INTRODUCTION

1.1 This report is the fourth annual report monitoring the progress of the implementation of the Hambleton District Wide Local Plan which was adopted in January 1999.

1.2 Monitoring, evaluation and review is an integral part of plan making. The 1990 Town and Country Planning Act requires that plans are kept up to date so that they can be used effectively in the determination of planning applications.

1.3 PPG12: Development Plans published December 1999 advises that as far as possible, policies and proposals should be expressed in a form which will facilitate their monitoring and review. Monitoring should assess whether the plan is achieving what it sets out to achieve and identify where policies need to be strengthened, maintained or changed in some way, or, in cases where the policy has served no useful purpose, removed from the plan. The monitoring process should provide a framework for measuring progress in implementing plans and will inform the decision making process when it comes to determining the need for and scope of a plan review. PPG12 advises local authorities to publish the results of plan monitoring on a regular basis through an annual monitoring report.

1.4 PPG3: Housing (2000) introduces the plan, monitor, manage approach which requires local authorities to ensure that the planned level of housing provision is kept under continuous review. This report examines the data for the period April 2001 to March 2002 for the indicators set out in the Good Practice Guide “Monitoring the Provision of Housing through the Planning System”.

SCOPE OF THE REPORT

1.5 Chapter 16 of the Local Plan sets out how the Council intends to monitor, evaluate and review the progress of the Local Plan. This report examines the changes in legislation and guidance from the Government and other agencies concerned with planning and the environment since the publication of the 2001 Monitoring Report; the progress with development between April 2001 to March 2002; the effectiveness of the Plan's policies in implementation through decisions on planning applications and appeals and finally, emerging issues are assessed which will point towards aspects to be considered in the review of the Plan.

THE REVIEW OF THE LOCAL PLAN

1.6 The First Local Plan Monitoring Report published in 1999 raised a number of issues concerning the implementation of the Local Plan and highlighted the need for changes to policies. These have been taken forward into the First Alteration of the Local Plan. Proposals for revisions to 30 policies and the deletion of one policy were placed on First Deposit in May 2001. Following consideration of the representations received further revisions to the policies were proposed and these were placed on Second Deposit in April 2002. The representations received were considered by Cabinet in July 2002 and further revisions agreed. In view of the agreement to commence a full review and roll forward of the Local Plan it was decided not to progress the First Alteration any further. The policies as set out in the Second Deposit Draft would continue to be used for Development Control purposes and consideration of the further revisions would be incorporated into the full review of the Plan.

1.7 With the publication of Regional Planning Guidance for Yorkshire and the Humber in October 2001 and the commencement of the preparation of the review of the Joint Structure Plan for North Yorkshire and the City of York, it was considered opportune to commence a full review and roll forward to 2016 of the Hambleton District Wide Local Plan in line with these Plans. A report was
presented to Cabinet in January 2002 setting out a timetable for the review. At this stage this review will be carried out in accordance with the 1999 Development Plan Regulations but it is acknowledged that the process for preparing the Plan will need to be reviewed in the future once the Government’s proposals for revised procedures for the preparation of Development Plans, or Local Development Documents, have been finalised.

1.8 Preliminary consultations on key issues to be considered in the review of the Local Plan have been carried out during the spring and summer of 2002.

CONTEXTUAL INFORMATION

PLANNING GREEN PAPER

1.9 The Government has concentrated on the publication of a number of reports arising from the Planning Green Paper:

- Planning Green Paper: Summary of Consultation Responses (June 2002)
- Planning Obligations: Delivering a Fundamental Change (June 2002)
- Making the System Work Better – Planning at Regional and Local Levels (July 2002)
- Compulsory Purchase Powers, Procedures and Compensation: the way forward (July 2002)
- Sustainable Communities – Delivering through Planning (July 2002)

1.10 New legislation is to be introduced in the forthcoming Parliamentary session to introduce changes to the planning system. The main recommendations of the Government’s response to the Planning Green Paper (Nov 2002) are as follows:

- An injection of £350 million in additional resources over three years for local authorities planning services;
- Introduce a statutory purpose for planning;
- Planning Policy Guidance notes will be reviewed and replaced by national Planning Policy Statements over the next three years. They should make clear statements of national policy and priorities in relation to national infrastructure provision and strengthen planning at the regional level;
- Regional Spatial Strategies should provide the long term spatial strategies for other regional strategies, they should give greater consideration to inter-regional issues;
- Sub-regional planning issues should be integrated into the regional strategy making process with county councils playing a key role in this;
- County Structure Plans are to be abolished. However, Counties should continue with their roles in relation to planning for minerals and waste matters and in relation to the Local Transport Plans;
- Authorities are to agree amongst themselves what Local Development Documents to produce and whether any of these should be on a joint basis, including with a county council;
- The Local Development Document will bring together all the local planning authority’s planning policy documents for its area including any supplementary planning guidance. The core elements of the LDD of area wide policies, statements of community involvement and proposals will be mandatory for all authorities. Where considered appropriate, authorities can add area action plans setting out detailed proposals for areas of change. There will be no fixed review cycle for plans; they should be undertaken as frequently as necessary. The general policies of
the core strategy should be supported by site specific policies and proposals where appropriate shown on a proposals map. An independent examination will be retained.

- Local authorities will be required to prepare a three year project plan or Local Development Document Scheme setting out the documents they propose to prepare for the LDD and the timetable for preparing each one. Adherence to the scheme will form part of the Best Value assessment indicators. The process whereby plans are tested and adopted will be improved.

- Better engagement at earlier stages of plan making process will be promoted to help to reduce objections. The two stage deposit process will be abolished, mediation to resolve objections will be promoted. The Inquiry process to be timetabled and Inspectors to be given more control over procedures to be used. The Inspector's recommendations to be binding on the authority subject to a power of direction by the Secretary of State.

- The review of development plans should continue under the existing arrangements as quickly as possible. A new Best Value indicator to measure this to be introduced in 2003/04. Transitional arrangements will be introduced.

- The planning system should deliver in a sustainable way key Government objectives such as housing, economic development, transport infrastructure and rural regeneration whilst protecting the environment. Planning should: create and sustain mixed and inclusive communities; enable local communities to be involved much more positively than before; and deliver a high quality and respected public service.

Implications

1.11 The preparation of the Review of the District Wide Local Plan will continue to be progressed in accordance with the 1999 Development Plan Regulations. It is proposed that it should be prepared so that it can be delivered as a Local Development Document as soon as the Government clarifies the procedures. Greater emphasis will be given to engaging stakeholders widely in the early stages of the Plan review through the Key Issues report.

Planning Policy Guidance Notes

1.12 The following PPGs have been revised:

- PPG17 Open Space and Recreation (July 2002) together with its companion guide “Assessing Needs and Opportunities” (Sept 2002)
- PPG23 Planning and Pollution Control – Consultation Paper (July 2002)
- PPG23 Planning and Pollution Control - Development on Land affected by Contamination – Consultation on draft Planning Technical Advice (Feb 2002)

The implications of the changed guidance notes is considered under the relevant section in the monitoring report.

Regional Planning Guidance for Yorkshire and Humberside

1.13 Regional Planning Guidance for Yorkshire and the Humber to 2016 (RPG12) was published in October 2001 by the Government Office for Yorkshire and the Humber.

1.14 The main purpose of the RPG is to provide a regional spatial strategy within which local authority development plans and local transport plans can be prepared. It will also inform the development and implementation of other strategies and programmes in the region including the Regional Economic Strategy, European Economic Development Fund programmes and the Regional Housing Statement and the plans of infrastructure and service providers (eg. health service, rail, gas, water, telecommunications and water undertakings), industry and commerce.
1.15 It was announced in March 2002 that work on a Selective Review of the RPG was to commence to address a number of criticisms about the RPG where generalisations had been made in view of a lack of adequate information. Major studies have been commenced such as that of the Leeds Economy and the South and West Yorkshire Multi-modal Transport Study. A review of Coastal and Rural Issues is also programmed.

NORTH YORKSHIRE JOINT STRUCTURE PLAN

1.16 The four strategic authorities in North Yorkshire have commenced the preparation of the Joint Structure Plan to cover North Yorkshire, the City of York and the two national parks. This will provide a fundamental review of the Structure Plan’s strategies and policies and take account of the new development framework set out in the Regional Planning Guidance and changing European and national policy. It is proposed to roll the Plan forward to the year 2016. Preliminary draft policies were circulated to major stakeholders in November 2001. The draft Structure Plan is being considered by its constituent authorities and it is anticipated that it will be placed on deposit early in 2003.

WARMING UP THE REGION: YORKSHIRE & HUMBERSIDE CLIMATE CHANGE STUDY (Yorkshire Forward June 2002)

1.17 This report explains the potential impacts of climate change on the Yorkshire and Humberside region. The study refers to climate change mitigation (ie. reducing greenhouse gas emissions) However, as it is recognised that even with a dramatic reduction in greenhouse gas emissions globally, global warming will continue over the next century due to inertia in the climate system, so the report is mostly concerned with climate change impacts and strategies to adapt to the changes forecast.

1.18 The most important impacts are likely to be:
- rising sea levels and increasing flooding risks with wetter winters
- drier autumns and summers leading to some local water resource problems
- changing agricultural patterns in response to opportunities to grow different crops and problems with water supply for irrigation
- changing habitats and losses and gains of species with changing migration patterns and changes to upland habitats
- threats to road and rail in extreme weather conditions.

1.19 The report recognises the unique position of planning to support climate change adaptation.

HAMBLETON COMMUNITY PLAN

1.20 Hambleton District Council and North Yorkshire County Council have a duty to prepare a Community Plan to promote and improve the economic, social and environmental well-being of the area, arising from the Local Government Act 2000. The two Councils have agreed a joint approach to Community Planning; using a partnership approach a broad range of priorities and actions have been identified. The Community Plan is a broad strategic document, providing an overarching framework for the Development Plan, Local Transport Plan and other public strategies and programmes. The objectives of the Community Plan are:
- To allow local communities to articulate their aspirations, needs and priorities;
- To co-ordinate the actions of the Council, the public, voluntary and community organisations and the private sector that operate locally;
- To focus and shape existing and future activity of those organisations so that they effectively meet community needs and aspirations.
1.21 The first draft of the Community Plan was approved by the Local Strategic Partnership in December 2002 and consultation is now being carried out. Once adopted, the Community Plan will become an important document for the Council and will help to shape the review of the Local Plan.

CONCLUSIONS AND RECOMMENDATIONS

1.22 The Government is intending to bring about a major change to the development plan making process through the implementation of changes first introduced through the Planning Green Paper. The new Planning Bill is to be introduced in the next session of Parliament to introduce the necessary legislative changes and this will be complemented by the publication of new national Planning Policy Statements. As yet the full implications of the changes are unclear. However, it has been agreed to commence the review and roll forward of the Local Plan to 2016 and that it should be progressed with a view to preparing it in accordance with the requirements for a Local Development Document once these are finalised.

1.23 It is recognised that climate change will have an impact on the area in the future. Strategies will have to be developed to cope with the likely impacts identified particularly the results from extreme weather conditions. More focus will be needed on reducing energy and water consumption through the design of new development.

1.24 Good progress is being made with the preparation of the Community Plan. This Plan seeks to articulate the views of the local community to planning for its future needs. It will be an essential report in helping to shape the review of the Local Plan.
CHAPTER 4: NATURE CONSERVATION

CHANGES IN CONTEXT

Biodiversity: The Hambleton Biodiversity Action Plan

4.1 The ‘Hambleton Biodiversity Action Plan’ was formally adopted by the Council in May 2002 and is now used as Supplementary Planning Guidance.

4.2 The Hambleton BAP is intended to raise awareness of the issues and problems associated with a range of habitats and species and was developed as a partnership with local people contributing local knowledge. Each of the 13 sections of the BAP describes a species or habitat with particular relevance to Hambleton. This is followed by information on the threats or concerns about the habitat/species and ends with a list of proposed actions to stem loss or damage.

4.3 There will be an on-going need to monitor the outputs of the Hambleton Biodiversity Action Plan and a separate report will be prepared on that subject in the future.


4.4 Work is now almost complete on reviewing and updating the North Yorkshire Sites of Importance for Nature Conservation (SINCs) by North Yorkshire County Council. A document on guidelines for the selection of SINCs was prepared in May 2001 and all existing and proposed sites have been assessed against the listed criteria.

4.5 31 existing SINCs have had their designation confirmed, and 4 have been found to no longer qualify. 24 potential new sites have been identified and there are 14 sites that require further investigation.

