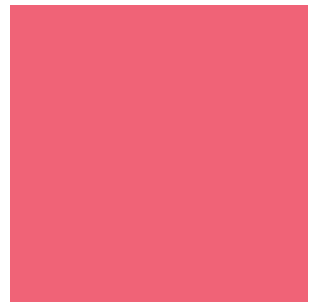


# AUTHORITY MONITORING REPORT

## 2015/2016 - Planning Policy





## FOREWORD

This is the twelfth Authority Monitoring Report covering the period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016 for the Local Development Framework which is required to be published under the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

Tel: 01609 779977  
Fax: 01609 767248  
Email: [planning.policy@hambleton.gov.uk](mailto:planning.policy@hambleton.gov.uk)



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# EXECUTIVE SUMMARY

## INTRODUCTION AND BACKGROUND (CHAPTER 1)

This monitoring report covers the period 01 April 2015 to 31 March 2016. In accordance with the Regulations, it concentrates on monitoring the progress of the implementation of adopted planning policies. It also provides an update on the progress of the Local Development Framework (LDF) against the Local Development Scheme (LDS) and identifies where changes may need to be considered. The document is structured to reflect the schedule of adopted Core Strategy policies (and subsequent Development Policies), as outlined in the chapter summaries below.

## MEETING LOCAL DEVELOPMENT NEEDS SUSTAINABLY (CHAPTER 2)

- The LDF target is 55% completions on Brownfield land, in 2015/2016 just 50% were completed on Brownfield sites, compared to 63% in 2014/2015.
- In 2015/2016 of the total number of dwellings permitted on brownfield sites was just 3% of the total, in 2014/2015, the figure was 16%.(Figure 2.1).
- Work on the second part A1 upgrade (Leeming Bar - Barton) started in March 2014 and is due for completion in mid 2017.
- The Bedale, Aiskew and Leeming Bar Relief Road,began in January 2015 and is due to finish late summer 2016.
- The North Northallerton Link Road scheme is progressing. Masterplanning work has been carried out and agencies are now involved to assist with funding ahead of other building works. A planning application for both housing & road was submitted in May 2015.

## DEVELOPING A BALANCED HOUSING MARKET (CHAPTER 3)

- During the period 2015 -2016, the number of homes completed was 361 net against a target of 280 per year net.
- The Council achieved a gain of 81 dwellings (129% of the target). This is more than the 313 net dwellings completed in the previous year.
- As noted in the previous AMR, it is envisaged that this trend should accelerate next year with more allocated housing sites being developed (see Figure 3.14).
- There were 101 new build affordable homes completed in this monitoring period compared with 102 last period (see Figure 3.15).
- Five Year Supply - Hambleton has a five year supply for period ending 31<sup>st</sup> March 2016.
- As at 01 April 2016, there were a potential total of 3,117 units expected to be delivered within the next 5 years.
- This comprises 2,362 units from allocated sites and 755 via windfall sites. (see Figure 3.14 & also Strategic Housing Land Availability Assessment - SHLAA).

## **SUPPORTING PROSPEROUS COMMUNITIES (CHAPTER 4)**

- The Allocations DPD reflects Core Strategy Policies CP10 and CP10A by putting forward for allocation 75 hectares of land for employment purposes in the District's five Sub Areas.
- The Council's Employment Land Review (2014) shows that the current demand lies within the range of 34.07 to 47.36 hectares. The supply at that time was assessed as being 52.52 hectares.

The types of uses within the five market town centres are closely monitored in relation to Core Policy CP14 and DP21. In this monitoring period the number of vacant properties in Thirsk had decreased from 18 to 12, whereas the number in Northallerton rose from 9 to 13. In Easingwold and Stokesley there were one and in Bedale there were three, the same as last year.

## **MAINTAINING QUALITY ENVIRONMENTS (CHAPTER 5)**

- Of the 48 designated Conservation Areas within Hambleton District outside the National Park, 5 (10%) have been subject to a character appraisal. New appraisals for all 5 of the Market Town Conservation Areas were completed and form part of the adopted Conservation Area Appraisals SPD (December 2010).
- English Heritage records show there are 1,466 Listed Buildings in Hambleton District (outside of the North York Moors National Park), of which 34 are Grade I and 65 are Grade II\*. Six of these are on the 2014 Heritage at Risk Register (Appendix 7).
- There is over 135 sq km of land with a specific environmental designation, including 70 identified Sites of Importance for Nature Conservation (SINCs).
- Policy DP31, which is concerned with the protection of natural resources, was used in the determination of 71 planning applications, 5 of which were refused.
- At the end of this monitoring period the Council has achieved a recycling/composting rate of 74% above its 2004/05 base figure. In 2014/2015, this figure was just 55%. The target of 50% was therefore reached.

## **CREATING HEALTHY AND SAFE COMMUNITIES (CHAPTER 6)**

- On no occasion during this monitoring period has any planning application been determined in a way that would be contrary to flooding or flood prevention advice received from the Environment Agency.
- In February 2011 the Council adopted an Open Space, Sport and Recreation Supplementary Planning Document (SPD). The document sets out guidance on the Council's approach to implementing Policy DP37, in conjunction with all new housing developments, from single dwellings through to housing estates. As part of the process of writing the SPD, the Council conducted a review of all open space within the District (outside the North York Moors National Park), with the assistance of each Parish Council and other stakeholders.
- During this monitoring period Policy DP37 was used in the determination of 64 planning applications. Of these, a total of 56 were permitted, 6 were refused and 1 were withdrawn.



# CHAPTER 1

## INTRODUCTION AND BACKGROUND

### NEED AND PURPOSE OF THIS MONITORING REPORT

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

#### Localism Act (2011)

- 1.3 The Localism Act has been introduced with the purpose of setting out ‘a series of measures with the potential to achieve a substantial and lasting shift in power away from central government and towards local people’<sup>1</sup>.
- 1.4 The Localism Act also repealed some sections of the Local Democracy, Economic Development and Construction Act (2009) including section 70(5) which related to Regional Spatial Strategies (RSS). On 22 February 2013, following the outcome of a Strategic Environmental Assessment, the Yorkshire and Humber RSS was partially revoked, retaining only those policies pertaining to the York Green Belt (part of which lies within Hambleton), until such time as the City of York has an adopted Local Plan in place.

#### National Planning Policy Framework (2012)

- 1.5 The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. This 59 page document replaces most previous national planning policy and guidance provided by Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs). This document contains a ‘*presumption in favour of sustainable development*’ which ‘*should be seen as a golden thread running through both plan-making and decision-taking*’<sup>2</sup>.
- 1.6 Of particular note with respect to Local Planning Authorities is paragraph 14 which states that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted<sup>3</sup>. Hambleton has an adopted Development Plan which is up-to-date. The Council does not believe that there are any significant conformity issues with the NPPF. In light of this the Council is of the opinion that the currently adopted policies provide a sufficiently robust framework within which to take decisions and manage development.

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<sup>1</sup> A Plain English Guide to Localism Act (2011), p.4

<sup>2</sup> National Planning Policy Framework (2012)

<sup>3</sup> There are certain exceptions to this, see NPPF para 14

- 1.7 On 7 April 2015 Council approved an indicative timetable and resources for a new Local Plan, along with the creation of a Member Working Group to facilitate its progress.

### **Duty to Co-operate**

- 1.8 The Localism Act also introduced the duty to co-operate, which requires Local Planning Authorities '*to co-operate on planning issues that cross administrative boundaries [and to] work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual local plans*'<sup>4</sup>.

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

*'where a local planning authority have co-operated with another local planning authority, county council, or other body or person prescribed under section 33A of the Act<sup>5</sup> the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report'*.

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

### **PREPARATION AND MONITORING OF LOCAL PLANS**

- 1.12 The requirement to produce an AMR was initially introduced by the Planning and Compulsory Purchase Act 2004 in order to outline the implementation of the Local Development Scheme and the extent to which the policies are achieving the plan's objectives.

- 1.13 On 30 March 2011 the Government withdrew the following guidance on local plan monitoring:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
- Regional Spatial Strategy and Local Development Framework: Core Output indicators – Update 2/2008 (CLG, 2008)

- 1.14 At the same time the Government announced that '*it is therefore a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation*'<sup>6</sup>. As the Council has a full suite of adopted DPDs, each containing the former statutory set of Core Output indicators, this AMR will continue to report on these where such information is readily available.

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<sup>4</sup> NPPF paras 178-179

<sup>5</sup> Planning and Compulsory Purchase Act 2004

<sup>6</sup> Letter from Bob Neill MP to Local Authority Chief Planning Officers (30 March 2011)

- 1.15 The Localism Act states that '[an annual monitoring report] *must be in respect of a period which the authority considers appropriate [and] which is not longer than 12 months*<sup>7</sup>. In the interests of consistency and continuity the Council has decided to maintain a reporting period from 01 April to 31 March, providing up to date information where practicable.

## SCOPE OF THIS MONITORING REPORT

- 1.16 This report considers the implementation of the adopted LDF Policies and reports on their delivery outcomes for this monitoring period (01 April 2015 to 31 March 2016).
- 1.17 This monitoring report is divided into 5 sections to reflect the key sections of the adopted Core Strategy DPD. These sections were closely based around those of the Council's Community Plan. It will therefore be possible to illustrate through monitoring, how the LDF is contributing to the delivery of those underlying objectives. A schedule of all LDF outputs (by policy) appears at Appendix 2.

## PROGRESS AGAINST LDS MILESTONES

### Local Development Scheme

- 1.18 Hambleton District Council's first Local Development Scheme (LDS) and came into effect on 15 March 2005. A new LDS to reflect the full Local Plan review was published in December 2015. [Hambleton - Latest LDS](#)
- 1.19 It should also be noted that the Planning Act 2008 in Section 180 and subsequently the Localism Act 2011, with regard to Local Development Documents, removed the requirements for both Supplementary Planning Documents and the Statement of Community Involvement to be specified in the Local Development Scheme. However for completeness, progress on both is set out in this report.

### The Statement of Community Involvement

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

### Local Development Framework – Key Milestones

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

Figure 1.1: Local Development Framework Milestones

<sup>7</sup> Localism Act 2011; 113(4)

## Supplementary Planning Documents

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

**Figure 1.4:** Supplementary Planning Document Adoption

- 1.21 The Council has six adopted SPDs. As reported in the 2012/13 AMR, work had started on the Infrastructure Delivery & Provision SPD however this was abandoned in favour of advancing a Community Infrastructure Levy.

### New Local Plan

- 1.22 As stated earlier, in April 2015 Council approved resources and an initial timetable for a new Local Plan. A new Local Development Scheme is published in December 2015. The new Plan is expected to be adopted within three years, with submission to the Secretary of State by summer 2018. Please visit [www.hambleton.gov.uk/lpupdate](http://www.hambleton.gov.uk/lpupdate) for the latest news on the Local Plan.

New Local Plan Progress	
Stage	Date
Stakeholder Workshops	Summer 2015
Call for Sites	Jun'15 to Feb'16
Issues & Options Consultation	Jan'16 to Feb'16
Preferred Options	Autumn 2016
Publication	Autumn 2017
Submission	Spring 2018
Adoption	December 2018

**Figure 1.5:** Local Plan Progress to 31<sup>st</sup> March 2016

## NEIGHBOURHOOD PLANNING

### What is Neighbourhood Planning?

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

### Neighbourhood Development Plan

- 1.24 Communities can use a Neighbourhood Plan to create a vision for their area, establishing general planning policies for the development and use of land. This could be where new homes should be built and what types of materials should be used, or where public open space should be located and how it will be maintained. The plan must conform to the local planning authority's strategic planning policies, and as such cannot be used to reduce the amount of development currently planned for.

## **Neighbourhood Plans in Hambleton District**

As at 1 April 2016 there were 5 parish councils within the District which at different stages of progressing Neighbourhood Plans, these were Ingleby Arncliffe, Hutton Rudby, Stokesley, Easingwold, Appleton Wiske and Huby. The latter three have designated their Parish areas as Neighbourhood Areas.

### **Parish Plans**

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

### **COMMUNITY INFRASTRUCTURE LEVY**

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

### **Why is the CIL needed?**

- 1.27 It is a requirement for local authorities undertaking CIL to have a Charging Schedule in place prior to the proposed Section 106 restrictions coming into force. This took effect on 6 April 2015. From this date, Section 106 Agreements will still be available but be very limited for local authorities to gain financial contributions from developers. CIL will become the primary means of obtaining such contributions.
- 1.28 With the adoption of the Hambleton LDF Allocations document, new developments are now starting to come forward. Mechanisms for calculating some infrastructure requirements have been in place to collect contributions from developments in the short term (such as contributions towards the North Northallerton Link Road and the Bedale Footpath and Cycleway Scheme). However, these were interim measures which did not cover the full range of infrastructure identified and required.
- 1.29 Further work was carried out to bring all of these elements together under CIL to deliver key infrastructure schemes identified in the LDF's Infrastructure Delivery Plan (IDP) and where need arises.

### **Progress to date**

The Council adopted the Community Infrastructure Levy in April 2015. A copy of the CIL charging levy and the list of infrastructure schemes which CIL will be collected as set out in the Regulation 123 list which can be seen here [www.hambleton.gov.uk/cil](http://www.hambleton.gov.uk/cil)

- 1.30 Revenue from CIL for 2015/2016 is shown below in Figure 1.5, a full review of CIL will be undertaken during the development of the new local plan.

CIL Receipts 2015/2016	Income
15% Parish Council contribution	£16,291.05
5% Administration fee	£5,430.35
123 List	£86,885.60
<b>Total CIL Income 2015/2016</b>	<b>£108,607.00</b>

Figure 1.6: CIL Receipts 2015/2016

## HAMBLETON IN CONTEXT

- 1.31 Hambleton is one of the largest Districts in England, covering 1,311 square km (506 square miles) and having a population of roughly 89,900<sup>8</sup>. Approximately, 216 square km (83 square miles) of the District's area lies within the North York Moors National Park, where around 3,400 people live. Hambleton is a predominantly rural area and includes the 5 market towns of Bedale, Easingwold, Northallerton, Stokesley and Thirsk. It has a very low population density of only 69 persons per square km, one of the lowest in England. The District lies between the urban areas of the Tees Valley conurbation and Darlington to the north, and York and Harrogate to the south-east and south-west respectively. An area of 14.89 square km (5.7 square miles) around the village of Shipton (at the southern end of the District) lies within the York Green Belt.
- 1.32 The District is characterised by a dispersed settlement pattern of market towns, villages and hamlets. The mid 2014 Parish population figures<sup>2</sup> for Hambleton shows Northallerton (with Romanby) having a population of 16,860. This is followed by Thirsk (with Sowerby) with a population of 9,440, Bedale (with Aiskew) with 5,760, Stokesley with 4,760 and Easingwold with 4,710. Although classed as a service village, it is worth noting that Great Ayton has a population of 4,650, similar to that of Easingwold and only marginally less than Stokesley.
- 1.33 At a combined total of 41,530 the Parishes containing the five market towns account for 46.2% of the total District population. The market towns are the traditional service, commercial and social centres of the District, and each has a group of villages that naturally look to it for services, facilities and employment. Each market town has a well-established employment area that complements the retail and business opportunities in its town centre, except Bedale, where major employment uses are located at Leeming Bar approximately 3 kilometres away beside the A1(M).
- 1.34 Northallerton is the County town of North Yorkshire and, as a consequence, is the location for a number of administrative headquarters, such as the County Council. It is also the District's main shopping centre, containing the largest number of commercial premises and national multiple retailers. Thirsk is the second largest shopping centre and Stokesley the third. Easingwold and Bedale both serve large rural catchments but have a relatively low scale of provision in comparison. All market towns have a weekly market, Northallerton and Thirsk is twice-weekly, and monthly farmers' markets take place in Easingwold, Northallerton, Stokesley and Thirsk.
- 1.35 About 78.2%% of the District's population live in one of the 5 market towns or in one of the 35 parishes with more than 500 people. There are however 178 Parishes in the District, 141 of them having a population of less than 500, with a combined population of 19,540 or just 21.8%

<sup>8</sup> Source : NOMIS , 2014 Mid Year Estimates ) accessed Sep'16; <sup>2</sup> NYCC 2014 Parish Population Statistics.

