

# Harrogate District Local Plan: Annual Monitoring Report 2015

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December 2015



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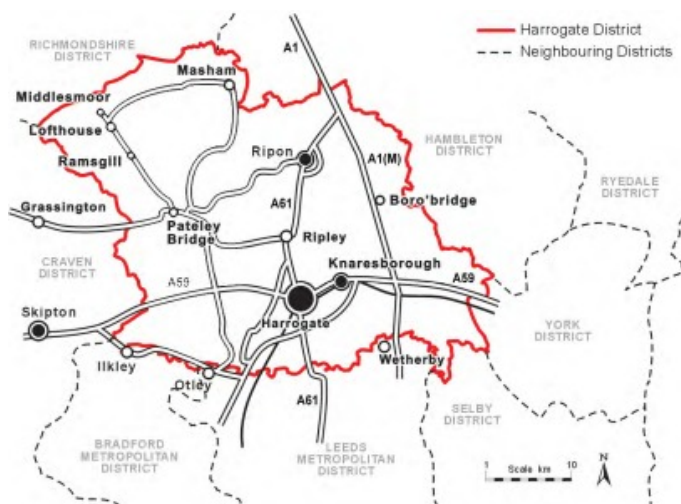
## 1 Introduction

### 1 Introduction

- 1.1** The requirement to produce a Local Plan monitoring report is set out in the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011. The Town and Country Planning (Local Planning) (England) Regulations 2012 provides more detail about what an authority should include in its annual monitoring report (AMR).
- 1.2** The AMR must be made available for inspection and put on the council's website. The Harrogate District Local Plan AMR 2015 covers the period from 1 April 2014 to 31 March 2015, but also, where appropriate, includes details up to the time of publication.
- 1.3** This AMR contains details relating to:
- the progress made on documents included in the Local Development Scheme (LDS);
  - progress with Neighbourhood Development Plans;
  - co-operation with other local planning authorities;
  - the community infrastructure levy;
  - monitoring indicators; and
  - the availability of a five year housing land supply.

## 2 Harrogate context

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



Picture 2.1 Harrogate district

- 2.2** The district is one of the largest shire districts in England at 1305 square kilometres (505 square miles) and lies between the cities of Leeds/Bradford in the south, the district of Richmondshire in the north, the city of York, Hambleton and Selby districts in the east and Craven district in the west.
- 2.3** The district is characterised by being both rural and urban in nature, having large, sparsely populated areas alongside the major settlements of Harrogate, Knaresborough, and Ripon. In the west, nearly half of the district comprises of the relatively sparsely populated Nidderdale Area of Outstanding Natural Beauty (AONB) which covers 603 square kilometres (233 square miles) with its upland farming and internationally recognised important wildlife. In the east, nearly a third of the district is low-lying flat arable farmland in the Vale of York. The district's three main settlements are centrally located: the Victorian spa town of Harrogate, the nearby medieval market town of Knaresborough and the cathedral city of Ripon. Around 65% of the district's population is based in these urban areas.
- 2.4** The A1(M) runs north/south through the eastern part of the district and provides good road links with the rest of the motorway network. The A59 and A61 provide links respectively to the east and west of the district into Leeds and West Yorkshire to the south. Rail links to the national network are provided by the Leeds - Harrogate - York line that serves stations within the district.
- 2.5** The [Harrogate District Local Plan, Draft Sustainability Appraisal Interim Report \(July 2015\)](#)<sup>(1)</sup> provides further baseline information about the district to help provide the context for the preparation of the emerging Local Plan. This document will be kept up-to-date as work on the Local Plan proceeds.

1 For further information please visit <http://consult.harrogate.gov.uk/portal/pp/sa/ir/sa2015>



### 3 Links with other council strategies and objectives

#### 3 Links with other council strategies and objectives

- 3.1** In developing planning policies and identifying site allocations in the district, it is necessary to take account of the wider corporate and planning contexts. This includes other council plans, and plans produced by other organisations working within the district.
- 3.2** The council's three-year [Corporate Plan 2014 - 2017](#) sets out the long term vision for the Harrogate district, the aims, corporate priorities and the long-term outcomes that the council is seeking to achieve. The vision of the Corporate Plan is to make the district 'the best place to live, work and visit' to be achieved through the four priorities of:
- a strong local economy;
  - a sustainable environment;
  - supporting communities; and
  - excellent public services.
- 3.3** The preparation of the Harrogate District Local Plan will be an important spatial element of the Corporate Plan and will help contribute towards many of the priorities by ensuring that development needs are met while protecting our high quality environment. The Corporate Delivery Plan is available on the council's website at <http://www.harrogate.gov.uk/cpi/Documents/2014-17-CorporatePlan.pdf>.
- 3.4** Other sources of information are available which provide details to support the development of plans and policies in the district including quarterly overviews of the Harrogate district. A local information system for North Yorkshire and York is available for anyone to use. The system is called [STREAM](#)<sup>(2)</sup> and it provides online access to statistical data about North Yorkshire and York and is maintained by North Yorkshire County Council.

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2 for more information please visit <http://www.northyorks.gov.uk/article/23987/STREAM>

## Local Plan update and the Local Development Scheme 4

## 4 Local Plan update and the Local Development Scheme

### Current Harrogate District Local

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

### Local Development Scheme

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

### Emerging Harrogate District Local Plan

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

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

**Table 4.1 Local Plan Timetable**

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

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

## 4 Local Plan update and the Local Development Scheme

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

### Evidence base

- 4.6** The LDS includes details of the evidence base that has been prepared, is underway or proposed to support the Local Plan. Full details are available at table two of the LDS. Work undertaken to date includes:

### Sustainability Appraisal

- 4.7** A Sustainability Appraisal of the Local Plan is required to be carried out to assess the significant effects of strategies and policies contained in the Local Plan. This is an evolving process. In September 2014 consultation was undertaken on the [Draft Sustainability Appraisal Scoping Report<sup>\(6\)</sup>](#). Comments received at this stage then informed the [Draft Sustainability Appraisal Interim Report<sup>\(7\)</sup>](#) prepared to accompany the Issues and Options Consultation for the Local Plan in July 2015.
- 4.8** A further targeted consultation on the [Draft Sustainability Appraisal: Draft Development Management Policies<sup>\(8\)</sup>](#) took place in November and December 2015. This document was an addendum to the interim report to accompany the consultation on the [draft development management policies<sup>\(9\)</sup>](#).

### Strategic Housing and Economic Land Availability Assessment (SHELAA)

- 4.9** It is necessary for the council to prepare a [Strategic Housing and Economic Land Availability Assessment \(SHELAA\)<sup>\(10\)</sup>](#) to identify a list of possible housing and economic development sites and assess the overall potential of those sites in terms of their suitability for development, availability and viability.
- 4.10** A initial 'call for sites' was made in September 2014 and, as part of the Issues and Options Consultation in July 2015, a further 'call for sites' was made. Details of all the sites submitted was published in an [initial sites list January 2016<sup>\(11\)</sup>](#) this will be followed later in the year by an update of the SHELAA report itself. Further details about the SHELAA are available on the council's website at <http://www.harrogate.gov.uk/plan/Pages/SHLAA.aspx>.

### Other documents

- 4.11** During the course of the monitoring year work has been undertaken on a number of other evidence base documents. These include:
- [Employment Land Review](#)

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

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

6 For more information please visit <http://www.harrogate.gov.uk/plan/Pages/sustainability-appraisal.aspx>

7 For more information please visit <http://consult.harrogate.gov.uk/portal/pp/sa/ir/sa2015>

8 For more information please visit <http://consult.harrogate.gov.uk/portal/pp/sa/ir/dmsa>

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

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

11 For more information please visit [http://consult.harrogate.gov.uk/portal/pp/so/shelaa/isl\\_1](http://consult.harrogate.gov.uk/portal/pp/so/shelaa/isl_1)



## Local Plan update and the Local Development Scheme 4

- [Visitor Accommodation Study Update](#)
- [Strategic Housing Market Assessment](#) (SHMA)

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

### Statement of Community Involvement

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

### Supplementary Planning Documents (SPDs)

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

SPD Preparation		
SPD Title	Purpose	Progress
Green Infrastructure SPD	To enhance the natural and built environment of the district by helping applicants and developers ensure that proposals for development make the most of opportunities to improve and create new green infrastructure.	Adopted November 2014
Harrogate Town Centre Strategy and Masterplan	To provide a comprehensive assessment of the strengths and weaknesses of the town centre and develop a vision and physical masterplan for the centre with clear short and long term aims and deliverable area based projects and proposals.	Consideration of comments made to consultation in October / November 2015. Comments reported to members early in 2016, strategy and masterplan amended as appropriate and reported to Cabinet in April prior to adoption.
Renewable and Low Carbon Energy SPD	To provide advice and guidance for applicants on the installation of renewable and low carbon energy projects and how the planning system relates to different technologies.	Adopted January 2015
Heritage Management Guidance SPD	To ensure the conservation of heritage assets and to ensure development enhances or reinforces those characteristics that contribute to the high quality of the environment of the district.	Adopted November 2014

## 4 Local Plan update and the Local Development Scheme

SPD Preparation		
SPD Title	Purpose	Progress
Provision of Open Space in Connection with New Housing Development	Sets out the local standards for the provision of open space and the level of contributions for new open space sought from new residential development.	Revised September 2015
Provision for Village Halls in Connection with New Housing Development	Sets out the local standards for the provision of village halls and the level of village hall contributions sought from new residential development.	Revised September 2015

Table 4.2 SPD Preparation

## Neighbourhood Planning 5

## 5 Neighbourhood Planning

- 5.1** Under the government's localism agenda local people are able to create a Neighbourhood Plan to guide development where they live. These plans will fit within the context set out in the emerging Local Plan. Within the district four Neighbourhood Areas have been designated for Ripon, Knaresborough, Roecliffe and Westwick and Otley (the latter lies predominantly within the administrative area of Leeds City Council but includes small parcels of land in Harrogate district in the parishes of Weston and Farnley). The council is working with all four neighbourhood bodies to progress these [Neighbourhood Plans](#)<sup>(12)</sup>.