4.6 This project continues to provide consistent and up to date information on SINCs by means of a map based computer database (BioDat) which enables ecological information for the district to be accessed in order that specific nature conservation priorities can be identified. The system remains a useful resource for dealing with enquiries where there has been a wildlife issue.


4.7 When a proposal affects either a species protected under the EC Habitats Directive (or the habitat of such a species) it is currently necessary to obtain a license from DEFRA following the grant of planning permission. The Government is consulting on a proposal to incorporate the provisions of the EC Habitats Directive into the Planning system and make the grant of planning permission a derogation under article 16 of the Habitats Directive, thus dispensing with the need to obtain a separate license from DEFRA. Where no planning permission is required, or where protected species are found to exist on a site after the grant of planning permission, it will still be possible to obtain a licence from DEFRA.

4.8 As part of the new process, it is proposed to make consultation with English Nature mandatory on planning applications that involve protected species.

Issues arising.

4.9 The recent adoption of the Hambleton Biodiversity Action Plan, and the integration of the Habitats Directive into the planning regime makes it increasingly important that the Council has access to good specialist information and advice when making decisions on planning applications. The Council does not have any staff with expertise in ecology and the danger may arise that locally important sites are not recognised and appropriate necessary expert advice not sought.
OPERATION OF POLICIES

POLICY NC1: GENERAL NATURE CONSERVATION CONSIDERATIONS

4.10 Policy NC1 was used in three cases over the year in support of the creation of three wildlife ponds. All three of the applications were approved. The creation of wildlife ponds is a target in the Hambleton Biodiversity Action Plan.

POLICY NC3: LOCAL NATURE RESERVES

4.11 The authority formally designated its first statutory Local Nature Reserve (LNR) in June 2001 at a former quarry site in Nosterfield. Since that date, an interpretation/observation building has been constructed within the reserve in addition to viewing areas and hides. It is hoped to arrange the formal launch of the LNR around February 2003.

4.12 The Plan's Nature Conservation policies continue to work well in identifying the relative importance of wildlife designations in the Plan area and thereby ensuring that such sites are afforded the appropriate protection in the determination of planning applications. Wildlife interests are continuing to benefit from a higher profile in the decision making process. This should be further strengthened now that the Hambleton Biodiversity Action Plan is adopted as Supplementary Planning Guidance.

CONCLUSIONS AND RECOMMENDATIONS

4.13 The Hambleton Biodiversity Action Plan now provides guidance in considering development proposals that may affect identified species or habitats. In addition the Council's Countryside Conservation grants are to be targeted to ensure that they help to meet priorities identified in the BAP. More pro-active work will need to be undertaken, however, if the targets in the BAP are to be achieved.

4.14 Natural environment issues have always been a planning consideration. The adoption of the Hambleton Biodiversity Action Plan, and the proposed integration of the Habitats Directive into the planning regime is, however, making it increasingly important that the Council has access to good specialist information and advice when making decisions on planning applications. The North and East Yorkshire Ecological Data Centre provides the Council with information on sites where there is a known ecological interest. English Nature and NYCC provide limited advice to the Council on significant sites or species, however, the Council does not have any staff with expertise in ecology and the danger may arise that locally important sites are not recognised and necessary expert advice not sought on proposals.
CHAPTER 5: THE HISTORIC HERITAGE

CHANGES IN CONTEXT


5.1 This report has been published in response to the recommendations in the earlier policy review “Power of Place” (English Heritage 2000) that a regular report on the condition of the historic environment of England be produced.

5.2 The report is in two parts, a national overview which identifies the significant threats and challenges to the historic heritage and a regional report which identifies specific threats at a more local level. This is the first national audit of the state of the historic environment. It provides a benchmark against which future changes can be measured.

5.3 The report includes a long list of threats and challenges as follows:

- Poor decisions, unregulated development and traffic growth are degrading the quality of the historic environment;
- Insensitive new design blights the historic environment and diminishes its character and distinctiveness;
- Climate change;
- Barriers to access and participation by many social groups;
- Reduced local authorities staffing and finances;
- Lack of sufficient craft skills for repair works;
- A perverse tax regime which levies VAT on building repair;
- Threats to listed buildings and damage to rural archaeological sites;
- The loss of regionally distinctive archaeological features such as ridge and furrow former ploughlands in the Midlands.

5.4 The report concludes with two questions:

- Has the value and significance of the historic environment been identified, understood and communicated?
- Is what is valuable and significant being sustained effectively for the future?


5.5 This report is the outcome of work funded by Yorkshire Forward from 2001 which aimed at defining a set of indicators to monitor the state of the historic environment in Yorkshire. It looks at each element in turn- Listed Buildings, conservation areas, World Heritage Sites, Registered Battlefields, Historic Parks and Gardens, Scheduled Ancient Monuments and other archaeological areas. It explains what each of these are and how far they are protected, discusses their condition and the extent of development pressure.

5.6 Much of the data contained in the 22 tables in the report is at regional or county level. There are few indicators at District level which would be of use in monitoring development pressure. However, the report is the first in what will be an annual series, and is a starting point.
Heritage Under Pressure (English Heritage May 2002)

5.7 This report provided a rapid overview of existing data on resources for the management of the historic environment as part of the planning system, including sites, buildings, places and landscapes. It was a contribution towards the Government’s review of resources for planning authorities which was undertaken prior to the publication of the Green Paper “Planning: Delivering a Fundamental Change” (Dec 2001).

5.8 The report advises that English Heritage, the local authorities and others should be achieving the following:

- Everyone in the planning system needs to recognise the role of conservation in planning.
- Local planning authorities need to ensure that they have enough properly qualified and experienced conservation staff. A skills strategy for local authority staff should be created.
- Applicants need better guidance on how to make an application for listed building or planning consent. This could help to reduce the delays to the system caused by inadequate provision of information.
- Clearer government guidance on the importance of conservation is required.
- Establish benchmarks for the quality of conservation service provision and outcomes.
- Improve IT and information systems to ensure that everyone has access to better information about the historic environment.

People and Places: Social Inclusion Policy for the Built and Historic Environment (DCMS June 2002)

5.9 This is a practical guide for all those involved with the historic environment, and is aimed at local authorities, regeneration agencies, developers, design and planning practitioners, cultural and heritage organisations.

5.10 It sets out as a key policy objective to make social inclusion a priority for all these agencies and organisations and to achieve the widest possible access to the contemporary and historic built environment as part of the cultural heritage.

Heritage Strategy (North Yorkshire County Council August 2002)

5.11 This is a revised version of the Draft Heritage Strategy, published in 2001 as a consultative document. The Strategy was adopted as policy by the County Council earlier this year, and it will provide a detailed framework to guide the work of the Heritage Unit over the next 3-5 years.

5.12 The following are of most relevance to Hambleton:

- The new initiatives to be undertaken in the AONBs, with new core funded AONB units drawing on Countryside Agency funding for projects;
- A new countryside management partnership for the Vale of York and Mowbray;
- A jointly funded Extensive Urban Archaeology Survey project for market towns;
- A conservation areas scheme targeted on highway works in conservation areas.

OPERATION OF POLICIES

POLICY HH2: NEW CONSERVATION AREAS

5.13 Under the legislation, we are required to keep under review the need for new conservation areas and reviews of existing areas. There has been no systematic review of conservation areas since 1993.
5.14 However, the boundaries of part of the Thirsk Conservation Area have been reviewed in the Long Street Area, as part of the work to develop an enhancement scheme for this area. Consultations with local residents were carried out in May 2002, but these proved inconclusive and a further round of consultations will be undertaken before determining whether the boundary of the area will be extended at Long Street.

POLICY HH8: ARTICLE 4 DIRECTIONS

5.15 A further Article 4(1) Direction was made on 28th October 2002, covering houses in Thirsk town centre and Sowerby Town End. This is a more extensive area than originally set out in the Adopted Local Plan, and reflected the need to include the many houses down town centre yards which would otherwise not be covered. The Direction will need to be confirmed by the Office of the Deputy Prime Minister within six months.

5.16 In the year under review, there have only been two planning applications (one at Stokesley and one at Thirsk) which have been required as a result of the Article 4 directions operating in these towns. In addition, there has been one appeal against the refusal to allow uPVC windows at Thirsk. This appeal was dismissed on the grounds that the proposal would fail to preserve or enhance the character or appearance of the conservation area.

5.17 Between April 2001 and March 2002 there were a total of 32 planning and listed building applications in the Stokesley Conservation Area and 45 in the Thirsk and Sowerby Conservation Area. Only two out of 77 applications had been generated by the Article 4 Directions.

Conservation Area Assessments

5.18 A draft Conservation Area Assessment for Thirsk and Sowerby was circulated for consultation with residents, local groups, national amenity societies and other groups in March 2002. The draft has been expanded as a result of comments made and will be published shortly.

POLICY HH13 ENHANCEMENT SCHEMES FOR CONSERVATION AREAS

5.19 A draft scheme for the enhancement of Long Street, Thirsk has been prepared by a working party led by Thirsk Town Council, and bids for funding from the Market Towns Initiative (MTI) and the Single Regeneration Budget (SRB) are to be submitted. This project will assist in the regeneration of one of the main “gateways” into Thirsk and will hopefully stimulate the redevelopment of vacant sites and buildings.

POLICY HH14: TOWNSCAPE IMPROVEMENT AREAS

5.20 A number of these areas have been enhanced through grant aided repair of buildings. In Thirsk, the Co op store has been repaired and new flats created in the upper floors, while 49 Market Place and the rear workshop buildings have been converted to a Tourist Information Centre and offices.

5.21 The buildings along the east side of Castlegate have all been repaired with a mixture of private funding and grant aid and a neglected fringe area of the town centre has been bought back to life.

5.22 The redevelopment of the Nursery site off Thirsk Market Place for flats and houses has now been completed and smaller scale infill housing schemes are in progress in Chapel Street.

CONCLUSIONS AND RECOMMENDATIONS

5.23 The Historic Heritage policies have, in general, proved effective in safeguarding listed buildings and conservation areas, and while fundamental changes are not needed, some of the Improvement Areas under Policy HH14 will need to be amended in the future to reflect changed circumstances.

5.24 No overall review of the conservation areas has been undertaken since 1993 and a review should be undertaken as part of the full review of the Local Plan.
CHAPTER 6: BUILDING DESIGN

CHANGES IN CONTEXT

6.1 It is now recognised that achieving high quality architecture and urban design is primary objective of the planning system. The Commission for Architecture and the Built Environment (CABE) and other agencies and bodies have issued a large quantity of advice on good design in the past year.

6.2 Organisations such as The Urban Design Alliance and the Urban Design Group campaign for improved standards of design in the built environment. This year, the House Builders Federation, CABE and The Civic Trust have joined forces to create ‘Building for Life’ a three year initiative to pursue design excellence and promote best practice across the house building industry.

Design Review (CABE March 2002)

6.3 This report contains a checklist for the evaluation of the design of proposed schemes. It recognises that design is a creative activity and that definitions of quality in design are elusive. Design cannot be reduced to codes and prescriptions. CABE states that: “By good design we mean design that is fit for purpose, sustainable, efficient, coherent, flexible, responsive to context, good looking and a clear expression of the requirements of the brief”. CABE believes that high standards in architecture and urban design should be promoted everywhere. Poor designs are unacceptable wherever they may be proposed.

Paving the Way: How we achieve clean, safe and attractive streets (CABE July 2002)

6.4 This study sets out an agenda for improving the street, the most neglected element in the built environment. It highlights barriers which prevent the creation of streets for multiple uses, and challenges Government, urban designers, highway engineers and local authorities to treat streets as quality places in themselves.

The Value of Good Design (CABE November 2002)

6.5 A short report showing how well designed buildings and spaces create economic and social value. In healthcare facilities, good design is reflected in reduced length of patient stay; in schools by improved educational attainment; in housing, well designed houses attract higher selling prices; in business, good design helps to raise output and lower costs through improved efficiencies; in residential areas, good design helps to achieve lower crime rates.

Cultural and Social Overview and Scrutiny Committee: Development of the Arts.

6.6 Hambleton District Council’s Cultural and Social Overview and Scrutiny Committee has conducted a review of the Council’s policy relating to the development of the arts in 2001-2. One of the findings was that a plan to develop public arts needed to be prepared to include special one-off commissions, sustainable policies and integration into other development. It was considered appropriate that in future all new development should include a piece of public art with a commuted sum being provided by the developer.