- 1.36 To the west of the District are the foothills of the Yorkshire Dales National Park and the Nidderdale Area of Outstanding Natural Beauty. To the east lie the North York Moors National Park and the Howardian Hills, which is also an Area of Outstanding Natural Beauty. About 75% of the District lies within the Vales of York and Mowbray, which consist of low lying, fertile, and intensively farmed arable land. As a consequence of intense agricultural activity, biodiversity is relatively poor. As at 31 March 2013 there were just over 135 square km of land identified with a specific natural environmental protection designation<sup>9</sup>.

## CHAPTER 2

### MEETING LOCAL DEVELOPMENT NEEDS SUSTAINABLY

#### SUSTAINABLE DEVELOPMENT

- 2.1 Sustainable development is at the heart of the plan making process (Core Policy CP1). The purpose of Strategic Objective 1 is to ensure that development in Hambleton is sustainable and does not harm the area's natural or man made features. Therefore, in order to assess the success of policies in the LDF, the 'significant effects' of their implementation need to be assessed. Key indicators of sustainable development are set out below.
- 2.2 To assist in achieving sustainable development and to accord with the NPPF, previously developed land (brownfield land) will be developed in preference to greenfield sites wherever possible. This objective is reflected in the target set for the delivery of housing on brownfield land in Development Policy DP12. In 2015/16 this policy was used in the consideration and determination of 3 planning applications, all of which were permitted. Two of these applications were for new residential development amounting to 62 housing units
- 2.3 Previously developed land is defined as land '*which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure*'<sup>10</sup>. The Council's LDF specifies a target of 55% of housing completions to be on brownfield sites. Revisions to PPS3<sup>11</sup> in June 2011 which were subsequently included in the NPPF, published in March 2012, removed residential gardens from the definition of brownfield land, thereby effectively reducing the amount of brownfield land available in the District. Although national targets have since been dropped, the Council still aims to achieve its Policy DP12 target.
- 2.4 Figures 2.1 and 2.2 below show respectively how many dwellings were granted planning permission and how many were completed on greenfield and previously developed land (brownfield) since 2004, the start of the LDF plan period.

Year	Dwellings Permitted				Total
	Brownfield		Greenfield		
2004/2005	226	76%	70	24%	296
2005/2006	473	95%	26	5%	499
2006/2007	510	90%	57	10%	567
2007/2008	265	87%	40	13%	305
2008/2009	127	70%	55	30%	182
2009/2010	72	71%	30	29%	102
2010/2011	156	86%	26	14%	182
2011/2012	388	85%	69	15%	457
2012/2013	138	12%	1049	88%	1187
2013/2014	470	70%	206	30%	676
2014/2015	55	16%	284	84%	339
2015/2016	27	3%	910	97%	937

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

<sup>10</sup> NPPF (March 2012), p.55

<sup>11</sup> Planning Policy Statement 3: Housing (Jun 2011)



- 2.5 There has been a major shift starting in 2014/2015 with a far higher number of greenfield sites gaining permission, in the past year greenfield permissions now dominate completely with just 27 units (3% of the total) gaining permission on brownfield land.
- 2.6 This reflects the change in government policy since 2010, the scrapping of national brownfield targets, the revocation of Regional Spatial Strategies, which had a very strong urban brownfield focus and in Hambleton's case a lack of brownfield sites coming forward.

Year	Dwellings Completed				Total
	Brownfield		Greenfield		
2004/2005	126	58%	91	42%	217
2005/2006	295	73%	108	27%	403
2006/2007	333	90%	36	10%	369
2007/2008	376	90%	41	10%	417
2008/2009	253	85%	44	15%	297
2009/2010	183	82%	41	18%	224
2010/2011	151	70%	65	30%	216
2011/2012	148	84%	29	16%	177
2012/2013	130	86%	21	14%	151
2013/2014	111	57%	85	43%	196
2014/2015	197	63%	118	37%	315
2015/2016	184	50%	181	50%	365

Figure 2.2: Gross housing completions on Greenfield and Brownfield Land

- 2.7 Figure 2.2 above shows that 50.4% of completions in the period April 2014 to March 2016 were on brownfield sites, this is slightly below the LDF target of 55% brownfield completions. Given the very limited amount of brownfield land in the district, the proportion of greenfield completions is set to show far greater growth in future years.

## ACCESS

- 2.8 The objective of Core Strategy Policy CP2 is to minimise the need to travel by car and to promote the use of alternative forms of transport. Transport schemes that lead to improvements in accessibility will, however, be supported under this Core Strategy policy. Policy CP2 was used in the consideration and determination of 376 (compared to 250 in 2014/2015) planning applications in this monitoring period, of which 324 were permitted, 39 were refused and 10 were withdrawn.

## Rail Network

- 2.9 Hambleton's two main rail stations are Northallerton and Thirsk. Both stations have seen a substantial increase in usage over the previous three years and in the case of Northallerton usage has by 81% since 2004/2005, for Thirsk there has been a 53% increase.

### **Passenger Usage - Northallerton & Thirsk Stations**

Station	2004/05	2013/14	2014/15	2015/16	2013 -2016 % Change	2004 - 2016 % Change
Northallerton	380,622	588,160	671,148	688,950	17.1%	81.0%
Thirsk	142,359	190,718	211,876	218,308	14.5%	53.4%

**Figure 2.3**

Source :Office of Road & Rail Statistics

- 2.10 FirstTransPennine Express (FTPE) manages Northallerton and Thirsk stations. FTPE has made some significant investment in these stations in recent times with improvements made in relation to passenger information screens, audio passenger information systems and ticket office services and facilities. FTPE has expanded passenger car parking facilities at Northallerton during 2012/13 and both stations have been accredited to the Government's Secure Station Scheme. FTPE continues to provide services between Newcastle/Middlesbrough and Liverpool/Manchester Piccadilly/Manchester Airport, with just over 30 trains operating daily (Monday to Saturday) in each direction at Northallerton and just over 20 trains operating daily (Monday to Saturday) in each direction at Thirsk. FTPE passenger satisfaction levels remain unchanged at 85% (Spring 2014) according to Passenger Focus.
- 2.11 National Express East Coast (NEXC) returned the East Coast rail franchise to the Government in 2009 and since then East Coast Trains Ltd (run by the Government) continues to provide inter-city services from Scotland to London Kings Cross with a minimum of 8 trains in each direction calling at Northallerton station daily (Monday - Friday) and a minimum of 6 and 4 trains calling in each direction respectively on a Saturday and Sunday. The East Coast franchise underwent a competitive bidding process in January 2014 to return the route to the private sector, the franchise passed to Virgin Trains East Coast on 1 March 2015.
- 2.12 Open access operator Grand Central Trains Ltd continues to provide its services which were initially launched in December 2007. However, Grand Central was taken on by the Arriva Group in February 2012. The service operates between Sunderland and London Kings Cross via Hartlepool, Eaglescliffe (for Middlesbrough and Teesside), Northallerton, Thirsk and York. Five trains operate daily in each direction and the service reliability and punctuality remains high within the industry at 94% (as at September 2012). From December 2012, an additional service in each direction has been introduced between Hartlepool and London Kings Cross. This service calls at Northallerton during week days and Northallerton and Thirsk on Saturdays and Sundays. As at April 2014, passenger satisfaction levels for Grand Central remain unchanged from the previous year at 94% according to Passenger Focus.
- 2.13 The Hambleton LDF Allocations DPD identifies proposals for improvements to both Northallerton and Thirsk stations (NC2 and TC2). The aim of these proposals is to improve access to the facilities at each station and promote the interchange between public and other sustainable modes of transport. The Council continues to work with partners to deliver these improvements.
- 2.14 The Wensleydale Railway is a charity based at Leeming Bar which operates services between Leeming Bar in the east and Redmire in Lower

Wensleydale in the west. The railway continues to grow and is undertaking work to upgrade the line between Leeming Bar and Northallerton in order to operate charter services for passengers with a platform provided close to Springwell Lane in Northallerton. Temporary planning permission was granted for this in July 2013. The Northallerton West platform was opened in November 2014.

## **Road Network**

### **A1 Upgrade**

- 2.15 Following the commencement of works to upgrade the A1 between Dishforth and Leeming Bar in March 2009, the scheme was formally opened in June 2012, with the three lane motorway fully operational at 70mph. Finishing works to the local access roads and works to complete the A684 junction alterations at Leeming Bar were also completed in June 2012.
- 2.16 The Chancellor of the Exchequer announced in his Autumn Statement of December 2012 that the Leeming to Barton section of the A1 upgrade scheme commenced in March 2014 and is expected to be completed by June 2017.

### **Bedale and Leeming Bar Relief Road (BALB)**

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

### **North Northallerton Link Road (NNLR)**

- 2.20 Work continues on the Planning Performance Agreement (PPA) for the North Northallerton development of which the North Northallerton Link Road (NNLR) is a key element. The Council, Developers and other interested organisations have been working together on the evidence base and design work to deliver the NNLR. Traffic modelling work to determine the trigger point for delivery of the NNLR and identify the quantum of development possible prior to its construction has been completed. Detailed design and masterplanning has also been undertaken with the involvement of the Homes and Communities Agency (HCA) and the Advisory Team for Large Applications (ATLAS). The Local Enterprise Partnership (LEP) is also now involved in seeking forward funding to deliver the scheme ahead of any proposed development. A planning application was submitted in May 2015.

## **Bedale Footpath and Cycleway Scheme**

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

## **Bedale Gateway Car and Coach Park**

- 2.23 This scheme is identified as Proposal BC1 in the LDF Allocations document. The Gateway Car and Coach Park is intended to provide an attractive, well-designed and easily accessible gateway facility at the northern end of Bedale town centre, ensuring that vehicles travelling along the re-routed A684 do not bypass Aiskew and Bedale completely.

## **SETTLEMENT HIERARCHY**

- 2.24 One of the main ways in which the LDF can contribute to more sustainable development is by providing a distinct spatial guide to the location of development and activities. This is achieved through a Settlement Hierarchy as set out in Core Policy CP4 (Figure 2.3 below). The definition of the development limits of each of the settlements in the hierarchy is addressed in the Development Policies DPD (Policy DP9) and Allocations DPD.
- 2.25 Policy CP4 was used in the determination of 346 planning applications (compared to 248 in 2014/15) , of which 290 were permitted, 39 refused and 15 were withdrawn. Of those applications that were refused 20 were for the construction or conversion of new dwellings. Policy DP9 was used in the determination of 146 applications, of which 145 were permitted, 21 refused and 5 were withdrawn.
- 2.26 The list of settlements has been reviewed to ensure that each settlement is fulfilling its role in the hierarchy, and the selection of settlements and their location in the hierarchy remains relevant. A report was approved by Council on 7 April 2015 agreeing a revised settlement hierarchy list along with interim guidance on the interpretation of Policy CP4, to better align it with the NPPF.

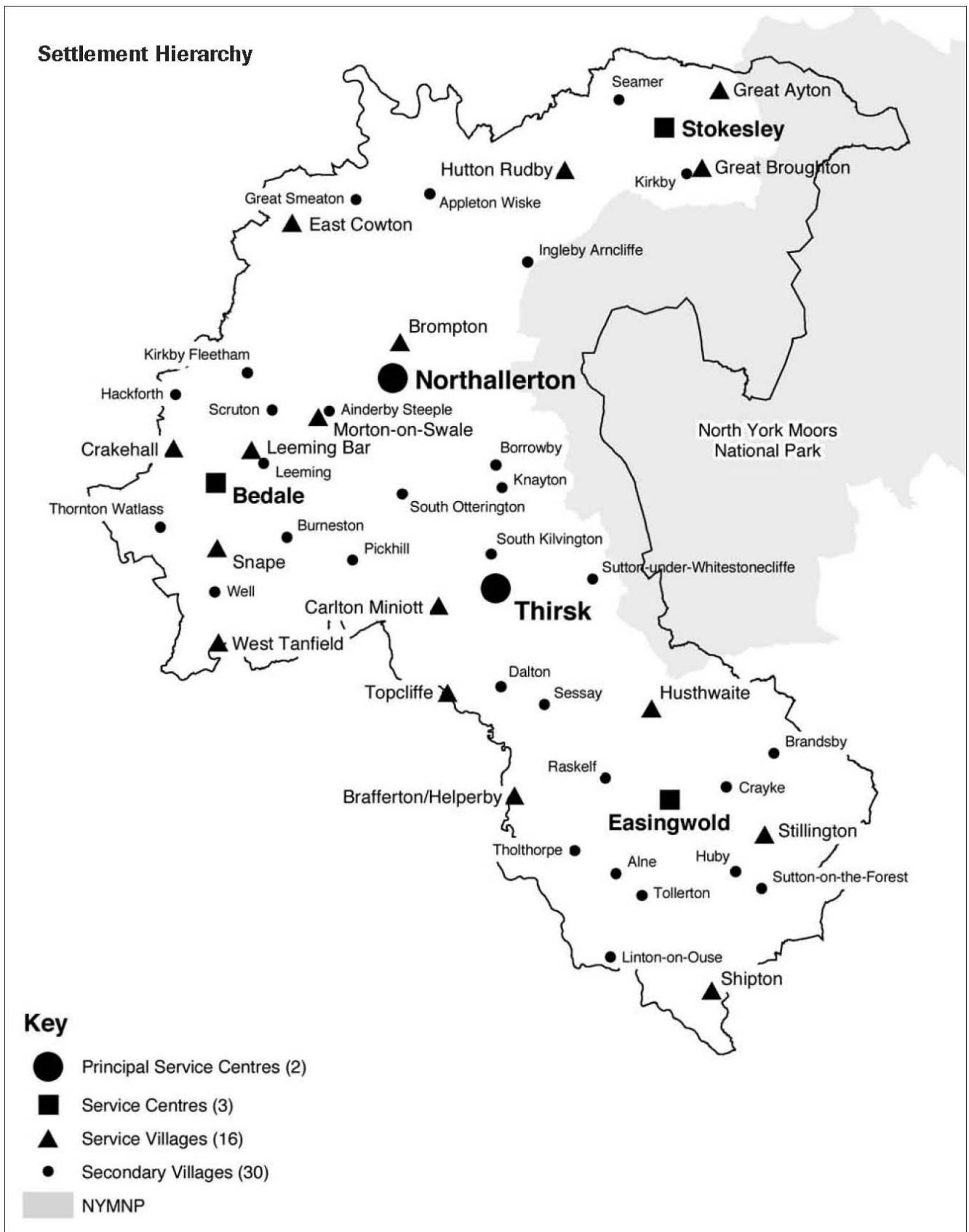


Figure 2.3: Settlement hierarchy (Core Strategy 2007, p.29)