### Neighbourhood Plan progress

#### Ripon

- 5.2** Ripon City Plan will provide a detailed vision and strategy for the future of the parish of Ripon. The development of the plan is being led by the Ripon City Plan committee comprising representatives of the City Council and a number of other local interested organisations and people from across the city.
- 5.3** The committee have already undertaken a number of consultations on the plan. Consultation on the Preliminary Draft Ripon City Plan was carried out in September and October 2014. The timetable and content of the pre-submission Ripon City Plan Consultation is under consideration by the committee. Further details on the progress of the City Plan are available from Ripon City Council.

#### Knaresborough

- 5.4** Knaresborough Town Council have established a Knaresborough Neighbourhood Planning Team to produce a plan for the town. A number of events have been held and this Working Group meet regularly to prepare the Plan and a consultation on the Plan was undertaken during the year.
- 5.5** Further information regarding the progress of the Plan is available from Knaresborough Town Council

#### Otley

- 5.6** Otley Town Council has set up a Steering Group to oversee the preparation of the Neighbourhood Plan. A questionnaire was sent to all households in Otley in the spring / summer of 2014 and following this a number of focus groups were set up to look in detail at key areas. Further details including project plan outline are available from Otley Town Council.

#### Roecliffe and Westwick

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

12 For more information please visit <http://www.harrogate.gov.uk/plan/Pages/NeighbourhoodPlanning.aspx?lgnl=100006%2c200074>

## 6 Duty to co-operate

### 6 Duty to co-operate

- 6.1** The duty to co-operate is set out in section 110 of the Localism Act 2011 and in paragraphs 178-181 of the NPPF. Paragraph 181 states that '*local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when Local Plans are submitted for examination*'.
- 6.2** Continual and constructive engagement with neighbouring authorities and relevant bodies has occurred since work on the Core Strategy began in 2004 and close links continue to be maintained with adjoining authorities.
- 6.3** The current approach to strategic spatial planning is through the council's involvement in Local Government York and North Yorkshire and the Leeds City Region both of which provide a means for facilitating co-operation between constituent councils as well as through the Leeds City Region Duty to Co-operate (Strategic) Planning Group and North Yorkshire and York Technical Officers Group. The council will continue to engage in dialogue with its Duty to Co-operate partners through the existing arrangements to ensure that strategic cross boundary issues are effectively addressed as far as possible.
- 6.4** The council has previously undertaken evidence base work with adjoining authorities and may do so in the future in appropriate circumstances.

## Community Infrastructure Levy 7

## 7 Community Infrastructure Levy

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

Stages in CIL Preparation	Target Date
Start work on Economic Viability Assessment and supporting evidence base	December 2015
Complete Economic Viability Assessment and supporting documents and prepare the charging schedule	April 2016
6 week consultation on Preliminary Draft Charging Schedule	July 2016
6 week consultation on Draft Charging Schedule	January 2017
Submission of the Draft Charging Schedule to the examiner	Summer 2017
Examination	Winter 2017
Adoption	Spring 2018

**Table 7.1 CIL Preparation**



## 8 Housing

### 8 Housing

#### Context

- 8.1** Reporting on the delivery of additional housing provision is an important element of AMRs. The AMR must specify the number of dwellings built during the period of the report (1st April 2014 to 31st March 2015) and dwellings built since the date when the current requirement came into effect. It also includes the most up-to-date calculation of the 5-year housing land supply. The 5-year housing land supply is now updated every quarter and the latest position is reported on the council's website at <http://www.harrogate.gov.uk/plan/Pages/AMR.aspx>.

#### Housing requirement

- 8.2** The Local Plan will have to provide sufficient homes in order to accommodate the increase in population throughout the plan period from 2014 - 2035.
- 8.3** The NPPF requires local planning authorities to *'use their evidence base to ensure that their Local Plan meets the full, objectively assessed housing needs for market and affordable housing in the housing market area, as far as is consistent with policies set out in (the NPPF)...'*
- 8.4** The [Strategic Housing Market Assessment](#) (SHMA), updated in September 2015, takes as its starting point official population and household projections and then goes on to consider whether it is appropriate to make an upward adjustment to these figures to reflect housing need, market signals and potential economic performance. Using the overall figure of 518 dwellings per annum, from the SHMA Update for the period 2014 to 2035, gives a housing requirement for the plan period of 10360 dwellings. Whilst this has yet to be confirmed as the Local Plan target figure, it is the most up-to-date information available to the council.

Housing requirement for Harrogate District	
Total per annum	518
Plan period total	10360

**Table 8.1** Housing requirement

#### Housing completions

- 8.5** Table 8.2 shows the number of dwellings completed from the start of the Local Plan plan period (April 2014). Completions are calculated each year and use up-to-date information. This may mean that completions for any year may differ from completions previously reported. For the monitoring year 2014 - 2015 there were 417 gross completions. This is a shortfall of 101 dwellings (gross). For the 21 months from 1st April 2014 to 31st December 2015, there were 623 gross completions, a shortfall of 284 dwellings (gross).

Housing completions 1st April 2014 to 31st December 2015		
Year	Gross completions	Net Completions
2014 / 2015	417	396
2015 (April to December)	206	196
<b>Total</b>	<b>623</b>	<b>592</b>

Table 8.2 Housing completions

### Completions on previously developed land

**8.6** The NPPF encourages local planning authorities to make effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. To contribute to sustainable patterns of development one of the key objectives of the emerging Local Plan is to prioritise the use of brownfield land. The percentage of completions on brownfield land in the period 1st April 2014 to 31st March 2015 has been assessed and is shown at Table 8.3 below, using the definition in the NPPF.

Percentage of completions on brownfield land 1st April 2014 to 31st March 2015		
	Total (number)	Percentage
Completions	417	100
Brownfield	322	77
Greenfield	95	23

Table 8.3 Brownfield completions

### Housing Density

**8.7** The NPPF requires all local planning authorities to set out their own approach to housing density to reflect local circumstances. Consultation on the [Draft Development Management Policies](#) in November and December 2015 sought views on a policy for the consideration of type, mix and density of new market housing units. Responses will be used to inform any amendments to the policy as work on the Local Plan progresses.

**8.8** An analysis of densities achieved on sites that were draft allocations in the withdrawn Sites and Policies DPD and of other large sites that have come forward for development, is set out in the table below. This shows the type of densities that have been achieved across the district.

## 8 Housing

Density of development				
Site name	Site area (ha)	Developable area (ha)	Site yield	Net density (dph)
Land north of Penny Pot Lane, Harrogate 14/02737/EIAMAJ	27.2	17.5	600	34.3
Land at Cardale Park West, Harrogate 15/00798/EIAMAJ	28.07	14.1	450	32
Land north of Skipton Road, Harrogate Phase 1 CEP 14/00854/OUTMAJ	7.27	5.63	210	37.3
Land north of Skipton Road, Harrogate Phase 2 CEP 14/02944/OUTMAJ	10.9	4.5	135	29.6
Land north of Skipton Road Bellway 14/03119/OUTMAJ	7.0	5.25	170	32.3
Land south of Bogs Lane, Harrogate 12/03959/FULMAJ	2.7	2.5	74	30
Riverside Sawmills, Boroughbridge 14/04315/OUTMAJ	4.04	3.03	85	28
West House Farm, Birstwith 14/04648/REMMAJ	1.93	1.78	27	15
Land south of Brookfield, Hampsthwaite 14/02612/FULMAJ	2.49	2.22	56	25.7
Land north of Picking Croft Lane, Killinghall 14/04837/REMMAJ	2.98	2.52	78	31
Land north of Southfield Lane, Tockwith 15/02228/OUTMAJ	3.9	2.9	80	27.6
Harlow Hill, Harrogate 13/00437/REMMAJ	1.6	1.19	46	38.6
Former Police Station, Harrogate 14/02269/FULMAJ	0.53	0.53	25	47
Advance Technology, Boroughbridge 11/02796/REMMAJ	1.62	1.42	46	34
Irongate Bridge Reservoir, Harrogate 13/04943/REMMAJ	3.9	3.9	50	13
Ivy Cottage, Knaresborough 14/00473/FULMAJ	0.17	0.17	11	65
Halfpenny Lane, Knaresborough 12/04882/FUL	0.19	0.19	14	74
Claro Road, Harrogate 14/03251/REMMAJ	4.6	3.4	126	37

Table 8.4 Housing density

## Homes for local people

- 8.9** The NPPF defines affordable housing as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. It goes on to say that eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative housing provision.
- 8.10** During 2014/15 a total of 80 new affordable homes were provided. Table 8.5 shows the number of affordable homes completed, together with a breakdown by type.

