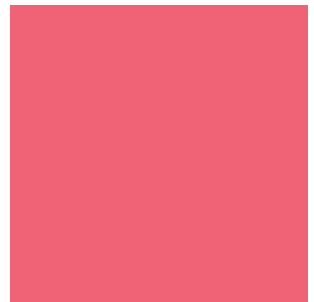


# AUTHORITY MONITORING REPORT

## 2017/2018 - Planning Policy





## **FOREWORD**

This is the thirteenth Authority Monitoring Report covering the period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 for the Local Development Framework for Hambleton District for the area outside the National Park ,which is required to be published under the Town and Country Planning (Local Planning) (England) Regulations 2012.

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# EXECUTIVE SUMMARY

## INTRODUCTION AND BACKGROUND (CHAPTER 1)

This monitoring report covers the period 01 April 2017 to 31 March 2018. 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). 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 2017/2018 just 39% were completed on Brownfield sites, compared to 31% in 2016/2017.
- In 2017/2018 the total number of dwellings permitted on brownfield sites was 17% of the total, in 2016/2017, the figure was 10.1%. (Figure 2.1).
- Work on the second part A1 upgrade (Leeming Bar - Barton) started in March 2014 was opened during March 2018.
- The North Northallerton Link Road scheme is progressing. A planning application for both housing & road was submitted in May 2015, work started in March 2017, residential development was well underway by March 2018, the link road is due for completion by 2020.

## DEVELOPING A BALANCED HOUSING MARKET (CHAPTER 3)

- During the period 2017/2018, the number of homes completed was 415 net against a target of 280 per year net.
- Generally demolition numbers are very low for Hambleton. During 2017/2018 there were 5 notified demolitions, none of which led to a loss of dwelling stock. Most were for replacement dwellings (which are excluded from HDC's housing supply figures) or for other non-residential structures. Therefore the net & gross completions are the same in 2017/2018.
- The Council achieved a gain of 135 dwellings (148% of the target). This is less than the 545 net dwellings completed in the previous year.
- There were 65 (16% of the 2017/18 total) new build affordable homes completed in this monitoring period compared with 171 2016/2017 (see Figure 3.15).
- Five Year Supply - Hambleton has a five year supply for period ending 31<sup>st</sup> March 2018.
- As at 01 April 2018, there were a potential total of 3,106 units expected to be delivered within the next 5 years, this equates to a 9.2 year supply.

## SUPPORTING PROSPEROUS COMMUNITIES (CHAPTER 4)

- The Allocations DPD reflects Core Strategy Policies CP10 and CP10A by allocating 75 hectares of land for employment purposes in the District's five Sub Areas.
- The Council's Employment Land Review (2016) shows that the current demand lies within the range of 13 to 50 hectares. The supply at that time was assessed as being 60.25 hectares.

- In monitoring the retail areas of the principal five market towns it was found that:
  - the number of vacant properties in Thirsk had decreased from 12 to 11,
  - in Northallerton vacancies rose slightly from 13 to 17.
  - in 2016/2017 Easingwold and Stokesley had one vacant unit but in 2017/2018 vacancies rose slightly with Easingwold having 8 and Stokesley 5 respectively.
  - in Bedale, there were three vacancies in 2017/2018, 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 of which 34 are Grade I and 65 are Grade II\*. Eight of these are on the 2018 Heritage at Risk Register compared to 10 in 2017.(See Appendix 7).
- There is over 135 sq km of land with a specific environmental designation, including 70 identified Sites of Importance for Nature Conservation (SINCs).
- Policy DP31, which is concerned with the protection of natural resources, was used in the determination of 68 planning applications, 6 of which were refused.

At the end of this monitoring period the Council has achieved a recycling/composting rate of 54% which is above its 2004/05 base figure. In 2016/2017, was 76%.While the target of 50% was therefore reached, it represents a considerable percentage reduction.

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

- During this monitoring period Policy DP37 which covers Open Space & Recreation was used in the determination of 26 planning applications. Of these, a total of 19 were permitted, 4 were refused and 2 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 From 2010 when 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.

### **MONITORING OF DEVELOPMENT 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 development 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 2012 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 2017 to 31 March 2018).
- 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 revised LDS to reflect the full Local Plan review was published in November 2018 ([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.
- 1.21 Current regulations require SCI's to be reviewed at least every five years and as such a review should have been completed by July 2018. The current SCI is considered to provide an appropriate framework for community engagement in planning processes. A new SCI will be produced following the adoption of the new Local Plan.

### Local Development Framework – Key Milestones

Local Development Framework – Key Stages	Adopted
Core Strategy DPD	3 <sup>rd</sup> April 2007
Development Policies DPD	26 <sup>th</sup> February 2008

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

**Figure 1.1: Local Development Framework Milestones  
Supplementary Planning Documents**

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

**Figure 1.4: Supplementary Planning Document Adoption**

1.22 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

1.23 As stated earlier, in April 2015 Council approved resources and an initial timetable for a new Local Plan, with submission to the Secretary of State by winter 2019. There were two local development schemes in place during the monitoring period; the first was adopted in December 2015 (LDS 2015) and the second adopted in October 2017 (LDS 2017). Please visit [www.hambleton.gov.uk/lpupdate](http://www.hambleton.gov.uk/lpupdate) for the latest news on the Local Plan.

Local Plan Preparation Milestones Achieved to Date	
Stage	Date
Stakeholder Workshops	Summer 2015
Call for Sites	Jun'15 to Feb'16
Issues & Options Consultation	Jan'16 to Feb'16
Preferred Options	Autumn 2016
Alternative Sites & Local Green Space Consultation	April to June 2017

**Figure 1.5: Local Plan Progress to date**

1.24 There was just one plan preparation milestone scheduled during the monitoring period, completion of the Preferred Options stage. This was achieved in June 2017 with the close of consultation on alternative sites. This was achieved before the identified target date in the LDS 2015 (August 2017), the LDS in place at the time.

### Local plan preparation milestones progress

1.25 The current stage of Local plan preparation is finalisation of the publication draft. This stage started during the monitoring period in July 2017. Both of the two LDSs in place during the monitoring period identified April 2018 as the target date for completion of this stage. Although this milestone is outside of the monitoring period it should be noted that this milestone was not achieved by April 2018 and, as identified above, a new LDS was adopted in November 2018 with a revised date of June 2019 for completion of the publication draft local plan.

## Local plan evidence base documents

The following documents have been produced since 1 April 2017 to assist in the production of the Hambleton Local Plan:

- Hambleton Sports Facilities Strategy, August 2017
- Hambleton Open Space Strategy, October 2017
- Housing and Economic Development Needs Assessment (HEDNA), June 2018
- Local Green Space Report, November 2018
- Hambleton Site Allocations Plan - Heritage Background Paper (August 2018)

1.26 These documents are available on the Council's local plan website: [New Local Plan : Evidence Base](#)

## Future local plan preparation milestones:

Milestone	LDS November 2018 schedule
Publication of the plan (Regulation 19)	June 2019
Statutory representations period (minimum 6 weeks) for the Publication draft	June to July 2019
Consultation on the draft final sustainability appraisal report	
Consultation on the draft infrastructure delivery plan	
Submission to the Secretary of State (Regulation 22)	November 2019
Estimated examination period(1)	November 2019 to October 2020
Receipt of inspector's report	November 2020
Estimated date of adoption	December 2020

**Figure 1.6:** Future Local Plan Schedule

1. Once the plan has been submitted for examination the timetable is managed by the planning inspector. As such all dates following submission of the plan are estimated.

## NEIGHBOURHOOD PLANNING

### What is Neighbourhood Planning?

1.27 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

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

## Neighbourhood Plans in Hambleton District

- 1.29 As at 1 April 2018 there were 6 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. All six have designated their Parish areas as Neighbourhood Areas. No neighbourhood plans have been adopted to date.

### Parish Plans

- 1.30 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

- 1.31 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?

- 1.32 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.
- 1.33 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.
- 1.34 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 [Hambleton/CIL](#)

- 1.35 Revenue from CIL for 2017/2018 is shown below in Figure 1.5

<b>CIL Receipts 2017/2018</b>	<b>Income</b>
15% Parish Council contribution	£153,433.21
5% Administration fee	£51,144.40
123 List	£818,310.46
<b>Total CIL Income 2017/2018</b>	<b>£1,022,888.07</b>

Figure 1.7: CIL Receipts 2017/2018

## HAMBLETON IN CONTEXT

- 1.36 Hambleton is one of the largest Districts in England, covering 1,311 square km (506 square miles) and having a population of roughly 90,700<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.
- 1.37 The District is characterised by a dispersed settlement pattern of market towns, villages and hamlets. The mid 2016 Parish population figures<sup>2</sup> for Hambleton shows Northallerton (with Romanby) having a population of 17,070. This is followed by Thirsk (with Sowerby) with a population of 9,550, Bedale (with Aiskew) with 5,510, Stokesley with 4,610 and Easingwold with 4,890. Although classed as a service village, it is worth noting that Great Ayton has a population of around 4,700, similar to that of Easingwold and Stokesley.
- 1.38 At a combined total of 41,630 the Parishes containing the five market towns account for 45.9% 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).
- 1.39 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, North Yorkshire Police and Hambleton District 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.
- 1.40 About 77.7% 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 177 Parishes in the District, 142 of them having a population of less than 500, with a combined population of 20,000 or just 22% of the districts population.
- 1.41 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

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<sup>8</sup> Source : NOMIS , 2017 Mid Year Estimates ) accessed Dec'18; <sup>9</sup> NYCC 2015 Parish Population Statistics.

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 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 2017/18 this policy was used in the consideration and determination of 10 planning applications, 7 of which were permitted. Two of these applications were for new residential development amounting to 48 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	35	3%	1268	97%	1303
2016/2017	141	10%	1255	90%	1396
2017/2018	148	30%	346	70%	494

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

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

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

- 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 148 units (30% 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 that are suitable for development.