# CHAPTER 3

## DEVELOPING A BALANCED HOUSING MARKET

### THE SCALE OF NEW HOUSING

#### Regional Spatial Strategy

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

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

Figure 3.1: Housing requirement – Hambleton

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

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

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

- 3.3 During the year April 2015 – March 2016 the number of houses completed was 365 gross and 361 net (that is the figure resulting from all houses built minus houses lost from the existing stock through demolitions and/or conversions). This shows that the housing market recovery is accelerating with a substantial recovery in building rates.
- 3.4 The Allocations DPD was adopted in December 2010, there are 44 allocated sites. As at 01 April 2016, an extra 12 sites gained planning permission during the year giving 27 allocated sites with planning permission (up from 15 the previous year and substantially more than the 9 in 2013/2014), totalling 2,341 dwellings. The pace of activity on allocated sites has increased again. Up to 31<sup>st</sup> March 2015 three allocated sites had been built out, during 2015/2016 a further three completed:
- EH1 – E Ward And Son, Ward Trailers, York Road
  - EM1 – OS Field 9972, York Road, Easingwold
  - TH1 – Former Cherry Garth Home, Chapel Street (Meadowfields), Thirsk

- 3.5 Also site TH5 – Ripon Way at Carlton Miniott is virtually complete with three units to finish.

### Housing Needs Study and Strategic Housing Market Assessment

- 3.6 The Housing Needs Study undertaken in 2004 identified a serious shortage of affordable housing in the District. It suggested that an additional 104 units needed to be provided each year between 2005 and 2010 (outside the National Park area).
- 3.7 In November 2011, a North Yorkshire Strategic Housing Market Assessment (SHMA) was published. It concluded that the need for affordable housing within the District had risen to 320 per annum over the next five years (2011 to 2016)<sup>12</sup>. As part of the forthcoming Local Plan a new SHMA will be commissioned to provide an updated evidence base.
- 3.8 The National Planning Policy Framework (NPPF) requires that Local Planning Authorities (LPAs) maintain a five year supply of specific deliverable housing sites. It goes further to say that LPAs should provide an additional buffer of 5%; and where there is evidence of persistent under delivery, this should be increased to 20%.

### DISTRIBUTION OF HOUSING

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

- 3.9 Housing delivery is one of the key LDF core output indicators that local authorities are required to monitor and is a major Government and Council target.
- 3.10 The housing supply figures in this monitoring report are for the 12<sup>th</sup> year of the LDF period. The table below gives an assessment of the housing provision up to April 2016.
- 3.11 Up to 31<sup>st</sup> March 2016 nearly half (52%) of the LDF's required 6,540 units has been provided despite a severe recession and a reduction in building activity especially in the previous two years. Since the plan period runs from 2004 to 2026, 22 years in all, the LDF is at the half way stage and as regards housing provision is approximately on target.

		Years run from April to March												
		2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	Period Total
Homes required =		330	330	330	330	290	290	290	290	290	290	290	290	3,640
Homes delivered =		217	403	369	417	297	224	277	173	153	196	315	365	3,406
Under/over supply =		-113	73	39	87	7	-66	-13	-117	-137	-94	25	75	-234

Figure 3.3: District Housing Provision Update

**NOTE : There is a small correction to the undersupply total for 2015/2016 as presented in the current SHLAA. There the undersupply was given as 229 units when it should be 234, a difference of 5 units.**

<sup>12</sup> Strategic Housing Market Assessment (Nov 2011), p.120

### Outstanding Permissions

3.12 As reported in the last AMR the Council has undertaken a review of the way in which it records dwellings as being completed. Historically this information has come from Building Control, however it had been identified that many properties had in fact been completed and occupied, without a building completions certificate being issued. Completion data now come from the Council Tax register of new properties maintained by the Council and do not rely on housing occupancy. During the close of this reporting period a further reassessment of potential sources of completions information was undertaken the results of which will be reported in the next AMR.

### Completions

3.13 The net annual housing completion rates for the District since 1991 are illustrated in Figure 3.5 below. Overall, the annualised average completion rate since 1991 is 308 dwellings per year. The recent trend from 2007/2008, the beginning of the recession, was for a decreasing number of completions to 2012/2013, with the start of a recovery in 2013/2014, which has now consolidated over the last three years.

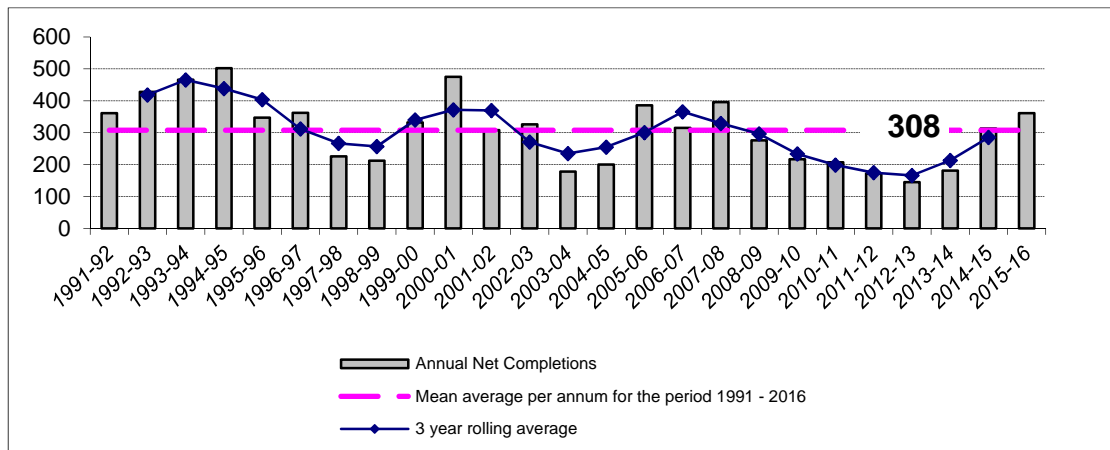


Figure 3.5: Net completions for the period 1991 to 2016.



## Windfall Sites

- 3.14 The NPPF at paragraph 48 suggests that authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Although no allowance for windfalls has been made in the adopted Allocations DPD, given the changed planning regime there appears to be a growing case for making an allowance for future windfall permissions – at present HDC housing supply constitutes allocated sites and known windfall sites with planning permission only. Many Local Authorities have a wider definition of sites such as those resulting from a “Call for Sites” exercise. There is a steady stream of windfall sites that become available in any one year, given the relaxation on development contained within the NPPF, the number of potential sites will increase and should be allowed for in future years within the housing supply figures.
- 3.15 Details of windfall completions over the last 12 years are given in Figure 3.6 below. It should be noted that completions during the period 2008 to 2011 are all windfalls. This is because, in the absence of allocations in the former Local Plan and an adopted Allocations DPD (until December 2010), all approvals in this period took place on unallocated sites and hence are considered to be windfalls.
- 3.16 Of the completed dwellings since the start of the Plan period (2004/05), windfalls have accounted for 77% on average (219 dwellings per annum), however, the contribution from allocated sites is increasing steadily from just 1% during 2011/2012 to 70% of all completions in the past year.

Year	Total Completions (gross)	Allocated Completions (gross)	Windfall Completions (gross)	Losses by Conversion or Demolition	Total Completions (net)	LDF Running Total		
2004/05	217	24	11%	193	89%	17	200	200
2005/06	403	107	27%	296	73%	17	386	586
2006/07	369	42	11%	327	89%	54	315	901
2007/08	417	13	3%	404	97%	21	396	1297
2008/09	297	0	0%	297	100%	21	276	1573
2009/10	224	0	0%	224	100%	7	217	1790
2010/11	277	0	0%	277	100%	9	268	2058
2011/12	173	1	1%	172	99%	5	168	2226
2012/13	153	43	28%	110	72%	6	147	2373
2013/14	196	87	44%	109	56%	15	181	2554
2014/15	315	204	65%	111	35%	2	313	2867
<b>2015/16</b>	<b>365</b>	<b>257</b>	<b>70%</b>	<b>108</b>	<b>30%</b>	<b>4</b>	<b>361</b>	<b>3228</b>
<b>AVERAGE</b>	<b>284</b>	<b>65</b>	<b>23%</b>	<b>219</b>	<b>77%</b>	<b>15</b>	<b>269</b>	

- 3.17 Figures in the Allocations DPD suggest that the number of dwellings on allocated sites which are brownfield (previously developed land) stands at 46%, which is below the 55% target set in the Development Policies DPD (Policy DP12). Looking at windfall completion rates in Figure 3.7 below we see that the number occurring on brownfield sites appears to be declining, as predicted in last year’s report, partly due to dwellings permitted on greenfield sites being completed (e.g. the 925 units at Sowerby).

Year	2004 / 2005		2009 / 2010		2010 / 2011		2011 / 2012		2012 / 2013		2013 / 2014		2014 / 2015		2015 / 2016	
Brownfield Windfalls	104	54%	183	82%	151	70%	147	84%	88	81%	60	55%	58	52%	18	17%
Greenfield Windfalls	89	46%	41	18%	65	30%	29	16%	20	19%	49	45%	53	48%	90	83%
<b>Total Gross Windfall Completions</b>	<b>193</b>		<b>224</b>		<b>216</b>		<b>176</b>		<b>108</b>		<b>109</b>		<b>111</b>		<b>108</b>	
(Losses)	17		7		9		5		6		15		2		4	
<b>Total Net Windfall Completions</b>	<b>176</b>		<b>217</b>		<b>207</b>		<b>171</b>		<b>102</b>		<b>94</b>		<b>109</b>		<b>104</b>	

**Figure 3.7:** Plan Period Windfall Completions by Land Type

## PHASING OF HOUSING

3.18 Policy DP11 of the Development Policies DPD includes a ‘control mechanism’ and specifies that the delivery of housing will be monitored quarterly as well as through the AMR. In addition to this quarterly monitoring the Council conducts a developer questionnaire each year. The results of the 2013 questionnaire showed that sites were not being delivered within the timescales expected. In order to maintain the supply of deliverable housing sites, in December 2013 it was decided to initiate the control mechanism of removing the phasing element of site allocations to encourage later phased sites to come forward sooner. This highlights the importance of maintaining a supply of available and deliverable housing sites and having flexible delivery mechanisms in place. Full details can be found in the October 2014 SHLAA.

## STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

3.19 A Government top priority is to ensure that land availability is not a constraint on the delivery of more homes. To that end Local Authorities are required to undertake a Strategic Housing Land Availability Assessment (SHLAA). The first Hambleton SHLAA was published in March 2008. Up to the time of writing (Dec’16 ),there have been 9 annual reviews in November 2008, December 2009, December 2010, December 2011, December 2012,December 2013, October 2014, December 2015 and September 2016.

3.20 The 2016 SHLAA was published in September and has a base date of 1 April 2016. This year, a questionnaire was sent out to landowners, agents and developers who have interests in allocated sites, as well as the larger windfall sites with outstanding planning permission. For each site surveyed, details of exactly how many homes and when they will be delivered was sought. There are other methodology changes made in this SHLAA details of which are outlined below & in the Appeals section. This has enabled the Council to produce a robust assessment which accurately reflects the current market conditions and establishes a deliverable five year housing supply (a key NPPF requirement).

3.21 From 1 April 2004 (the start of the LDF Plan Period) to 1 April 2016 (the base date of the September 2016 SHLAA report) there has been an undersupply of 234 dwellings. (See figure 3.3) The Council deems it prudent to include this undersupply into the five year requirement, as appeal cases nationally have mostly found in favour of this method.

	Year		Annual Supply			Total Supply	LDF requirement*	Difference
			Windfalls	Allocations	Total			
Five year deliverable supply: 2016-2021	1	2016/17	130	243	373	3,117	1,974	1,143
	2	2017/18	205	567	772			
	3	2018/19	145	583	728			
	4	2019/20	120	552	672			
	5	2020/21	155	417	572			
Post Five Year developable supply: 2022-2026			285	1,235		1,520	1,450	70
TOTALS			1,040	3,597		4,637	3,424	1,213

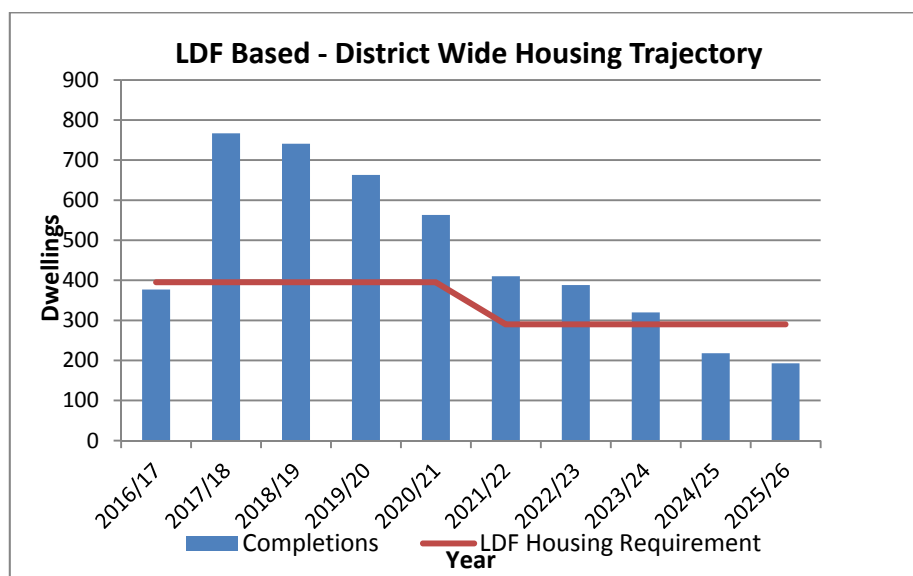
### Notes

\* This equates to 395 per year, expressed as 290 per year = 1,450 + 20% buffer (290) + undersupply of 234.