Affordable housing completions					
Year	2010/11	2011/12	2012/13	2013/14	2014/15
Total	25	57	36	58	80
Breakdown of affordable housing provision by type					
New build properties			60		
Conversions			9		
Acquisition of existing			8		
Mortgage rescue			2		
Renewal of private sector lease			1		
Total			80		

**Table 8.5 Affordable housing completions**

- 8.11** Throughout the year negotiations to secure affordable housing in accordance with saved [Local Plan policy H5](#)<sup>(13)</sup> and affordable housing guidance has continued. Progress has also been made on sites previously granted planning permission. Details are shown at Table 8.6 Affordable housing commitments.

13 For more information please visit <http://www.harrogate.gov.uk/plan/Documents/Planning%20Policy/local-plan-2001/hdlp-chapter-9-housing.pdf>

## 8 Housing

Site update		
Location	Details	
Crag Lane, Killinghall	Permission granted	Indicative capacity of 62. 40% affordable housing agreed
Leeming Lane, Milby, Boroughbridge	Permission granted	Indicative capacity of 176. 40% affordable housing agreed
Prospect Terrace, Minskip	Site under construction	12 affordable houses
Boroughbridge Road, Knaresborough	Site under construction	164 dwellings, 67 affordable units
Otley Road, Harrogate (phase 2)	Permission granted	Indicative capacity of 135. 40% affordable housing agreed
Penny Pot Lane, Harrogate	Permission granted	Indicative capacity of 600. 40% affordable housing agreed
Claro Road, Harrogate	Site under construction	126 dwellings. 23% affordable housing agreed as a consequence of viability
Rear of Old Swan, Harrogate	Site under construction	Commuted sum for off-site provision agreed
West House Farm, Birstwith	Permission granted	27 dwellings, 13 affordable units
Picking Croft Lane, Killinghall	Permission granted	78 dwellings, 31 affordable units
Pannal Road, Follifoot	Site under construction	12 affordable houses

**Table 8.6 Affordable housing commitments**

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

### Gypsy and travellers

**8.13** A [Traveller Housing Needs Study](#)<sup>(14)</sup> was published in 2013 which provided the council with evidence about the accommodation needs of gypsies, travellers and show persons in the district during the period until 2028 in five year sections covering the periods 2013 to 2018, 2018 to 2023 and 2023 to 2028. The study also had a number of other objectives including:

- to propose targets for future provision in Harrogate to address identified need;
- to identify broad locations for that provision; and
- to provide the council with the means to explain this evidence, and these proposed targets clearly, simply and effectively to a range of audiences, including the local community.

14 For more information please visit <http://www.harrogate.gov.uk/plan/Pages/lp-evidencebase.aspx>



## Housing 8

- 8.14** Based upon the evidence of the Study, the estimated extra pitch provision that is required for gypsies and travellers in the period to 2028 is five pitches. This represents three pitches in the period 2013 to 2017 and one pitch each in the periods 2018 to 2022 and 2023 to 2028.
- 8.15** During the year 2014/15 no additional gypsy and traveller pitches were provided. Whilst the council does not have a five year supply of gypsy sites, the identified need is very low.

**Housing supply**

- 8.16** The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The NPPF goes on to state that: *'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites'*.
- 8.17** This section of the AMR sets out the council's housing supply position and covers the five year period to 31 December 2020.
- 8.18** The deliverable supply of land is made up from a number of sources, but only includes land that has a realistic prospect of housing being delivered on the site within five years (*NPPF footnote 11*). It includes:
- sites with planning permission (including prior notifications)
  - sites drawn from the [Strategic Housing Land Availability Assessment](#) (SHLAA)<sup>(15)</sup>
  - sites pending (permitted subject to the completion of a S106 agreement/officer recommendation to approve)
  - windfalls

**Sites with planning permission**

- 8.19** Over the course of the monitoring year, the council continues to make good progress in seeking to increase the supply of available housing land and has, for the period 1 April 2014 - 31 December 2015, granted permission for 3203 new homes. This gives a total planning permission pipeline of 4066 homes. Of this total supply 3415 is considered to be deliverable in the next five years, with a significant proportion 2629 on sites with 10 or more homes.
- 8.20** In considering the deliverability of large permitted sites, (10 or more dwellings), regard has been given to information received from the agents/developers of those sites on likely delivery, together with assumed lead in times and build out rates. Table 8.7 shows the expected net delivery from sites of 10 or more dwellings.

15 The SHLAA is due to be replaced by the Strategic Housing and Economic Land Availability Assessment (SHELAA) in 2016. For further detail please see <http://www.harrogate.gov.uk/plan/Pages/SHLAA.aspx>

## 8 Housing

Outstanding large sites with dwellings deliverable in five years		
Case number	Location	Total
91/02718/REM	Land Off St John's Walk, Kirby Hill	3
10/05385/FULMAJ	Mujib 32 Devonshire Place, Harrogate	1
11/02438/REPMAJ	Former Advanced Technology Park and land to the west, Boroughbridge	88
12/02099/FULMAJ	Spa Tennis Club, Harrogate	13
12/03959/FULMAJ	Bogs Lane, Harrogate	1
12/04653/OUTMAJ	Land at Dacre Banks	16
13/00437/REMAJ	Harlow Hill Depot, Harlow Moor Road, Harrogate	12
13/00535/EIAMAJ	Manse Farm, Knaresborough	410
13/00965/FULMAJ	Hollybank,4 Stockwell Lane, Knaresborough	7
13/01297/FULMAJ	Spacey Houses Farm, Princess Royal Way, Pannal	19
13/02897/OUTMAJ	Crag Lane (Cautley Drive), Killinghall	62
13/04091/FULMAJ	Pannal Road, Follifoot	12
13/04655/FULMAJ	Old Swan Hotel, Swan Road, Harrogate	33
13/04943/REMAJ	Irongate Bridge Reservoir, Harlow Moor Road, Harrogate	45
14/00259/OUTMAJ	Crag Lane, Harrogate	124
14/00854/OUTMAJ	North of Skipton Road, Harrogate Phase 1	165
14/01253/FULMAJ	Highways Depot, Station View, Starbeck	55
14/02179/FUL	4 South Park Road Harrogate	7
14/02523/FULMAJ	35 - 39 Cheltenham Crescent Harrogate	13
14/00128/OUTMAJ	Kingsley Farm, Kingsley Road, Harrogate	65
14/02612/FULMAJ	Brookfield Way, Hampsthwaite	56
14/02737/EIAMAJ	Land north of Penny Pot Lane Killinghall	210
14/02804/OUTMAJ	Pannal Business Park, Station Road, Pannal	120
14/02944/OUTMAJ	North of Skipton Road, Harrogate Phase 2	135
14/03251/REMAJ	Harrogate RUFC, Claro Road, Harrogate	126
14/03384/FULMAJ	Rear of Haregill, Melmerby	14
14/03510/FULMAYJ	25--27 West Park, Harrogate	23
14/03634/FULMAJ	Red House, Palace Road, Ripon	55
14/04003/OUTMAJ	Land Comprising Field At 439448 467406, Milby	160
14/04648/REMAJ	West House Farm, Birstwith	27

Outstanding large sites with dwellings deliverable in five years		
Case number	Location	Total
14/04750/FULMAJ	Land Comprising OS Field 8823, Harrogate Road, Minskip	12
14/04837/REMMAJ	Picking Croft Lane Killinghall	78
14/04929/FULMAJ	Boroughbridge Road, Knaresborough	164
14/05165/OUTMAJ	Bellman Walk, Ripon	120
14/05219/FULMAJ	Knaresborough Road, Bishop Monkton	18
15/00429/FULMAJ	Little Wonder Hotel, Harrogate	14
15/01382/FULMAJ	Adjacent Methodist Church, Summerbridge	13
15/02288/OUTMAJ	Southfield Lane, Tockwith	80
15/03051/OUTMAJ	Station Road, Kirk Hammerton	25
15/03080/RG3MAJ	Finkle Street and Allhallowgate, Ripon	17
15/03116/FULMAJ	Back Dragon Parade, Harrogate	14
	Total	2629

Table 8.7

- 8.21** For small sites, of fewer than nine dwellings, it has been assumed that those under construction will be delivered within five years. For those small sites that have not yet started, past trends indicate that on these sites a significant number of dwellings (94%) are started, with a high percentage being completed, within five years (94%). The net delivery from this source is 625 dwellings.
- 8.22** Subject to a number of conditions and restrictions introduced by the government changes of use may be permitted to allow the conversion of buildings to dwellings through a prior approval system. This includes changes of use from offices to dwellings, changes of use of existing agricultural buildings to a maximum of three dwellings and changes of use from retail use to a residential use. The expected delivery from this source is shown in Table 8.8.