Year	Dwellings Completed				Total
	Brownfield		Greenfield		
<b>2004/2005</b>	126	58%	91	42%	217
<b>2005/2006</b>	295	73%	108	27%	403
<b>2006/2007</b>	333	90%	36	10%	369
<b>2007/2008</b>	376	90%	41	10%	417
<b>2008/2009</b>	253	85%	44	15%	297
<b>2009/2010</b>	183	82%	41	18%	224
<b>2010/2011</b>	151	70%	65	30%	216
<b>2011/2012</b>	161	92%	14	8%	175
<b>2012/2013</b>	131	86%	22	14%	153
<b>2013/2014</b>	112	57%	83	43%	195
<b>2014/2015</b>	196	62%	120	38%	316
<b>2015/2016</b>	172	47%	196	53%	368
<b>2016/2017</b>	172	31%	385	69%	557
<b>2017/2018</b>	<b>161</b>	<b>39%</b>	<b>254</b>	<b>61%</b>	<b>415</b>

**Figure 2.2:** Gross housing completions on Greenfield and Brownfield Land

- 2.7 Figure 2.2 above shows that 39% of completions in the monitoring period April 2017 to March 2018 were on brownfield sites, this is well below the LDF target of 55%. The table above shows a steady reduction in brownfield completions from a peak rate of 92% in 2011/12, to just 31% in 2016/2017 with a slight improvement in this monitoring year.

## 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 396 (compared to 419 in 2016/2017) planning applications in this monitoring period, of which 341 were permitted, 52 were refused and 3 were withdrawn.

## Rail Network

- 2.9 Hambleton’s two main rail stations are Northallerton and Thirsk. Both stations have seen a substantial increase in passenger usage over the previous three years and in the case of Northallerton usage has by 87.9% since 2004/2005, for Thirsk there has been a 65.1% increase.

## 2.10 Passenger Usage - Northallerton & Thirsk Stations

Station	2004/05	2015/16	2016/17	2017/18	2004/18 % Change
Northallerton	380,622	688,950	705,876	715,260	<b>87.9%</b>
Thirsk	142,359	218,308	223,610	235,444	<b>65.1%</b>

**Figure 2.3**

Source :Office of Road & Rail Statistics - extracted Jan'19

- 2.11 TransPennine Express (TPE) manages Northallerton and Thirsk stations. TPE has made some significant investment in these stations in recent times with improvements made in relation to passenger information screens, audio passenger information systems and ticket office services and facilities. TPE has expanded passenger car parking facilities at Northallerton during 2012/13 and both stations have been accredited to the Government's Secure Station Scheme. TPE continues to provide services between Newcastle/ Middlesbrough and Liverpool/Manchester Piccadilly/Manchester Airport, with over 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. TPE new franchise started in April 2016, by 2019 new rolling stock will be delivered included 5 coach formations for the Leeds – Middlesbrough route plus more frequent TPE services on the East Coast mainline. TPE passenger satisfaction levels are at 86% (Spring 2018), an improvement over the previous year when overall satisfaction was 81%, according to Passenger Focus.
- 2.12 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 and continues to provide inter-city services from Scotland to London Kings Cross with at least 10 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. In February 2017, work was completed on extending the platforms at Northallerton to accommodate the new East Coast Azuma trains which are longer than the current East Coast electrics. In November 2017, the Transport Secretary Chris Grayling announced that the franchise would be terminated three years early in 2020. With continuing concerns about the franchise, it was announced, in February 2018, with the situation now seen as more urgent, the date for the end of VTEC's contract was brought forwards to "a small number of months".
- 2.13 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 ranging from 75% - 89% during 2017/2018. 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 Spring 2018, passenger satisfaction levels for Grand Central were at 95% according to Passenger Focus.

- 2.14 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.
- 2.15 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. This Northallerton West platform was opened in November 2014. In 2016 it was reported that the railway carries over 50,000 people a year and that for every £1 spent on the railway, £4 is spent at one of the towns or villages on the route

## **Road Network**

### **A1 Upgrade**

- 2.16 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.
- 2.17 The Leeming to Barton section of the A1 upgrade scheme commenced in March 2014 it was completed and opened on 29 March 2018

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

- 2.18 The A684 Bedale Aiskew Leeming Bar (BALB) Relief Road scheme. It gained planning approval from North Yorkshire County Council in August 2012, and work started in November 2014, with completion in August 2016 two months ahead of schedule.
- 2.19 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, approved in December 2016 and work starting in March 2017. It is envisaged that the link road will be complete by December 2019

## **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 372 planning applications (compared to 428 in 2016/17) , of which 311 were permitted, 54 refused and 4 were withdrawn. Policy DP9 was used in the determination of 196 applications, of which 159 were permitted, 32 refused and 2 were withdrawn.
- 2.26 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.

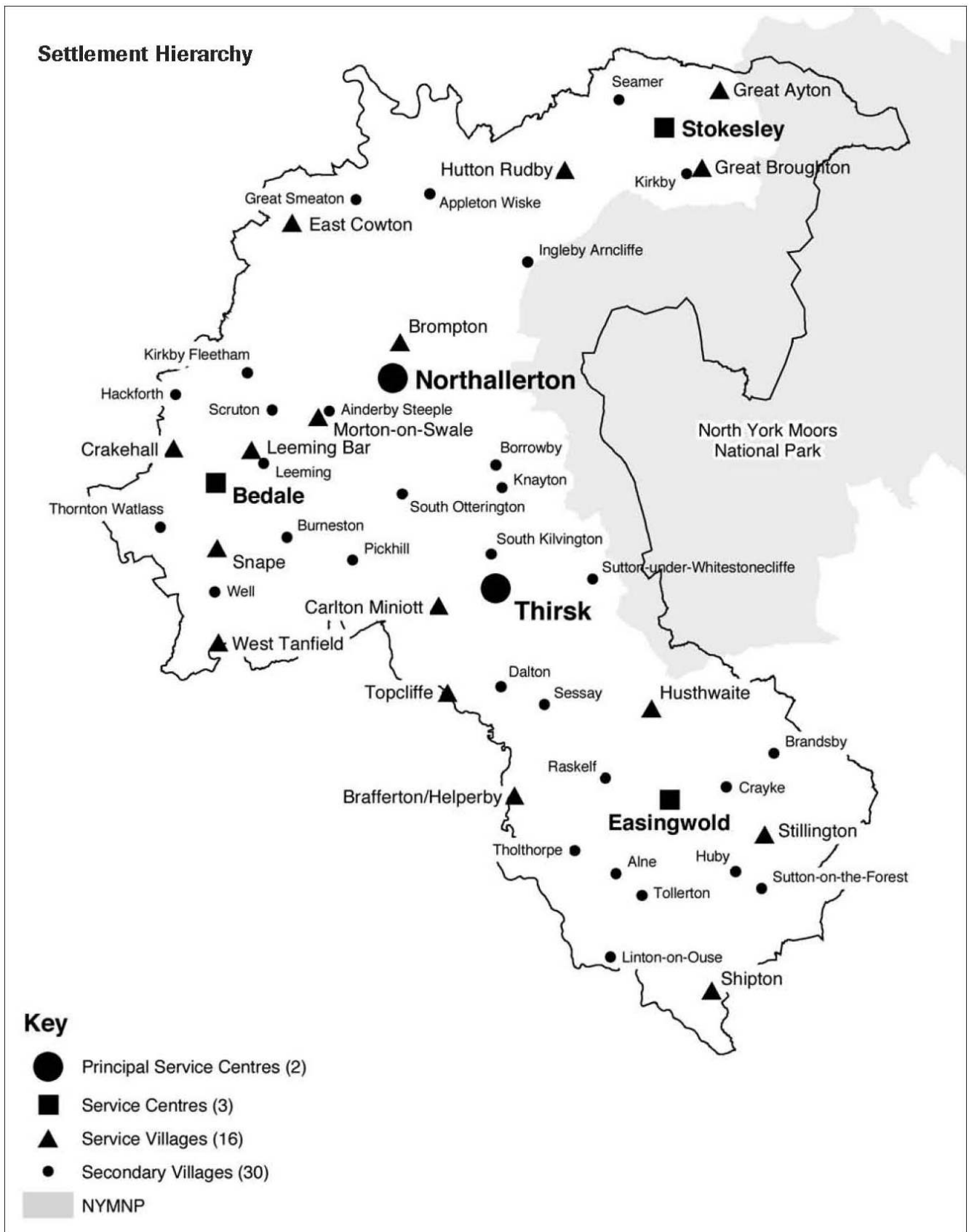


Figure 2.3: Settlement hierarchy (Core Strategy 2007, p.29)

# 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 net completions requirement for 6,320 by 2026 (Figure 3.1 below). It should be noted that this period is longer than that covered by the Council's Adopted Core Strategy (which is 2004 to 2021).

Period	Annual Requirement	
	net	gross
2004-2008 (4 years)	320	330
2008-2026 (18 years)	280	290
<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 monitoring year April 2017 – March 2018 the number of houses completed was 415 gross, there were no notified demolitions that led to loss of housing stock, so the net completions also equals 415.
- 3.4 The Allocations DPD was adopted in December 2010, there are 44 allocated sites. A summary of activity on allocated sites up to April 2018 is as follows:
- Eight sites were completed prior to April 2018
  - Five sites or part sites completed in the year to April 2018
  - 19 sites or part sites had permission or were active during 2017/2018
  - 8 sites have no developer or not gained permission
  - 4 LDF allocations are unlikely to come forward & have been excluded from the supply
- 3.5 The major strategic site at Sowerby Gateway, Thirsk is well underway with over 300 completions by March 2018, initially having 925 units on site, with permission being gained for Sowerby Extra Care scheme (an extra 90 units)

and permission being granted for Phase 3 (which gave an added 55 dwellings) the total capacity is now 1,070 dwellings

### Housing Needs Study and Strategic Housing Market Assessment

- 3.6 In November 2011, a North Yorkshire Strategic Housing Market Assessment (SHMA) was published. It concluded that the need for 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.
- 3.7 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

- 3.8 Housing delivery is one of the key LDF core output indicators that local authorities are required to monitor and is a major Government and Council target.
- 3.9 The housing supply figures in this monitoring report are for the 14<sup>th</sup> year of the LDF period. The table below gives an assessment of the housing provision up to April 2018.
- 3.10 Up to 31<sup>st</sup> March 2018 just over two thirds (67.5%) of the LDF's required 6,540 units has been provided, despite a severe recession and a reduction in building activity up to 2014, since then build rates have rebounded. Any undersupply against LDF targets has now been eliminated.