Implications

6.7 To introduce a requirement for new development to include a piece of public art, or artistic elements to be included in the design of a building will require the introduction of a new policy in the Local Plan which identifies the type of development on which artistic features will be sought and the justification for this. It is proposed that this should be included as part of the review of the Local Plan.
OPERATION OF POLICIES

POLICIES BD1 AND BD2: GENERAL POLICY AND CONTEXT FOR DESIGN

6.8 These general design policies set the context for new development. They emphasise the importance of local distinctiveness and diversity in the buildings of the District, but do not seek to constrain innovative design where appropriate.

6.9 Development in town and village centres is mostly two storey built in brick and pantile and these materials and building forms provide a strong context for most development. It is not surprising, given this context, that vernacular details and materials are widely used, particularly in town centre schemes and residential development.

APPRAISAL OF RECENTLY COMPLETED DEVELOPMENTS

Residential

6.10 With the increased emphasis on better design and the more effective use of previously developed land, it is appropriate to look at three recently completed schemes where two national and one local housebuilders have been involved.

The Stripe/Fairfield Road, (Hazelmead Village) Stokesley

6.11 Unusually for a development by a volume housebuilder, this scheme was designed by architects. It comprises 85 detached, semi-detached and terraced dwellings on a 4.7 hectare greenfield site on the northern edge of Stokesley. The site was formed by narrow linear fields, separated by hedges containing hedgerow trees. The scheme has attempted to retain as much of this landscape framework as possible within the new development.

6.12 The design of the houses was based on a study of the local vernacular architecture of the area, and the requirements of the development brief. The building elevations have been derived from local details - flat roofed canted bay windows, segmental arches giving access to rear yards, flush door entrances and painted quoins and traditionally detailed windows. The mixture of brick, render, slate and pantile aims to create a varied and interesting streetscape.

6.13 The retained hedges to the frontages of the houses have been supplemented by additional hedge planting and by the use of walls and iron railings as used elsewhere in Stokesley.

6.14 In the town centre, vernacular buildings of 2 and 3 storeys are ranged in continuous frontages. On
the edge of town, a more fragmented approach was considered appropriate, but the use of detached garage blocks makes this fragmentation more visible. Despite this, it is evident from the overall quality of the design of this development, how design of new volume housing can be improved with the employment of architect.

**Easingwold Motors Site, Long Street, Easingwold.**

6.15 This is a high density development of 59 dwellings on a site measuring 0.67 hectares. The scheme consists of a number of mainly three storey terraces and blocks arranged each side of a cul de sac off Long Street, with an emergency access and footpath into the older housing area to the south.

6.16 The Long Street elevation has been built at three storeys, with a central pedimented section breaking forward. This section contains a Venetian window similar to those in the former Convent building across Long Street and uses prominent keystones and other details derived from the locality. The design of this block attempts to follow a classical idiom, without overwhelming the adjacent Crawford House and other nearby listed buildings.

**33 Market Place, Thirsk**

6.17 This scheme involved the redevelopment of a former public house which had been greatly altered in the 19th and 20th centuries and the redevelopment of the yard at the rear with two blocks of two storey houses. Redevelopment of the site was constrained as the land immediately to the rear lay within the scheduled monument of Thirsk Castle. The new groups of houses have been built on the footprint of groups of cottages and outbuildings demolished around 1970, in order to minimise the impact on the archaeology of the site.
Chapter 6: Building Design

6.18 The design approach taken has been very much a contextual one, with the frontage of the site being rebuilt with a brick and pantile three storey building with sash windows and canted bays similar to other nearby buildings. Access to the rear is through an archway to two groups of cottages which use local vernacular details.

Commercial and Other Uses

Laura Ashley, High Street, Northallerton

6.19 A single storey garage and motor components depot has been rebuilt and refronted to provide a new retail unit on a prominent location at the end of the High Street. The scheme has successfully unified a group of different buildings into a coherent design.

6.20 However, the single storey building looks out of scale with the two storey development each side, and particularly when viewed from across the road, where the looming bulk of the 1962 Telephone Exchange is all too visible.

Managed Workspace Project, Stokesley

6.21 This project was developed to meet the need for managed workshop space in Stokesley, to provide start up businesses with the support that they need during their first three years. It aimed to provide 10 small units of about 74 square metres each, along with administrative, reception and training space.

6.22 The initial concept was of a two storey brick building with a tiled roof of fairly conventional appearance. However, Yorkshire Forward was keen to see this project act as a flagship project for the region, in terms of architectural design and the level of business support provided.

6.23 For these reasons, it was decided to run an architectural competition to achieve a first class innovative design. The RIBA agreed to run the competition which received national coverage. From a list of ten practices, a short list of five was made, and these firms were invited to prepare detailed designs to be judged by a decision panel.

6.24 The winning entry was submitted by McDowell and Benedetti of London. Their scheme has the workspace units arranged around a central communal space on two floors, lit by clerestory glazing under a lightweight roof structure. The building has an almost organic appearance in plan form, like
a broad bean or snail shell, a fully glazed flattened ellipse, with metal sunscreen louvres wrapped around it and with a “green roof” to combat solar gain.

6.25 This is perhaps the most striking and original proposal for any business building proposed in the district, and is a notable advance on the usual steel framed sheds which characterise most recent industrial areas. This building, with its unusual and striking appearance could stimulate further designs of high quality and originality, and bring greater creativity into the design of commercial buildings in the District.

CONCLUSIONS AND RECOMMENDATIONS

6.26 Government advice set out in PPGs now puts a much greater emphasis on the need for good design than in previous years.

6.27 Perhaps the most significant lesson to be drawn from the schemes discussed above is that most of them benefited from the design skills of qualified architects, who have demonstrated that they can achieve striking and innovative results that can fit into the context of the locality.

6.28 The introduction of a new Council policy promoting the inclusion of art in new development will need to be considered in the review of the Local Plan.
CHAPTER 7: POLLUTION AND HAZARDS

CHANGES IN CONTEXT

PPG23: PLANNING AND POLLUTION CONTROL (CONSULTATION DRAFT)

7.1 A revised Planning Policy Guidance Note 23 (PPG23) on Planning and Pollution Control was published for consultation in August 2002.

7.2 The consultation paper sets out proposed revisions to PPG23 on Planning and Pollution Control. It is intended to complement the new pollution control framework under the Pollution Prevention and Control Act 1999 and the Pollution Prevention and Control Regulations 2000. It updates the existing guidance to take into account the National Air Quality Strategy and development on the control of discharges to water, and climate change. It should be noted that this is the first PPG to include consideration of the impact of development on climate change.

7.3 PPG23 brings together much vital technical and background information about the regulatory framework for pollution prevention and control which is operated by a number of other bodies. Existing planning policy on pollution prevention and control remains largely unchanged. This aims to minimise the problems encountered in determining the location of development that may give rise to pollution, and to ensure that other developments are, where possible, not affected by major existing or potential sources of pollution.

Brompton, Northallerton and Romanby Flood Alleviation Scheme

7.4 Following the floods in Brompton, Northallerton and Romanby in November 2000 and during the summer of 2002, the Council has joined with North Yorkshire County Council and Yorkshire Water Services to initiate the “Brompton, Northallerton and Romanby Flood Alleviation Scheme”. Consultants have undertaken as assessment of the scope for resolving the flooding in the area using an integrated catchment management approach to the investigation and solution of flooding incidents in the area. Many of the present problems are a legacy of past ad hoc responses to localised problems and the integrated catchment approach attempts to investigate and solve the flooding problem of each location by considering it as part of the way the whole catchment operates.

7.5 The study has examined the catchment of the River Wiske and its tributaries from below the sewage treatment works at Romanby to north of Brompton. Indicative proposals put forward for further investigation include an increase in the flood overflow areas to the north of Springwell Lane, Northallerton; to the west of the railway line at Brompton, on the Stone Cross playing fields, the Brompton playing fields and along Water End at Brompton. To the east of Northallerton it is proposed to create new dammed storage areas on Turker Beck and Sun Beck. Other measures proposed include the straightening of river beds, improvement of culverts, raising of the level of bridges and improved maintenance of trash screens.

7.6 Further technical investigations will be required on each proposal and funding for the scheme will have to be obtained. It is anticipated that the improvement works will be carried out over the next three years.

UK National Air Quality Strategy

7.7 Circular 15/97 was published on 17 December 1997. It promotes a corporate approach to the issue of local air quality and introduces the role of local authorities in delivering the Government’s UK National Air Quality Strategy.

7.8 The Council is currently undertaking work to ascertain if the levels specified in the Air Quality
7.9 The second stage Air Quality Review & Assessment concluded that the UK objectives were likely to be met by 2005 for all the pollutants except nitrogen dioxide and PM$_{10}$ and that it would only be necessary to progress to a third stage review for these two pollutants. The relatively high levels of nitrogen dioxide and PM$_{10}$ were ascribed to the level of road traffic emissions associated with the major trunks roads (A1, A19 and A168) which run through the District.

7.10 The third stage Air Quality Review and Assessment was completed in 2001. The conclusion of this third stage review predicted that air quality objectives for nitrogen dioxide and particulates will be met in all locations where members of the public may be exposed for the relevant periods, although further work would be required in South Parade, Northallerton. Consequently there is no requirement at present to declare an Air Quality Management Area in Hambleton.

7.11 The Council is currently undertaking the next round of Review & Assessments. This round consists of two parts; an initial updating and screening assessment for seven named pollutants across the entire district and then a further detailed assessment (if necessary) of those areas where pollutants are likely to exceed the UK objectives.

7.12 The Council will continue to assess the air quality in the future, as stricter air quality objectives will come into force in 2010.

Hambleton Waste Management Strategy

7.13 Approval for the Waste Management Strategy for the Council will be sought in January 2003. The Council has been examining ways of improving waste minimization by increasing the collection and recycling of waste by improved kerbside collection using a dual wheeled bin system. Improved storage capacity for multiple bins and ensuring ease of access to the kerbside for wheeled bins as well as the introduction of more localised recycling points are issues that will have to be borne in mind in the future design of new housing development.

OPERATION OF POLICIES

POLICY PH10: CONTAMINATED LAND AND LANDFILL SITES

7.14 This policy sets out factors to be taken into account in considering development on or in the vicinity of landfill sites or land known to be contaminated.

7.15 The Environment Act 1995 has introduced a new Section into the Environmental Protection Act 1990 which places a legal duty on local authorities to prepare a Contaminated Land Strategy. This sets out a strategy for identifying and remediating land which falls within a specific legal definition of "contaminated land". The Council adopted its strategy in June 2001.

7.16 Since the strategy was adopted work has commenced on the review of historically contaminated sites and an assessment of sites coming forward for redevelopment. A site prioritisation system has been developed that will enable all the known historically contaminated sites to be scored and ranked, thereby allowing the sites that pose the greatest risk to be inspected first.

7.17 For development on land affected by contamination, there are three new planning conditions in use. These new conditions seek to communicate to developers the need to carry out proper site investigations when faced with potentially contaminated land.

7.18 A new Council guidance leaflet entitled 'Contaminated Land – A Guide to Developers' has also been created. This leaflet clearly sets out what information is required from developers when faced with sites that may be affected by contamination.

7.19 Because land contamination is so widespread, a new Contaminated Land Proforma is being developed which will be included in every application for development. The proforma asks several
simple questions to help the Council build a picture of the previous land use and therefore help identify any potential contamination.

**Issues arising**

7.20 The Pollution and Hazards policies have been used in considering planning applications on a number of occasions during 2001-02. The policies that have been most frequently used during the year are the general policy on pollution (Policy PH1), those that pertain to development likely to generate high noise levels (Policy PH3), that relating to noise sensitive development around military aerodromes (Policy PH5) and that relating to development on contaminated land (Policy PH10). The policies have been used on several applications for residential development on previously developed land to ensure that possible pollution issues from the development site of adjacent land uses are taken into account in considering the proposal.

7.21 The policies have been operating well and play an important role in highlighting particular locations where pollution sensitive development should not be located.

**CONCLUSIONS AND RECOMMENDATIONS**

7.22 The revised PPG23 brings together and updates much vital technical and background information about the regulatory framework for pollution prevention and control which is operated by a number of other bodies. Existing planning policy on pollution prevention and control, however, remains largely unchanged. This aims to minimise the problems encountered in determining the location of development that may give rise to pollution, and to ensure that other developments are, where possible, not affected by major existing or potential sources of pollution.

7.23 The change in practice in collecting household waste to increase the amount that is recycled, will give rise to the need for improved storage capacity for multiple bins in dwellings and ensuring ease of access to the kerbside for wheeled bins. In addition the introduction of more localised recycling points will have to be borne in mind in the future design of new housing development.