Post 5 year requirement is 290 per annum - 1,450 over five years

**Figure 3.14 – SHLAA supply as at 01 April 2016**

3.22 It can be seen from Figure 3.14 above that windfall permissions and allocated sites are expected to deliver 3,117 dwellings over the next five years (April 2016 to March 2021). Against a target of 1,974, this renders an oversupply of 1,143 units and therefore constitutes a deliverable five year supply. The following five years (April 2021 to March 2026) are expected to yield 1,520 dwellings against a target of 1,450, which leaves an oversupply of 70 dwellings. To view the latest SHLAA please visit the Council’s website at [hambleton.gov.uk/localplan](http://hambleton.gov.uk/localplan)



**Figure 3.16 – LDF Based District Housing Trajectory as at 01 April 2016**

3.23 Overall for the next ten years to the end of the LDF Plan period there is a supply for 4,637 units with an average requirement 342 units per year giving an overall supply of 13.5 years.

## Revised Housing Supply Scenarios

3.24 The revised scenario described below reflects the situation following the publication of Hambleton districts new SHMA (2016) and the Employment Land Review 2015. The supply situation was based on a 1<sup>st</sup> April 2016 date. These give a new requirement comprised of:

- Housing need is based around a requirement for 275 dwellings per annum.
- The Employment Land Study 2015 indicated that an uplift to 320 dwellings per year was required.
- There is no backlog of unbuilt dwellings since 2014/2015.\*
- For windfall completions a 10% non-implementation rate for small sites has been adopted.
- A windfall allowance is used of 100 dwellings over the next five years.

\* Over the two years since 2014/2015 there have been 680 dwellings built against a requirement of 640.

The requirement can be expressed as: 320pa x5=1,600 dwellings over the next five years. This set against a supply of 3,179 dwellings gives a 9.9 year supply.

NPPF- SHMA Based Supply - Allocated Sites & Windfall Permissions to 1st April 2016

	Year		Annual Supply				Supply	NPPF requirement*	Difference
			Windfalls **	Allocations	Windfall Allowance	Total			
Five Year Deliverable Supply: 2016-2021	1	2016/17	126	243	0	369	3,179	1,600	1,579
	2	2017/18	189	567	10	766			
	3	2018/19	139	583	15	737			
	4	2019/20	117	552	35	704			
	5	2020/21	146	417	40	603			
Post Five Year Developable Supply 2022-2026			285	1,235	0		1,520	1,600	-80
TOTALS			1,002	3,597	100		4,698	3,200	1,498

\* This is for 320 per year, which is 1,600 dwellings to 2021, the requirement to 2026 is for another 1,600 units.

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

Figure 3.17 – Revised NPPF-SHMA based supply as at 01 April 2016

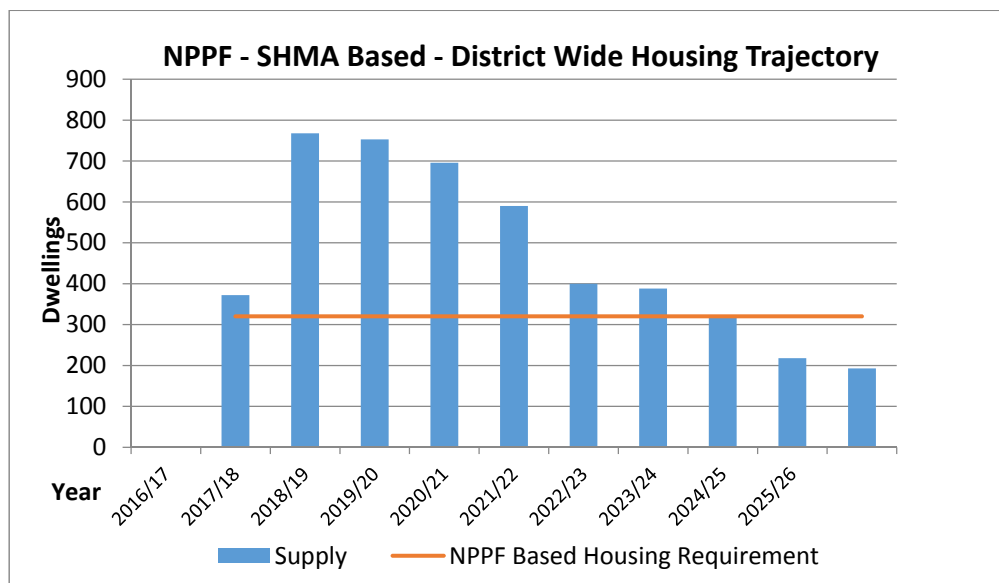


Figure 3.18 – NPPF - SHMA Based District Housing Trajectory as at 01 April 2016

## TYPE, SIZE AND TENURE OF HOUSING

**3.25** Policy CP8 of the Core Strategy relates to the type, size and tenure of housing, including the needs of older persons and gypsies and travellers, in September 2015 a new Supplementary Planning Document (SPD) was adopted covering the Size, Type & Tenure of New Homes.

### Travellers housing needs

**3.26** Development Policy DP14 seeks to ensure there is no unmet need for gypsy and traveller accommodation. A survey update was undertaken in September 2012 which identified a need for 2 public pitches and 9 private pitches over the period to 2017. During 2012/13 two pitches were approved, one in Stokesley and the other near Hutton Rudby, however both were retrospective applications. In addition a study of Showmen's Housing Requirements in 2009 identified a need for about 10 plots for Showpeople by 2019 and none had been provided or approved by April 2015.

## AFFORDABLE HOUSING

**3.27** Affordable housing policies are contained in Core Policies CP9 and CP9A. The Housing Needs Study 2004 looked at affordable housing throughout the District and concluded there to be a shortfall of 104 units per annum for the period 2005 – 2010. The North Yorkshire Strategic Housing Market Assessment (SHMA) (December 2011) demonstrated a revised affordable housing need of 320 dwellings per annum over the next 5 years to 2016<sup>13</sup>. It is a key element of the LDF to ensure that more affordable housing is delivered. The overall amount of affordable housing sought by Core Strategy Policy CP9 is 43%, although the proportion within each sub area differs within the range of 40% to 50%. The application of these targets and the resulting yield of affordable housing is therefore a key element for consideration in this monitoring report.

Year	Dwellings completed which are Affordable		Gross Completions for year
	Gross	Percentage	
2004/2005	22	10%	217
2005/2006	74	18%	403
2006/2007	104	28%	369
2007/2008	117	28%	417
2008/2009	70	24%	297
2009/2010	45	20%	224
2010/2011	92	33%	277
2011/2012	19	11%	173
2012/2013	43	28%	152
2013/2014	40	20%	202
2014/2015	102	32%	315
<b>2015/2016</b>	<b>101</b>	<b>28%</b>	<b>365</b>
<b>Plan period average</b>	<b>69</b>	<b>24%</b>	<b>284</b>

**Figure 3.15:** Affordable Dwelling Completions 2004-2015

<sup>13</sup> North Yorkshire SHMA Dec 2011, p.120

- 3.28 Figure 3.15 above shows that the number of new build affordable dwellings delivered last year was 101, just a shade less than the previous year. As at 01 April 2016, there were 2,737 plots with planning permission, of which 723 (26.4%) are affordable.
- 3.29 When the affordable housing targets in CP9 cannot be met through on-site delivery, developments are expected to make financial contributions to affordable housing delivery off-site. The introduction of the Community Infrastructure Levy (CIL) is not anticipated to adversely affect the delivery of affordable housing because this type of housing is CIL exempt.

# CHAPTER 4

## SUPPORTING PROSPEROUS COMMUNITIES

### THE SCALE AND DISTRIBUTION OF NEW EMPLOYMENT DEVELOPMENT

#### The Local Development Framework's Economic Strategy

- 4.1 The local development framework's economic strategy is based on capitalising on the locational, accessibility and economic strengths of the District in order to meet local needs, and in particular to provide better skilled jobs locally to reduce the scale of out commuting to work by Hambleton's residents. Policies CP10, CP10a and CP11 of the Core Strategy establish the principles for scale and distribution of employment land. Policy CP12 establishes the priorities for the nature and type of employment land. Policy CP12 establishes the priorities for the nature and type of employment development and the measures to support growth. Policy DP17 of the Development Policies DPD seeks to retain sites and premises that are currently used (or were last used) for employment and/or allocated for employment uses for that purpose, supporting policy CP12.
- 4.2 The National Planning Policy Framework (NPPF) was published after the adoption of Hambleton's Local Development Framework Development Plan Documents. Paragraph 22 of the NPPF states that 'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose' and that 'land allocations should be regularly reviewed'.
- 4.3 The Council's Employment Land Review was published in 2014, this was commissioned as part of the development of a wider Economic Strategy. This assesses the supply of employment land within Hambleton and provides updated requirements for employment land to the period to 2026. It also makes policy recommendations for Plan Review. The information and recommendations within the employment land review will be considered alongside the development plan in the determination of any applications in relation to employment land or loss of employment land. The Allocations DPD provides some flexibility with regards to allocated employment sites and stated on some sites that 'should there be no need for B2/B8, other suitable employment uses (excluding town centre uses) may be acceptable'. DP17 identifies a series of criteria that can be considered in the determination of applications for alternative uses of employment land and affords some flexibility where appropriate.

#### Employment Land Requirements

- 4.4 The adopted Core Strategy CP10 states that the Council and its partners will ensure that 75 hectares of new land is brought forward for employment development in the period 2005 to 2021. The Allocations DPD plans for around 45 hectares of new employment land (33 hectares had already been approved by the time the Allocations DPD was adopted). The requirements were based on the Economic Study carried out in 2005. The employment land review provides updated requirements and considers these requirements against the available supply. For the district headline demand is between 34.07 hectares and 47.36 hectares. Supply was assessed to be 52.52 hectares (excluding Severfield Reeve).

- 4.5 The distribution of new employment land allocations is set out in Figure 4.1 below. This is based on the site areas and commitments at the time of preparation of the Allocations DPD. These figures are below. The ELR (2014) disaggregates the headline demand across the five sub areas. For comparative purposes these are included within the table below.

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

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

- 4.6 Core Strategy Policy CP12 states that support will be given to developing and sustaining the economy of Hambleton, through measures that are consistent with the proposals in the Regional Economic Strategy (2006 to 2015). Business Inspired Growth has produced a Strategic Economic Plan (March 2014). Priorities include supporting the growth of Micro and SME's, and connectivity. The Plan outlines a number of actions to deliver key objectives under each of the priorities.
- 4.7 The Council has developed its own Economic Strategy, December 2014. The Council has worked closely with the Local Enterprise Partnership (LEP) to ensure that both strategies are consistent. The strategy identifies the vision, key priorities and projects.
- 4.8 One of the targets for Policy DP16 of the Development Policies DPD relates to new jobs created or safeguarded by businesses that are either located on land that has been opened up and serviced by the Council or that occupy premises that the Council has developed. The data for this target were previously collected by the Council through its Annual Employment Survey, which was first undertaken in 2004/05.
- 4.9 Between 2004/05 and 2007/08, the survey results have recorded year on year increases in employment levels and indicated that Council projects facilitated the creation of 2,395 new jobs by local businesses during that period. However, whilst some local businesses continued to increase their job numbers, during 2008/09 the effects of the economic downturn began to be seen, resulting in a net reduction in that period of 262 jobs.
- 4.10 This was not unexpected and the scale of job losses within Hambleton has been much less than in other parts of the region and the UK, reflecting the fact that the rural nature of the District and its diverse business base has provided some protection against the difficult economic climate. The results of the Annual Employment Survey 2008/09 therefore meant that the cumulative total of new jobs created/safeguarded between 2004/05 and 2008/09 was 2,133 which represented an acceptable level of performance.
- 4.11 Due to a low level of response to the 2009/10 survey it was not possible to complete the Annual Employment Survey and the position regarding job



creation could not be confirmed. It was agreed that the Annual Employment Survey would cease and an alternative method of monitoring would need to be identified (for example the Regional Econometric Model, Regional Intelligence Unit and Total Employee Jobs from the ONS Annual Business Inquiry Employee Analysis).

- 4.12 The Employment Land Review (GVA, 2014) states that between 2007 and 2013 there has been a drop in total employees, however the employment rate has increased within Hambleton, compared to a contraction across the region. Over the period 2007 – 2013 there has been development in the micro firm sector and increasing levels of self-employment which have underpinned these trends. The growth here has added over 3,300 people into employment since 2007(GVA, 2014).
- 4.13 The second target for Policy DP16 relates to the number of jobs created/safeguarded that are 'high quality'. This target reflects the need to encourage the creation of higher skilled and higher quality job opportunities within the District and the aim is that 33% of the new jobs created should be higher skilled. Of the 2,395 jobs created between 2004/05 and 2007/08, 1,121 were high skilled. At 47% this far exceeded the 33% target. However, of the 262 jobs lost amongst respondents to the 2008/09 survey (para 4.9), 236 were high skilled. Cumulatively since 2004/05, of the 2,133 new jobs created by 2008/09 (para 4.10), 885 of them fall within high skill categories (which equates to 41%). This provides some evidence that the Council's move towards delivery of higher quality employment sites and premises is impacting upon the quality of employment opportunities within the District. The Council's Economic Strategy seeks to boost skills through the increasing access to training, apprentice and graduate scheme over the next 10 years to 2024.
- 4.14 Employment sites are not within the SHELAA or SHLAA. However the Employment Land Review (GVA, 2014) provides an up to date assessment of employment sites that were included in the Allocations DPD, along with known sites in established employment areas. The employment land review will be revisited in 2015.
- 4.15 Policy DP17 of the Development Policies DPD states that existing employment sites will be '*retained for employment purposes*'. This year planning applications have been assessed on the basis of referral to Policy DP17 and 16 applications were identified, 3 more than the previous year. One application was refused and of the 15 which were permitted, 7 were for a change of use to resulting in a loss of employment uses. Alternative uses approved included soft play, health care, residential and retail uses
- 4.16 The Local Indicator target for Policy DP18 states that 900 new small or medium sized enterprises (SMEs) will be started in the District in the 5 year period 2005 to 2010 and 325 per annum thereafter. As was reported in previous monitoring reports, as a result of the Business Support activities that are funded and/or facilitated by the Council along with other initiatives, a cumulative total of 909 new businesses were assisted to start up between 2005 and 2010. This marginally exceeded the target of 900.
- 4.17 Leeming Bar Food Centre and Evolution Business Centre in Northallerton developed by the Council over the past few years have received financial support from Yorkshire Forward and the European Regional Development Fund. The Council will continue to support start-ups through its established workspaces. The Economic Strategy identifies web support and social media, graduate schemes and apprenticeship support grants. The LEP's Economic

and Investment Strategy also indicates a number of actions and funding sources to support Micro and SMEs.