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	2016 / 2017	2017 / 2018	Period Total
LDF Target Homes required =	330	330	330	330	290	290	290	290	290	290	290	290	290	290	4,220
Homes delivered =	217	405	385	417	298	227	277	176	153	194	318	369	564	415	4,415
Under/over supply =	-113	75	55	87	8	-63	-13	-114	-137	-96	28	79	274	125	195

Figure 3.3: District Housing Provision Update 2004 - 2018

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



## Completion Progress

- 3.11 The Planning Team carried out a major survey during early part of 2017 to ascertain the likelihood of SHLAA sites coming forward within the next five years.
- 3.12 Contact was made with owners, agents and developers with interests in allocated and larger windfall sites (those with 20 & over dwellings) including those with planning permission, seeking to understand when their sites were likely to be delivered.
- 3.13 In addition, a number of administrative sources were also used to assess what level of progress had been made, if any :
- North Yorkshire Building Control Partnership
  - Council Tax Returns
  - Street Naming & Numbering information
  - National House Builders Confederation (NHBC) Monthly Returns
  - CIL Commencement & Completion Forms
  - Local estate agents, if sites were being marketed or sold

## Completions

- 3.14 The net annual housing completion rates for the District since 1991 are illustrated in Figure 3.5 below. Overall, the annualised average completion rate since 1991 is 321 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 five years, with a particular surge in 2016/2017.

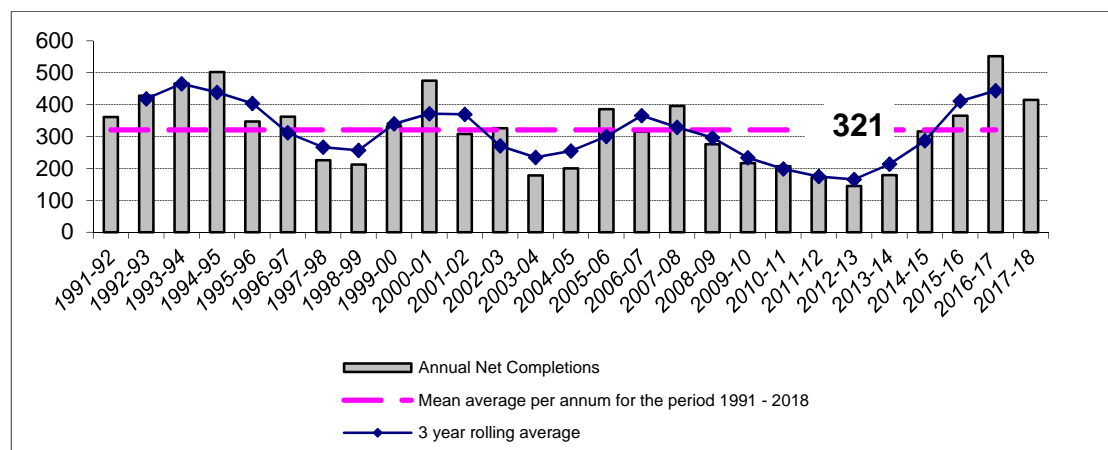


Figure 3.5: Net completions for the period 1991 to 2018.

## Windfall Sites

3.15 Details of windfall completions over the last 14 years are given in Figure 3.6 below. It should be noted that completions during the period 2008 to 2011 are all windfalls. This is because, in the absence of allocations in the former Local Plan and the adoption of the Allocations DPD (in December 2010), all approvals in this period took place on unallocated sites and hence are considered to be windfalls.

3.16 Of the completed dwellings since the start of the Plan period (2004/05), windfalls have accounted for 67% on average (207 dwellings per annum). However, the contribution from allocated sites has increased steadily from just 1% in 2011/2012 to 73% of all completions in 2016/2017. Windfall completions fell slightly during 2017/2018 to account for 59% of all completions.

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%	216	100%	9	207	1997
2011/12	176	1	1%	175	99%	5	172	2169
2012/13	153	43	28%	108	72%	6	145	2314
2013/14	194	86	44%	108	56%	15	181	2495
2014/15	318	205	64%	113	36%	2	316	2811
2015/16	369	261	71%	108	29%	4	365	3176
2016/17	564	409	73%	155	27%	12	552	3728
<b>2017/18</b>	<b>415</b>	<b>245</b>	<b>59%</b>	<b>170</b>	<b>41%</b>	<b>0</b>	<b>415</b>	<b>4143</b>
<b>AVERAGE</b>	<b>314</b>	<b>103</b>	<b>33%</b>	<b>207</b>	<b>67%</b>	<b>14</b>	<b>296</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). During 2017/2018 this target was missed with 46% of completions being from brownfield sources.

Year	2004 / 2005		2005 / 2006		2006 / 2007		2007 / 2008		2008 / 2009		2009 / 2010		2010 / 2011		2011 / 2012		2012 / 2013		2013 / 2014		2014 / 2015		2015 / 2016		2016 / 2017		2017 / 2018	
Brownfield Windfalls	104	54%	213	72%	291	89%	363	90%	253	85%	183	82%	151	70%	147	84%	88	81%	60	55%	58	52%	18	17%	78	52%	79	46%
Greenfield Windfalls	89	46%	83	28%	36	11%	41	10%	44	15%	41	18%	65	30%	29	16%	20	19%	49	45%	53	48%	90	83%	72	48%	91	54%
<b>Total Gross Windfall Completions</b>	<b>193</b>		<b>296</b>		<b>327</b>		<b>404</b>		<b>297</b>		<b>224</b>		<b>216</b>		<b>176</b>		<b>108</b>		<b>109</b>		<b>111</b>		<b>108</b>		<b>150</b>		<b>170</b>	
(Losses)	17		17		54		21		21		7		9		5		6		15		2		4		12		0	
<b>Total Net Windfall Completions</b>	<b>176</b>		<b>279</b>		<b>273</b>		<b>383</b>		<b>276</b>		<b>217</b>		<b>207</b>		<b>171</b>		<b>102</b>		<b>94</b>		<b>109</b>		<b>104</b>		<b>138</b>		<b>170</b>	

Figure 3.7: Plan Period Windfall Completions by Land Type

## PHASING OF HOUSING

- 3.18 In order to maintain the supply of deliverable housing sites, in December 2013 it was decided to initiate the control mechanism of removing the phasing element of site allocations to encourage later phased sites to come forward sooner. Full details can be found in the December 2018 Strategic Housing Land Availability Assessment (SHLAA).

## STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

- 3.19 Local Authorities are required to undertake a Strategic Housing Land Availability Assessment (SHLAA). There have been 12 annual reviews, the latest SHLAA was published in February 2019 for the period up to 1<sup>st</sup> April 2018.
- 3.20 From 1 April 2004 (the start of the LDF Plan Period) to 1 April 2018 (the end of the monitoring year for February 2019 report), The undersupply from previous years has been eliminated and up to April 2018 there is a 195 dwelling surplus.

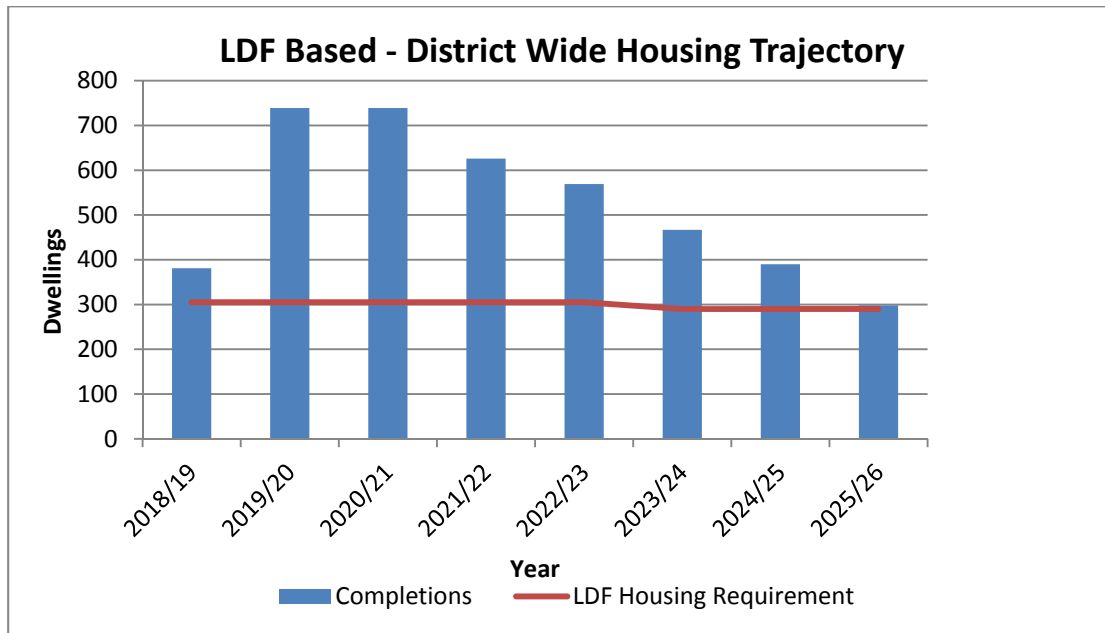
### LDF Based Supply - Allocated Sites & Windfall Permissions with Planning Permission to 1st April 2018

	Year		Annual Supply			Supply	LDF requirement *	Difference
			Allocations	Windfalls	Total			
<b>Five Year Deliverable Supply: 2018-2023</b>	1	2018/19	215	166	381	3,054	1,523	1,531
	2	2019/20	376	363	739			
	3	2020/21	484	255	739			
	4	2021/22	515	111	626			
	5	2022/23	461	108	569			
<b>Post Five Year Developable Supply 2023-2026</b>			1,085	70		1,155	870	285
<b>TOTALS</b>			<b>3,136</b>	<b>1,073</b>		<b>4,209</b>	<b>2,393</b>	<b>1,816</b>

\* LDF requirement = 290x5 = 1450 units plus 5% buffer=1523 dwellings over five years, there is no undersupply to be added

Figure 3.14 – SHLAA supply as at 01 April 2018

- 3.21 It can be seen from Figure 3.14 above that windfall permissions and allocated sites are expected to deliver 3,054 dwellings (an average of 611 units per year) over the next five years (April 2018 to March 2023). Against a target of 1,523, this renders an oversupply of 1,531 units and therefore constitutes a deliverable five year supply. The following three years (April 2023 to March 2026) are expected to yield 1,155 dwellings against a target of 870, which leaves an oversupply of 285 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 2018**

3.22 Overall for the next nine years to the end of the LDF Plan period there is a supply for 4,209 units with an average requirement 299 units per year giving a total requirement of 2,393 units, giving an overall supply of 14.1 years.