## 8 Housing

Prior notifications			
Type	Address	Proposal	Total
14/01840/PBR	Ingbarrow Farm, Stockeld	Agricultural building to residential	1
14/02625/PBR	Cruet Farm, Hampsthwaite	Agricultural building to residential	1
14/02698/PBR	Hawthorn House, Scotton	Agricultural building to residential	1
14/02992/PBR	High Mains, Masham	Agricultural building to residential	1
14/03942/PBR	West Barns, Marton le Moor	Agricultural building to residential	2
14/03975/PBR	Heaton House, Aldborough	Agricultural building to residential	1
14/04016/PBR	Little Acres, Staveley	Agricultural building to residential	1
14/04264/PBR	Holgate Bridge Farm, Arkendale	Agricultural building to residential	2
14/04870/PBR	Ashbroke, Littlethorpe	Agricultural building to residential	1
14/05343/PBR	Church Farm, Follifoot	Agricultural building to residential	1
14/05354/PBR	Crag Lane, Harrogate	Agricultural building to residential	1
15/00641/PBR	Hay Bale, Clint	Agricultural building to residential	1
15/00885/PBR	Central House Farm, Hampsthwaite	Agricultural building to residential	3
15/01678/PBR	Whin Lane Farm, Sicklinghall	Agricultural building to residential	1
15/01926/PBR	Church Farm, Follifoot	Agricultural building to residential	1
15/03027/PBR	Market Flat Lane, Scotton	Agricultural building to residential	1
15/03600/PBR	Hawthorn House, St Johns Road, Scotton	Agricultural building to residential	1
15/03888/PBR	Castra, Park Road, Spofforth	Agricultural building to residential	1
15/04091/PBR	Rougham Farm, Allerton Park	Agricultural building to residential	2
15/03495/PBR	The Beeches, Magdalens Road, Ripon	Agricultural building to residential	2
15/04285/PBR	West Hall Farm, Nesfield	Agricultural building to residential	2
15/04545/PBR	Glebe farm, Spofforth	Agricultural building to residential	1
15/04634/PBR	Home Cottage, Ingerthorpe Grange, Markington	Agricultural building to residential	1
13/02104/PNH	Hall Lodge, Boroughbridge	B1(a) to C3	1
13/02105/PNH	1 Belford Road, Harrogate	B1(a) to C3	3
13/02279/PNH	12/12A Cheltenham, Crescent, Harrogate	B1(a) to C3	1
13/02625/PNH	Haggs Farm, Spofforth	B1(a) to C3	4

## Housing 8

Prior notifications			
Type	Address	Proposal	Total
13/03515/PNH	3 Haywra Street, Harrogate	B1(a) to C3	1
13/03995/PNH	5 Royal Parade, Harrogate	B1(a) to C3	1
13/04089/PNH	13 East Parade, Harrogate	B1(a) to C3	5
13/04590/PNH	1 North Park Road, Harrogate	B1(a) to C3	1
13/04620/PNH	25 Victoria Avenue, Harrogate	B1(a) to C3	12
14/00341/PNH	17A Victoria Avenue, Harrogate	B1(a) to C3	1
14/00364/PNH	The Smithy, Aldborough	B1(a) to C3	6
14/00481/PNH	10 Park Square, Knaresborough	B1(a) to C3	1
14/00992/PNH	179 Kings Road, Harrogate	B1(a) to C3	3
14/02239/PNH	The Croft, Kirk Deighton	B1(a) to C3	8
14/02485/PNH	Sycamore Barn, Angram	B1(a) to C3	1
14/03011/PNH	32 Kings Road, Harrogate	B1(a) to C3	3
14/03600/PNH	6 Station Bridge, Harrogate	B1(a) to C3	1
14/03604/PNH	1 Haywra Street, Harrogate	B1(a) to C3	3
14/04017/PNH	11 Princes Square, Harrogate	B1(a) to C3	1
14/04417/PNH	34 Kings Road, Harrogate	B1(a) to C3	1
14/04610/PNH	1 Windsor Court, Harrogate	B1(a) to C3	6
14/04629/PNH	7 Windsor Court, Harrogate	B1(a) to C3	3
14/04631/PNH	6 Windsor Court, Harrogate	B1(a) to C3	6
14/04632/PNH	5 Windsor Court, Harrogate	B1(a) to C3	3
14/04634/PNH	10 Windsor Court, Harrogate	B1(a) to C3	3
14/04635/PNH	9 Windsor Court, Harrogate	B1(a) to C3	3
14/04637/PNH	8 Windsor Court, Harrogate	B1(a) to C3	3
14/04856/PNH	Spa Lodge, 2 Spa Street, Harrogate	B1(a) to C3	2
15/00673/PNH	6 Ripon Road, Harrogate	B1(a) to C3	3
15/01677/PNH	Rear Of 33 Grove Road, Harrogate	B1(a) to C3	1
15/01851/PNH	Mitre House, North Park Road, Harrogate	B1(a) to C3	5
15/01899/PNH	Kingsley Farm, Harrogate	B1(a) to C3	3
15/02050/PNH	41 East Parade, Harrogate	B1(a) to C3	4



## 8 Housing

Prior notifications			
Type	Address	Proposal	Total
15/02849/PNH	Banks House, Dacre Banks	B1(a) to C3	2
15/03219/PNH	47-49 East Parade, Harrogate	B1(a) to C3	17
15/03368/PNH	4 Princes Square, Harrogate	B1(a) to C3	1
15/04372/PNH	6 Mount Parade, Harrogate	B1(a) to C3	1
15/04458/PNH	Salisbury Chambers, Albert Street, Harrogate	B1(a) to C3	4
14/01908/PSR	82 Ripon Road, Killinghall	Shop or A2 to residential	1
15/00396/PSR	61-63 Knaresborough Road, Harrogate	Shop or A2 to residential	2
		<b>TOTAL</b>	<b>161</b>

Table 8.8 Prior notifications

### Sites without planning permission

**8.23** PPG indicates that a planning permission or allocation in a development plan is not a prerequisite for a site being considered deliverable in five years and other sites can be considered deliverable where the council has robust evidence to support them. Included in the five year supply is a small number of pending applications and these are shown in Table 8.9.

Pending applications		
Case number	Site name	Total
07/05275/FULMAJ	Glasshouses Mill, Glasshouses	41
14/03119/FULMAJ	Skipton Road, Harrogate	170
14/04315/FULMAJ	John Boddy Timber, Boroughbridge	85
15/00798/EIAMAJ	Cardale Park, Harrogate	240
15/03116/FULMAJ	Back Dragon Parade, Harrogate	14
	<b>TOTAL</b>	<b>550</b>

Table 8.9

### SHLAA sites

**8.24** A further source of supply is sites identified in the SHLAA. Table 8.10 identifies those sites drawn from the SHLAA that the council had previously sought to include in its now withdrawn Sites and Policies Development Plan Document and where information from agents/developers indicates that these will come forward in five years. Six out of ten of these sites were the subject of an undetermined planning application (at 31st December 2015).

SHELAA sites with dwellings deliverable in five years			
SHELAA reference	Previous SHLAA reference	Site name	Total
H6	H39	BT Training Centre, St George's Walk, Harrogate	70
H36	H4007	Police Training Centre, Harrogate	143
R23	R3005(1)	The Cathedral Choir School, Ripon	98
M4	M3001	Land at Ibbetson Close, Masham	41
M11	M3002	Land West of The Oaks, Masham	58
TW4	RL14a	Land north of Southfield Lane, Tockwith	127
DR8	RL98	Sheepcote Lane, Darley	20
GO1	RL1064c	Branton Lane, Great Ouseburn	39
BL1	RL3032a	Land at Flats House (north), Burton Leonard	42
GH4 and GH5	RL3039(1)	Land at West Field and Bernard Lane, Green Hammerton	103
		<b>Total</b>	<b>741</b>

Table 8.10

### 8.25 Windfall allowance

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

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

## 8 Housing

### Five year supply

**8.28** Table 8.11 below shows that the district has a deliverable supply of 7.2 years.

	Dwellings
<b>Requirement (January 2016 - December 2020)</b>	
Five year requirement (518 x 5)	2590
Buffer (20%) <sup>(16)</sup>	518
Shortfall in completions against target (net)	315
Total 5 year requirement	3423
Annual requirement (adjusted to reflect shortfall)	685
<b>Supply deliverable in 5 years</b>	
Large sites with planning permission (10 + dwellings)	2629
Small sites with planning permission (1 - 9 dwellings)	625
Prior notifications	161
Applications pending	550
Windfall allowance	194
SHLAA Sites	741
Total Supply	4900
<b>Number of years supply</b>	<b>7.2</b>