- 4.18 Schemes that have been completed by the Council in previous years have units available providing the space to enable the start-up of new SMEs. Further, it is anticipated that as firms outgrow existing premises they occupy in Council developed/run workspace, this will enable the start-up of new SMEs. At the time of writing (April 2015), Springboard Business Centre in Stokesley had no vacant units, with all 20 occupied. Evolution Business Centre in Northallerton however had 17 vacant units (out of 30), 2 less than the previous year. Policy DP18 was used in the consideration of 14 planning applications, all except two were permitted.

## **MARKET TOWNS REGENERATION**

- 4.19 Market towns regeneration is the focus of Policy CP13. Policy DP19 of the Development Policies DPD gives details of the specific measures that will be taken to assist in market towns regeneration. Local Community Plan initiatives are to be supported with a target of 75% of the projects listed as at 2006 (173 in total) being completed by 2021.
- 4.20 The projects listed in 2006 have changed over the years, with some projects being removed and other being added. The current list of projects is found at Appendix 6 and shows the projects either initiated or completed since 2012.

## **RETAIL AND TOWN CENTRE DEVELOPMENT**

- 4.21 Policy CP14 of the Core Strategy states that support will be given to maintaining and enhancing the vitality and viability of the five market towns according to their respective positions in the retail hierarchy. This objective is to be achieved through Policy DP21 of the adopted Development Policies DPD.
- 4.22 For the purposes of Policy DP21 changes in the number of non-retail uses in town centres are carefully monitored and the tables and plans at Appendix 5 give the distribution of ground floor uses within each of the Primary Retail Areas of the 5 Market Towns. The assessments took place in August 2014. The measurements for the Primary Shopping Frontages of each market town are also shown. This information is used to assist in the determination of future proposals to change the use of premises within the Primary and/or Secondary shopping frontages in accordance with criteria set out in Policy DP21. Ground floor frontages (excluding any alleyways and entrances to upper floor uses) have been measured again using GIS.
- 4.23 Vacancy rates for the five market towns vary. Bedale, Easingwold, and Stokesley have low vacancy rates, with between 1 and 3 units vacant. At the time of the survey Northallerton had 13 vacant units (up from 9 the previous year) and Thirsk had 12 vacant units (down from 18 the previous year).
- 4.24 With regards to the amount of non-retail uses within the Primary Shopping Frontage, this has also been assessed through the retail surveys. The percentage of non-A1 uses is higher in all of the market towns than Policy DP21 requirements, with the exception of Bedale. In the last year the percentage of frontage in non retail use has remained the same.

- 4.25 In 2015/16 Policy DP21 was used in the consideration and determination of 8 applications, all of which were permitted.

## **RURAL REGENERATION**

- 4.26 Policy DP25 of the Development Policies DPD sets out those situations where employment development outside Development Limits will be supported in order to assist rural regeneration. The target set for DP25 is to provide for a 10% increase in schemes put forward between 2006 and 2021. This ties in with Core Policy CP15 which, in this monitoring period (2015/16), was referred to on 127 times compared to 151 occasions the previous year with Policy DP25 being used 79 times (contributing to 68 approvals, 9 refusals and 2 withdrawals).
- 4.27 Policy DP26 relates specifically to the agricultural sector and includes a target to increase the number of approved agricultural diversification schemes by 10% in the 15 year period between 2006 and 2021. Information derived from Policy EM16 of the District Wide Local Plan suggests that, on average, there have been 10 farm diversification projects coming forward each year.
- 4.28 In this monitoring period, Policy DP26 was used in the consideration and determination of 84 planning applications, 78 of which were approved, 4 of which were refused and two were withdrawn, the remainder being permitted.
- 4.29 Of the 78 applications approved under Policy DP26, 7 could be properly described as 'diversification projects', including A1 farm shop use, B8 storage use, 3 solar farms and a riding school.
- 4.30 It should be noted, however, that such schemes are likely to be considered under other LDF policies such as DP25 above. Detailed analysis of applications permitted with regard to Policy DP25 showed a significant surge in diversification schemes with 32 approved applications (compared to 22 in 2014/2015 and just 11 in 2013/2014) which can be 'properly described' rural diversification projects, such as conversion of agricultural buildings into holiday lets, construction of holiday lets, touring caravan sites, a live-work unit and B2/B8 business use.

# CHAPTER 5

## MAINTAINING QUALITY ENVIRONMENTS

### PROTECTING AND ENHANCING NATURAL AND MAN-MADE ASSETS

- 5.1 Protecting and enhancing natural and man-made assets is covered by Policy CP16. There are 48 designated Conservation Areas within Hambleton District outside of the North York Moors National Park. In December 2010 the Council adopted 5 Conservation Area Appraisal SPDs, amounting to 10% of Conservation Areas overall. In addition the Council has also produced Management Plans for each, again accounting for 10% of the total. Historic England (formerly English Heritage) monitor the condition of Conservation Areas based on information provided to them by the Council. Hambleton has no Conservation Areas on the Heritage at Risk Register 2014.
- 5.2 Historic England records currently show that there are 1,466 Listed Buildings within Hambleton District (outside the National Park) and of that number, 11 appear in the 2014 English Heritage “Heritage at Risk Register” (see Appendix 7). Currently there are 34 Grade I and 65 Grade II\* Listed Buildings within the District (outside the National Park). Ten of the Grade I and II\* buildings are at risk, amounting to 10%. The Coach House at East Rounton has recently been converted to 4 dwellings and has therefore been removed from the register.
- 5.3 In recent years the Council had not monitored Grade II listed buildings at risk due to outdated monitoring software and a lack of resources. In Spring 2013 however work began constructing a new database. Initially used for a pilot study in the Howardian Hills AONB this database could be expanded to cover all buildings at risk within the District. In the Howardian Hills AONB there are 57 listed buildings, 5% of these are said to be in ‘decline’ and 14% ‘improving’ in condition with the remainder being ‘stable’.
- 5.4 The Heritage at Risk Register also includes Scheduled Monuments at Risk. Within Hambleton there are 18 entries. The total number of Scheduled Monuments within Hambleton, outside the National Park is 76, meaning 24% are considered ‘at risk’.
- 5.5 There are currently 14 Article 4 Directions in Hambleton District; Easingwold 2, Northallerton 2, Stokesley 2 and Thirsk/Sowerby 4. There are 4 Article 4 Directions which are shared with the NYMNP; Kewick, Kilburn, Nether Silton and Thimbleby. More information can be found on the Council’s website at [www.hambleton.gov.uk/article4](http://www.hambleton.gov.uk/article4).
- 5.6 Non-Designated Heritage Assets (NDHAs) are identified through the planning process, i.e. when an application for planning permission is considered. NDHAs are recorded within the Council’s GIS System and to the end of April 2014, 13 buildings had been confirmed as NDHAs.
- 5.7 Policy DP28, which relates to conservation of the historic environment, was used in the determination of 503 applications in this monitoring period (compared to 431 in 2014/2015) with the majority (472) being approved.
- 5.8 As part of protecting and enhancing the District’s natural and man-made assets it has always been this Council’s policy not to allow inappropriate development on important archaeological sites. This objective is set out in

Policy DP29 which was used in the determination of 26 planning applications during this monitoring period.

- 5.9 No indicator is specified for Policy DP30 (protecting the character and appearance of the Countryside), however it was used in the determination of 388 planning applications, of which 346 were permitted, 26 refused and 13 withdrawn.
- 5.10 In August 2002, the North Yorkshire managers of Sites of Importance for Nature Conservation (SINC) Survey Steering Group produced guidelines that would provide a solid basis for the designation of locally distinctive SINCs.
- 5.11 Outside the National Park there are 70 SINCs, each one being identified on the adopted LDF Proposals Map. They will be protected and, where possible, enhanced under Policy CP16 and Policy DP31. Policy DP31 was used in the consideration and determination of 71 applications (compared to 42 during 2014/2015); 63 were permitted, 3 withdrawn and 5 were refused. Of those refused applications were for large scale housing developments, a solar farm and a large caravan park. The list of SINCs will, however, be the subject of review and will be updated as and when appropriate.
- 5.12 In addition to protecting important sites such as Sites of Special Scientific Interest (SSSIs) and SINCs, Policy DP31 establishes general principles applicable to the protection of all natural resources. The policy states that the restoration or creation of new habitats will be supported especially where these contribute to the targets, priorities and enhancement proposals of the RSS or to targets in the Biodiversity Action Plan. As of 31 March 2014 there were just over 135 sq. km of land identified with a specific environmental designation as follows: 1,591.48 ha Ancient Woodland Sites (AWS), 43.29 ha Local Nature Reserves (LNR), 4,459.31 ha Areas of Outstanding Natural Beauty (AONB) and 1111.01 ha Sites of Nature Conservation Importance (SINC).
- 5.13 Being located within the North York Moors National Park and as such outside Hambleton's Local Planning Area ,are 7,039.15 ha Special Areas of Conservation (SAC), 7,039.15 ha Special Protection Areas (SPA), 7,221.29 ha Sites of Special Scientific Interest (SSSI). There are no Environmentally Sensitive Areas (ESAs).
- 5.14 The national Biodiversity Action Reporting System (BARS) database is designed to hold information on actions and projects that contribute to the delivery of national and local Biodiversity Action Plans (BAPs). The actions that contribute to the delivery of targets in the 13 Habitat and Species Action Plans (HAPs and SAPs) in the Hambleton Biodiversity Action Plan are now being entered into the BARS and it is a Policy DP31 target that 5% of the 100 targets listed should be achieved each year.
- 5.15 The BARS system was upgraded in April 2012, and the old BARS information transferred into the new system. This process has not been simple, and the BAP coordinator is still attempting to resolve numerous issues arising in the changeover. Because of this it is not possible to produce an up to date picture of Hambleton BAP delivery to March 2012. The last report was produced in August 2011 and at that time one further action had been completed since March 2011 (the last AMR). The North & East Yorkshire Ecological Data Centre (NEYEDC) are investigating if there are alternative methods available to record BAP activity. The Council will monitor this through the AMR process.

5.16 Figure 5.1 below shows the status of each of the 13 HAPs and SAPs in the Hambleton BAP as recorded in the BARS as at 01 April 2011. In that monitoring period, 1 additional Action Plan was recorded as having completed and 2 more were recorded as being underway (shown in bold in table 5.1). A total of 37 targets have been completed overall.

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

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

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

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

## PROMOTING HIGH QUALITY DESIGN

5.19 Promoting high quality design is promoted in Policy CP17. Through the NPPF the Government '*attaches great importance to the design of the built environment*' and states that '*good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*'<sup>14</sup>. National guidance and Development Policies DP32 and DP33, are considered to adequately cover most design issues. However, because of the difficulty in developing suitable and appropriate monitoring indicators, it was not proposed to separately monitor design in the LDF.

<sup>14</sup> NPPF (2012), p.14

- 5.20 Policy DP32 was used 957 times during this monitoring period, demonstrating that design is taken in to consideration in the determination of a significant number of planning applications.
- 5.21 Policy DP33 relating to landscaping was taken into consideration in the determination of 94 applications (compared to just 71 during 2014/2015) of which 86 were permitted, 4 refused and 4 were withdrawn.

## **PRUDENT USE OF NATURAL RESOURCES**

- 5.22 One of the sustainability issues to be addressed in the Local Development Framework is to assist in the delivery of an 'energy hierarchy'. This involves the use of less energy by avoiding waste, by energy efficiency methods, by the use of energy from renewable sources and by the use of non-polluting sources of fuel where possible. This is to be achieved through Core Strategy Policy CP18 and Development Policy DP34
- 5.23 A target for major developments of at least 10% of energy requirements being met from on-site renewable energy generation (or equivalent savings elsewhere) was set in the adopted Development Policies DPD (Policy DP34). The revised Sustainable Development SPD (adopted April 2015) helps further to achieve this by providing guidance to home owners, developers and planners on the design and production stages of residential developments.
- 5.24 With the revocation of the RSS the District is without a renewable energy target, apart from that outlined in Policy DP34, which seeks 10% on-site renewable generation for certain developments. With the strengthening of Part L of the Building Regulation however, the Council can no longer seek this requirement of Policy DP34 as the building standards have exceeded that which were in place when the policy was first adopted. This will be reviewed through a new Local Plan.
- 5.25 In March 2011 Local Government Yorkshire and Humber published a report entitled 'Low carbon and renewable energy capacity in Yorkshire and Humber'. This maps out the renewable energy potential throughout the region for different types of energy generation. For Hambleton the main resources shown are for Commercial Wind (225 MW) and Biomass (101 MW)<sup>15</sup>.
- 5.26 According to the Department of Business, Energy and Industrial Strategy there are 23 onshore wind turbine installations in the district<sup>16</sup>, including 2 wind turbines, which are part of a 5 turbine, 10-15 MW development at Seamer. The scheme also lies within the administrative boundary of Stockton-on-Tees. There is also an energy from waste facility. A 4 turbine scheme became operational at Bullamoor in December 2015, a solar voltaic scheme became operational at Husthwaite at March 2016 ,a further a five approved schemes (that is approved before 31<sup>st</sup> March 2016) are awaiting a construction start.<sup>17</sup>
- 5.27 Through Policy DP36, the Council has set itself a local target to improve the District's recycling rate by 50% by the year 2010 (using the 2004 tonnage as the base line figure). Figure 5.2 below gives the position to date.

<sup>15</sup> Low Carbon and Renewable Energy Capacity in Yorkshire and Humber (Mar 2011), p.163

<sup>17</sup> Renewable Energy Planning Database – DBIS, December 2016

Recycling / Composting	Tonnage		Annual % increase in recycling/composting (over 2004/05 base figure)
	Recycling	Composting	
Year			
2004/05	4,949	6,176	--
2005/06	5,249	8,441	23%
2006/07	5,169	10,286	39%
2007/08	5,660	9,341	35%
2008/09	6,578	10,190	51%
2009/10	6,017	9,754	42%
2010/11	6,364	9,500	43%
2011/12	6,391	10,292	50%
2012/13	6,136	9,894	44%
2013/14	6,358	10,306	50%
2014/15	6,165	11,068	55%
<b>2015/16</b>	<b>8,304</b>	<b>11,041</b>	<b>74%</b>
			<b>Target 50%</b>

**Figure 5.2:** Recycling / Composting rates.

- 5.28 The baseline combined recycling and composting figure in 2004/05 was 11,125 tonnes. A new recycling service launched in early 2016 has significantly improved recycling rates from 55% in 2014/2015 to 74% this year above the 2004/5 baseline. The impact on waste heading for landfill was very significant, a 2,620 tonne reduction, to 16,580 tonnes compared to 19,200 tonnes in 2014/2015.
- 5.29 On 30 October 2014, North Yorkshire County Council signed the project agreement with AmeyCespa for the Allerton Waste Recovery Park (AWRP) project. This will treat waste through a series of processes including mechanical separation of recyclable materials & anaerobic digestion and thermal treatment through incineration and generation of electricity.
- 5.30 Allerton Waste Recovery Park will recover value from waste left after reduction, recycling and reuse work and will allow the York and North Yorkshire Waste Partnership to exceed its target of recycling 50 per cent of waste by 2020.
- 5.31 The facility is set to open in 2018, leading to increase the amount of recyclable materials which are removed from the waste, in turn cutting the amount of rubbish sent to landfill by 90%.