### Revised Housing Supply Scenarios

3.23 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 2018 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 so a 5% buffer is applied, this gives a requirement for 336 dwellings per year.\*
- 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 four years since 2014/2015 there have been 1,666 dwellings built against a requirement of 1,344.

The requirement can be expressed as: 336pa x5=1,680 dwellings over the next five years. This set against a supply of 3,106 dwellings gives a 9.2 year supply.

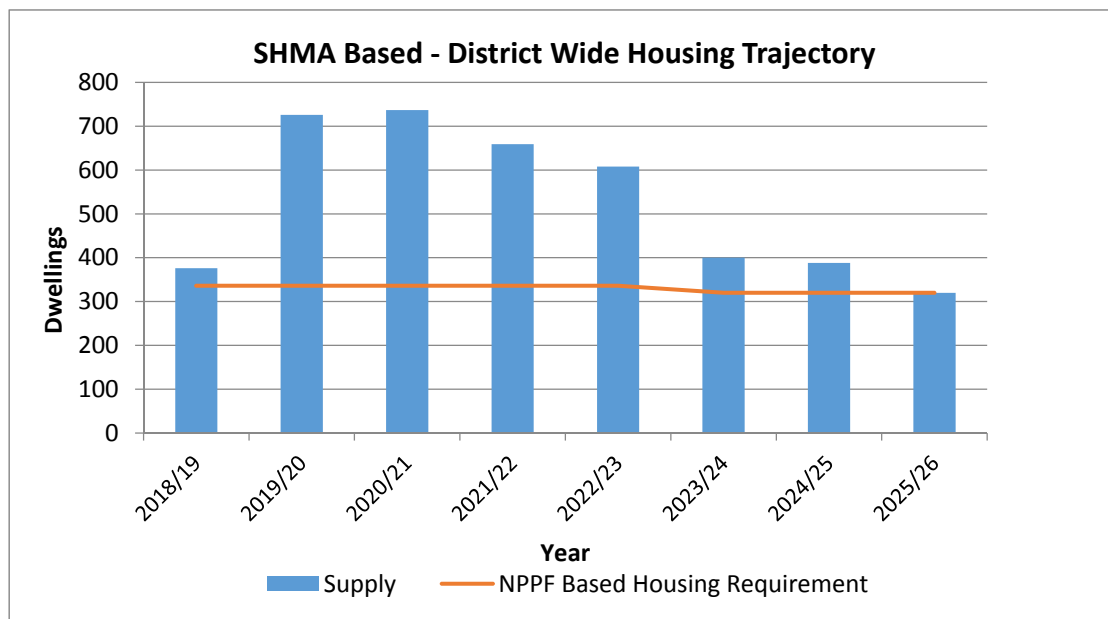
**Table 3 - SHMA Based Supply - Allocated Sites & Windfall Permissions to 1st April 2018**

Year		Annual Supply				Supply	NPPF requirement *	Difference	
		Allocations	Windfalls **	Windfall Allowance	Total				
Five Year Deliverable Supply: 2018-2023	1	2018/19	215	161	0	376	3,106	1,680	1,426
	2	2019/20	376	341	10	726			
	3	2020/21	484	238	15	737			
	4	2021/22	515	109	35	659			
	5	2022/23	461	107	40	608			
Post Five Year Developable Supply 2023-2026			1,085	70	0		1,155	960	195
<b>TOTALS</b>			<b>3,136</b>	<b>1,026</b>	<b>100</b>		<b>4,261</b>	<b>2,640</b>	<b>1,621</b>

**Figure 3.17 – Revised SHMA based supply as at 01 April 2018**

\* This is for 320 per year with 5% buffer = 320x5 = 1,600 plus the extra 5% giving 1,680, followed by a further 320 per year for final three years of the LDF plan period, which equals a further 960.

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



**Figure 3.18 – SHMA Based District Housing Trajectory as at 01 April 2018**

## TYPE, SIZE AND TENURE OF HOUSING

3.24 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

- 3.25 Development Policy DP14 seeks to ensure there is no unmet need for gypsy and traveller accommodation. A survey update was undertaken in September 2012 which identified a need for 2 public pitches and 9 private pitches over the period to 2017. In addition a study of Showmen's Housing Requirements in 2009 identified a need for about 10 plots for Showpeople by 2019 and none had been provided or approved by April 2015.
- 3.26 During 2017/20018 there were five applications to which DP14 had regard, 4 were refused and the 5<sup>th</sup> was permitted for a replacement utility building. In addition, two appeals for gypsy related applications were allowed for two single pitch private gypsy sites.

## 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<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%	175
2012/2013	43	28%	153
2013/2014	40	21%	195
2014/2015	111	35%	318
2015/2016	112	30%	369
2016/2017	172	31%	562
2017/2018	65	16%	415
<b>Totals</b>	<b>1085</b>		<b>4391</b>
<b>Plan period average</b>	<b>78</b>	<b>25%</b>	<b>306</b>

Figure 3.15: Affordable Dwelling Completions 2004-2018

- 3.28 Figure 3.15 above shows that the number of new build affordable dwellings delivered in the monitoring year was 65, 108 less than in the previous year. As at 01 April 2018, there were 3,389 plots with planning permission, of which 452 (13.3%) are affordable, this is a slight improvement over the position in 2016/2017 when only 11.7% of plots were classed as affordable.

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

- 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 (2012 NPPF) was published after the adoption of Hambleton's Local Development Framework Development Plan Documents. Paragraph 22 of the NPPF 2012 states that 'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose' and that 'land allocations should be regularly reviewed'.
- 4.3 The Council's Employment Land Review was published in 2014, this was commissioned as part of the development of a wider Economic Strategy. This assesses the supply of employment land within Hambleton and provides updated requirements for employment land to the period to 2026. It also makes policy recommendations for Plan Review. The information and recommendations within the employment land review will be considered alongside the development plan in the determination of any applications in relation to employment land or loss of employment land. The Allocations DPD provides some flexibility with regards to allocated employment sites and stated on some sites that 'should there be no need for B2/B8, other suitable employment uses (excluding town centre uses) may be acceptable'. DP17 identifies a series of criteria that can be considered in the determination of applications for alternative uses of employment land and affords some flexibility where appropriate.

#### Employment Land Requirements

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

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

	Allocations to 2021 (ha)	Core Strategy Requirements to 2021 (ha)	ELR (2014) Requirements to 2026 (ha)	
			Low	High
Bedale	5.00	20.00	7.11	8.54
Easingwold	6.00	8.00	3.94	5.43
Northallerton	14.40	20.00	7.14	10.77
Stokesley	6.00	9.00	6.60	10.74
Thirsk	13.50	18.00	9.28	11.89
<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 10 years to 2024.
- 4.14 Employment sites are not within the SHLAA. However the Employment Land Review (GVA, 2014) provides an up to date assessment of employment sites that were included in the Allocations DPD, along with known sites in established employment areas. The employment land review will be revisited in 2015.
- 4.15 The Local Indicator target for Policy DP18 states that 900 new small or medium sized enterprises (SMEs) will be started in the District in the 5 year period 2005 to 2010 and 325 per annum thereafter. As was reported in previous monitoring reports, as a result of the Business Support activities that are funded and/or facilitated by the Council along with other initiatives, a cumulative total of 909 new businesses were assisted to start up between 2005 and 2010. This marginally exceeded the target of 900.
- 4.16 Leeming Bar Food Centre and Evolution Business Centre in Northallerton developed by the Council over the past few years have received financial support from Yorkshire Forward and the European Regional Development Fund. The Council will continue to support start-ups through its established workspaces. The Economic Strategy identifies web support and social media, graduate schemes and apprenticeship support grants. The LEP's Economic and Investment Strategy also indicates a number of actions and funding sources to support Micro and SMEs.
- 4.17 Schemes that have been completed by the Council in previous years have units available providing the space to enable the start-up of new SMEs. Further, it is anticipated that as firms outgrow existing premises they occupy

in Council developed/run workspace, this will enable the start-up of new SMEs.

## **MARKET TOWNS REGENERATION**

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

## **RETAIL AND TOWN CENTRE DEVELOPMENT**

- 4.20 Policy CP14 of the Core Strategy states that support will be given to maintaining and enhancing the vitality and viability of the five market towns according to their respective positions in the retail hierarchy. This objective is to be achieved through Policy DP21 of the adopted Development Policies DPD.
- 4.21 For the purposes of Policy DP21 changes in the number of non-retail uses in town centres are carefully monitored and the tables and plans at Appendix 5 give the distribution of ground floor uses within each of the Primary Retail Areas of the 5 Market Towns. The assessments took place in July 2018. The measurements for the Primary Shopping Frontages of each market town are also shown. This information is used to assist in the determination of future proposals to change the use of premises within the Primary and/or Secondary shopping frontages in accordance with criteria set out in Policy DP21. Ground floor frontages (excluding any alleyways and entrances to upper floor uses) have been measured again using GIS.
- 4.22 Vacancy rates for the five market towns vary. Bedale, Easingwold, and Stokesley have low vacancy rates, with between 0 and 4 units vacant. At the time of the survey Northallerton had 14 vacant units (slightly up from 13 the previous year) and Thirsk had 9 vacant units (down from 12 the previous year).
- 4.23 With regards to the amount of non-retail uses within the Primary Shopping Frontage, this has also been assessed through the retail surveys. The percentage of non-A1 uses is higher in all of the market towns than Policy DP21 requirements.
- 4.24 In 2017/18 Policy DP21 was used in the consideration and determination of 8 applications, all of which were permitted.

## **RURAL REGENERATION**

- 4.25 Policy DP25 of the Development Policies DPD sets out those situations where employment development outside Development Limits will be supported in order to assist rural regeneration. The target set for DP25 is to provide for a 10% increase in schemes put forward between 2006 and 2021. This ties in with Core Policy CP15 which, in this monitoring period (2017/18), was referred to on 128 times compared to 140 occasions the previous year

with Policy DP25 being referred to 79 times (contributing to 68 approvals, 9 refusals and 2 withdrawals).

- 4.26 Policy DP26 relates specifically to the agricultural sector and includes a target to increase the number of approved agricultural diversification schemes by 10% in the 15 year period between 2006 and 2021.
- 4.27 In this monitoring period, Policy DP26 was used in the consideration and determination of 82 planning applications, 8 of which were refused, the remainder being permitted.
- 4.28 Of the 74 applications approved under Policy DP26, 7 could be properly described as 'diversification projects', the majority of these were for holiday related activities such as luxury camping, extra caravan pitches and holiday lodges but also solar power schemes and a farm shop.