**Table 8.11 Land supply at 31 December 2015**

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

## 9 Jobs and Business

### Protection and enhancement of existing employment areas

- 9.1** A strong local economy is the council's number one corporate priority in support of its over-arching vision for the district which is 'the best place to live, work and visit'. The [Economy Action Plan 2015-2020](#) identifies detailed priority areas in which the council will work to support the economy of the district.
- 9.2** The protection and enhancement of employment sites and premises for business is a key part of this process. The Local Plan will provide enough land to ensure there is sufficient space available for existing businesses to expand and new businesses to start up or relocate. The [Employment Land Review](#) (ELR) (June 2015) looked at the amount of new employment land needed in the district in the plan period. This looked at existing employment locations and made recommendations to protect which sites should be retained in employment use and also the amount of additional land required for employment use.
- 9.3** To ensure adequate land is available for employment opportunities, employment land take-up continues to be monitored. The tables below provide employment information on the following:
- Harrogate District Local Plan Allocations
    - Current situation
    - Annual completion rates
  - Large site commitments (from the Harrogate District Local Plan)
    - Current situation
    - Annual completion rates
  - Key employment sites (previously the best and good sites in the withdrawn Sites and Policies DPD)
    - Current situation
    - Land lost to other uses since adoption of the Core Strategy
  - Change of use from offices to residential
    - Prior notifications
    - Article 4 Directions
- 9.4** Many of these employment sites are now fully developed or there is little land remaining available. The tables below therefore may no show any change from the previous monitoring report.

## 9 Jobs and Business

### Harrogate District Local Plan Allocations

**9.5** The allocations in table 9.1 below are those in the Harrogate District Local Plan Allocations (Feb 2001) under proposal E4.

Harrogate District Local Plan Allocations - Current situation December 2015							
Site	Area (ha)	Developed	Undeveloped with planning permission	Undeveloped without planning permission	Land available (ha)	Land lost to other uses	Comments
E4a, Beckwith Head Road, Harrogate	1.2	1.2	0	0	0	0	Developed for new police station
E4b, St James Park (Phase 2), Knaresborough	10.00	7.0	0	0	0	0	Only 7ha of this site was developed because of flooding issues
E4c, Fearby Road, Masham	1.6	0	1.6	0	0	0	Application has been implemented (new access road) but no other progress
E4d, Melmerby Industrial Estate	10.70	5.14	0	5.56	5.56	0	
E4e, Boroughbridge Road, Ripon	4.90	4.10	0.80	0	0.80	0	Outline planning application for a hotel granted on 0.32 ha but permission expired in September 2014
E4f, Harrogate Road, Ripon	4.90	0	1.60	0	1.60	3.30	Only 1.60ha of this site is now available for employment due to approval of application for new foodstore and hotel
E4g, Hutton Bank, Ripon	0.20	0	0	0.20	0	0	

**Table 9.1 Local Plan Allocations**

## Jobs and Business 9

9.6 Table 9.2 below shows the annual completion rates on each of the allocations. All development has been on greenfield land.

Harrogate District Local Plan Allocations annual completion rates 2007 - 2015								
Site	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
E4a, Beckwith Head Road, Harrogate	0	0	0	0	1.2	0	0	0
E4b, St James Park (Phase 2), Knaresborough	1.01	1.23	0	1.5	1.75	0.8	0.71	0
E4c, Fearby Road, Masham	0	0	0	0	0	0	0	0
E4d, Melmerby Industrial Estate	0.44	0	0	0	0	0.24	0	0
E4e, Boroughbridge Road, Ripon	0.7	0	0	0.8	0	0.8	0	0
E4f, Harrogate Road, Ripon	0	0	0	0	0	0	0	0
E4g, Hutton Bank, Ripon	0	0	0	0	0	0	0	0
Total	2.15	1.23	0	2.30	2.95	1.84	0.71	0

Table 9.2 Local Plan Allocations completions

## 9 Jobs and Business

### Large site commitments

9.7 Table 9.3 shows the current situation on the large site commitments.

Harrogate District Local Plan Allocations large site commitments						
Site	Area (ha)	Developed	Undeveloped with planning permission	Undeveloped without planning permission	Land available (ha)	Land lost to other uses
Bar Lane, Becklands Close, Boroughbridge	2.40	2.40	0	0	0	Site is complete
Bar Lane, Brickyard Lane, Boroughbridge	1.17	0.58	0.41	0	0.41	0.41 was approved for the erection of cementation works in 1993 but only the access road was ever constructed
Cardale Park, Harrogate	2.33	2.33	0	0	0	Site is complete
Hornbeam Park, Harrogate	6.30	6.30	0	0	0	Site is complete
St James Park (Phase 1), Knaresborough	7.12	7.12	0	0	0	Site is complete
Ripon College	2.33	2.33	0	0	0	Site is complete
Manse Farm, Knaresborough	2.5	0	2.5	0	2.5	Site has outline planning permission

**Table 9.3 Large site commitments**



## Jobs and Business 9

9.8 Table 9.4 shows the annual completion rates on the large site commitments referred to in the Harrogate District Local Plan.

Harrogate District Local Plan Allocations large site commitments annual completion rates 2007 - 2015								
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Bar Lane, Becklands Close, Boroughbridge	0	0	0	0	0	0	0	0
Bar Lane, Brickyard Lane, Boroughbridge	0	0	0	0	0	0	0	0
Cardale Park, Harrogate	0	0	0	0	0	0	0	0
Hornbeam Park, Harrogate	0	0	0	0	0	0	0	0
St James Park (Phase 1), Knaresborough	0	0.9	0	0	0	0	0	0
Ripon College	0.22	0	0	0	0	0	0	0
Melmerby Industrial Estate	0.22	0	0	0	0	0	0	0

Table 9.4 Local Plan Allocations

## 9 Jobs and Business

### Key employment sites

9.9 Table 9.5 shows the current situation on the key employment sites (previously included as the best and good sites).

Key employment sites - current situation as at April 2015						
Site	Area (ha)	Developed (ha)	Undeveloped with planning permission	Undeveloped without planning permission	Land available	Comments
Cardale Park, Harrogate	24.9	24.9	0	0	0	Site is fully developed
Hornbeam Park, Harrogate	18.6	18.6	0	0	0	An area of land (1.74ha) within this site which is currently occupied by Harrogate College buildings was allocated for employment in the withdrawn Sites and Policies DPD
St James Park, Knaesborough	14.12	14.12	0	0	0	Site is fully developed
Melmerby Business Park, Melmerby	18.84	5.56	0	5.56	5.56	5.56ha remains from the original Local Plan allocation. An additional 4ha to the south of the Business Park was a draft allocation in the withdrawn Sites and Policies DPD to enable the expansion of the existing food cluster
Claro Park, Harrogate	8.7	8.7	0	0	0	Site is fully developed
Plumpton Park, Harrogate	8.3	8.3	0	0	0	Site is fully developed
Manse Lane, Harrogate	10.1	10.1	0	0	0	Site is fully developed
Boroughbridge Road, Ripon	4.90	4.10	0.39	0.39	0.8	0.8ha remains undeveloped of which 0.39ha relates to small industrial units approved in Jan 2103 and 0.39ha to an expired permission for a hotel

## Jobs and Business 9

Key employment sites - current situation as at April 2015						
Site	Area (ha)	Developed (ha)	Undeveloped with planning permission	Undeveloped without planning permission	Land available	Comments
Harrogate Road, Ripon	1.60	0	1.6	0	1.6	The site has been reduced due to the approval of a new Morrisons and hotel on the site
Dallamires Lane, Ripon	14.6	14.6	0	0	0	Site is fully developed
Bar Lane, Boroughbridge	9.98	9.98	0.41	0	0.41	9.98ha site between bar Lane and Becklands Close formed a draft allocation in the withdrawn Sites and Policies DPD. This site was allocated to give flexibility for the extension of the existing Reed Boardall business who have already erected a new cold store within the site
Fearby Road, Masham	1.60	0	1.60	0	1.60	Application site has been implemented (new access road) but no further progress
Marston Business Park, Tockwith	22.8	22.8	0	0	0	Site is substantially developed but there are pockets of vacant / underused land throughout the site that could be further utilised for employment development
Dunlopillo, Pannal	4.07	0	1	0	1	This site formed part of a mixed use allocation in the withdrawn Sites and Policies DPD and a recently approved mixed use application provides for 9736 sq m (1ha) of office and light industrial

Table 9.5 Key employment sites

## 9 Jobs and Business

**9.10** Table 9.6 shows the amount of land lost to other uses on the key employment sites since the adoption of the Core Strategy in February 2009.