7.24 In general it is considered that the Pollution and Hazards policies are operating well in controlling development in proximity to potential hazards.
CHAPTER 9: HOUSING

CHANGES IN CONTEXT

DELIVERING AFFORDABLE HOUSING THROUGH PLANNING POLICY (ODPM, MARCH 2002)

9.1 The Housing Green Paper (Dec 2000) sets out the Government’s proposals for improving the delivery of affordable housing, so that it is provided where it is needed and in a form that is sustainable. The Paper promised good practice guidance on the use of planning powers to deliver affordable housing. This Guidance, entitled “Delivering Affordable Housing through Planning Policy” was published in March 2002. This criticised Local Authorities for failing to be consistent throughout the country in defining affordable housing according to the definitions provided in PPG3 and Circular 6/98, and for tending to equate affordable housing with social rented housing rather than considering the full range of alternatives available within this definition. It made a wide range of key suggestions as to how Local Authorities could improve delivery:

- **Thresholds and targets should be related to** clearly defined affordability requirements; authorities should consider increasing targets, reducing thresholds, and increasing proportional requirements; the statistics that underpin the requirements should be regularly reviewed.

- **SPG** to be used to update policy to reflect Government guidance; planning briefs should be prepared for particular affordable housing sites to clearly express expectations.

- Adopt a clear and corporate approach to the negotiation of **Section 106 Agreements**; draft Section 106 agreements should be considered at the same time as the planning application.

- Develop an understanding of the **development economics** involved in delivering affordable housing; the number of affordable units required on a scheme should not make the scheme uneconomic.

- Where **commuted sums** are required in lieu of on-site provision, the reasons should be clearly stated. The commuted sum provided should equate with the cost of on-site affordable housing provision.

- Authorities should undertake **effective monitoring of the delivery of affordable housing**; they should be able to provide accurate figures of affordable housing provision and account for any commuted sums that have been provided in lieu of on-site provision.

- Better **corporate and collaborative working relationships** should be formed between housing and planning departments, and between local authorities and stakeholders.

- In **rural areas** better use should be made of the provision of **Circular 6/98** to establish an appropriate threshold for sites to include provision for affordable housing in communities of less than 3,000. Housing Needs Surveys should provide a clear breakdown in favour of provision in market towns or smaller communities. Authorities should not be unduly constrained by planning designations in providing for exception sites if this favours sustainable locations. Collaborative working in formulating affordable housing policy and in its delivery allows rural authorities to share experiences and provide a collective approach to affordable housing opportunities.

OPERATION OF POLICIES

POLICY H1: THE HOUSING REQUIREMENT

9.2 Policy H1 makes provision for about 4,500 net additions to the housing stock within the Plan area
9.3 As Table 9.1 shows, the housing provision in the Plan area has continued to rise significantly above the Structure Plan requirement. Although the housing supply changes from year to year, the general trend shows a continued increase since 1995 over and above the requirement. In the previous Monitoring Report housing supply was calculated to be 17.7% above the requirement at April 2001. During the year 2001-2002 housing supply in the District continued to rise, and by April 2002 had reached 20.2% above the housing requirement.

9.4 Planning permissions for new housing developments have continued to be granted throughout the year. In addition to the 498 dwellings with planning permission on sites of 5 or more dwellings, approximately 356 dwellings had permission on small sites at 1 April 2002. The windfall allowance in the calculation allows for development on small sites, however, the development rate has been consistently greater than the 85 dwellings per annum estimated in the calculation, thus exacerbating the problem of over supply.

9.5 In July 2001 the Council introduced its Interim Policy on the Release of Housing Land. At April 2002 this had been in operation for 8 months. This is therefore the first Monitoring Report in which it has been possible to reflect on the effectiveness of the implementation of that policy.

9.6 Since the introduction of the Interim Policy on the Release of Housing Land, planning permissions for new development have continued to be granted, and the rate of increase in the housing supply has not slowed. In 2001/2002 permission was granted for 303 houses, only slightly less than the 322 of the previous year. The estimated housing provision continues to be well above the housing requirement figure.

9.7 However, during the same period, planning permission was refused for about 460 dwellings. This figure includes an outline application for 220 dwellings on the greenfield site at Admirals Court, Sowerby.

9.8 The need to take continued action to counter the potential over-supply problem facing the District was reinforced recently through the dismissing of an appeal for one house at Village Farm, Nosterfield. The Inspector considered that the over provision of housing in the District was substantial even allowing for an element of flexibility and in view of the continuing pressure for housing development outside the main settlements the Interim Policy on the Release of Land for Housing should be applied rigorously.

### Table 9.1: District Housing Provision (1991 to 2006)

<table>
<thead>
<tr>
<th></th>
<th>April 1995</th>
<th>April 2001</th>
<th>April 2002</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions</td>
<td>1,821</td>
<td>3,834</td>
<td>4,100</td>
</tr>
<tr>
<td>Large sites with planning permission</td>
<td>838</td>
<td>551</td>
<td>498</td>
</tr>
<tr>
<td>Estimated Windfall Allowance</td>
<td>935</td>
<td>425</td>
<td>340</td>
</tr>
<tr>
<td>Local Plan allocations without planning permission</td>
<td>1,071</td>
<td>486</td>
<td>470</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4,665</strong></td>
<td><strong>5,296</strong></td>
<td><strong>5,408</strong></td>
</tr>
</tbody>
</table>

9.9 Between 1 April 1991 and 31 March 2002 approximately 4,100 dwellings were completed in the Plan area. The annual completions since 1991 are shown in table 9.2.
Since April 1991 the average annual rate of completions has been 373 dwellings compared with the assumed rate of 300 dwellings per annum. The high initial completion rate reflected work commencing on several large housing allocations from previous area based local plans. As the outstanding sites were developed the annual completion rate gradually fell from its 1994/95 peak. Between April 1997 and March 1999 the completion rates fell short of the assumed rate. Between April 1999 and March 2001 there was an upturn in housing completions as work commenced on some of the larger allocated sites in towns, and a number of large windfall sites came forward for development. The completion figure for the year April 2001 to March 2002 has fallen again, reflecting the national downturn in house building completion rates and the completion of sites commenced in the previous two years. The Interim Policy on the Release of Housing Land has not been in operation long enough to have had an impact on completion rates as at the time the policy was introduced there were still a large number of sites with planning permission awaiting development.

Table 9.2: Annual Housing Completion Rates 1991 – 2002

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion</td>
<td>61</td>
<td>88</td>
<td>80</td>
<td>127</td>
<td>48</td>
<td>113</td>
<td>149</td>
<td>115</td>
<td>247</td>
<td>233</td>
<td>132</td>
</tr>
</tbody>
</table>

The number of windfall completions for 91-99 is for new build dwellings. For 99 - 02 it is for new build & conversions.
Table 9.4: Provision from Windfall Sites 1991-2001

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total completions of dwellings on newbuild windfall sites 1991-1999 and on all windfall sites 1999-2002</td>
<td>1593</td>
</tr>
<tr>
<td>Assumed contribution of windfall sites 1991-2002 included in the housing requirement calculation</td>
<td>935</td>
</tr>
</tbody>
</table>

Table 9.5: Proportion of Total Annual Completions on Windfall Sites & Allocated Sites 2001 – 2002

<table>
<thead>
<tr>
<th>Year</th>
<th>Allocated site completions</th>
<th>%</th>
<th>Windfall site completions</th>
<th>%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>99/00</td>
<td>101</td>
<td>29</td>
<td>247</td>
<td>71</td>
<td>348</td>
</tr>
<tr>
<td>00/01</td>
<td>221</td>
<td>49</td>
<td>233</td>
<td>51</td>
<td>454</td>
</tr>
<tr>
<td>01/02</td>
<td>133</td>
<td>50</td>
<td>132</td>
<td>50</td>
<td>265</td>
</tr>
</tbody>
</table>

As Table 9.4 shows, significant numbers of dwellings have been completed through windfall development during recent years, well in excess of the 85 per annum estimated in the housing requirement calculation. For the period 2001/2002 there was 132 houses completed on windfall sites, 114 of which were on new build sites. These are significantly lower that the previous year’s figures of 167 new-build windfall dwellings out of a total of 233 windfall completions. Table 9.5 shows that the proportion of windfall completions stands at about 50% of all completions. Another significant change this year has been the decrease in completions on allocated sites, the figure falling to 133 from last year’s much higher figure of 221.

Development on Previously Developed Land (Brownfield)

Annex C of PPG3 defines previous developed land as land “which is or was occupied by a permanent structure (excluding agriculture or forestry buildings), and associated fixed surface infrastructure. The definition covers development within the curtilage of a dwelling. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. It excludes land and buildings used for agriculture and forestry, and previously undeveloped land in built up areas, such as parks, recreation grounds and allotments.

Following the revision of PPG3, the Government has established a national target of 60% of housing to be developed on previously developed sites by 2008. The target in Regional Planning Guidance for North Yorkshire is 53%. The target for the Hambleton District is 40% (as set in the Council’s Best Value Performance Plan for 2001/2002). Tables 9.6 and 9.7 show the achievement for the period from April 2001 to March 2002 for permissions granted and dwelling completions.

Permissions

Table 9.6: Permissions Granted for New Dwellings (including Conversions) on Previously Developed Land and Greenfield Sites April 2001-March 2002.

<table>
<thead>
<tr>
<th></th>
<th>No. of Dwellings granted Planning Permission on Previously Developed Land</th>
<th>No. of Dwellings granted Planning Permission on Greenfield Land</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allocated</td>
<td>0</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>Windfall</td>
<td>191</td>
<td>96</td>
<td>287</td>
</tr>
<tr>
<td>All Dwellings</td>
<td>191</td>
<td>112</td>
<td>303</td>
</tr>
</tbody>
</table>

Since the introduction of the Interim Policy on the Release of Housing Land, permissions have been granted primarily on brownfield sites, and there have been only a limited number of
exceptional greenfield sites approved. As Table 9.6 shows, 63% of dwellings granted planning permission during 2001-2002 were on previously developed land.

9.16 The overall number of residential planning permissions being granted remains high, with planning permission granted for 303 dwellings in 2001/2002. This is only slightly less that the previous year’s figure of 322. However, the figure would have been considerably higher without the introduction of the Interim Policy on the Release of Housing Land. 460 dwellings, many of them on greenfield sites, have been refused planning permission since the introduction of the Interim Policy in 2001/2002. The granting of planning permission on some or all of these sites could have added considerably to the overall supply. This reinforces the continuing need for the Interim Policy to manage the release of housing land in order to apply the policy of restraint. If the rate of increase in the housing supply is to be brought under more effective control, the policy will need to be applied rigorously to all new proposals for housing development, in conjunction with the advice in PPG3 in sustainability and the promotion of high quality housing design.

9.17 If the rate of housing supply is not slowed now it could mean that very low levels of development will have to be set in the forthcoming Local Plan review for the later period of the plan.

9.18 Of the 303 dwellings granted planning permission between April 2001 and March 2002, 101 were conversions and 202 were newbuild. 287 of the permissions granted during this period were for windfall sites, indicating that the supply of land for housing is by no means drying up. Significant numbers of greenfield developments are still being permitted. There were 52 dwellings permitted through conversion of agricultural buildings, and 67 newbuild houses permitted on greenfield sites (this does not include the Prison Gardens, Northallerton site which has outline planning permission dated July 2002). These types of developments should be approved only as exceptions to the Interim Policy on the Release of Housing Land. A number of these sites had outline permission before the Interim Policy was introduced. Many applications for conversions in isolated locations were approved before this category was excluded from the Interim Policy. Advice in PPG3 combined with the Interim Policy on the Release of Housing Land and the revised Policy H27 should provide sound policy tools to manage the release of housing land in the future in accordance with the policy of restraint and the principles of sustainability.

**Completions**

*Table 9.7: No. of Dwellings Completed on Previously Developed Land & Greenfield Sites April 2001- March 2002*

<table>
<thead>
<tr>
<th>No of dwellings completed on brownfield sites</th>
<th>%</th>
<th>No of dwellings completed on greenfield sites</th>
<th>%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>115</td>
<td>43%</td>
<td>150</td>
<td>57%</td>
<td>265</td>
</tr>
</tbody>
</table>

9.19 Completion figures shown in Table 9.7 show that the proportion of dwellings completed on previously developed land between April 2001 and March 2002 was above the District target. The failure to sustain the higher rate of 53% achieved in the previous year is partly attributable to ongoing completions at three greenfield allocation sites: Fairfield Road, Stokesley; Eastfields, Stokesley; and Bankhead Road, Northallerton. The remaining greenfield sites allocated in the Local Plan are not being released at present, in accordance with the Interim Policy. Furthermore, as the proportion of brownfield permissions has risen considerably further in 2001/2002, it is likely to lead to an upturn in the ratio of brownfield completions in future years.