# CHAPTER 5

## MAINTAINING QUALITY ENVIRONMENTS

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

- 5.1 Protecting and enhancing natural and man-made assets is covered by Policy CP16. There are 48 designated conservation areas within Hambleton District outside of the North York Moors National Park (NYMNP). 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 2018.
- 5.2 Historic England records currently show that there are 1,466 Listed Buildings within Hambleton District (outside the National Park). Currently there are 34 Grade I and 65 Grade II\* listed buildings within the district (outside the National Park), of that number, 8 of these appear in the 2018 Historic England “Heritage at Risk Register” (see Appendix 7).
- 5.3 The Heritage at Risk Register 2018 has 27 entries by type these are:
- buildings and structures 2
  - place of worship 6
  - archaeology entries 19
  - parks and gardens 0
  - conservation areas 0
- 5.4 In recent years the Council had not monitored Grade II listed buildings at risk due to outdated monitoring software and a lack of resources.
- 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 North York Moors National Park (NYMNP); Kewick, Kilburn, Nether Siltan 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 2018, 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 565 applications in this monitoring period (compared to 582 in 2016/2017) with the vast majority (531) being approved. Among the approved applications there were 85 for listed building consent and 131 for tree works within a conservation area plus 34 tree preservation order applications.
- 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 20 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 393 planning applications, of which 336 were permitted, 51 refused and 5 withdrawn.

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 68 applications (compared to 63 during 2016/2017); 60 were permitted, 2 withdrawn and 6 were refused. Of those refused there were three applications for large scale housing developments one of these for 28 dwellings was subsequently allowed on appeal.

- 5.10 In addition to protecting important sites such as Sites of Special Scientific Interest (SSSIs) and SINCs, Policy DP31 establishes general principles applicable to the protection of all natural resources. The policy states that the restoration or creation of new habitats will be supported especially where these contribute to the targets, priorities and enhancement proposals of the RSS or to targets in the Biodiversity Action Plan. As of 31 March 2014 there were just over 135 sq. km of land identified with a specific environmental designation as follows: 1,591.48 ha Ancient Woodland Sites (AWS), 43.29 ha Local Nature Reserves (LNR), 4,459.31 ha Areas of Outstanding Natural Beauty (AONB) and SINC's cover 1111 ha .
- 5.11 Being located within the North York Moors National Park and as such outside Hambleton's Local Planning Area ,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).
- 5.12 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.
- 5.13 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.
- 5.14 Figure 5.1 below shows the status of each of the 13 HAPs and SAPs in the Hambleton BAP as recorded in the BARS as at 01 April 2011. In that monitoring period, 1 additional Action Plan was recorded as having completed and 2 more were recorded as being underway (shown in bold in table 5.1). A total of 37 targets have been completed overall.



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

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

## PROMOTING HIGH QUALITY DESIGN

- 5.17 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.
- 5.18 Policy DP32 was used 991 times during this monitoring period, demonstrating that design is taken in to consideration in the determination of a significant number of planning applications. Of these, 908 were approved, 68 refused and 10 withdrawn plus 5 others which were subject of split decisions, or disposed and were subject to appeal for non-determination.

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

- 5.19 Policy DP33 relating to landscaping was taken into consideration in the determination of 121 applications (compared to just 141 during 2016/2017) of which 108 were permitted, 11 refused and 2 were withdrawn.

## **PRUDENT USE OF NATURAL RESOURCES**

- 5.20 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
- 5.21 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.
- 5.22 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.
- 5.23 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>.
- 5.24 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. A 4 turbine scheme became operational at Bullamoor in December 2015, a solar voltaic scheme became operational at Husthwaite at March 2016 and a 5.0 MW photovoltaic scheme became operational in February 2017 at Sandhutton Lane in Carlton Miniott.

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

<sup>16</sup> Renewable Energy Planning Database – DBIS, December 2018

5.25 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.

Recycling / Composting	Tonnage		% increase in recycling/composting (over 2004/05 base figure)
	Recycling	Composting	
Year	Recycling	Composting	
2004/05	4,949	6,176	--
2005/06	5,249	8,441	23%
2006/07	5,169	10,286	39%
2007/08	5,660	9,341	35%
2008/09	6,578	10,190	51%
2009/10	6,017	9,754	42%
2010/11	6,364	9,500	43%
2011/12	6,391	10,292	50%
2012/13	6,136	9,894	44%
2013/14	6,358	10,306	50%
2014/15	6,165	11,068	55%
2015/16	8,304	11,041	74%
2016/17	8,093	11,483	76%
<b>2017/18</b>	<b>7,683</b>	<b>9,398</b>	<b>54%</b>
			<b>Target 50%</b>

Figure 5.2: Recycling / Composting rates.

- 5.26 The baseline combined recycling and composting figure in 2004/05 was 11,125 tonnes. A new recycling service launched in early 2016 has significantly improved recycling rates from 55% in 2014/2015 to 74% above the 2004/5 baseline. During 2016/2017 the combined recycling & composting tonnage reached 76%. The impact on waste heading for landfill led to a 2,343 tonne (-14%) reduction since 2014/2015.
- 5.27 However, 2017/2018 saw a reduction in the amount recycled material by 410 tonnes while composting saw a significant decline amounting to 2,085 tonnes (a 18% reduction) possibly linked to imposition of charges.
- 5.28 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.
- 5.29 Allerton Waste Recovery Park became fully operational in March 2018 and 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, reducing the amount sent to landfill by 90%.



# 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 22 planning applications, 19 of which were permitted, 2 refused and 1 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 10 planning applications, of which 9 were permitted and 1 withdrawn.

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

- 6.7 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.
- 6.8 Policy DP43 was used in the consideration and determination of 84 applications (compared to 142 instances in 2016/2017); of which 73 applications were permitted and 11 were refused.
- 6.9 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.

## Contextual Indicators

### Hambleton Demographic Structure

#### Population:

Year	Population
2016	90,600
2019	90,800
2026	91,500

Source: ONS Small Area Projections 2016 based – Table 2

#### Age Profile:

Age Group	Hambleton		North Yorkshire		England & Wales	
	2017	2004	2017	2004	2017	2004
0-15	16.2%	18.8%	16.9%	18.8%	19.1%	19.6%
16-29	13.3%	12.6%	13.8%	14.0%	17.8%	17.8%
30-44	15.0%	21.4%	15.9%	21.1%	19.4%	22.5%
45-64	30.1%	28.7%	29.5%	27.4%	25.6%	24.2%
65+	25.5%	18.6%	23.9%	18.7%	18.2%	16.0%

Source: ONS Mid 2004 & Mid 2017 Population Estimates

### Houses Prices in Hambleton – 2017

Property Type	Hambleton	North Yorkshire	England & Wales
Detached	£347,849	£358,459	£395,664
Semi-Detached	£213,306	£216,411	£249,194
Terraced	£197,003	£189,106	£237,304
Flat	£134,707	£163,534	£300,811
<b>Overall Average</b>	<b>£263,496</b>	<b>£251,638</b>	<b>£292,931</b>

Source: Land Registry – Average Prices and Volumes of Sales, 2017 data

#### 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

There has been a rise in numbers of planning appeals determined; during 2016/2017, there were 41, during 2017/2018 the number was 45, this is compared to just 26 appeals determined in 2015/2016. Of the appeals determined during 2017/2018, about a third, 14 (31%), were allowed, 30 were dismissed, 1 was partially approved and no appeals were withdrawn.

Allowed	Dismissed	Withdrawn	Partial Approval	Total
14	30	0	1	45

Of the 14 appeals allowed, there was only one major residential application for 80 dwellings at York Road, Easingwold (15/02419/OUT).

The Inspector concluded that:

- the site was allocated for employment use in the LDF but this was unlikely to come forward
- despite an adequate 5 year supply, LDF policies CP5,CP5a & CP6 were found to be out of date as they were based on a constrained Regional Spatial Strategy (RSS) housing target; and
- the provision of a new GP surgery and 50% affordable housing was a positive consideration

Overall, the benefits outweighed any negative impacts.

In all 13 appeals were allowed for minor development, these included 5 residential applications yielding 5 dwellings, 2 householder applications, 4 for agricultural purposes and 2 gypsy applications for private sites each for a single family.

Three significant applications were dismissed on appeal, these were:

Planning Ref.	Site Location	No. of Dwellings	Reason for Dismissal
16/02442/OUT	Back Lane Great Broughton	75	Landscape character
15/02586/FUL	Cleveland Lodge	80	Negative effect on the setting of listed building & other heritage assets
16/00480/OUT	Primrose Hill Dalton	17	Scale & character

The remaining 27 appeals that were dismissed were for small scale development – in 16 cases, for small residential schemes, the Inspector ruled against development, which would have yielded 32 dwelling units. The remaining 11 cases that were dismissed related to householder applications (annexes, stores, windows and extensions).