Land lost to other uses on the key employment sites since the adoption of the Core Strategy		
Site	Land lost (ha)	Comments
Cardale Park, Harrogate	0.03	Change of use from industrial unit to children's indoor play centre
Hornbeam Park, Harrogate	0.06	Change of use from warehouse to indoor climbing wall
St James Park, Knaresborough	0.42	Change of use from offices to driving test centre Change of use from offices to dentist Redevelopment of employment site for retail (Barker and Stonehouse)
Melmerby Business Park, Melmerby	0	-
Claro Park, Harrogate	0	-
Plumpton Park, Harrogate	0	-
Manse Lane, Harrogate	0.05	Change of use from offices to children's day nursery
Boroughbridge Road, Ripon	0	-
Harrogate Road, Ripon	0	-
Dallamires Lane, Ripon	0	-
Bar Lane, Boroughbridge	0.1	Change of use from industrial unit to gym Change of use from industrial unit to performing arts centre
Fearby Road, Masham	0	-
Marston Business Park, Tockwith	0	-
Dunlopillo, Pannal	3	Permission for mixed use including employment, care home, retail and residential
<b>Total</b>	<b>3.66</b>	

**Table 9.6** Land lost on key employment sites

### Changes of use from office to residential

**9.11** Table 9.7 shows all the prior notifications that have been approved for change of use from offices to residential to 1st April 2015

## Jobs and Business 9

Prior notifications			
Type	Address	Proposal	Existing area sq m lost
13/02104/PNH	Hall Lodge, Boroughbridge	B1(a) to C3	99
13/02105/PNH	1 Belford Road, Harrogate	B1(a) to C3	283
13/02279/PNH	12/12A Cheltenham, Crescent, Harrogate	B1(a) to C3	174
13/02625/PNH	Haggs Farm, Spofforth	B1(a) to C3	869
13/03515/PNH	3 Haywra Street, Harrogate	B1(a) to C3	48
13/03995/PNH	5 Royal Parade, Harrogate	B1(a) to C3	152
13/04089/PNH	13 East Parade, Harrogate	B1(a) to C3	130
13/04590/PNH	1 North Park Road, Harrogate	B1(a) to C3	412
13/04620/PNH	25 Victoria Avenue, Harrogate	B1(a) to C3	1784
14/00341/PNH	17A Victoria Avenue, Harrogate	B1(a) to C3	240
14/00364/PNH	The Smithy, Aldborough	B1(a) to C3	882
14/00481/PNH	10 Park Square, Knaresborough	B1(a) to C3	179
14/00992/PNH	179 Kings Road, Harrogate	B1(a) to C3	208
14/02239/PNH	The Croft, Kirk Deighton	B1(a) to C3	8365
14/02485/PNH	Sycamore Barn, Angram	B1(a) to C3	1978
14/03011/PNH	32 Kings Road, Harrogate	B1(a) to C3	193
14/03600/PNH	6 Station Bridge, Harrogate	B1(a) to C3	205
14/03604/PNH	1 Haywra Street, Harrogate	B1(a) to C3	159
14/04017/PNH	11 Princes Square, Harrogate	B1(a) to C3	112
14/04417/PNH	34 Kings Road, Harrogate	B1(a) to C3	197
14/04610/PNH	1 Windsor Court, Harrogate	B1(a) to C3	281
14/04618/PNH	1 Windsor Court, Harrogate	B1(a) to C3	150
14/04629/PNH	7 Windsor Court, Harrogate	B1(a) to C3	85
14/04631/PNH	6 Windsor Court, Harrogate	B1(a) to C3	154
14/04632/PNH	5 Windsor Court, Harrogate	B1(a) to C3	103
14/04633/PNH	11 Windsor Court, Harrogate	B1(a) to C3	423
14/04634/PNH	10 Windsor Court, Harrogate	B1(a) to C3	81
14/04635/PNH	9 Windsor Court, Harrogate	B1(a) to C3	83
14/04637/PNH	8 Windsor Court, Harrogate	B1(a) to C3	83

## 9 Jobs and Business

Prior notifications			
Type	Address	Proposal	Existing area sq m lost
14/04640/PNH	4 Windsor Court, Harrogate	B1(a) to C3	104
14/04642/PNH	3 Windsor Court, Harrogate	B1(a) to C3	104
14/04856/PNH	Spa Lodge, 2 Spa Street, Harrogate	B1(a) to C3	79
14/04939/PNH	Windsor House, Windsor Court, Harrogate	B1(a) to C3	2475
15/00673/PNH	6 Ripon Road, Harrogate	B1(a) to C3	787
		<b>Total</b>	<b>21661</b>

**Table 9.7 Prior Notifications**

### Article 4 Direction

- 9.12** An Article 4 Direction removing the permitted development rights for change of use from offices to residential on Victoria Avenue, Harrogate was confirmed by the council on 25th March 2014. The table below shows the applications that have been submitted for this area and the outcome.

Applications submitted in the Article 4 Area				
Application reference	Address	Proposal	Decision	Decision date
14/00332/FUL	17 Victoria Avenue	Change of use from offices use to 4 flats	Refused	07/04/2014
14/01794/FUL	28 Victoria Avenue	Change of use from office use to 1 dwelling	Permitted	21/07/2014
14/04475/FUL	17 Victoria Avenue	Conversion of offices to form 4 flats	Permitted	15/12/2014
15/00662/FUL	17 Victoria Avenue	Change of use from offices into a single dwelling	Withdrawn	13/04/2015
15/01612/FUL	28 Victoria Avenue	Conversion of offices to form 3 dwellings	Permitted	15/06/2015

**Table 9.8 Applications submitted in Article 4 Area**

### Other employment areas

- 9.13** During the course of the year, planning applications for a variety of employment related uses were received in locations outside of existing employment locations allocated in the Harrogate District Local Plan or the key employment sites.
- 9.14** These included applications for the erection of new employment uses, erection of replacement premises, extensions to existing premises, changes of use to employment, changes of use to a different employment use class and mixed use development.

## Jobs and Business 9

**9.15** The major applications that have received planning permission during 2014/15 are shown in the table 9.9

Other employment permissions			
Application	Proposal	Address	Floorspace (sq m)
14/00692/COU	Change of use from use class B1 to use class B2	Parkfield, Clotherholme	598
14/00620/COU	Temporary change of use from agricultural building to storage	Hawthorne House Farm, Weeton	400
14/00426/FUL	Erection of three replacement workshop units (Use Class B1 Business)	T B Engineering Limited, , Springbank Works, Minskip	203
14/00969/FULMAJ	Erection of supermarket and formation of hardstanding to form car park and access. (Amended Plans received with revised access position)	Land South Of 36 Stonebridgegate, Ripon	Loss of land last in employment use
14/02687/FULMAJ	Conversion of agricultural buildings to form warehousing and office space with the erection of 3 extensions and 2 new buildings, formation of hardstanding to form new vehicular access and car parking, formation of soil storage area and infiltration pond and installation of package treatment plant. (Site Area 2.7ha)	Holly Bank Farm, Marton Cum Grafton, Knaresborough	2600
14/02805/FUL	Erection of replacement building to form retail and servicing business for heavy goods vehicles with associated office space and widening of access	Former Rainton Service Area, Huttton Conyers	905
14/03437/FULMAJ	Erection of industrial building (B1/B8)	Jubilee Court, Wath Lane, Coppgrove	1350
14/03343/FULMAJ	Erection of replacement building to include offices and workshop/warehouse	GK Shopfitting, Claro Way, Harrogate	2234
14/04794/FUL	Erection of industrial unit (Use Class B1 Business and B8 Storage and Distribution)	Tarmac Construction Limited, Scotton	410
14/03425/FUL	Erection of workshop building for joinery and furniture manufacturing (Use Class B1) with covered link to existing building	Richard Gill And Sons Ltd Joinery, Norwood	261



## 9 Jobs and Business

Other employment permissions			
Application	Proposal	Address	Floorspace (sq m)
15/00062/FUL	Change of use of manufacturing unit (Use Class - B2 General Industrial) to form retail and warehousing unit (Use Class - A1 Shops and B1 Business) including the erection of two-storey extension	10 Camp Hill Close, Ripon	397

**Table 9.9 Other employment permissions**

### Visitor accommodation

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

## Jobs and Business 9

Harrogate District Bedroom Stock 2014								
ESTABLISHMENT SIZE (NUMBER OF ROOMS)	1 - 10	11 - 20	21 - 30	31 - 40	41 - 50	51 - 100	101+	Total
<b>HARROGATE TOWN</b>								
Establishments	37	13	4	0	2	6	5	67
Rooms	228	185	107	0	90	483	769	1861
Percentage	12%	10%	6%	0%	5%	26%	41%	100%
<b>REST OF THE DISTRICT</b>								
Establishments	60	11	3	5	1	1	2	83
Rooms	258	151	81	175	44	90	312	1111
Percentage	23%	14%	7%	16%	4%	8%	28%	100%
<b>HARROGATE DISTRICT TOTAL</b>								
Establishments	97	24	7	5	3	7	7	150
Rooms	486	336	188	175	134	573	1081	2973
Percentage	16%	11%	6%	6%	5%	19%	37%	100%

Table 9.10

**9.18** Since the 2011 study, there has been a loss of 63 bedrooms in total in Harrogate town. 49 of these rooms are through closure of establishments (seven in total) and 14 can be attributed to changes within the number of rooms provided by individual establishments. In the rest of the district there has been a net loss of six establishments, however due to changes in existing hotels and four new establishments, there is actually a gain of 15 bedrooms since 2011.