**Conversion to Dwellings**

9.20 The Council is also advised by the Government to monitor the proportion of dwellings completed through the conversion of existing buildings to residential use, and the subdivision of existing dwellings. Table 9.8 shows the proportion of completed dwellings constructed as new build and provided through conversion.
Table 9.8: Dwellings Completed – Newbuild and Conversions April 2001 - March 2002

<table>
<thead>
<tr>
<th></th>
<th>No of Newbuild Dwellings</th>
<th>%</th>
<th>No of Converted Dwellings</th>
<th>%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Dwellings</td>
<td>246</td>
<td>93</td>
<td>19</td>
<td>7</td>
<td>265</td>
</tr>
<tr>
<td>Windfalls</td>
<td>113</td>
<td>86</td>
<td>19</td>
<td>14</td>
<td>132</td>
</tr>
</tbody>
</table>

9.21 7% of all dwellings completed within the District during 2001/2002 were achieved through the conversion of existing buildings and 14% of all windfall developments were through conversion. These figures are approximately half those of the previous year (15% and 28% respectively). This is attributable to the fact that the proportion of conversion completions had been unusually high in the previous two financial years, largely because of the conversion of the Friends School at Great Ayton.

Table 9.9: No of dwellings completed through the conversion of existing buildings to dwellings on previously developed land (PDL) and from agricultural buildings April 2001-March 2002

<table>
<thead>
<tr>
<th></th>
<th>Conversions on PDL</th>
<th>%</th>
<th>Agricultural Conversions</th>
<th>%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conversions</td>
<td>10</td>
<td>53</td>
<td>9</td>
<td>47</td>
<td>19</td>
</tr>
</tbody>
</table>

9.22 Table 9.9 shows that 10 of the 19 conversions completed within the District during 2001/2002 were achieved through the conversion of existing buildings on previously developed land. This includes conversion of flats above shops, changes of commercial properties and other buildings to residential use, but excludes the conversion of agricultural buildings. The calculation also includes net additional dwellings generated through the subdivision of existing dwellings. This represents 53% of all conversions, which is significantly lower than last year’s figure. Again this is due to the near-completion in the previous year of the conversion of the Friends School, Great Ayton, which had significantly bolstered the figure in the previous two years.

Table 9.10: No. of dwellings granted planning permission through the conversion of existing buildings to dwellings on previously developed land (PDL) and from agricultural buildings. April 2001 – March 2002

<table>
<thead>
<tr>
<th></th>
<th>Conversions on PDL</th>
<th>%</th>
<th>Agricultural Conversions</th>
<th>%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000/2001</td>
<td>33</td>
<td>38</td>
<td>54</td>
<td>62</td>
<td>87</td>
</tr>
<tr>
<td>2001/2002</td>
<td>47</td>
<td>47.5</td>
<td>52</td>
<td>52.5</td>
<td>99</td>
</tr>
</tbody>
</table>

9.23 PPG3 advises local authorities to give a high priority to focusing development on previously developed land in market towns and other sustainable settlements that support a wide range of services. Many conversions of agricultural buildings to dwellings are in isolated locations with poor access to a range of services and facilities, and this type of development is therefore, considered to be less sustainable. PPG3 advises local authorities to give this type of development a low priority, and advice in PPG7 is that priority should be given to converting agricultural buildings to employment uses to support the rural economy. Revisions to Policy H27 have been included in Alteration No 1 to reflect this advice and to require developers to demonstrate that every reasonable effort has been made to secure an acceptable business re-use for agricultural buildings before considering proposals to convert to residential use. The Interim Policy on the Release of
Housing Land only permits the conversion of agricultural buildings in or close to settlements with a range of services. Since these policy changes was introduced in 2001 the impact has been smaller than might have been anticipated. For these policies to be effective they need to be used more rigorously on all applications, even those comprising only one dwelling. The number of permissions granted for conversion of agricultural buildings will continue to be monitored closely.

Location of new Housing Development

9.24 The Local Plan aims to direct most new housing development to Northallerton and Thirsk as the main market towns of the District, with a lesser level of development in the smaller market towns of Stokesley, Easingwold and Bedale. This is to focus most development to settlements with the best range of services and facilities in order to promote a sustainable pattern of development. About 80% of housing allocations were made in the market towns.

9.25 An analysis has been carried out of the locations of housing permissions and completions over the past three years to assess the proportion of new housing development that is taking place in the market towns taking into account allocated and windfall developments. Table 9.11 sets out the results. This shows that between 1999 and 2002, between 40 and 63% of housing permissions were outside of the market towns and between 27 and 42% of completions were outside the market towns.

Table 9.11: Permissions and Completions within and outside Market Towns 1999 - 2002

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td></td>
<td>No</td>
<td>%</td>
<td>No</td>
</tr>
<tr>
<td>In market towns</td>
<td>392</td>
<td>60%</td>
<td>138</td>
</tr>
<tr>
<td>Elsewhere</td>
<td>263</td>
<td>40%</td>
<td>240</td>
</tr>
<tr>
<td>Total</td>
<td>655</td>
<td>100%</td>
<td>378</td>
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<tr>
<th></th>
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<tbody>
<tr>
<td></td>
<td>No</td>
<td>%</td>
<td>No</td>
</tr>
<tr>
<td>In market towns</td>
<td>206</td>
<td>59%</td>
<td>331</td>
</tr>
<tr>
<td>Elsewhere</td>
<td>141</td>
<td>41%</td>
<td>122</td>
</tr>
<tr>
<td>Total</td>
<td>247</td>
<td>100%</td>
<td>453</td>
</tr>
</tbody>
</table>

9.26 This raises concerns about the high proportion of new housing development that is taking place outside of the market towns which is contrary to the strategy of the Plan to promote development in sustainable settlements. This has primarily arisen as a result of the high proportion of windfall development that has occurred over recent years. The Interim Policy will need to carefully applied to help to focus new housing development into the more sustainable settlements.

Allocations

9.27 The issue of allocations is dealt with under Policies H4 and H5. See paragraphs 9.30 to 9.36.

Issues Arising

9.28 Since 1996/1997 annual windfall completions have consistently exceeded the estimated figure in the housing requirement calculation and in addition the densities and rate of dwelling completions on allocated sites have increased significantly, resulting in an increasing supply of housing
Chapter 9: Housing

available. At April 2000 housing supply exceeded the housing requirement by 15%. This level of potential over provision led to the introduction of the Interim Policy on the Release of Housing Land in July 2001. The policy has already had some effect in terms of controlling the rate at which the housing provision is increasing, but it has risen to 5408, which is 20.2%, over the requirement at April 2002. As a result of continuing pressure for development, this policy of restraint will need to continue to be rigorously applied to all planning applications for housing development, even for those for one dwelling. The housing supply will be monitored in future monitoring reports and the need to release further housing sites will be continue to be assessed.

9.29 The effect of revisions to Policy H27, coupled with the Interim Housing Policy, which were designed to impose greater control on the conversion of rural buildings to residential use, has been less significant than anticipated. It is vital that this and other policies are used rigorously in order to focus new housing development in settlements with services as advised by PPG3, to support the Interim Policy on the Release of Housing Land, to address the potential over provision, and to work towards meeting the District’s target for development on previously developed land.

POLICY H4-H5: RESIDENTIAL ALLOCATIONS IN MARKET TOWNS AND VILLAGES

Allocations in Market Towns

9.30 Since the last Monitoring Report, progress has continued with development of the allocations in the market towns. Development has been completed on four more allocated sites:– South End, Bedale; Claypenny Hospital, Easingwold; Bankhead Road, Northallerton; and Eastfields, Stokesley. Development has continued at Malpas/Romanby Road, Romanby and Neasham Lane/Fairfield Road, Stokesley.

9.31 The Highways Depot, Stokesley is currently allocated for a mixture of uses to include housing and parking. Part of the site had previously been allocated for a community centre, but this area has now been reallocated for housing in Alteration No.1. A reappraisal of the need for the parking allocation has been undertaken as part of a survey of parking provision in Stokesley The survey demonstrated that there is a need for some additional town centre parking in Stokesley, particularly short stay spaces. In view of this it is proposed to retain the parking allocation. However, North Yorkshire County Council has recently made an informal proposal to develop a joint office, library and extra care scheme on the site, in partnership with Hambleton DC and Broadacres Housing Association. If this proposal is progressed the allocation on this site will have to be reviewed.
### Table 9.12: Progress of Allocations at April 2002

<table>
<thead>
<tr>
<th>Policy</th>
<th>Site</th>
<th>Dwellings</th>
<th>Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>H4</td>
<td>South End, Bedale</td>
<td>80</td>
<td>Developed</td>
</tr>
<tr>
<td>H4</td>
<td>Claypenny Hospital, Easingwold</td>
<td>162</td>
<td>Developed</td>
</tr>
<tr>
<td>H4</td>
<td>Bankhead Road, Northallerton</td>
<td>34</td>
<td>Developed</td>
</tr>
<tr>
<td>H4</td>
<td>Crosby Road, Northallerton</td>
<td>20</td>
<td>No Permission</td>
</tr>
<tr>
<td>H4</td>
<td>Malpas/Romanby Road, Northallerton (Phase 1-Alerton Works)</td>
<td>84</td>
<td>Under Construction</td>
</tr>
<tr>
<td>H4</td>
<td>Romanby Road/Springwell Lane, Northallerton (Phases 2 &amp; 3)</td>
<td>90</td>
<td>No Permission</td>
</tr>
<tr>
<td>H4</td>
<td>East of A167, Romanby</td>
<td>43</td>
<td>Developed</td>
</tr>
<tr>
<td>H4</td>
<td>Eastfields, Stokesley</td>
<td>18</td>
<td>Developed</td>
</tr>
<tr>
<td>H4</td>
<td>Highway Depot, Stokesley</td>
<td>15</td>
<td>No Permission</td>
</tr>
<tr>
<td>H4</td>
<td>Neasham Lane/Fairfield Road, Stokesley</td>
<td>85</td>
<td>Under Construction</td>
</tr>
<tr>
<td>H4</td>
<td>Tanton Road, Stokesley</td>
<td>59</td>
<td>Developed</td>
</tr>
<tr>
<td>H4</td>
<td>Admirals Court, Thirsk</td>
<td>205</td>
<td>No Permission</td>
</tr>
<tr>
<td>H4</td>
<td>Rybeck Farm, Thirsk</td>
<td>40</td>
<td>No Permission</td>
</tr>
</tbody>
</table>

9.32 As yet planning permissions has not been granted for five of the allocated sites in market towns. Three of these sites (Romanby Road/Springwell Lane, Northallerton; Highways Depot, Stokesley; and Crosby Road Northallerton) are classed as previously developed land. These sites are also sustainably located in the market towns, and comply with the requirements of the Interim Housing Policy. Apart from the Highways Depot site referred to in paragraph 9.31 above, it is likely that these sites will come forward for development during the remainder of the current plan period. A planning application for residential development at Crosby Road, Northallerton is currently being considered.

9.33 The remaining two market town sites (Admirals Court, Thirsk and Rybeck Farm, Thirsk) are greenfield sites, and cannot, therefore, be released at present. They will however remain as Local Plan allocations.

**Allocations in Villages**

9.34 The development of allocations in the villages of Hambleton has progressed with construction continuing at The Rowans, Dalton; Station Road, Tollerton and White House Farm, West Rounton. Development at Manor House, Burneston has now been completed.