## **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)  
Ingleby Arncliffe / Ingleby Cross (2013)  
Knayton Parish Plan (2002)  
Newton on Ouse Parish Plan (2009)  
Osmotherley Area Parish Plan (2006)  
Picton Village Parish Plan (2008)  
Potto Parish 10 Year Plan (2008 – 2017)  
Sessay Parish Plan (2014)  
Snape with Thorp Parish Plan (2002)  
Stillington Parish Plan (2013)  
Sutton on the Forest Parish Plan (2004)  
Tanfield Parish Plan (2008)  
Tollerton Community Plan (2010 – 2014)  
Well Parish Plan (2008)

### **VILLAGE DESIGN STATEMENTS**

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



## APPENDIX 5

### PRIMARY RETAIL AREA USES AND FRONTAGES

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

<b>BEDALE - number of ground floor uses</b>			
A1	Shops	30	68.2%
A2	Financial & Professional Services	2	4.5%
A3	Restaurants and Cafes	6	13.6%
A4	Drinking Establishments	3	6.8%
A5	Hot Food Take-away	2	4.5%
C1	Hotels	0	0.0%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	1	2.3%
SG	Sui Generis	0	0.0%
Vacant		3	6.4%
<b>Total number of units - Primary Area*</b>		<b>44</b>	<b>100.0%</b>

Assessment date: 11 July 2018

<b>EASINGWOLD - number of ground floor uses</b>			
A1	Shops	17	58.6%
A2	Financial & Professional Services	4	13.8%
A3	Restaurants and Cafes	1	3.4%
A4	Drinking Establishments	3	10.3%
A5	Hot Food Take-away	2	6.9%
C1	Hotels	1	3.4%
C3	Dwelling Houses	2	6.9%
D1	Non Residential Institutions	1	3.4%
SG	Sui Generis	0	0.0%
Vacant		4	12.1%
<b>Total number of units - Primary Area*</b>		<b>29</b>	<b>100.0%</b>

Assessment date: 11 July 2018

<b>NORTHALLERTON - number of ground floor uses</b>			
A1	Shops	121	65.8%
A2	Financial & Professional Services	18	9.8%
A3	Restaurants and Cafes	11	6.0%
A4	Drinking Establishments	7	3.8%
A5	Hot Food Take-away	6	3.3%
C1	Hotels	1	0.5%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	1	0.5%
SG	Sui Generis	4	2.2%
Vacant		15	7.5%
<b>Total number of units - Primary Area*</b>		<b>184</b>	<b>100.0%</b>

Assessment date: 10 July 2018

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

**Assessment date:** 12 July 2018

<b>THIRSK - number of ground floor uses</b>			
A1	Shops	82	63.1%
A2	Financial & Professional Services	19	14.6%
A3	Restaurants and Cafes	11	8.5%
A4	Drinking Establishments	8	6.2%
A5	Hot Food Take-away	5	3.8%
C1	Hotels	1	0.8%
C3	Dwelling Houses	1	0.8%
D1	Non Residential Institutions	2	1.5%
SG	Sui Generis	2	1.5%
Vacant		11	7.8%
<b>Total number of units - Primary Area*</b>		<b>130</b>	<b>100.0%</b>

**Assessment date:** 11 July 2018

\*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	188.5	65.0%
A2	Financial & Professional Services	17.9	6.2%
A3	Restaurants and Cafes	44.4	15.3%
A4	Drinking Establishments	25.7	8.9%
A5	Hot Food Take-away	8.3	2.9%
C1	Hotels	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%
D1	Non Residential Institutions	5.3	1.8%
SG	Sui Generis	0.0	0.0%
Vacant		15.9	5.5%
<b>Total shopping frontage</b>		<b>290.1</b>	<b>100.0%</b>

**Assessment date:** 11 July 2018

<b>EASINGWOLD - ground floor uses</b>			
		<b>Primary Frontage (m)</b>	
A1	Shops	177.6	55.8%
A2	Financial & Professional Services	40.2	12.6%
A3	Restaurants and Cafes	15.7	4.9%
A4	Drinking Establishments	49.2	15.4%
A5	Hot Food Take-away	10.2	3.2%
C1	Hotels	15.5	4.9%
C3	Dwelling Houses	0.0	0.0%
D1	Non Residential Institutions	9.9	3.1%
SG	Sui Generis	0.0	0.0%
Vacant		46.9	14.8%
<b>Total shopping frontage</b>		<b>318.2</b>	<b>100.0%</b>

Assessment date: 11 July 2018

<b>NORTHALLERTON - ground floor uses</b>					
		<b>Primary Frontage (m)</b>		<b>Secondary Frontage (m)</b>	
A1	Shops	562.9	64.4%	369.9	71.4%
A2	Financial & Professional Services	142.6	16.3%	16.8	3.2%
A3	Restaurants and Cafes	46.4	5.3%	63.6	12.3%
A4	Drinking Establishments	58.0	6.6%	22.5	4.3%
A5	Hot Food Take-away	13.3	1.5%	31.3	6.0%
C1	Hotels	25.5	2.9%	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%	0.0	0.0%
D1	Non Residential Institutions	0.0	0.0%	6.7	1.3%
SG	Sui Generis	25.0	2.9%	7.4	1.4%
Vacant		58.7	6.7%	33.3	6.4%
<b>Total shopping frontage</b>		<b>873.7</b>	<b>100.0%</b>	<b>518.3</b>	<b>100.0%</b>

Assessment date: 10 July 2018

<b>STOKESLEY - ground floor uses</b>			
		<b>Primary Frontage (m)</b>	
A1	Shops	99.6	65.4%
A2	Financial & Professional Services	17.6	11.6%
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	4.6	3.0%
Vacant		9.7	6.3%
<b>Total shopping frontage</b>		<b>152.3</b>	<b>100.0%</b>

Assessment date: 12 July 2018

THIRSK - ground floor uses					
		Primary Frontage (m)		Secondary Frontage (m)	
A1	Shops	302.1	58.7%	322.4	64.7%
A2	Financial & Professional Services	84.4	16.4%	51.7	10.4%
A3	Restaurants and Cafes	47.0	9.1%	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%	16.5	3.3%
D1	Non Residential Institutions	0.0	0.0%	15.4	3.1%
SG	Sui Generis	5.6	1.1%	6.7	1.3%
Vacant		22.3	4.3%	35.3	7.1%
<b>Total shopping frontage</b>		<b>514.4</b>	<b>100.0%</b>	<b>498.3</b>	<b>100.0%</b>

**Assessment date:** 11 July 2018

**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

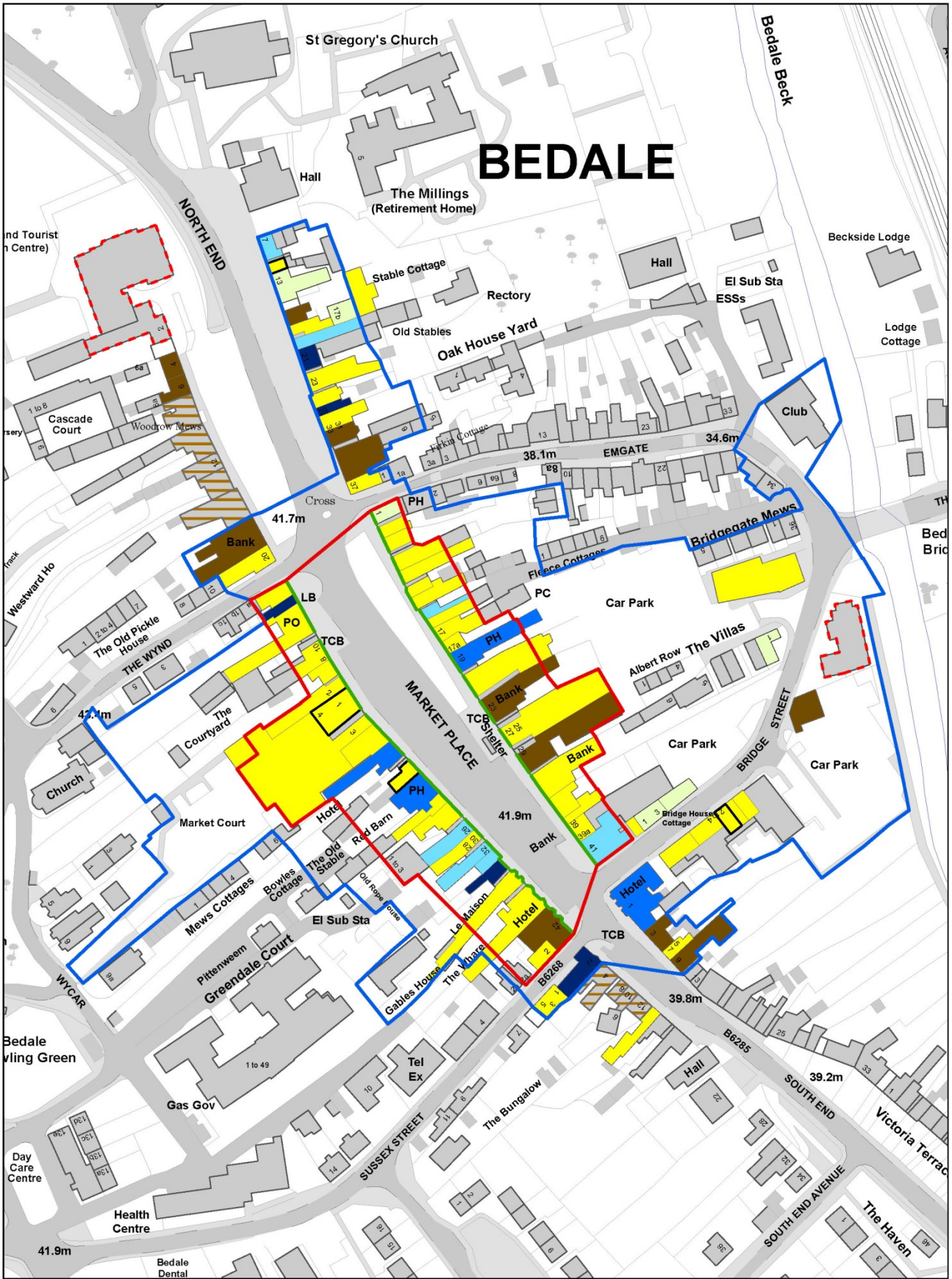
## Retail Survey Key

-  DP21 Primary Retail Areas
-  DP21 Primary Shopping Frontages
-  DP21 Secondary Shopping
-  DP20 Town Centre Extent

## Use

-  A1 - Shops
-  A2 – Financial & Professional
-  A3 – Restaurants & Cafes
-  A4 – Drinking Establishments
-  A5 – Hot Food Take-away
-  C1 – Hotels
-  C3 – Dwelling Houses
-  D1 – Non-Residential Institutions
-  Sui Generis
-  Vacant