### Shop and vacancy rates

**9.19** The monitoring of shop vacancy rates and town centre uses is undertaken through a biannual survey of the town and local centres to show how each centre is performing. The latest survey was undertaken in 2015.

**9.20** The following tables are based on the survey of shopping centre frontages undertaken during September 2015. Only those premises that are within the shopping centre boundaries of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge or the district centres boundaries have been counted (as defined by the Harrogate District Local Plan 2001 Proposals Map as well as the proposed district centre boundary at Knaresborough Road, Harrogate). Only premises that have either ground floor level access or are situated within a shopping centre or arcade with a lift have been included.

**9.21** The first group of tables show the total number of units of each type of use within the shopping centre and district centre boundaries. This is followed by tables showing the number of vacant uses in each shopping area with an analysis of changes since the previous survey in 2013.

## 9 Jobs and Business

## Town Centre Use 2015

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

Table 9.11

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

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

Table 9.12

Ripon Town Centre								
Use class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	37	11	3	0	0	1	52
	%	71.1	21.2	5.8	0	0	1.9	100
Secondary frontage	Units	86	18	22	6	8	5	145
	%	59.3	12.4	15.2	4.1	5.5	3.4	100

## Jobs and Business 9

Ripon Town Centre								
Use class		A1	A2	A3	A4	A5	Other	Total
Outside frontages	Units	21	3	3	0	0	2	29
	%	72.5	10.3	10.3	0	0	6.9	100
Total	Units	144	32	28	6	8	8	226
	%	63.7	14.2	12.4	2.7	3.5	3.5	100

Table 9.13

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

Table 9.14

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

Table 9.15

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

Table 9.16

District Centres								
Use class		A1	A2	A3	A4	A5	Other	Total
Cold Bath Road	Units	40	1	7	1	0	3	52
	%	76.9	1.9	13.5	1.9	0	5.8	100
High Harrogate	Units	28	4	1	2	3	3	41
	%	68.3	9.8	2.4	4.9	7.3	7.3	100
Leeds Road	Units	14	1	3	0	4	0	22
	%	63.6	4.5	13.7	0	18.2	0	100
Kings Road	Units	25	1	5	0	2	1	34

## 9 Jobs and Business

District Centres								
Use class		A1	A2	A3	A4	A5	Other	Total
	%	73.5	2.9	14.8	0	5.9	2.9	100
Jennyfield	Units	4	0	0	1	0	0	5
	%	80	0	0	20	0	0	100
Starbeck	Units	18	3	2	1	4	4	32
	%	56.3	9.4	6.3	3.1	12.5	12.5	100
Knaresborough Road	Units	14	2	1	1	5	2	25
	%	56	8	4	4	20	8	100

Table 9.17

### 9.22 Shop Vacancy Rates

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

Table 9.18

Knaresborough Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	44	7	5	4	2	1	63
	Vacant	3	0	0	0	0	0	3
	%	6.8	0	0	0	0	0	4.8

## Jobs and Business 9

Knaresborough Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
Secondary frontage	Units	53	17	6	6	5	4	91
	Vacant	9	2	0	1	0	0	12
	%	11.3	11.8	0	16.7	0	0	13.2
Outside frontages	Units	11	1	5	1	0	1	19
	Vacant	1	0	0	0	0	0	1
	%	9.1	0	0	0	0	0	5.3
Total	Units	108	25	16	11	7	6	173
	Vacant	13	2	0	1	0	0	16
	%	12	8	0	9.1	0	0	9.2

Table 9.19

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

Table 9.20

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

## 9 Jobs and Business

Boroughbridge Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
	%	6.1	0	0	0	0	0	3.9

Table 9.21

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

Table 9.22

Pateley Bridge Town Centre								
Use Class		A1	A2	A3	A4	A5	Other	Total
Primary frontage	Units	33	7	3	1	1	2	47
	Vacant	2	1	0	0	0	1	4
	%	6.1	14.3	0	0	0	50	8.5

Table 9.23

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



## Jobs and Business 9

District Centres								
Use Class		A1	A2	A3	A4	A5	Other	Total
	Vacant	0	0	0	1	0	0	1
	%	0	0	0	100	0	0	20
Starbeck	Units	18	3	2	1	4	4	32
	Vacant	1	0	0	0	0	0	1
	%	5.6	0	0	0	0	0	3.1
Knaresborough Road	Units	14	2	1	1	5	2	25
	Vacant	0	0	1	0	0	0	1
	%	0	0	100	0	0	0	4

Table 9.24

**Shop vacancy analysis 2013 - 2015**

**9.23** Below is a brief analysis of the changes in shop vacancies in designated frontages (primary and secondary shop frontages) between the 2013 and 2015 surveys in Harrogate, Knaresborough and Ripon shopping centres.

**9.24** Harrogate

- The number of vacant shop units in designated streets identified has increased from 27 in 2011 to 36 in 2013 to 44 in 2015. Of these 44, five were in primary shopping frontages and 39 in secondary shopping frontages and 27 units were last in A1 use. Although there has been an increase in the primary and secondary frontages, at the time of the survey there were no vacancies in shopping units on the outside shopping frontages.

**9.25** Knaresborough

- The number of vacant shop units in designated streets dropped from 20 units in 2011 to 13 in 2013 and increase by two to 15 in 2015. Of these three were in primary shopping frontages and 12 in secondary shopping frontages and 13 units were last in A1 use.

**9.26** Ripon

- There were 21 vacant shop units in Ripon in 2011. This fell to 18 in 2013 and fell again to 13 in 2015. All of these were in secondary shopping frontages and 11 units were last in A1 use.

**9.27** The analysis does not necessarily mean that the units had remained vacant since the last survey, only that were were vacant on the day of the survey. Detailed analysis shows that many of the units had changed occupier but generally remained within the same use class. Where there were changes of occupier from a different class, although the numbers involved were small, most involved changes from A1 to A3 (shops to restaurants and cafés).

## 10 Travel

### 10 Travel

- 10.1** Reducing the impact of transport on the environment and communities will be a key objective of the emerging Local Plan. This accords with the NPPF that identifies that transport system needs to be balanced in favour of sustainable transport modes in order to give people a real choice about how they travel. The need to reduce existing traffic congestion is also a key objective. In addition the availability of parking spaces has an influence on how people choose to travel and the provision of parking in connection with new development can help to minimise car use in order to help achieve these aims.
- 10.2** For those development proposals which are likely to have a significant transport impact, Transport Assessments will be required as part of a planning application to help determine whether the impact of the development is acceptable and what mitigation measures may be required. A Travel Plan may also be required when it is considered necessary to address a particular issue or local problem.
- 10.3** In the year 2014/15, 27 Travel Plans and 24 Travel Assessments were submitted with planning applications.

## Environment and Quality of Life 11

## 11 Environment and Quality of Life

## Renewable energy

- 11.1** Stand alone renewable energy projects will be determined on a case by case basis. During 2014 / 2015 a total of 33 applications were submitted for various forms of renewable energy. These are shown in table 11.1 below

Renewable energy schemes submitted 2014 -2015				
Case	Proposal	Location	Decided	Energy
14/03108/SCREEN	Solar farm	Hutton Conyers	05/09/2014	4.99MW
14/02487/SCREEN	Wind turbine	Killinghall	18/072014	500kw
14/03517/SCREEN	Solar park	Bishop Monkton	04/11/2014	20MW
14/05138/SCREEN	Solar farm	Great Ouseburn	09/03/2014	5MW
14/00034/FUL	Solar panels	Thruscross	12/09/2014	16x250w
14/01618/DVCON	Solar panels	Ripon	09/06/2014	800x250w
14/01997/LB	Biomass boiler	Kirk Hammerton	09/07/2014	N/A
14/02115/FUL	Solar PV system	Ripon	21/07/2014	96kw
14/02233/FUL	Wind turbine	Plompton	29/07/2014	36MW
14/02380/FUL	Biomass boiler	Bishop Thornton	12/09/2014	24-110kw
14/03310/FUL	Solar arrays	Birstwith	12/11/2014	245w
14/03347/DVCON	Wind turbine	Timble	29/10/2014	95kw
14/03376/FUL	Ground source heat pump	Ripon	14/10/2014	N/A
14/03540/FUL	Solar panels	Arkendale	08/12/2014	N/A
14/03868/FUL	Solar panels	Kettlesing	17/11/2014	235-250w
14/04005/RG	Air source heat pump	Huby	10/12/2014	3at14kw
14/04189/FUL	Biomass boiler	Hartwith	17/11/2014	N/A
14/04458/FUL	Solar PV installation	Littlethorpe	09/03/2015	250-260w
14/04525/FULMAJ	Solar farm	Hutton Conyers	26/01/2015	4.9MW
14/04688/FUL	Solar panels	North Rigton	12/01/2015	N/A
14/04835/FUL	Solar panels	Harrogate	08/01/2015	300w
14/03423/CLOPUD	Solar panels	Winksley	31/10/2014	15x250w
14/01489/FUL	Wind turbine	Follifoot	30/06/2014	80kw
14/01877/FUL	Solar tiles	Timble	30/06/2014	80x4kw
14/01951/FUL	Wind turbine	Kirkby Overblow	07/07/2014	50kw

