **POLICY 9 - BE3: *Town centre car parking***

The area defined as the town centre is shown on the policies map in the main NDP document. For this area:

- a) Proposals to provide increased numbers of public off-road car parking spaces in or adjacent to the town centre will be supported.
- b) Development proposals in or adjacent to the town centre should make adequate provision for on-site parking and not rely on on-street parking.

Wherever new car parking is proposed, this needs to be reflective of the design of its immediate environs, particularly within the Conservation Area.

### **POLICY 10 - BE4: *Shop front design***

Proposals for new shop frontages, or alterations to existing shop frontages, will be encouraged where the following criteria are satisfied:

- a) The proposal would not result in the loss of a traditional shop front or features and details of architectural or historic interest.
- b) The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part; and the historic character of the town centre.
- c) Where a fascia is to be applied, it would be of an appropriate height which would be in scale with the overall height of the shop front, other elements of the building and adjacent buildings and would not intrude over the first-floor level.
- d) Within the town centre, the design of shop fronts and associated shop signage should respect the character of the building and the architectural components which make up the building and the character of the street. Design should incorporate strong security measures, for example roller shutters, within the style of the overall shop front.

### **POLICY 11 - BE5: *Redundant buildings and empty properties***

Development proposals that result in bringing back into use redundant buildings and empty properties and empty spaces within properties will be encouraged and supported where the proposed use is in keeping with its immediate environment. If the proposal relates to a heritage asset, development proposals should not have an adverse impact on their significance.

### **POLICY 12 - BE6: *Non-designated heritage features***

- a) Local heritage features (as identified in Appendix 3 of the main Plan document) will be conserved and enhanced for their historic significance and their importance to local character and sense of place.
- b) Proposals for development that affect such features should take full account of the scale and impact of any harm or loss and the significance of each asset.

## COMMUNITY FACILITIES (CF)

The need to protect the green spaces that lie within the town is a natural complement to the protection of green infrastructure which surrounds, runs into, out of and through the built up area. The plan identifies and maps these green spaces to afford them protection from development or change of use as designated 'Local Green Space' (LGS).

Community facilities such as meeting places, pubs and sports facilities are at the heart of any healthy growing town and need to be retained for future generations.

### POLICY 13 - CF1: *Protecting existing community facilities*

The retention and improvement of the following community facilities in their current use will be supported:



#### **Community Sports Facilities**

- Knaresborough Pool, King James Road
- Knaresborough Bowling Club, Park Crescent
- Knaresborough Cricket Club, Aspin Lane
- Knaresborough Celtic Football Club, Thistle Hill
- Knaresborough Town AFC, Manse Lane
- Harrogate Golf Club, Harrogate Road
- Knaresborough Rugby Union Club, Hay-A-Park Lane
- Knaresborough King James's Tennis Club, King James's School
- Knaresborough Forest Cricket Club

#### **Places of Worship**

- St Mary's Catholic Church
- Holy Trinity Church
- St John the Baptist Church
- Gracious Street Methodist Church
- United Reformed Church, Gracious Street
- Park Grove Methodist Church

#### **Community meeting place**

- Knaresborough Community Centre, Stockwell Avenue
- Chain Lane Community Hub, Chain Lane
- Knaresborough Friendship and Leisure Centre, 23 Market Place
- Knaresborough House
- The Frazer Theatre
- The Masonic Hall
- Knaresborough Library
- Henshaws Arts and Crafts Centre
- The Working Men's Clubs
- The Conservative Club
- Calcutt and Forest Moor Village Hall

#### **Places of Education**

- King James's School
- St John's Church of England Primary School
- Meadowside Community Primary School
- Aspin Park School
- St Mary's Catholic Primary School
- The Forest School

#### **Healthcare and Health Services**

- Stockwell Road Surgery
- Beech House Surgery
- Eastgate Medical Group
- The Manor House Care Home
- Thistle Hill Care Home

(Note: See appendix 2 master Document for full list)



Proposals for change of use will only be supported where it can be demonstrated that:

- a) Reasonable efforts have been made to secure their continued use for their current purposes and alternative provision is made.
- b) The land or building in question has fallen out of use; and
- c) Need for the new proposal can be demonstrated.

The list of protected facilities opposite does not exclude similar protection being applied to any existing or future community facilities.

### **POLICY 14 - CF2: Provision of new community facilities**

Major new development proposals should demonstrate that they are providing the necessary level of investment in new community facilities, including public open spaces, relative to the projected numbers of new residents and in relation to their particular needs if appropriate.

For example where a new development is planned for older people. Investment may be in either:

- a) New community facilities; or
- b) Existing community facilities accessible to the proposed development.