9.35 All remaining allocations in villages without planning permission are greenfield sites. With the introduction of the Interim Policy these sites will not be released for development for the time being. The need to release greenfield allocations will continue to be reviewed in future monitoring reports.
### Table 9.13: Progress of Allocations at April 2002

<table>
<thead>
<tr>
<th>Policy</th>
<th>Site</th>
<th>Dwellings</th>
<th>Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>H5</td>
<td>Pt. OS 7089, 7692, Ainderby Quernhow</td>
<td>10</td>
<td>No Permission</td>
</tr>
<tr>
<td>H5</td>
<td>Village Farm, Appleton Wiske</td>
<td>20</td>
<td>No Permission</td>
</tr>
<tr>
<td>H5</td>
<td>Manor House, Burneston</td>
<td>17</td>
<td>Developed</td>
</tr>
<tr>
<td>H5</td>
<td>Catton Farm, Catton</td>
<td>10</td>
<td>No Permission</td>
</tr>
<tr>
<td>H5</td>
<td>The Rowans, Dalton</td>
<td>10</td>
<td>Under Construction</td>
</tr>
<tr>
<td>H5</td>
<td>The Holding, Dalton</td>
<td>24</td>
<td>Outline Permission Granted</td>
</tr>
<tr>
<td>H5</td>
<td>High Street, Great Broughton</td>
<td>15</td>
<td>Developed</td>
</tr>
<tr>
<td>H5</td>
<td>Old Hall, Huby</td>
<td>20</td>
<td>No Permission</td>
</tr>
<tr>
<td>H5</td>
<td>Harkness Drive, Leeming Bar</td>
<td>55</td>
<td>No Permission</td>
</tr>
<tr>
<td>H5</td>
<td>Hilton Road, Seamer</td>
<td>8</td>
<td>Outline Expired 18/05/01</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>19 Dwellings Refused 13/07/01</td>
</tr>
<tr>
<td>H5</td>
<td>Cradock Row, Sandhutton</td>
<td>13</td>
<td>No Permission</td>
</tr>
<tr>
<td>H5</td>
<td>Station Road, Tollerton</td>
<td>15</td>
<td>Under Construction</td>
</tr>
<tr>
<td>H5</td>
<td>White House Farm, West Rounton</td>
<td>6</td>
<td>Under Construction</td>
</tr>
</tbody>
</table>

### Issues Arising

9.36 The development of allocated sites in the towns and villages continues. Of the remaining sites which are yet to gain planning permission, three of the market towns sites can be released in accordance with the Interim Housing Policy. The market town and village greenfield sites which are still without planning permission will not be released at present, but will remain as allocations in the Local Plan.

### POLICY H10: RESIDENTIAL DENSITIES

9.37 The revised PPG3 states that local authorities should avoid the inefficient use of land and examine critically the standards they apply to new housing. It advises local authorities to avoid developments of less than 30 dwellings per hectare; encourage developments of between 30 and 50 dwellings per hectare; and seek higher densities of developments at places that are highly accessible such as close to town centres.

9.38 Policy H4 of Hambleton’s District Wide Local Plan includes indicative figures for the number of dwellings that might be provided on allocated housing sites (see tables 9.11 and 9.12 above). It should however be noted that these figures are indicative only, and that in many cases it may be possible to build at higher densities, particularly on sites with good accessibility to services.

9.39 Policy H10 recognises that the appropriate density for development will vary from site to site and will be determined by factors such as the characteristics of the site and its surroundings, the requirements for landscaping and infrastructure, and the type of housing proposed.

9.40 Table 9.14 sets out the densities of schemes of five dwellings or more approved between April 2001 and March 2002. Of the 13 schemes approved 6 have been at densities of more than 30 dwellings to the hectare and 7 have been developed at a density of less than 30 dwellings to the hectare.

<table>
<thead>
<tr>
<th>Site</th>
<th>Net Site Area (ha)</th>
<th>No of dwellings</th>
<th>Density (dwellings per ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beaconsfield Street, Northallerton</td>
<td>0.06</td>
<td>6</td>
<td>100.0</td>
</tr>
<tr>
<td>Masonic Lane, Thirsk</td>
<td>0.42</td>
<td>25</td>
<td>59.5</td>
</tr>
<tr>
<td>Rear of California Court, Great Ayton</td>
<td>0.66</td>
<td>38</td>
<td>57.6</td>
</tr>
<tr>
<td>Adjoining St John the Evangelist Church, Easingwold</td>
<td>0.31</td>
<td>12</td>
<td>38.7</td>
</tr>
<tr>
<td>Land at Back Lane, Aiskew</td>
<td>1.15</td>
<td>40</td>
<td>34.8</td>
</tr>
<tr>
<td>Former Engineering Workshop, Seamer</td>
<td>0.24</td>
<td>8</td>
<td>33.3</td>
</tr>
<tr>
<td>6 The Maltings, Station Road, Alne</td>
<td>0.25</td>
<td>6</td>
<td>24.0</td>
</tr>
<tr>
<td>14a The Peppergarth, Northallerton</td>
<td>0.21</td>
<td>5</td>
<td>23.8</td>
</tr>
<tr>
<td>White House Farm, West Rounton</td>
<td>0.55</td>
<td>13</td>
<td>23.6</td>
</tr>
<tr>
<td>Manor Farm (Crofters Yard), Tollerton</td>
<td>0.30</td>
<td>6</td>
<td>20.0</td>
</tr>
<tr>
<td>Land adjacent to 35 North Road, Stokesley</td>
<td>0.26</td>
<td>5</td>
<td>19.2</td>
</tr>
<tr>
<td>The Hollies (Greenfield Allocation), Tollerton</td>
<td>0.80</td>
<td>15</td>
<td>18.8</td>
</tr>
<tr>
<td>Holme Farm, Thornton-le-Moor</td>
<td>0.49</td>
<td>6</td>
<td>12.2</td>
</tr>
</tbody>
</table>

#### Average Density: 32.5

### Issues Arising

9.41 The average density for large sites approved in 2001/2002 is 32.5 dwellings per hectare. Overall the District can therefore be seen to be satisfying the Government’s recommended average density of between 30 and 50 dwellings per hectare, as set out in PPG3, but falling short of last year’s figure of 34.3 dwellings per hectare. This is due largely to a small number of very high-density developments such as those at Masonic Lane, Thirsk; Beaconsfield Street, Northallerton; and Rear of California Court, Great Ayton. Higher density development is being achieved mainly on previously developed sites in urban areas.

9.42 However, a significant number of developments are still being permitted at densities lower than the PPG3 minimum of 30 dwellings per hectare. This applies particularly to sites in villages. Where appropriate, higher densities and a better mix of types and sizes of dwellings, including affordable housing as required by Policies H19 and H20 should be sought in villages. Many villages within the District contain a mix of high and low density developments and also have a range of dwelling types and sizes. There would, therefore, appear to be no justification for not encouraging higher density development in villages.

### POLICY H16: PUBLIC OUTDOOR PLAYING SPACE FOR NEW RESIDENTIAL DEVELOPMENTS

9.43 Policy H16 sets out the Council’s requirements for the provision of outdoor playing space in new residential developments. New developments involving 10 or more dwellings are required to provide public outdoor playing space to a minimum standard of 60 sq.m per dwelling. Where the requirements cannot be met on site, developers are expected to ensure the provision of outdoor...
playing space or the improvement and enhancement of existing open space in the vicinity of the development. Developers are also expected to make some provision for the future maintenance of the required outdoor playing space where it is within or adjoining the proposed development.

9.44 The performance of Policy H16 has been assessed by looking at the amount of open space that has been provided as part of major housing developments and the contributions made towards the provision, maintenance and improvement of the open space or of other facilities within close vicinity.

9.45 Of the application sites granted detailed approval between April 2001 and March 2002, only three were required to provide public outdoor playing space under Policy H16. These sites are Back Lane, Aiskew; California Court, Great Ayton; and the Land of Station Road, Tollerton. Of these, only the Aiskew development has provided new public open space on site. In the other cases the Council has sought developer contributions towards the provision or enhancement of facilities in the vicinity through a commuted payment.

Issues Arising

9.46 A full assessment of the open space required and provided by developments is set out in the chapter on Sport, Recreation and Community.

POLICY H19: ENCOURAGING A RANGE OF ACCOMMODATION

9.47 This policy seeks to encourage developers to provide a wide range of accommodation to meet the needs of all sections of the community including units for single persons, small households or dwellings for the elderly or people with disabilities.

9.48 Advice in PPG3 recommends local authorities to monitor the type and size of all dwellings being approved and constructed. For this report details of dwellings on sites of 5+ dwellings have been monitored. It is anticipated that a significant proportion of the dwellings on smaller sites, including the conversion of agricultural buildings, may be of larger dwellings. This may be balanced by a number of smaller dwellings achieved through the conversion of space above shops.

9.49 As Table 9.15 (over page) shows, there is quite an even distribution of dwelling types between 2 and 4 bedroom dwellings on large sites granted planning permission during 2001/2002, supplemented by smaller numbers of 1 and 5 bedroom homes. The previously developed, higher density sites in the main towns have a predominance of 1 to 3 bedroom flats and houses. Larger 4, 5 and 6 bedroom houses are predominantly found on village sites that are greenfield and built at a much lower density.

9.50 The main concern to arise from this analysis, however, is the very low number of affordable dwellings which is being achieved on eligible sites granted planning permission in 2001/2002.
### Table 9.15: Variety of Types and Mix of New Housing on Sites of 5 or more Dwellings Granted Planning Permission: April 2001 – March 2002

<table>
<thead>
<tr>
<th>Site</th>
<th>1 Bed</th>
<th>2 Bed</th>
<th>3 Bed</th>
<th>4 Bed</th>
<th>5 Bed</th>
<th>6 Bed</th>
<th>Market</th>
<th>Affordable</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Back Lane, Aiskew</td>
<td>6</td>
<td>26</td>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td>40</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>6 The Maltings, Station Rd, Alne</td>
<td>2</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Adjoining St John the Evangelist Church, Easingwold</td>
<td>12</td>
<td></td>
<td></td>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>Rear of California Court, Great Ayton</td>
<td>28</td>
<td>10</td>
<td></td>
<td></td>
<td>38</td>
<td></td>
<td>38</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beaconsfield Street, Northallerton</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14a The Peppergarth, Northallerton</td>
<td>3</td>
<td>2</td>
<td></td>
<td></td>
<td>5</td>
<td></td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Former Engineering Workshop, Seamer</td>
<td>5</td>
<td>3</td>
<td></td>
<td></td>
<td>8</td>
<td></td>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land adjacent to 35 North Road, Stokesley</td>
<td>3</td>
<td>2</td>
<td></td>
<td></td>
<td>5</td>
<td></td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Former Workshop, Masonic Lane, Thirsk</td>
<td>5</td>
<td>2</td>
<td></td>
<td></td>
<td>7</td>
<td></td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Masonic Lane, Thirsk</td>
<td>2</td>
<td>6</td>
<td>10</td>
<td></td>
<td>18</td>
<td></td>
<td>18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Holme Farm, Thornton-le-Moor</td>
<td>1</td>
<td>5</td>
<td></td>
<td></td>
<td>6</td>
<td></td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Hollies (Greenfield Allocation), Tollerton</td>
<td>4</td>
<td>11</td>
<td></td>
<td></td>
<td>15</td>
<td></td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manor Farm (Crofters Yard), Tollerton</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td></td>
<td>6</td>
<td></td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>White House Farm, West Rounton</td>
<td>13</td>
<td></td>
<td></td>
<td>13</td>
<td></td>
<td>13</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>11</strong></td>
<td><strong>48</strong></td>
<td><strong>64</strong></td>
<td><strong>42</strong></td>
<td><strong>20</strong></td>
<td><strong>6</strong></td>
<td><strong>179</strong></td>
<td><strong>6</strong></td>
<td><strong>185</strong></td>
</tr>
</tbody>
</table>

**POLICY H20: AFFORDABLE HOUSING FOR LOCAL PEOPLE ON URBAN AND RURAL SITES**

**Affordable Housing Development**

9.53 Alteration No 1 amended Policy H20 so that affordable housing is now sought on allocated and windfall market town sites over 0.5 ha (or 15 dwellings). Previously affordable housing was only sought on sites of 1.2 ha or more. When the policy was adopted it was revised to enable the Council to seek affordable housing on sites of 0.1 ha (or 3 dwellings) in smaller settlements.

9.54 Table 9.16. Sets out the target for the number of dwellings that could be sought under Policy H20 against the actual number achieved.

<table>
<thead>
<tr>
<th>Site</th>
<th>Allocation/ Windfall</th>
<th>Target number of affordable houses *</th>
<th>No of affordable houses achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Back Lane, Aiskew</td>
<td>Windfall</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Rear of California Court, Great Ayton</td>
<td>Windfall</td>
<td>9.5</td>
<td>0</td>
</tr>
</tbody>
</table>

Target number based on 25% of the number of dwellings approved in market towns on sites of 15 dwellings or more.