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16 - See Renewable\_electricity\_by\_local\_authority\_\_2014-2015\_.xlsx @ <https://www.gov.uk/government/statistics/regional-renewable-statistics>



# CHAPTER 6

## CREATING HEALTHY AND SAFE COMMUNITIES

### RECREATIONAL FACILITIES AND AMENITY OPEN SPACE

- 6.1 Recreational facilities and amenity open space are considered in Policy CP19. As part of the background information in support of recreation policies in the LDF, the Council produced a local needs assessment and audit of open space, sport and recreation facilities across the District. The Open Space, Sport and Recreation Study was published in August 2006 and the Council used this information to draw up policies and proposals for inclusion in the LDF. The report is available to download from the Council's web site at [hambleton.gov.uk/localplan](http://hambleton.gov.uk/localplan).
- 6.2 The importance of supporting recreational activities to the health and well-being of the District's communities is considerable and is, therefore, one of the underlying themes of the LDF. Through this policy, existing sport and recreation facilities are to be protected and enhanced and, where appropriate, the provision of new or improved facilities will be considered according to accessibility standards set out in Policy DP37.
- 6.3 In February 2011 the Council adopted an Open Space, Sport and Recreation Supplementary Planning Document (SPD). This sets out guidance on the Council's approach to implementing Policy DP37, in conjunction with all new housing developments, from single dwellings through to housing estates. As part of the process of writing the SPD, the Council conducted a review of all open space within the District (outside the North York Moors National Park), with the assistance of each Parish Council and other stakeholders. The SPD is available for download from the Council's website at [hambleton.gov.uk/localplan](http://hambleton.gov.uk/localplan).
- 6.4 During this monitoring period Policy DP37 was used in the determination of 64 planning applications, 56 of which were permitted, 5 refused and 3 withdrawn.

### DESIGN AND THE REDUCTION OF CRIME

- 6.5 The policy with regard to design and the reduction of crime is set out in Core Policy CP20. The Architectural Liaison Officer of North Yorkshire Police is currently consulted on all of the larger housing development schemes submitted to the Council for approval. In this way housing schemes are carefully assessed against 'Secured by Design' standards and, where possible, applicants are advised how to 'design out' the scope for criminal activity.
- 6.6 Where appropriate, conditions are imposed on planning permissions to ensure that the 'Secured by Design' standard is achieved. Core Policy CP20 was used in the determination of 9 planning applications, of which 7 were permitted and 2 were refused.
- 6.7 The Council did propose a specific policy to deal with crime reduction in the Development Policies DPD, namely Policy DP40. However despite strong public support, the Planning Inspector who examined the DPD determined that there was sufficient guidance in National and Regional policy and in other LDF policies. The policy was therefore removed and never adopted. This may

be an area for review in light of the publication of the new National Planning Policy Framework and the revocation of the Regional Spatial Strategy (RSS).

### **SAFE RESPONSE TO NATURAL AND OTHER FORCES**

- 6.8 The policy with regard to safe response to natural and other forces is set out in Policy CP21. All development proposals in the District are required to make acceptable arrangements for the disposal of foul and surface water. This requirement is set out in Policy CP21 of the Core Strategy and Policy DP43 (Flooding and Floodplains) in the Development Policies DPD.
- 6.9 Policy DP43 was used in the consideration and determination of 125 applications (compared to just 69 instances in 2014/2015); of which 116 applications were permitted, 7 were refused and 2 withdrawn.
- 6.10 The Council takes its responsibilities on flooding and flood prevention very seriously and on no occasion during this monitoring period has any planning application been determined in a way that would be contrary to advice received from the Environment Agency. Where objections or concerns have been raised by the Environment Agency, additional information has been requested from applicants and/or conditions imposed on any permission given.
- 6.11 The District Council's Place Survey which was conducted from Sept 2008 to March 2009 found that 73% think that local public services are working to make the area cleaner and greener. It also found that 74% of people feel safe outside in their local area after dark while 97% of people feel safe outside in their local area during the day.

## Contextual Indicators

### Hambleton Demographic Structure

#### Population:

Year	Population
2014	90,000
2019	91,000
2026	92,000

Source: ONS Small Area Projections 2014 based – Table 2

#### Age Profile:

Age Group	Hambleton		North Yorkshire		England & Wales	
	2015	2004	2015	2004	2015	2004
0-15	16.4%	19.2%	17.0%	20.5%	18.9%	20.4%
16-29	13.7%	27.7%	14.3%	32.5%	18.2%	32.9%
30-44	15.3%	29.6%	16.1%	25.9%	19.7%	26.3%
45-64	30.0%	15.1%	29.2%	13.5%	25.4%	13.3%
65+	24.6%	7.9%	23.3%	7.6%	17.9%	7.0%

Source: ONS Mid 2015 Population Estimates

#### Houses Prices in Hambleton - 2015

Property Type	Hambleton	North Yorkshire	England & Wales
Detached	£323,201	£327,353	£367,033
Semi-Detached	£206,090	£201,940	£231,051
Terraced	£177,531	£183,631	£225,966
Flat	£133,836	£157,752	£274,779
<b>Overall Average</b>	<b>£246,371</b>	<b>£233,217</b>	<b>£272,025</b>

Source: Land Registry – Price Paid

#### Household Structure:

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

Source: 2011 Census ([www.streamlis.org.uk](http://www.streamlis.org.uk))

### Hambleton Housing Stock Types and Tenure:

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

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

Source: 2011 Census ([www.streamlis.org.uk](http://www.streamlis.org.uk))

## APPENDIX 2

### LDF POLICIES TO BE MONITORED

#### CHAPTER 2 - Meeting local development needs sustainably:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP1 – Sustainable development	DP1 – Protecting amenity	No indicator required	-
	DP2 – Securing developer contributions	No indicator required	-
Note: Monitoring of CP1 also undertaken through DP12			
CP2 – Access	DP3 – Site accessibility	No. of major developments that produce and implement a travel plan	100% of major development proposals producing and implementing a travel plan
		Proportion of new residential development within 800m/13mins walk from an hourly bus service	75%
	DP4 – Access for all	No indicator required	-
CP3 – Community assets	DP5 – Community facilities	No. of lost facilities or closures of community facilities	75% of threatened closures pa. averted or alternatives provided
		No. of new community facilities provided or existing facilities enhanced	25% of facilities to be new, enhanced or enlarged by 2021
	DP6 – Utilities and infrastructure	No indicator required	-

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

### CHAPTER 3 - Developing a balanced housing market:

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

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

#### **CHAPTER 4 - Supporting prosperous communities:**

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



<b>Core Strategy DPD Policies</b>	<b>Development Policies DPD Policies</b>	<b>Indicator</b>	<b>Targets</b>
		Percentage of "High quality" jobs created	33% of new jobs created or safeguarded (to which the Council has made a significant contribution) to be of high quality
	DP17 – Retention of employment sites	Losses of employment land (completed non-employment uses)	All losses meet the requirements of Policy
	DP18 – Support for small businesses/working from home	No. and type of new business start-ups	Start-up of 900 SMEs 2005 – 2010 and 325 pa thereafter
CP13 – Market towns regeneration	DP19 – Specific measures to assist market town regeneration	No. of completed initiatives within the 5 Area Community Plans	75% of (2006) listed projects completed by 2021
CP14 – Retail and town centre development	DP20 – Approach to town centre development	No indicator required	-
	DP21 – Support for town centre shopping	Amount of completed retail, office and leisure development p.a.	Minimum of 2,000 - 5,000 m sq (net) of new convenience goods floorspace and 16,000 -18,600 m sq (net) comparison goods floorspace within the District by 2012
		% of non-retail commercial uses in Primary Shopping Frontages	Less than 25% in Northallerton and Thirsk. Less than 33% in Bedale, Easingwold and Stokesley
	DP22 – Other town centre uses	No indicator required	-
	DP23 – Major out of centre shopping and leisure proposals	No indicator required	-
	DP24 – Other retail (& non-retail commercial) issues	No indicator required	-

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

#### **CHAPTER 5 - Maintaining quality environments:**

<b>Core Strategy DPD Policies</b>	<b>Development Policies DPD Policies</b>	<b>Indicator</b>	<b>Targets</b>
CP16 – Protecting and enhancing natural and man made assets	DP28 – Conservation	No. of Conservation Areas with up-to- date character appraisal	17% of Conservation Areas with up-to-date character appraisals by 2010
		% of Conservation Areas with published management plans	12% of Conservation Areas with published management plans by 2010
		No. of all Listed Buildings “at risk” (Risk Grades 1 - 3)	Listed Buildings at risk (within risk grades 1 -3) reduced to 1.5% by 2010
	DP29 – Archaeology	No. of approved proposals on, or affecting nationally important sites	0% inappropriate development on nationally important sites

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

## CHAPTER 6 - Creating healthy and safe communities:

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

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

## APPENDIX 3

### PLANNING APPEAL STATISTICS

During this monitoring period there were a total of 26 planning appeals determined, of which 8 (31%) were allowed:

Allowed	Dismissed	Withdrawn	Total
8	17	1	26

The number of planning appeals lodged during this monitoring period was the same as in 2014/2015. One appeal being withdrawn. The number of appeals allowed has increased from 5 to 8 this monitoring period. The number of appeals, which were dismissed in this period stands at 17, a decrease of 20 from the previous year.

Appeals during 2015/2016 included four major housing related appeals. These are detailed below, with their outcome:

Application No	Location	Decision	No .of Dwellings
12/01243/FUL	1 South View And Land South Of Robin Lane Huby	Dismissed	34
13/02275/OUT	Land Off Station Road, Great Ayton	Dismissed	113
13/01703/OUT	Land North West Of Football Ground Stillington Road, Easingwold	Allowed	175
14/00337/OUT	Land To The North And West Of Woodlands Walk, Tanton Road, Stokesley	Allowed	226

The situation at the latest appeal for Land to North of Stillington Road, Easingwold which was allowed on 8<sup>th</sup> December 2015. The supply situation was based on a 1<sup>st</sup> April 2015 date. The Inspector found that:

- Housing need is based around a requirement for 458 dwellings per annum.
- The backlog of completions was 744 dwellings from 2012/2013.
- A 5% buffer has been applied to the basic requirement of 2,290 dwellings and backlog.
- For windfall completions a 10% non-implementation rate has been adopted.
- A windfall allowance is used of 577 dwellings over the next five years.

The requirement can be expressed as :  $458pa \times 5 = 2,290$  dwellings +backlog of 744 dwellings=3,034 dwellings, with an extra 5% buffer, which equates to 152 extra dwellings, this gives a total NPPF based requirement for Hambleton District of 3,186 dwellings over the next five years or 637 dwellings per year.

The Inspector found that Hambleton District did not have a five year supply, as at October 2015.

It was noted, in the December 2015 SHLAA ,that this NPPF based housing requirement is **an interim figure** and will be replaced when a new OAN figure is adopted following the production of a new SHMA in 2016.

The SHLAA, for period up to 1<sup>st</sup> April 2016, published in September 2016 ,uses the new OAN figure of 320 dwellings per year, see section 3.19.

## **APPENDIX 4**

### **PARISH / COMMUNITY PLANS**

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

### **VILLAGE DESIGN STATEMENTS**

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

## APPENDIX 5

### PRIMARY RETAIL AREA USES AND FRONTAGES

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

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

Assessment date: 05 August 2014

<b>EASINGWOLD - number of ground floor uses</b>			
A1	Shops	17	58.6%
A2	Financial & Professional Services	3	10.3%
A3	Restaurants and Cafes	1	3.4%
A4	Drinking Establishments	3	10.3%
A5	Hot Food Take-away	3	10.3%
C1	Hotels	1	3.4%
C3	Dwelling Houses	2	6.9%
D1	Non Residential Institutions	1	3.4%
SG	Sui Generis	0	0.0%
Vacant		1	3.3%
<b>Total number of units - Primary Area*</b>		<b>29</b>	<b>100.0%</b>

Assessment date: 05 August 2014

<b>NORTHALLERTON - number of ground floor uses</b>			
A1	Shops	118	71.1%
A2	Financial & Professional Services	25	15.1%
A3	Restaurants and Cafes	10	6.0%
A4	Drinking Establishments	6	3.6%
A5	Hot Food Take-away	5	3.0%
C1	Hotels	1	0.6%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	1	0.6%
SG	Sui Generis	0	0.0%
Vacant		13	7.3%
<b>Total number of units - Primary Area*</b>		<b>166</b>	<b>100.0%</b>

Assessment date: 04 August 2014

<b>STOKESLEY - number of ground floor uses</b>			
A1	Shops	15	68.2%
A2	Financial & Professional Services	3	13.6%
A3	Restaurants and Cafes	2	9.1%
A4	Drinking Establishments	0	0.0%
A5	Hot Food Take-away	1	4.5%
C1	Hotels	0	0.0%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	1	4.5%
SG	Sui Generis	0	0.0%
Vacant		1	4.3%
<b>Total number of units - Primary Area*</b>		<b>22</b>	<b>100.0%</b>

Assessment date: 8 August 2014

<b>THIRSK - number of ground floor uses</b>			
A1	Shops	80	62.0%
A2	Financial & Professional Services	21	16.3%
A3	Restaurants and Cafes	10	7.8%
A4	Drinking Establishments	8	6.2%
A5	Hot Food Take-away	5	3.9%
C1	Hotels	1	0.8%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	2	1.6%
SG	Sui Generis	2	1.6%
Vacant		12	8.5%
<b>Total number of units - Primary Area*</b>		<b>129</b>	<b>100.0%</b>

Assessment date: 05 August 2014

\*Total number of units excludes dwelling houses and vacant units

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

### Assessment of Shopping Frontages (by Use Class):

<b>BEDALE - ground floor uses</b>			
		<b>Primary Frontage (m)</b>	
A1	Shops	204.5	70.5%
A2	Financial & Professional Services	28.6	9.9%
A3	Restaurants and Cafes	17.6	6.1%
A4	Drinking Establishments	25.7	8.9%
A5	Hot Food Take-away	8.3	2.9%
C1	Hotels	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%
D1	Non Residential Institutions	5.3	1.8%
SG	Sui Generis	0.0	0.0%
Vacant		20.4	7.0%
<b>Total shopping frontage</b>		<b>290.1</b>	<b>100.0%</b>

Assessment date: 05 August 2014



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

Assessment date: 05 August 2014

<b>NORTHALLERTON - ground floor uses</b>					
		<b>Primary Frontage (m)</b>		<b>Secondary Frontage (m)</b>	
A1	Shops	572.1	65.5%	338.8	68.4%
A2	Financial & Professional Services	171.8	19.7%	43.6	8.8%
A3	Restaurants and Cafes	46.4	5.3%	49.0	9.9%
A4	Drinking Establishments	58.0	6.6%	15.9	3.2%
A5	Hot Food Take-away	0.0	0.0%	43.0	8.7%
C1	Hotels	25.5	2.9%	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%	0.0	0.0%
D1	Non Residential Institutions	0.0	0.0%	5.2	1.1%
SG	Sui Generis	0.0	0.0%	0.0	0.0%
Vacant		22.4	2.6%	44.0	8.9%
<b>Total shopping frontage</b>		<b>873.7</b>	<b>100.0%</b>	<b>495.5</b>	<b>100.0%</b>