## 11 Environment and Quality of Life

Renewable energy schemes submitted 2014 -2015				
Case	Proposal	Location	Decided	Energy
14/02989/FUL	Biomass boiler	Ripon	29/09/2014	18-60kw
14/04409/FUL	Wind turbine	Dacre	26/01/2015	10kw
14/03576/SCREEN	Solar park	Weeton	15/12/2014	7MW
14/04478/FUL	Photovoltaic solar trackers	Summerbridge	19/01/2015	250-260w

Table 11.1

### Sustainable construction

- 11.2** The governments Housing Standards Review was concluded in early 2015. The review was aimed at cutting red tape for the housing construction sector by placing restrictions on the technical items that could be requested as part of their planning consents. One of the key outcomes was the winding-down of the Code for Sustainable Homes, with individual aspects of the code to be covered by building regulations.
- 11.3** As a result of government changes conditions are no longer attached requiring compliance with with the code for new residential development and monitoring of these conditions is no longer necessary.
- 11.4** In the case of non-residential building development will continue to be required to meet the BREEAM 'very good' accreditation. Between 1st April 2014 and 31st March 2015 a total of 12 applications were received to discharge the relevant BREEAM condition.

### Flooding

- 11.5** The Harrogate Strategic Flood Risk Assessment<sup>(17)</sup> can be downloaded from the council's website. This provides advice to enable applicants to demonstrate, where necessary, that the development will be safe, including access, without increasing flood risk elsewhere and where possible reduce overall flood risk.
- 11.6** Local planning authorities in England have to consult the Environment Agency, where appropriate, on development proposals at risk of flooding. Between 1st April 2014 and 31st March 2015 there were two planning applications on which the Environment Agency lodged objections on flood risk grounds. Details are shown in the table below.

17 For more information please visit <http://www.harrogate.gov.uk/plan/Pages/lp-evidencebase.aspx>

## Environment and Quality of Life 11

Objections to planning applications lodged by the Environment Agency		
Reference	Environment Agency Objection	Outcome
14/04003/OUTMAJ	Outline application for up to 176 dwellings  Unsatisfactory FRA / FCA submitted	Amended FRA submitted and objection withdrawn  Application approved
14/04219/FUL	Demolition of buildings and redevelopment with 7 dwellings and 2 apartments and conversion of existing building to form retail / office unit  Request for FRA / FCA	Amended FRA submitted and objection withdrawn  Application pending consideration

Table 11.2

**Favourable changes in the status of natural sites**

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

Unfavourable condition assessment of SSSIs in Harrogate district		
SSSI name	Latest assessment date	Condition
Gouthwaite Reservoir	01/05/2013	Unfavourable declining
Greenhow Pasture 1	12/07/2012	Unfavourable no change
Greenhow Pasture 2	12/07/2012	Unfavourable no change
Hay-a-park	06/03/2012	Unfavourable declining
Ripon Parks 3	19/09/2012	Unfavourable no change

## 11 Environment and Quality of Life

### Unfavourable condition assessment of SSSIs in Harrogate district

SSSI name	Latest assessment date	Condition
Ripon Parks 11	29/08/2012	Unfavourable no change

Table 11.3

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

- 11.11** A Site of Importance for Nature Conservation (SINC) is a non-statutory designation, which seeks to protect areas of high wildlife value at a local level. They include semi-natural habitats such as ancient woodland, and flower rich grassland. The list of SINC's is subject to on-going assessment and the list will be updated as appropriate. Sites can be deleted from the list as well as added. The Harrogate BAP aims to achieve conservation through targets based upon protection, enhancement and re-creation of habitats and species including SINC's. This can be through management agreements with the owners, to enhance degraded habitats to a state of favourable condition for wildlife or through the re-creation to expand the resource.
- 11.12** As at April 2015 there was a total of 139 SINC's within the district. There have been no additions or deletions from the list in the last year.

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

- 11.13** Historic England maintains a national list of heritage sites. For a site to be eligible for inclusion on the register, it must be a nationally designated site. Within Harrogate district the register includes grade I and grade II\* listed buildings and all listed places of worship, scheduled monuments, registered parks and gardens and registered battlefields. In addition, conservation areas are included on the register (these are the only sites that have been designated by local planning authorities).
- 11.14** The register shows that in Harrogate district there are 22 designated heritage assets at risk. These are shown below:
- Church of St James, Wide Howe Lane, Baldersby
  - Battle of Boroughbridge, Boroughbridge, Langthorpe, Milby
  - Allerton Park, Allerton Mauleverer with Hopperton / Flaxby
  - Cairnfield, enclosures, boulder walling, hollow way and carved rocks towards edge of Snowden Carr centred at 370 metres south east of Crag House, Askwith
  - Round barrow in Harland's Plantation, Hutton Conyers
  - Henge monument 300 metres north of Nunwick, Hutton Conyers
  - Church of St Mary, Harlow Terrace, Harrogate
  - Temple of Victory with railed enclosure, Allerton Park, Flaxby
  - Outbuilding approximately 20 metres to north of Nutwith Cote, Grewelthorpe Road, Burton on Yore
  - Coach house and bee hives approximately 10 metres to north of Nutwith Cote, Grewelthorpe Road, Burton on Yore
  - Plumpton Rocks, Plumpton
  - Round barrow 150 metres east of Burtree Hill, Hutton Conyers
  - Hutton Hall (site of), Hutton Conyers
  - Motte and bailey castle, known as Mowbray Castle, east of Kirkby Malzeard, Kirkby Malzeard

## Environment and Quality of Life 11

- Howe Hill motte and bailey castle, North Deighton
- Medieval monastic fishponds immediately east of Park House, Markington
- Moated site 50 metres north west of Red House, Moor Monkton
- The Old Hall, Middleton Quernhow
- Butterton Bridge, Sawley
- Orangery with flanking walls, bothies and pavilion (Ripley Castle), Ripley
- Swinton Castle, Swinton with Wathersmarske
- Dob Park Lodge, Dob Park Lane, Weston

**11.15** This is a reduction of six buildings from 2014 and reflects trends nationally. It is the aim of Historic England to take a further 750 buildings of the national list by 2018.

**11.16** Within the district there are a total of 53 conservation areas and all have an up-to-date management strategy. Work has commenced on a Management Strategy to help preserve and enhance all of the district's conservation areas as part of the [Heritage Management Guidance SPD](#)<sup>(18)</sup>

## 12 Communities

### 12 Communities

#### Access to services

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

#### Facilities

- 12.2** The council has identified a number of areas deficient in sports, open space and recreational facilities in the main towns and larger villages in the Sport, recreation Open Space and Village Halls Study 2011 and Playing Pitch Strategy 2012. As work progresses on the emerging Local Plan the council will work with local communities to explore opportunities for the delivery of new sport and recreational facilities.
- 12.3** Currently commuted sums monies collected from developers of new residential dwellings are held specifically for the enhancement of open spaces and village halls within the area of the development. This commuted sums money is allocated for open spaces (parks and gardens, natural and semi-natural greenspaces, outdoor sports facilities, amenity greenspaces (including green corridors / verges), provision for children and young people, allotments and cemeteries) and for village halls (only in rural areas).
- 12.4** The amount of commuted sums required for a given residential development is determined by the increase in population that the new development will bring and the requirement of the open spaces / village halls within the area of the development. When the development commences the commuted sum is [paid by the developer. Any commuted sums allocated to a given site can be accessed by the Parish Council / group responsible for that area of open space village hall and requests for expenditure are considered by the council's Commuted Sums Officer. Amendments to the Open Space and Village Halls SPDs have been made during the year to amend the threshold for the number of dwellings from which a contribution will be required.
- 12.5** The total amount received from 1st April 2014 to 31st March 2015 was £95,259. This has been received for the following types of open space:
- parks and gardens
  - natural and semi-natural greenspace
  - outside sports
  - amenity greenspace
  - children and young people
  - allotments; cemeteries
  - village halls
- 12.6** Within the financial year 2014/2015 payment of £167,432 was made to projects including the following schemes following :
- Landscape planting including new trees
  - Drainage
  - New footpaths



## Communities 12

- Compost bins
- Fixed sports facilities
- Changing facilities
- Audio visual equipment for village halls
- Double glazing for halls
- New kitchens for halls and sports pavilions
- Children's play equipment and safety surface