### **POLICY 15 - CF3: Local Green Spaces**

a) The locations listed below, full list detailed in Appendix 1 of the main NDP document, are designated as Local Green Spaces. Development that would harm the functions of these Spaces will not be permitted.

- Conyngham Hall Estate, Horse Shoe Field .
- Appleby Crescent and Appleby Green
- Bebra Gardens
- Green areas around St. John the Baptist Parish Church
- Allotments, Stockwell Road
- Aspin Play area and surrounding land
- Knaresborough House grounds - High Street
- King George V Field, Stockwell Avenue
- Holy Trinity church grounds

- Low Bridge Garden, Abbey Road
- Play area: The Spinney and surrounding green space.
- Children's play area and Fysche Hall Field
- Bilton Hall Lane allotments
- Playing field, play area next to Scout Hut - Wetherby Road
- Knaresborough Cricket Club
- Knaresborough Forest Cricket Club - The Union Field, Calcutt.
- Playing Field and Play area Old Penny Gate
- Playfield Stockwell Lane
- Knaresborough Rugby Club

b) Proposals for enhancing Local Green Spaces in terms of increasing or improving the functionality of a Green space are welcome.

## **ECONOMY AND BUSINESS (EB)**

*"Knaresborough has a mixed economy with a retail sector with a strong high street presence; supported by a tourism industry largely focused on the town's heritage assets and Nidd Gorge; and a strong out of town industrial and retail park."*



## **POLICY 16 - EB1: *Employment sites***

Proposals to upgrade or extend existing employment sites will be supported provided that:

- a) The impact on the amenities enjoyed by occupants of surrounding properties is acceptable.
- b) They do not compromise the character of the area or openness of the countryside.
- c) Traffic impact is acceptable in terms of highway safety and living conditions of residents.
- d) They include a traffic impact analysis or transport assessment which is proportionate to the development and demonstrates traffic impact and measures which may be taken to mitigate impacts.

There will be a strong presumption against the loss of commercial premises or land which provide employment and are of demonstrable benefit to the local community.

Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- e) The commercial premises or land in question have not been in active use for at least 24 months; and there is little or no prospect of the premises or land being reoccupied by an employment generating user. This must be proven through an independent sustained marketing campaign lasting for a continuous period of at least six months.
- f) The new use will not be hazardous to road safety or the living conditions of residents and the scope for mitigation of any impacts is identified and implemented.
- g) The application complies with other policies in this Neighbourhood Plan.

## **POLICY 17 - EB2: *Promoting the visitor economy***

Proposals designed to enhance the visitor economy, including new overnight accommodation, will be supported where these:

- a) Are of an appropriate scale and fit to the immediate surroundings of the proposed development.
- b) Can demonstrate they will serve to broaden Knaresborough's appeal to visitors both in terms of the range of the offer and by extending the season for tourism.
- c) Can demonstrate adequate traffic management and car parking arrangements to avoid adverse impacts in other parts of the town.

## **POLICY 19 - EB3: *Supporting the 'High Street'***

Within the town centre:

- a) Proposals which would result in the loss of existing local shopping facilities through redevelopment or change of use will not be permitted, unless:
  - they include proposals for alternative local shopping provision nearby;or
  - there is no reasonable prospect of viable continued use of the existing building or facility in its current use.
- b) Proposals for the provision of new office space will be supported where this is in keeping with its surroundings in terms of scale and design.
- c) Bringing redundant space above existing retail units in the town centre back into use will be supported where the proposed use is in keeping with its surroundings and does not cause nuisance or other interference with near neighbours.

## HOUSING

*As the Vision for the Neighbourhood Development Plan sets out, the aim of this plan is to provide a town where people want to live, work and visit. It is imperative to see development of new homes that meet local need and have designs that fit into the design heritage of Knaresborough.*