Assessment date: 04 August 2014

<b>STOKESLEY - ground floor uses</b>			
		<b>Primary Frontage (m)</b>	
A1	Shops	99.6	65.4%
A2	Financial & Professional Services	22.2	14.6%
A3	Restaurants and Cafes	15.9	10.4%
A4	Drinking Establishments	0.0	0.0%
A5	Hot Food Take-away	9.0	5.9%
C1	Hotels	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%
D1	Non Residential Institutions	5.6	3.7%
SG	Sui Generis	0.0	0.0%
Vacant		9.1	6.0%
<b>Total shopping frontage</b>		<b>152.3</b>	<b>100.0%</b>

Assessment date: 08 August 2014

THIRSK - ground floor uses					
		Primary Frontage (m)		Secondary Frontage (m)	
A1	Shops	300.5	58.4%	306.6	61.5%
A2	Financial & Professional Services	98.0	19.1%	61.2	12.3%
A3	Restaurants and Cafes	40.6	7.9%	44.5	8.9%
A4	Drinking Establishments	51.5	10.0%	37.5	7.5%
A5	Hot Food Take-away	5.7	1.1%	20.1	4.0%
C1	Hotels	18.0	3.5%	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%	0.0	0.0%
D1	Non Residential Institutions	0.0	0.0%	15.4	3.1%
SG	Sui Generis	0.0	0.0%	12.9	2.6%
Vacant		20.1	3.9%	62.1	12.5%
<b>Total shopping frontage</b>		<b>514.4</b>	<b>100.0%</b>	<b>498.3</b>	<b>100.0%</b>

Assessment date: 05 August 2014

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

 **DP21 Primary Retail Areas**

 **DP21 Primary Shopping Frontages**

 **DP21 Secondary Shopping Frontages**

**Use Class**

 **A1 - Shops**

 **A2 - Financial & Professional Services**

 **A3 - Restaurants and Cafes**

 **A4 - Drinking Establishments**

 **A5 - Hot Food Take-away**

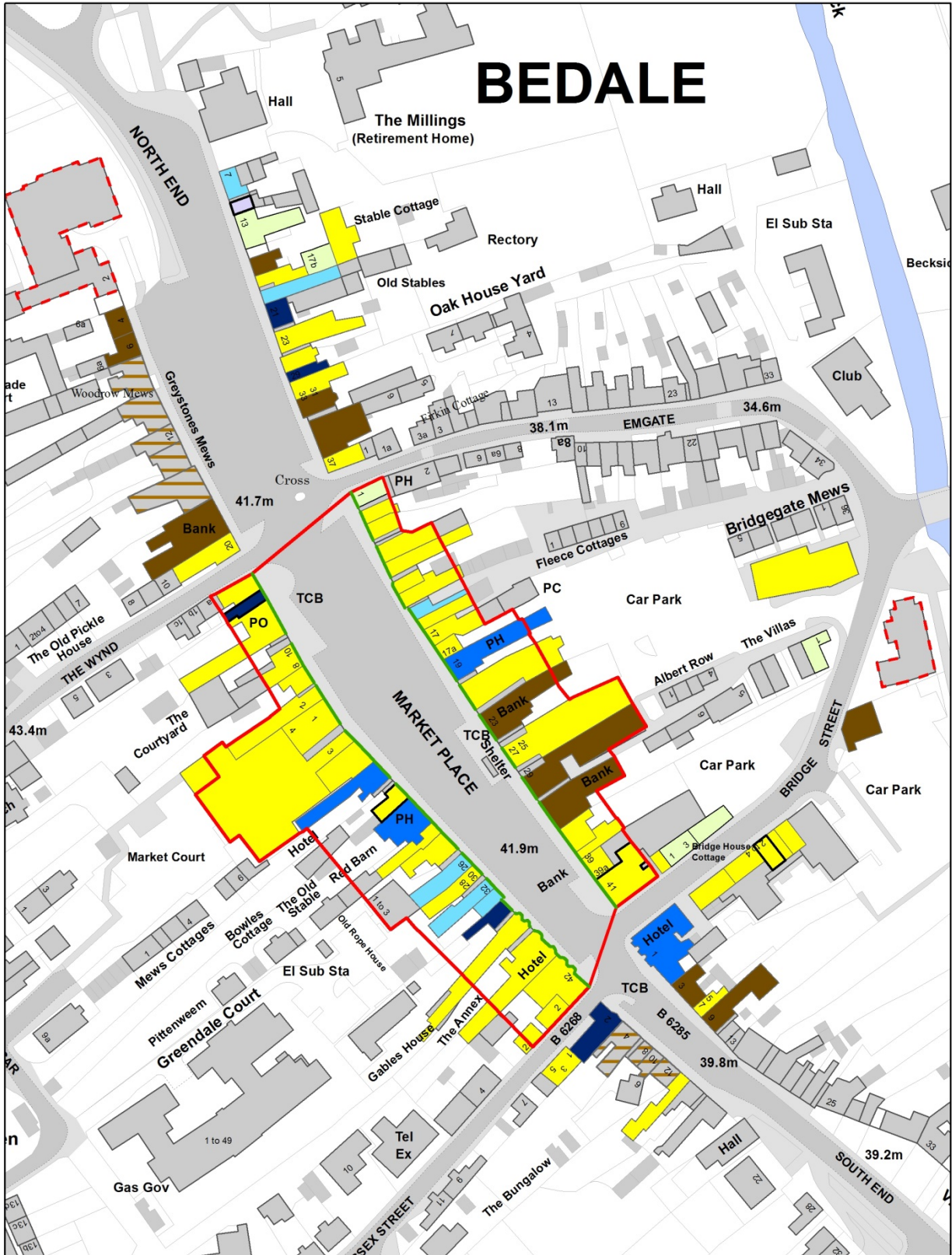
 **C1 - Hotels**

 **C3 - Dwelling Houses**

 **D1 - Non Residential Institutions**

 **Sui Generis**

 **Vacant**



**HAMBLETON**  
**DISTRICT COUNCIL**

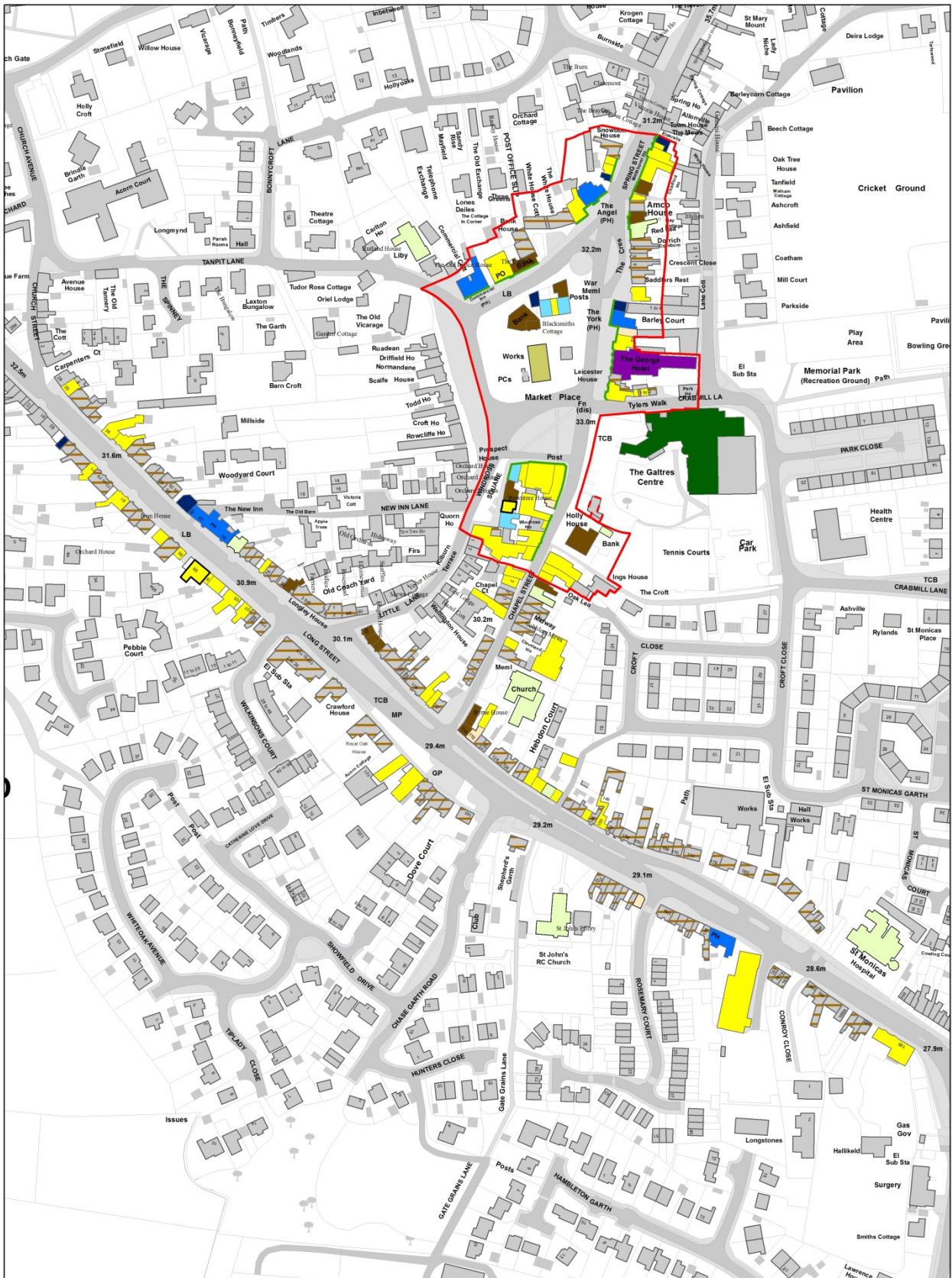
Civic Centre, Stone Cross, Northallerton DL6 2UU  
Telephone: 0845 1211 555 Fax: 01609 767228



1:1,500

**Bedale**

**Shopping Frontage Monitoring August 2014**



**HAMBLETON**  
DISTRICT COUNCIL

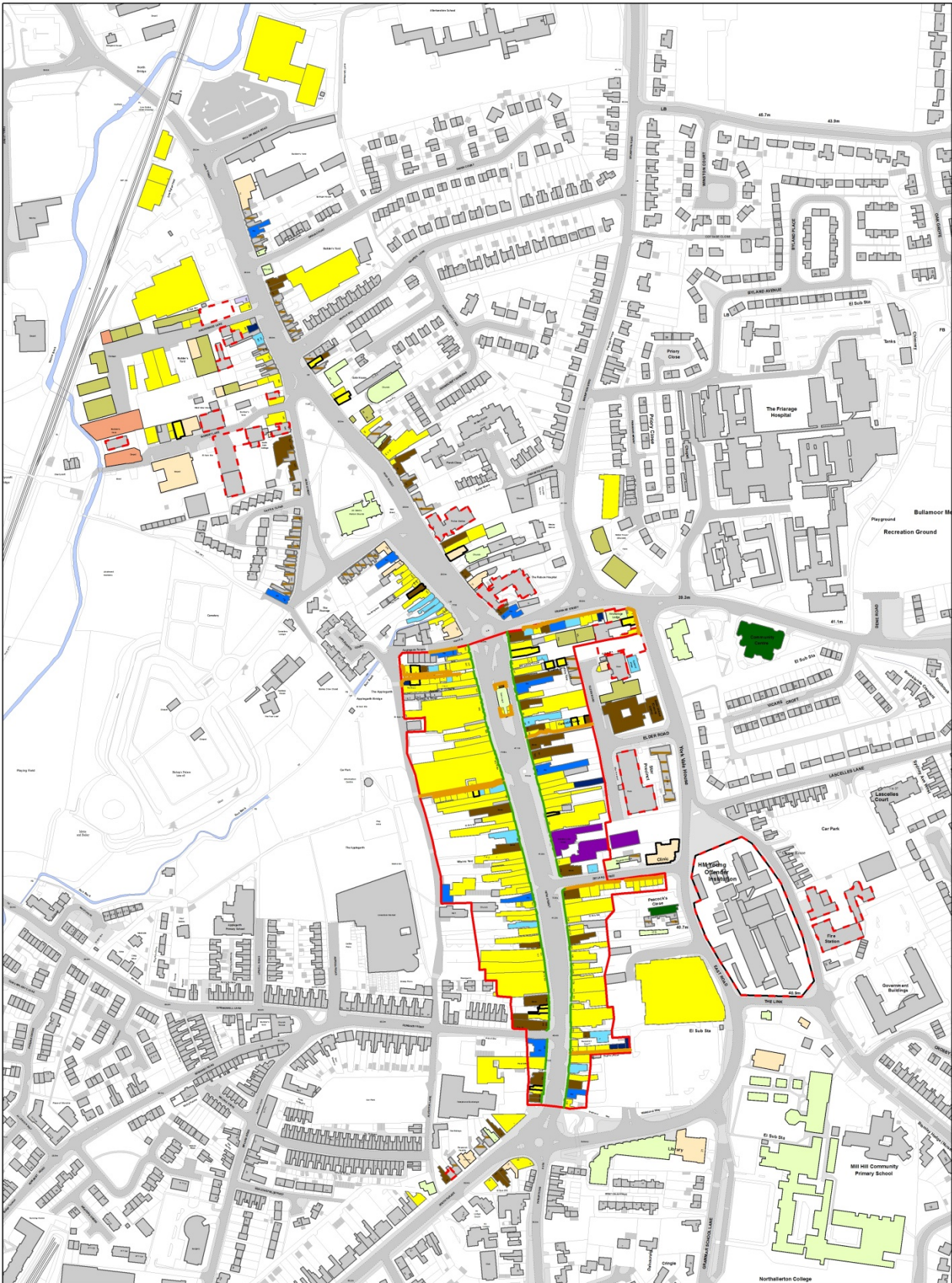
Civic Centre, Stone Cross, Northallerton DL6 2UU  
Telephone: 0845 1211 555 Fax: 01609 767228