9.55 No affordable housing was achieved through private sector housing development this year, partly because some of the potentially suitable sites had gained outline permission before the new thresholds were introduced. It should be noted that the site at the rear of California Court, Great Ayton was recommended for refusal because the developer was not willing to provide affordable housing on the site. However, Committee decided to seek a commuted sum to be used towards the provision of affordable housing as part of a buy back scheme. The commuted sum agreed was considerably lower than that required to fully purchase or develop the number of houses required on the site by Policy H20.

Issues Arising

9.56 The application of Policy H20 to meet the plan’s target for affordable housing continues to be of concern. Attention has been given in the Development Services’ Best Value review to improving the Council’s output of affordable housing.

POLICY H21: AFFORDABLE HOUSING FOR LOCAL PEOPLE ON RURAL EXCEPTION SITES

Table 9.17: Affordable Housing Development on rural exception sites since 1995.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>No of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crakehall</td>
<td>6</td>
</tr>
<tr>
<td>Hackforth</td>
<td>6</td>
</tr>
<tr>
<td>East Harlsey</td>
<td>6</td>
</tr>
<tr>
<td>Knayton</td>
<td>6</td>
</tr>
<tr>
<td>Thirley</td>
<td>4</td>
</tr>
<tr>
<td>Seamer</td>
<td>4</td>
</tr>
<tr>
<td>Hutton Rudby</td>
<td>6</td>
</tr>
<tr>
<td>Great Broughton</td>
<td>6</td>
</tr>
</tbody>
</table>

9.57 Policy H21 seeks to secure the provision of affordable housing for local people in rural areas. As an exception to the normal policies for the provision of housing it permits the development of small sites which would not normally receive planning permission. Table 9.17 above indicates the affordable housing schemes that have been implemented on rural exception sites since 1995. No schemes have come forward during 2001/2002.
Issues Arising

9.58 The Council has commenced a programme of housing needs surveys throughout the District. This should provide detailed evidence to support the need for affordable housing. In view of the Government’s support in the Rural White Paper to more rural affordable housing in areas of need, the new Housing Needs Survey should help to give impetus to the development of further schemes in villages.

9.59 The Council is investigating the possibility of employing a Rural Housing Enabler to promote the development of affordable housing in rural areas.

POLICIES H23 – H26 NEW RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE

9.60 Table 9.18 below sets out the number of proposals for new agricultural dwellings and replacement dwellings in the countryside that have been approved and refused since in 2001/2002.

9.61 Alteration No.1 revised Policy H26: Replacement Dwellings in the Countryside to require applicants to demonstrate that it is not possible to improve the existing dwelling through renovation and/or extension. This revision appears this has had some impact as the number of replacement dwellings granted permission has fallen from 6 to 2, with the number refused rising from 0 to 3. Table 9.17 below sets out the number of proposals for new agricultural dwellings and replacement dwellings in the countryside that have been approved and refused during 2001/2002.

Table 9.18: New residential units in the Countryside April 2001 to March 2002.

<table>
<thead>
<tr>
<th></th>
<th>New Agricultural Dwellings</th>
<th>Replacement Dwellings in the Countryside</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Approved</td>
<td>Refused</td>
</tr>
<tr>
<td>00/01</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>01/02</td>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>

9.62 During the period April 2001 to March 2002, there was one application for the removal of agricultural occupancy conditions. It was refused.

CONCLUSIONS AND RECOMMENDATIONS

9.63 Since the introduction of the Interim Policy on the Release of Housing Land, planning permissions for new housing development have continued to be granted, and the rate of increase in the housing supply has not slowed significantly. The housing supply figure stands at 20.2% above the housing requirement at April 2002. Planning permission was granted for 303 dwellings in 2001/2002. This is only slightly less than the previous year’s figure of 322. However, the figure would have been considerably higher without the introduction of the Interim Policy on the Release of Housing Land, as 460 dwellings, many of them on greenfield sites, have been refused planning permission since its introduction. This reinforces the continuing need for the Interim Policy to manage the release of housing land in order to apply the policy of restraint. If the rate of increase in the housing supply is to be brought under more effective control, the policy will need to be applied rigorously to all new proposals for housing development, in conjunction with the advice in PPG3 on sustainability and the promotion of high quality housing design.

9.64 The effect of revisions to Policy H27, coupled with the Interim Housing Policy, which were designed to impose greater control on the conversion of rural buildings to residential use, has been less significant than anticipated. It is vital that this and other policies are used rigorously in order to focus new housing development in settlements with services as advised by PPG3 and to implement the Interim Policy on the Release of Housing Land.
The development of allocated sites in the towns and villages continues. Of the remaining sites which are yet to gain planning permission, three of the market towns sites can be released in accordance with the Interim Housing Policy. The market town and village greenfield sites which are still without planning permission will not be released at present, but will remain as allocations in the Local Plan.

The average density for large sites approved in 2001/2002 is 32.5 dwellings per hectare. Overall the District can therefore be seen to be satisfying the Government’s recommended average minimum density 30 dwellings per hectare, as set out in PPG3, but falling short of last year’s figure of 34.3 dwellings per hectare. This is due largely to a small number of very high density developments such as those at Masonic Lane, Thirsk; Beaconsfield Street, Northallerton; and Rear of California Court, Great Ayton. Higher density development is being achieved mainly on previously developed sites in urban areas.

However, a significant number of developments are still being permitted at densities lower than the PPG3 minimum of 30 dwellings per hectare. This applies particularly to sites in villages. Where appropriate, higher densities and a better mix of types and sizes of dwellings, including affordable housing as required by Policies H19 and H20 should be sought in villages. Many villages within the District contain a mix of high and low density developments and also have a range of dwelling types and sizes. There would, therefore, appear to be no justification for not encouraging higher density development in villages.

The application of Policy H20 to meet the plan’s target for affordable housing continues to be of concern. Attention has been given in the Development Services’ Best Value review to improving the Council’s output of affordable housing.

The Council has commenced a programme of housing needs surveys throughout the District. This should provide detailed evidence to support the need for affordable housing. In view of the Government’s support in the Rural White Paper to more rural affordable housing in areas of need, the new Housing Needs Survey should help to give impetus to the development of further schemes in villages.

The Council is investigating the possibility of employing a Rural Housing Enabler to promote the development of affordable housing in rural areas.

The revised Policy H26: Replacement Dwellings in the Countryside, appears to be operating effectively, as it has led to a reduction in the number of replacement dwellings in the countryside which are being applied for and permitted.
CHAPTER 10: EMPLOYMENT

CHANGES IN CONTEXT

MARKET TOWNS INITIATIVE – RENAISSANCE TOWNS SCHEME

10.1 The Market Towns Initiative is a joint initiative by the Countryside Agency and Yorkshire Forward providing financial assistance for market towns regeneration across the Yorkshire and Humber region. Its aim is to reinforce the role of market towns as the main providers of jobs, services and community facilities in rural areas. Thirsk was selected for the Initiative and that project will run from April 2001 to May 2005. A programme has been developed including projects to improve signage, produce a promotional leaflet for the town and covert a building in the town for use as a Youth and Community venue.

10.2 The Market Towns Initiative has now been replaced by the Renaissance Towns Scheme which is a 10 year investment process. Bedale and Leeming Bar have been identified in the York and North Yorkshire Sub Regional Action Plan for investment under this Scheme.

COMMUNITY INVESTMENT PROSPECTUSES

10.3 North Yorkshire County Council have been successful in securing £7.1 million from Yorkshire Forward for the Single Regeneration Budget 6 (SRB) funding to support community economic development activity and agricultural business support, diversification and collaboration. A prerequisite for accessing SRB funds for community economic development is for communities to develop their own Community Investment Prospectus. These are being prepared for each of the five market towns in Hambleton and their surrounding villages. Links from these groups have been made with the Hambleton Community Plan Steering Group with regards the development of the Hambleton Community Plan.

10.4 The Bedale Area Community Investment Prospectus was endorsed in July 2002. Northallerton and Villages Community Plan, Easingwold and Villages Community Plan and the Stokesley and Villages Community Plan were endorsed in December 2002. All of the plans will cover a 10 year period and will be used to access funding and influence future budgets by key service providers in the area via the Hambleton Community Plan.

10.5 Each of the plans have identified a number of projects following consultation exercises. All the plans have identified transport, affordable housing, the local economy (including local services) and community safety as key issues for their area. Other projects that have been identified are, however, specific to a particular area, e.g. development of a station at Bedale, creation of a youth council in Northallerton, a mobile health facility in Stokesley and development of footpath maps in Easingwold.

Issues arising

10.6 Government proposals in the Planning Green Paper call for a closer relationship between preparation of Local Plans and the needs of local communities. The future review of the Local Plan will, therefore, have to take into account the views coming forward through CIP’s and the Community Plan.

OPERATION OF POLICIES

POLICY EM1: THE EMPLOYMENT LAND REQUIREMENT

10.7 Under Policy EM1 provision is made for about 70 hectares of land for industrial/business development within the Plan area in the period 1991-2006. Paragraph 10.7 of the adopted Local Plan sets out the Council’s proposals for how the employment land requirement of 70 hectares is to
be met at April 1995. Table 10.1 below updates the position to April 2002 for each component of employment land supply. In addition to this land allocated in the adopted Plan, an area of 6.1 ha has been allocated at Easingwold in Alteration No 1 and a site of 3.96 ha has been given permission as a departure from the Local Plan at Stokesley.

**Table 10.1: Employment Land Provision (1991 to 2006)**

<table>
<thead>
<tr>
<th></th>
<th>April 1995</th>
<th>April 2001</th>
<th>April 2002</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development</td>
<td>8.9 ha</td>
<td>27.6 ha</td>
<td>33.5 ha</td>
</tr>
<tr>
<td>Large sites with planning permission.</td>
<td></td>
<td>3.4 ha</td>
<td></td>
</tr>
<tr>
<td>Allocations serviced.</td>
<td>78.4 ha</td>
<td>62.9 ha</td>
<td>21.7 ha</td>
</tr>
<tr>
<td>Allocations un-serviced.</td>
<td></td>
<td></td>
<td>43.4 ha</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>87.3 ha</strong></td>
<td><strong>90.5 ha</strong></td>
<td><strong>102.0 ha</strong></td>
</tr>
</tbody>
</table>

The method of calculating employment land provision has been altered for 2001/02 in order to provide a more accurate picture of the availability of sites.

**POLICY EM2/EM3 – EMPLOYMENT LAND COMMITMENTS/ALLOCATIONS**

10.8 Through the District Wide Local Plan land has been provided in and around the five market towns as well as Dalton Airfield to meet the employment requirement of the District.

**Northallerton**

10.9 The Council purchased 8 ha of land in 2001 constituting almost half of the employment allocation east of Darlington Road. The main estate road was completed in Spring 2002 providing the opportunity for the relocation of businesses from elsewhere in the town from sites allocated for housing development in the Local Plan. It is anticipated that the construction of new buildings will commence early in 2003.

**Thirsk**

10.10 The employment commitment at Thirsk Industrial Park has almost all been taken up. There has been a very high demand for land on Phase 3 of Thirsk Industrial Park with only 0.2 ha remaining and that site is currently under offer.

**Stokesley**

10.11 Significant progress has been made with the development of the employment land at the Council’s Industrial Park with less than 0.35 ha remaining undeveloped. The servicing of the new 3.96 ha site to the south east of the allocated site is underway and expected to be completed by January 2003.

**Leeming Bar**

10.12 All the employment land commitment have been taken up at Leeming Bar. Additional employment land north of the Leeming Bar Industrial Estate is being investigated and a planning application is under consideration.

**Easingwold**

10.13 The total amount of employment land at Easingwold is 7.3 ha of which 1.19 ha is immediately
available. The site on Stillington Road is being developed by the private sector. A planning application to extend the site by 0.21 ha to provide six workshop units and a vehicle repair unit was approved in December 2002.

10.14 A proposal to allocate land at Roxby House, Easingwold for employment uses under Policy EM3 has been included in Alteration No 1 of the Local Plan.

**Dalton Airfield**

10.15 No progress has yet been made with regard to the new employment allocation. The development of the allocation has proven difficult because of the requirements for substantial highway and landscaping improvements. Investigation into the funding of these requirements have been taking place and contributions from exiting businesses on the site have been received, with other contributions expected.