**HAMBLETON**  
DISTRICT COUNCIL

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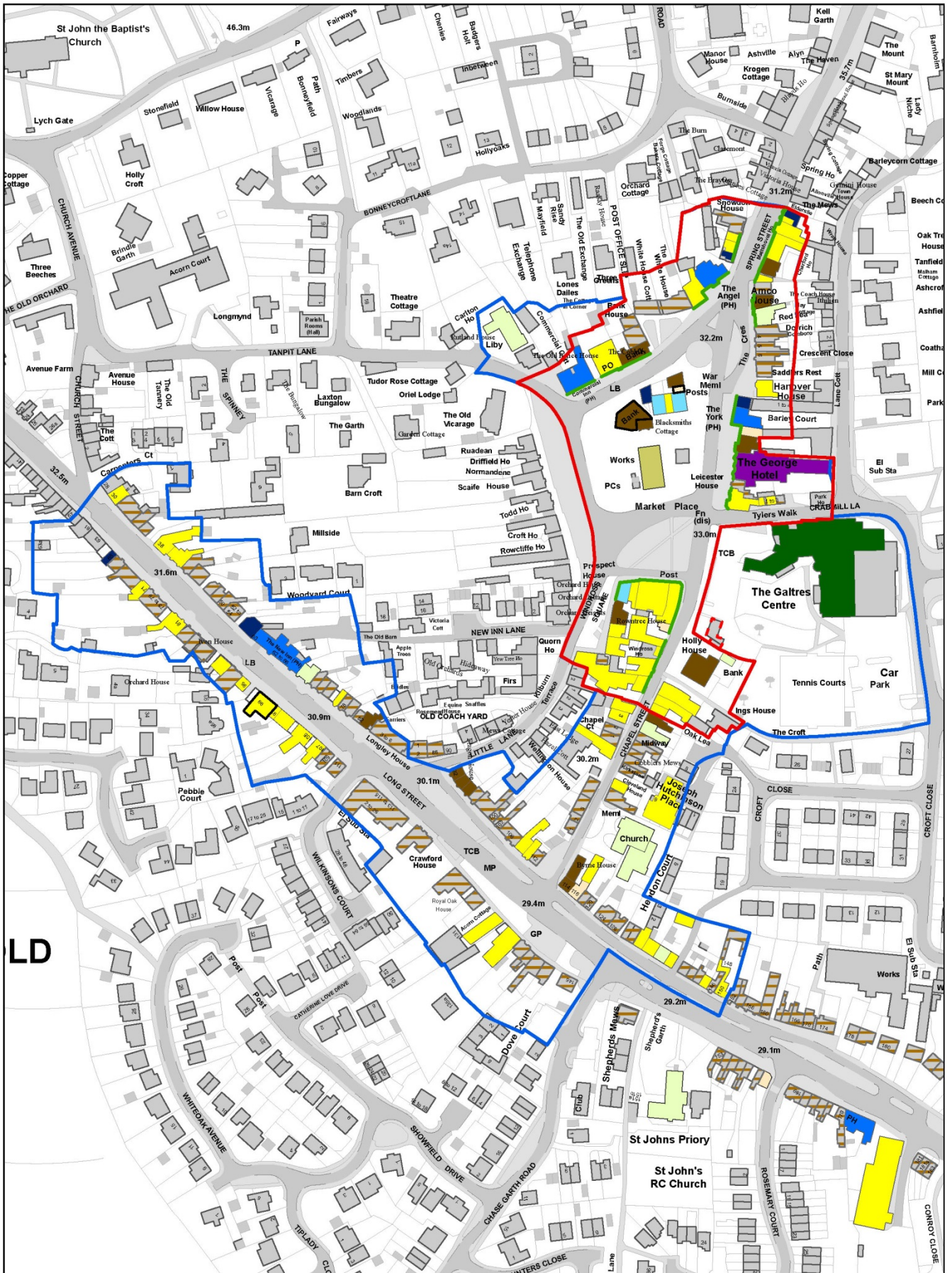


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**Bedale**

Shopping Frontage Monitoring August 2018



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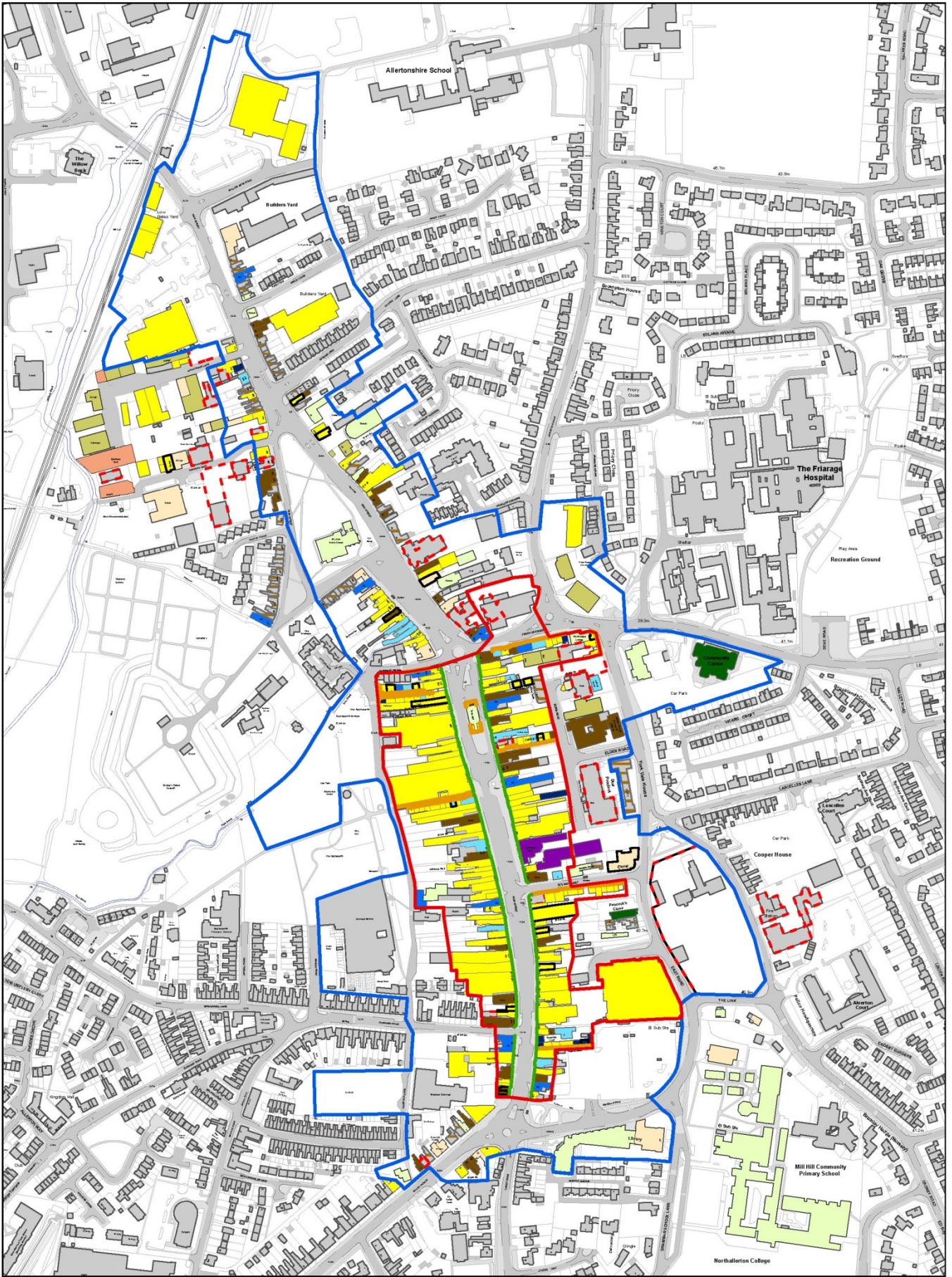
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**Easingwold**  
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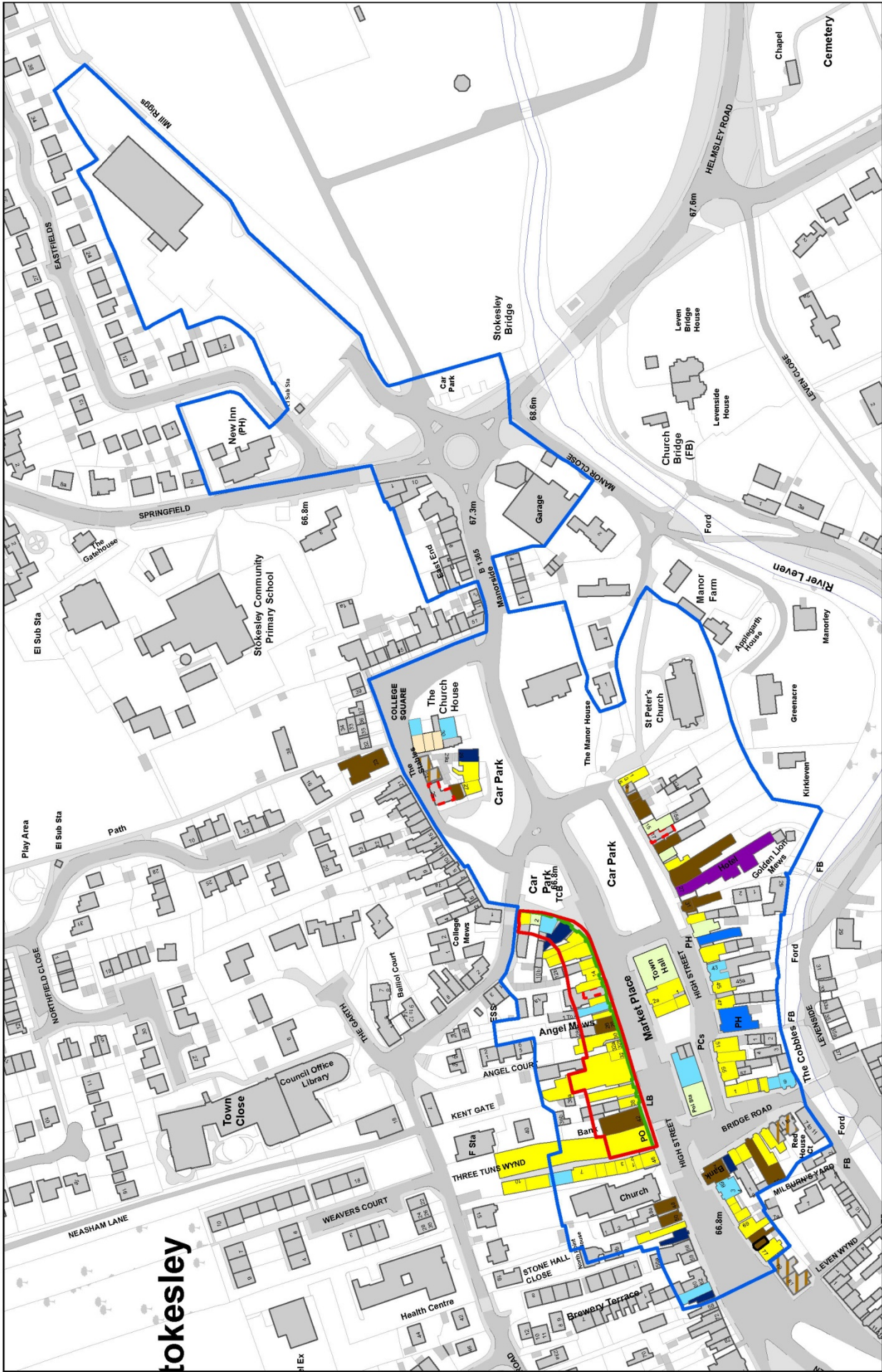
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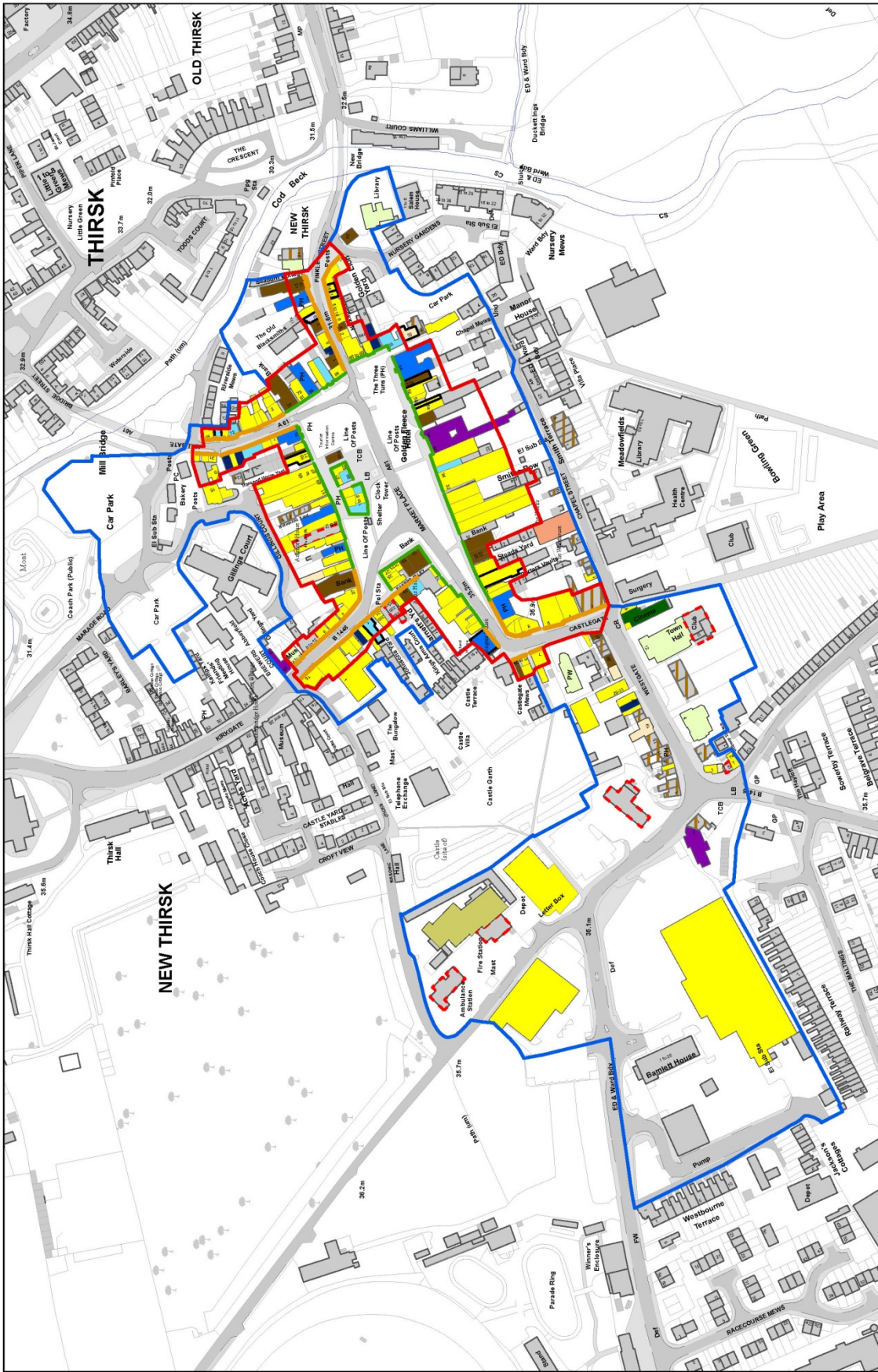
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**Thirsk**  
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## APPENDIX 6