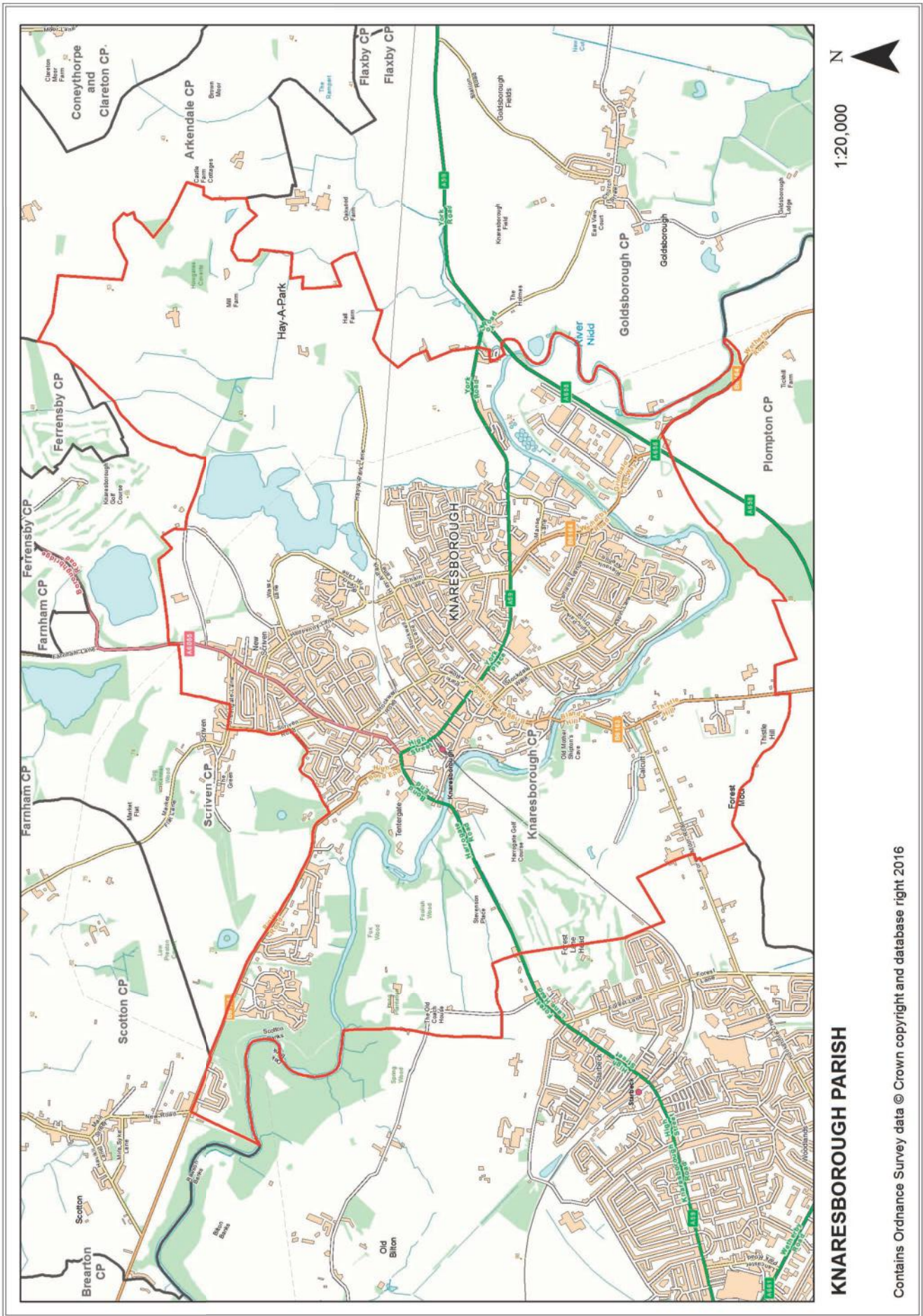
### **POLICY 20 - H1: Responding to local needs**

Development proposals for new homes of 10 or more units should provide a mix of housing types and tenures that suit local requirements based upon the most up-to-date assessment of the local housing market and needs.

### **POLICY 21 - H2: Design of new homes**

Proposals for new housing developments must demonstrate the following, where appropriate and subject to viability:

- a) That they integrate into their surroundings by reinforcing existing connections and creating new ones, such as footpaths and cycleways; whilst also respecting existing buildings and land uses along the boundaries of the development site. Developers must demonstrate how they have paid regard to movement (vehicular, pedestrian, and cycle).
- b) That they are integrated with good access to public transport to help reduce car dependency and support public transport use.
- c) That they seek to create a sense of place with locally inspired or otherwise local distinctive character.
- d) That they will take advantage of and integrate with existing topography, landscape features (including water courses), wildlife habitats, existing buildings and site orientation.
- e) Buildings should be designed and positioned, with landscaping, to positively contribute towards and enhance streets and spaces.
- f) Development proposals should be designed to make it easy for people to find their way around.
- g) Streets should be designed in a way that encourage low vehicle speeds and allow the streets to function as social spaces.
- h) Resident and visitor parking should be sufficient and well-integrated so that it does not dominate the street. Car parking must meet minimum standards, as set out by North Yorkshire County Council. In addition, frontages must not be entirely dedicated to car parking, but should provide for appropriate and significant public and private open space and landscaping, reflective of local character.
- i) Public and private spaces should be clearly defined and designed to be attractive, well managed and safe. There should be suitable private outdoor amenity space for new dwellings.
- j) There should be adequate external storage space for bins and recycling facilities as well as for cycles.
- k) Affordable homes should be designed to be well integrated with existing and other new housing development.



**KNARESBOROUGH PARISH**

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