1:2,000

**Easingwold**

Shopping Frontage Monitoring August 2014



**HAMBLETON**  
DISTRICT COUNCIL

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



1:3,250

**Northallerton**

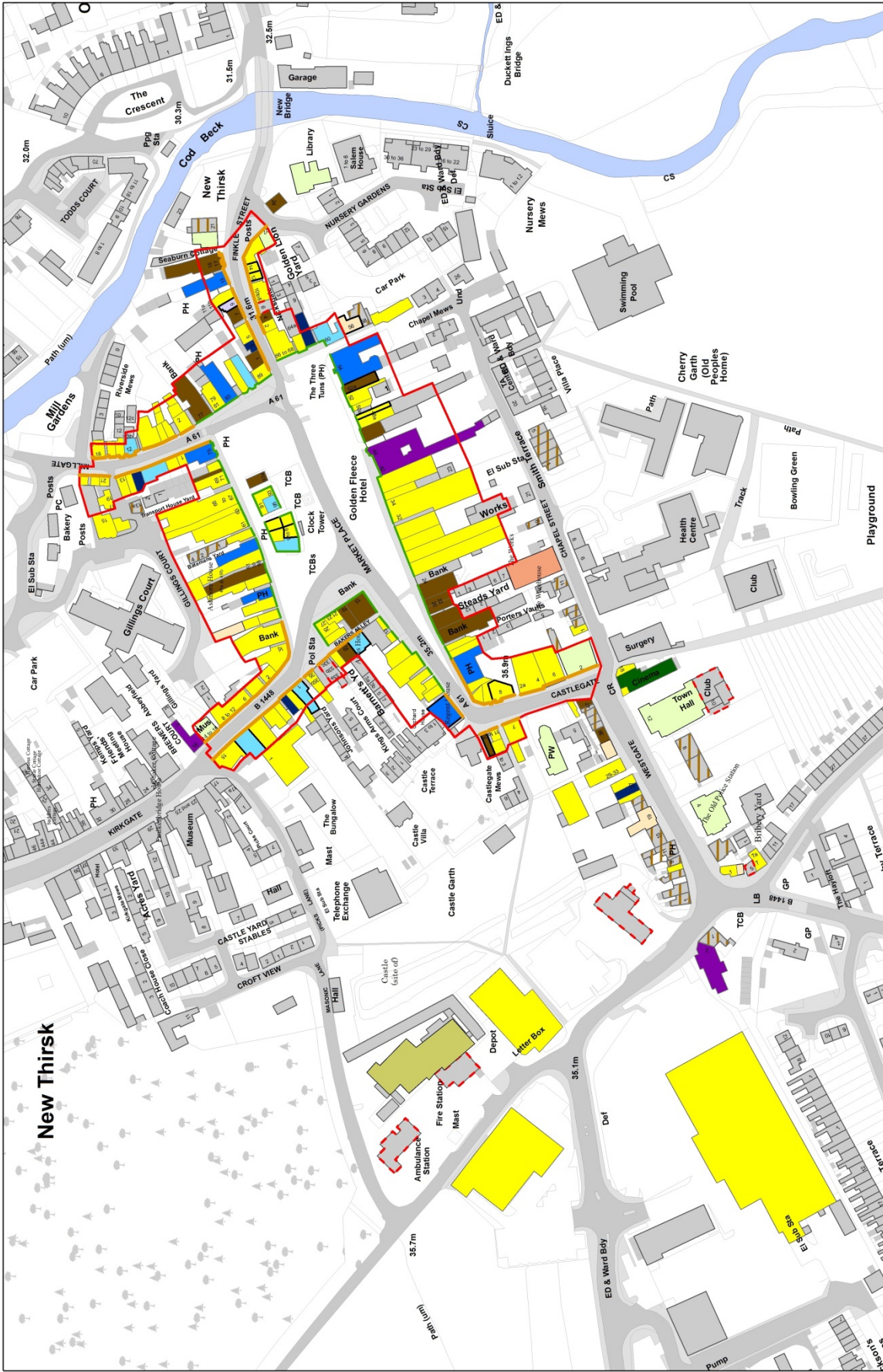
Shopping Frontage Monitoring August 2014



**Stokesley**  
 Shopping Frontage Monitoring August 2014



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



**Thirsk**  
 Shopping Frontage Monitoring August 2014



**HAMBLETON**  
 DISTRICT COUNCIL  
 Civic Centre, Stone Cross, Northallerton DL6 2UU  
 Telephone: 0845 1211 955 Fax: 01609 76728

## APPENDIX 6

### COMMUNITY PLAN PROJECTS ( April 2015)

#### Bedale

Project Name	Completion Date	Status
Crakehall/Bedale/Aiskew/Leeming cycle link	2020	Initiated
The Post Office Square Enhancement Project	2019	Initiated
Improved Signage to/from A1	2014	Complete
Bedale High Street Lighting Enhancements	2019	Initiated
Bedale – Heritage Trail	Mar-17	Initiated

#### Easingwold

Project Name	Completion Date	Status
Promoting & enhancing the Tourism 'offer' in Easingwold and surrounding Villages	2018	Initiated
Access to high speed and reliable broadband	2019	Initiated
The Dawney Outdoor Activity Centre	Mar-16	Initiated
Millfield Skatepark Improvements	2017	Initiated
Easingwold – Roll out Community Minibus	Apr-17	Initiated

#### Northallerton

Project Name	Completion Date	Status
Pendragon Multi Sensory Centre	Jul-15	Initiated
Landscaping Strategy for Northallerton, Brompton and Romanby	Dec'16	Initiated
Northallerton – cycling provision	Aug-17	Initiated
Northallerton - 880 – The battle of the Standard	Aug'18	Initiated

#### Stokesley

Project Name	Completion Date	Status
Ingleby Arncliffe/Stokesley/Great Ayton cycle links	2020	Initiated
Access to high speed and reliable broadband	2019	Initiated
Crash Bang Wallop Youth Theatre	Jul-14	Complete
Northallerton - 880 – The battle of the Standard	Aug'18	Initiated
Hutton Rudby Community Hub	Aug-15	Initiated
Swainby Playing Fields Enhancements	Aug-15	Initiated
River Leven Environmental Enhancements	Aug-17	Initiated

#### Thirsk

There are currently no projects



# Appendix 7

HERITAGE AT RISK 2016 / YORKSHIRE / HAMBLETON

Source : Historic England - Heritage at Risk Register 2016, Yorkshire.

## HAMBLETON



© Historic England

SITE NAME:	West Lodge, Thornton Stud, Newsham Road, Newsham with Breckenbrough
DESIGNATION:	Listed Building grade II*
CONDITION:	Poor
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1150821

Late C18 lodge and entrance gateway. Some roof repairs were undertaken in spring 2014. Further work is needed in order to return the lodge to use.

Contact: Giles Proctor 01904 601981



© Historic England

SITE NAME:	Snape Castle, Snape with Thorp
DESIGNATION:	Scheduled Monument and Listed Building grade I, RPG grade II, part in CA
CONDITION:	Very bad
OCCUPANCY:	Part occupied/part in use
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1004908 and 1190147

Castle dated to circa 1430, with additions and alterations in the C16 and C18. It is comprised of extensive ruins, including some vaulted rooms and two towers. The rear ranges are in a poor condition. The upper parts of the towers are particularly unstable. Much repointing is required elsewhere. The front range is divided into two dwellings.

Contact: Giles Proctor 01904 601981



© Hambleton District Council

SITE NAME:	Stables at Harlsey Castle Farmhouse, West Harlsey
DESIGNATION:	Scheduled Monument and Listed Building grade II*
CONDITION:	Poor
OCCUPANCY:	Occupied/in use
PRIORITY CATEGORY:	D (D)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1004183 and 1188946

Remains of medieval castle keep; in use as farm buildings. A grant has been offered towards project development for a scheme to repair the structure.

Contact: Jenny Lee 01904 601933



© Historic England

SITE NAME:	Church of St Peter, Bridge Street, Brafferton
DESIGNATION:	Listed Place of Worship grade II*, CA
CONDITION:	Poor
PRIORITY CATEGORY:	D (New entry)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1314926

An unusual church, the Perpendicular east end and tower separated by an aisleless nave of 1826 to 1831 by JB Pritchett. The tower pointing is poor and the belfry windows are deteriorating. The sandstone of the nave walls is extensively face-bedded and is eroding. The chancel parapets are decaying. A grant application has been made for a Heritage Lottery Fund Grant for Places of Worship.

Contact: Giles Proctor 01904 601981



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SITE NAME:	Church of St Michael and All Angels, Main Street, Cowesby
DESIGNATION:	Listed Place of Worship grade II
CONDITION:	Poor
PRIORITY CATEGORY:	C (D)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1190796

Neo-Norman church of 1846 by Salvin, with central tower. The roofs have been repaired with a Listed Places of Worship Roof Repairs grant in 2015. Further work is needed to the glazing.

Contact: Giles Proctor 01904 601981

### PRIORITY CATEGORIES

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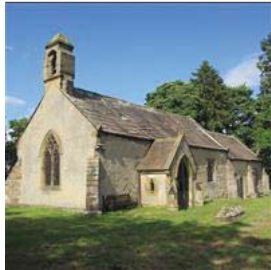


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SITE NAME:	<b>Church of St John the Evangelist, Main Street, Dalton</b>
DESIGNATION:	Listed Place of Worship grade II*
CONDITION:	Poor
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1150818

Church by William Butterfield, 1868. Exterior of stone and slate, but elaborate interior of coloured brick and tile. Morris glass. The rainwater goods are in poor repair and the stonework is in need of repointing.

Contact: Giles Proctor 01904 601981



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SITE NAME:	<b>Church of St Wilfrid, Great Langton</b>
DESIGNATION:	Listed Place of Worship grade II
CONDITION:	Very bad
PRIORITY CATEGORY:	D (New entry)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1315473

Small medieval country church of roughcast cobble under a slate roof. The roof is in very poor condition and the roughcast is deteriorating. A Heritage Lottery Fund Grant for Places of Worship has been offered for project development in 2016.

Contact: Giles Proctor 01904 601981



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SITE NAME:	<b>All Saints Church, Cherry Avenue, Newton-on-Ouse</b>
DESIGNATION:	Listed Place of Worship grade II, CA
CONDITION:	Poor
PRIORITY CATEGORY:	D (D)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1190709

Church of 1848 by GT Andrews, incorporating the Norman tower from the previous building. The roofs are in poor condition and some of the stonework is severely eroded. The spire is a local landmark. A Heritage Lottery Fund Grant for Places of Worship has been offered towards project development and it is anticipated that repairs will start in 2016.

Contact: Giles Proctor 01904 601981



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SITE NAME:	<b>Church of St Leonard, Main Street, Thornton-le-Street</b>
DESIGNATION:	Listed Place of Worship grade II*
CONDITION:	Poor
PRIORITY CATEGORY:	F (D)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1315196

Small medieval church, restored by EB Lamb in 1855. The roof is covered with thin sandstone slates and is in poor repair. A Heritage Lottery Fund Grant for Places of Worship has been offered and work started in 2016.

Contact: Giles Proctor 01904 601981



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SITE NAME:	<b>Church of St Michael, Church Street, Well</b>
DESIGNATION:	Listed Place of Worship grade I, CA
CONDITION:	Poor
PRIORITY CATEGORY:	D (D)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1315190

Well-preserved medieval church with interesting fittings and monuments. The tower and the nave roofs are in poor condition and the south aisle roof is in need of repair. A Heritage Lottery Fund Grant for Places of Worship has been offered in 2016 towards project development and tenders have been obtained.

Contact: Giles Proctor 01904 601981

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SITE NAME:	<b>Medieval moated grange 160m south east of The Grange, Balk</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1015920
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Drainage/dewatering	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Craig McHugh 01904 601972
SITE NAME:	<b>Round barrow 150m south of Warren House, Brandsby-cum-Stearsby</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1013601
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	<b>Round barrow 300m east of Warren House, Brandsby-cum-Stearsby</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1013600
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	<b>Round barrow 300m west of Quarry House, Brandsby-cum-Stearsby</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1013602
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	<b>Round barrow 450m north east of Hagg Farm, Brandsby-cum-Stearsby / Dalby-cum-Skewsby</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1013592
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	<b>Crayke Castle: a motte and bailey and later stone castle of the bishops of Durham, incorporating part of an Anglo-Saxon monastic cemetery, Crayke</b>		
DESIGNATION:	Scheduled Monument, LB grade I, part in CA	LIST ENTRY NUMBER:	1016530
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Animal burrowing - localised/limited	NEW ENTRY?:	Yes
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	<b>Moated site immediately south of Danby Wiske church, Danby Wiske with Lazenby</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1020346
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Gardening	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933

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SITE NAME:	<b>Deighton moated site, Deighton</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1004099
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Drainage/dewatering	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Craig McHugh 01904 601972
SITE NAME:	<b>Lime kilns 400m south west of Furlands, Kepwick / Borrowby</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1021190
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Deterioration - in need of management	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	<b>Section of cross ridge dyke and earthworks in Roman Plantation, Oulston Moor, Oulston</b>		
DESIGNATION:	Scheduled Monument, part in RPG grade II	LIST ENTRY NUMBER:	1013438
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Plant growth	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	<b>A moated site 100m east of St Mary Magdalene's Church, Thirsk</b>		
DESIGNATION:	Scheduled Monument, CA	LIST ENTRY NUMBER:	1008179
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Drainage/dewatering	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Craig McHugh 01904 601972
SITE NAME:	<b>Round barrow known as Gospel Hill, 80m south west of Pasture House, Thornton Watlass</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1018922
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Arable clipping	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	<b>Maiden Bower and Cock Lodge: a motte and bailey castle, moated site, windmill mound and associated linear outwork, Topcliffe</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1011612
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Vehicle damage/erosion - moderate	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	<b>Three round barrows at Three Hills 500m north east of Camp House, West Tanfield</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1015764
CONDITION:	Extensive significant problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Arable ploughing	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985

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SITE NAME:	Earth circles, cursus, pit alignments and burial sites near Nosterfield and Thornborough, including Centre Hill round barrow, West Tanfield / East Tanfield		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1004912
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Arable ploughing	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985
SITE NAME:	Four round barrows on Yearsley Moor 200m south west of High Lions' Lodge, Yearsley		
DESIGNATION:	Scheduled Monument, RPG grade II	LIST ENTRY NUMBER:	1013446
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	Round barrow on Yearsley Moor 400m south west of High Lions' Lodge, Yearsley		
DESIGNATION:	Scheduled Monument, RPG grade II	LIST ENTRY NUMBER:	1013447
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Forestry	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	Two round barrows on Yearsley Moor 550m south west of High Lions' Lodge, Yearsley		
DESIGNATION:	Scheduled Monument, RPG grade II	LIST ENTRY NUMBER:	1013449
CONDITION:	Extensive significant problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Arable ploughing	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933

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## APPENDIX 8

### ACRONYMS USED IN THIS DOCUMENT

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

<b>ACRONYM</b>	<b>NAME</b>
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SINC	Site of Importance for Nature Conservation
SME	Small to Medium Sized Enterprise
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
TCV	The Conservation Volunteers
TIC	Tourist Information Centre
TPE	TransPennine Express



**HAMBLETON**  
**DISTRICT COUNCIL**

Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU

01609 779977

[planning.policy@hambleton.gov.uk](mailto:planning.policy@hambleton.gov.uk)

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