### COMMUNITY PLAN PROJECTS ( April 2018)

#### Bedale

Project Name	Completion Date	Status
Bedale/Aiskew 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	Withdrawn
Bedale – Heritage Trail	By Apr'18	Complete

#### 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	Complete
Easingwold – Roll out Community Minibus	Apr-17	Complete

#### Northallerton

Project Name	Completion Date	Status
Pendragon Multi Sensory Centre	By Apr'18	Complete
Landscaping Strategy for Northallerton, Brompton and Romanby	By Apr'18	Complete
Northallerton – cycling provision	Aug-17	Initiated
Northallerton - 880 – The battle of the Standard	By Apr'18	Complete
Northallerton Footpath Improvement Project	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
Hutton Rudby Community Hub	Aug-15	Complete
Swainby Playing Fields Enhancements	Aug-15	Complete
River Leven Environmental Enhancements	Aug-17	Initiated

#### Thirsk

There are currently no projects





# Appendix 7

## HERITAGE AT RISK 2018 / YORKSHIRE / HAMBLETON

Source : Historic England - Heritage at Risk Register 2018, Yorkshire, see <https://historicengland.org.uk/images-books/publications/har-2018-registers/>

### 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: Nicola Brown 01904 601985



© Historic England

SITE NAME:	Church of St Mary, Church Wynd, Alne
DESIGNATION:	Listed Place of Worship grade I, CA
CONDITION:	Poor
PRIORITY CATEGORY:	F (D)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1151297

A largely Norman church, although with medieval extensions and insertions. The nave south wall appears to be a Georgian rebuild, although resetting (and jumbling) the fine Norman doorway. The tower is largely of 1766 and has a brick upper stage. The roofs and drainage are in poor repair. A Heritage Lottery Fund Grant for Places of Worship is supporting repairs, which started in 2018.

Contact: Giles Proctor 01904 601981



© Historic England

SITE NAME:	Church of St Peter, Bridge Street, Brafferton
DESIGNATION:	Listed Place of Worship grade II*, CA
CONDITION:	Poor
PRIORITY CATEGORY:	F (D)
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 Heritage Lottery Fund Grant for Places of Worship is supporting repair, which started in 2018.

Contact: Giles Proctor 01904 601981

#### PRIORITY CATEGORIES

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.
- D** Slow decay; solution agreed but not yet implemented.
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
- F** Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

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

#### ABBREVIATIONS

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



© Historic England

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

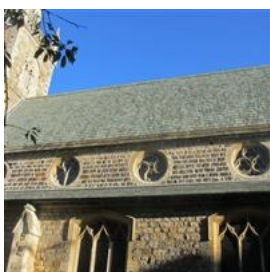


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SITE NAME:	<b>Church of St Wilfrid, Great Langton</b>
DESIGNATION:	Listed Place of Worship grade II
CONDITION:	Very bad
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1315473

Small medieval country church of roughcast cobble under a slate roof. The roof is in very poor condition and the roughcast is deteriorating.

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 (F)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1190709

Church of 1848 by GT Andrews, incorporating the Norman tower from the previous building. The spire is a local landmark. The nave and aisle roofs have been recovered with a Heritage Lottery Fund Grant for Places of Worship. Further HLF grant has been offered for project development leading to the recovering of the remaining roofs.

Contact: Giles Proctor 01904 601981



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SITE NAME:	<b>Church of St Mary, Kirkings Lane, Over Silton, Hambleton</b>
DESIGNATION:	Listed Place of Worship grade II*
CONDITION:	Poor
PRIORITY CATEGORY:	F (D)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1150956

A remote medieval church, in the middle of a field. The roof of the Norman nave is hidden behind a parapet, but the roof of the medieval chancel is covered with coarse stone slates. This roof and that of the adjoining vestry are in poor repair. In fulfilment of its responsibilities for Chancel Liability for this particular building the Church Commissioners are supporting the re-covering of the chancel roof. A Heritage Lottery Fund Grant for Places of Worship is supporting the cost of the remaining repairs. Work started in 2018.

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:	Jane Jackson 01904 601880

SITE NAME:	<b>Round barrow 150m south of Warren House, Brandsby-cum-Stearsby</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1013601
CONDITION:	Extensive significant problems	TREND:	Improving
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:	Extensive significant problems	TREND:	Improving
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:	Extensive significant problems	TREND:	Improving
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 unsatisfactory with major localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
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:	Jane Jackson 01904 601880
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:	Extensive significant problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	<b>Sand Hutton Cross boundary cross 600m north east of the Old Vicarage, Sandhutton</b>		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1011748
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>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:	Jane Jackson 01904 601880
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

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SITE NAME:	Three round barrows at Three Hills 500m north east of Camp House, West Tanfield		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1015764
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Arable ploughing	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985
SITE NAME:	Earth circles, cursus, pit alignments and burial sites near Nosterfield and Thornborough, including Centre Hill round barrow, West Tanfield / East Tanfield		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1004912
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Arable ploughing	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985
SITE NAME:	Round barrow on Rabbit Hill, 120m north of High Park House, Winton, Stank and Hallikeld		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1020353
CONDITION:	Unknown	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Arable clipping	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jane Jackson 01904 601880
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:	Improving
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:	Improving
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:	Stable
PRINCIPAL VULNERABILITY:	Forestry	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 (now MHCLG)
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
HEDNA	Housing and Economic Development Needs Assessment
HLS	Heritage Lottery Scheme
HNS	Housing Needs Study
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSP	Local Strategic Partnership
MW	Megawatt
MHCLG	Ministry of Housing ,Communities & Local Government
NNLR	North Northallerton Link Road
NPPF	National Planning Policy Framework
NYCC	North Yorkshire County Council
ODPM	Office of the Deputy Prime Minister (Now MHCLG)
ONS	Office for National Statistics
PPA	Planning Performance Agreement
PV	Photovoltaic
RSS	Regional Spatial Strategy
SAC	Special Area of Conservation
SAP	Species Action Plan
SCI	Statement of Community Involvement

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







**HAMBLETON**  
**DISTRICT COUNCIL**

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