**Busby Stoop**

10.16 Busby Stoop currently has 1.32 ha of land available.

*Table 10.2: Availability of Employment Land 1995 - 2002*

<table>
<thead>
<tr>
<th>Site</th>
<th>Area Available April 1995 (ha)</th>
<th>Area available unserviced April 2002 (ha)</th>
<th>Area Serviced and available April 2002 (ha)</th>
<th>Area available April 2002 (ha) with permission</th>
<th>Area developed 2001-2002 (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kings Cross, Busby Stoop</td>
<td>2.0</td>
<td>0.0</td>
<td>1.3</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Dalton Industrial Estate</td>
<td>3.9</td>
<td>0.0</td>
<td>2.1</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Stillington Road, Easingwold</td>
<td>3.0</td>
<td>0.0</td>
<td>0.7</td>
<td>0.5</td>
<td>0.3</td>
</tr>
<tr>
<td>Leeming Bar Industrial Estate</td>
<td>3.6</td>
<td>0.0</td>
<td>0.0</td>
<td>0.4</td>
<td>0.6</td>
</tr>
<tr>
<td>Yafforth Road, Northallerton</td>
<td>3.7</td>
<td>0.0</td>
<td>3.3</td>
<td>0.0</td>
<td>1.3</td>
</tr>
<tr>
<td>Standard Way, Northallerton</td>
<td>3.6</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.2</td>
</tr>
<tr>
<td>Stokesley Industrial Park</td>
<td>6.9</td>
<td>0.0</td>
<td>0.0</td>
<td>0.3</td>
<td>1.0</td>
</tr>
<tr>
<td>Thirsk Industrial Park</td>
<td>4.1</td>
<td>0.0</td>
<td>0.0</td>
<td>0.2</td>
<td>0.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>30.8</td>
<td>0.0</td>
<td>7.4</td>
<td>1.4</td>
<td>3.4</td>
</tr>
</tbody>
</table>
Chapter 10: Employment

Policy EM3: Employment Allocations (areas rounded to 1 decimal place)

<table>
<thead>
<tr>
<th>Site</th>
<th>Area Available April 1995 (ha)</th>
<th>Area available unserviced April 2002 (ha)</th>
<th>Area Serviced and available April 2002 (ha)</th>
<th>Area available April 2002 (ha) with permission</th>
<th>Area developed 2001-2002 (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dalton Airfield Industrial Estate</td>
<td>6.2</td>
<td>0.0</td>
<td>4.2</td>
<td>0.7</td>
<td>0.0</td>
</tr>
<tr>
<td>North of Leeming Bar Industrial Estate</td>
<td>5.9</td>
<td>5.9</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>West of Leeming Bar Industrial Estate</td>
<td>8.4</td>
<td>8.4</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>East of Darlington Road, Northallerton</td>
<td>17.3</td>
<td>10.5</td>
<td>8.6</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>The Mount, Northallerton</td>
<td>2.7</td>
<td>0.0</td>
<td>0.5</td>
<td>1.1</td>
<td>0.2</td>
</tr>
<tr>
<td>Goose Lane, Sutton-on-Forest</td>
<td>0.5</td>
<td>0.0</td>
<td>0.4</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Adjacent to Thirsk Industrial Park</td>
<td>4.3</td>
<td>0.0</td>
<td>0.5</td>
<td>0.2</td>
<td>2.3</td>
</tr>
<tr>
<td>East of Dispol, Thirsk</td>
<td>1.0</td>
<td>0.0</td>
<td>0.6</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Roxby House, Easingwold #</td>
<td>0.0</td>
<td>5.8</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Stokesley Industrial Park Phase III *</td>
<td>0.0</td>
<td>4.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>46.3</strong></td>
<td><strong>34.6</strong></td>
<td><strong>14.8</strong></td>
<td><strong>2.0</strong></td>
<td><strong>2.5</strong></td>
</tr>
</tbody>
</table>

* Planning permission granted for Phase III of Stokesley Industrial Park as a departure from the Local Plan.
# The site at Roxby House Easingwold was allocated in Alteration Number 1

POLICY EM4: NORTHALLETON AUCTION MART

10.17 No firm proposals have yet come forward for the relocation of the Auction Mart Site. The Northallerton Auction Mart Site has been allocated under Policy S4 as a Town Centre Redevelopment site in the District-Wide Local Plan reflecting its potential for a number of town centre uses which could maintain and enhance the role of Northallerton as a District Shopping Centre. Enquiries have been made by developers about this site although no firm proposals have yet been submitted.

POLICY EM9: NEW EMPLOYMENT DEVELOPMENT OUTSIDE DEVELOPMENT LIMITS AND SAFEGUARDED EMPLOYMENT AREA

10.18 Policy EM9 sets out the exceptional circumstances where industrial/business development will be permitted in the countryside. The policy has been utilised on 22 occasions in 2001/2002 in the determination of planning applications covering a wide range of proposals for new businesses including the storage of steel, a kennels and cattery, the conversion of a mill building to offices, lorry parking, the construction of new industrial units. There were eight applications involving storage in one form or another. Of the total 22 applications, ten were approved.
10.19 A proposal for a speculative development of 450 sq m building for B1 business use was allowed on appeal on the site of former pig farm at Long Garth, Carthorpe in October 2002. The Inspector examined whether there were exceptional circumstances to justify the development in the countryside and concluded that the development was small scale and that there was a wide range of industries that could be successfully located in rural areas. Even though there was no marketing evidence to demonstrate the need for new development of this type in this location, the Inspector was of the opinion that there was reasonable prospect of demand for the new floorspace and if demand did not materialise the proposal would not proceed. He did not regard the alternative locations for business development in nearby market towns and industrial estates as comparable or preferable.

10.20 This appeal raises concerns about how a speculative proposal such as this could be considered to be small scale and exceptional. There are many other opportunities within the District for similar proposals without any specific local justification. Further consideration will need to be given in the Local Plan review to the need for and type of development that will be encouraged in the future in the countryside. Current advice is that it should help support the local economy in a sustainable way by providing work for local people.

POLICY EM11: CONVERSION OF RURAL BUILDINGS TO EMPLOYMENT USE

10.21 PPG7 and the Rural White Paper place increased emphasis on the important role that existing buildings can play in meeting the needs of rural areas for economic development. Amendments to Policy EM11 have been included in Alteration No 1 in order to shift the emphasis of Local Plan policy towards encouraging employment conversions rather than residential. Applicants wishing to convert rural buildings to residential use are now required to demonstrate that they have explored the potential for the re-use of the building to employment uses.

10.22 There have been about 20 planning applications between 2001 and 2002 for the conversion of buildings to employment uses outside Development Limits (a reduction from 31 in 2000/01). Of these, 13 schemes specifically related to the conversion of agricultural buildings to employment uses. Five of those applications were speculative non-specific B1, B2 and B8 activities. There have been four speculative applications to convert agricultural buildings to mixed residential and offices or workshops.

10.23 There has been a reduction in the number of applications for the conversion of rural buildings to holiday letting units, from seven to two. Of the two applications received, one was to create two holiday units and the other five holiday units.

POLICY EM16: FARM DIVERSIFICATION

10.24 Between April 2001 and April 2002, five applications were considered under Policy EM16. One related to the creation of six holiday units with associated facilities and another to the creation of boarding kennels and cattery. Both were approved. This number is a considerable decrease over previous year when 13 applications received and this is possibly due to the foot and mouth crisis during 2001.

CONCLUSIONS AND RECOMMENDATIONS

10.25 The following issues have been raised by the monitoring of the employment section:

- The first phase of the employment allocation to the east of Darlington Road, Northallerton has been serviced.
- Servicing of the phase 3 extension to the Stokesley Industrial Park commenced during 2002.
- A planning application is under consideration for the northward extension to Leeming Bar Industrial Estate.
- Discussions have taken place on solutions to the provision of the required highway improvements and landscaping to enable the Dalton Airfield Industrial Estate to be developed. Some funding
has been collected from interested parties and negotiations are continuing.

- The development of the land at Stillington Road, Easingwold is now well underway.

- Revised Policy EM11, which gives preference to the conversion of rural buildings to employment uses over residential is being applied. More schemes of a speculative nature have been submitted including some for mixed residential and an office/workshop uses.

- The Foot and Mouth crisis during 2001 meant that fewer schemes for farm diversification have been submitted.
CHAPTER 11: SHOPPING

CHANGES IN CONTEXT

Environment and Economy Overview and Scrutiny Committee Policy Review: Economic Viability of Market Towns – Bedale

11.1 The Council’s Economic and Economy Overview and Scrutiny Committee Policy Review reported on their appraisal of the Council’s policies concerning the economic viability of market towns with particular reference to Bedale in July 2002. Two of the five recommendations related to planning and conservation issues:

- A review of existing planning policies should be carried out to ensure that they meet their objectives of facilitating more vibrant town centres and were not unduly restrictive.
- There should be more proactive use of enforcement powers (eg under the Listed Buildings and Conservation Areas Act 1990) to address the problem of buildings and areas of disrepair.

Implications

11.2 The review of the Local Plan will examine the policies relevant to town centres to ensure that they reflect Government advice to promote the vitality and viability of town centres and to encourage a wide range of commercial, leisure and residential uses in town centres.

ODPM: Retail Statistics

11.3 The ODPM is examining how better statistics on retailing and other town centre uses can be collected to improve planning. A research project is currently underway and the first set of national data drawn from Valuation Office statistics has been published. The results for Hambleton are set out in Table 11.1:

Table 11.1: Number, floorspace and rateable value of retail and other town centre uses in Hambleton in 2000.

<table>
<thead>
<tr>
<th>Use Class</th>
<th>No of premises</th>
<th>Area (000m²)</th>
<th>Rateable Value m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>626</td>
<td>103</td>
<td>74</td>
</tr>
<tr>
<td>A2</td>
<td>88</td>
<td>10</td>
<td>103</td>
</tr>
<tr>
<td>A3</td>
<td>80</td>
<td>10</td>
<td>77</td>
</tr>
<tr>
<td>Other (mainly car showrooms)</td>
<td>70</td>
<td>54</td>
<td>27</td>
</tr>
<tr>
<td>Total</td>
<td>864</td>
<td>178</td>
<td>62</td>
</tr>
</tbody>
</table>

OPERATION OF POLICIES

POLICY S1: RETAILING IN NORTHALLERTON AND THIRSK

POLICY S2: RETAILING IN BEDALE, EASINGWOLD AND STOKESLEY

11.4 These policies aim to maintain and enhance the role of market towns as District and Local...
Chapter 11: Shopping

Shopping Centres.

Progress with Development

11.5 The following significant new retail proposals have been progressed since April 2001:


- **High Street, Northallerton**: The redevelopment of the site of the former Co-op for a new Woolworths store was completed at Easter 2001. Mackays then moved into the former Woolworths store. A number of national and independent stores have opened in the High Street since summer 2001.

- No progress has been made with the redevelopment of the **Safeway site at Willowbeck Road, Northallerton**.

- **Barkers Furniture Store at Yafforth Road, Northallerton** has been extended.

- **Tesco, Thirsk**: The extension to the supermarket was opened in October 2001.

- **33 Market Place, Thirsk**: The redevelopment of these premises to provide a new shop with nine flats is in progress.

- **14 Market Place, Bedale**: the new Nisa supermarket to the rear of 14 Market Place was opened in Spring 2002.

11.6 In order to assess how well the objectives of these policies are being achieved, surveys have been carried out to record the changes in the businesses operating in the town centres. Key indicators have been selected to ascertain the vitality of the town centres. It should be noted that there may be many factors affecting the performance of shopping centres including the state of the economy, competition from other centres as well as the commercial decisions of individual retailers.

11.7 Table 11.2 shows the number of vacant ground floor units and the number of charity shops in the market towns. This gives an indication of the vitality of the town centres.

<table>
<thead>
<tr>
<th>Table 11.2: Vacant units and charity shops in TCCA 2002</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Vacant Units</strong></td>
</tr>
<tr>
<td><strong>No</strong></td>
</tr>
<tr>
<td>Bedale</td>
</tr>
<tr>
<td>Easingwold</td>
</tr>
<tr>
<td>Northallerton</td>
</tr>
<tr>
<td>Stokesley</td>
</tr>
<tr>
<td>Thirsk</td>
</tr>
<tr>
<td><strong>National Average</strong></td>
</tr>
</tbody>
</table>

*Figures in brackets indicate change since the survey in 2001*

11.8 Another useful indicator of vitality is the number of businesses opening and closing in the town centres. Table 11.3 summarises the changes that have occurred in the Shopping Core Areas since 2001.
Table 11.3 Changes in Ground Floor Units in Shopping Core Areas between 2001 – 2002

<table>
<thead>
<tr>
<th>Change from - to</th>
<th>Bedale</th>
<th>Northallerton</th>
<th>Stokesley</th>
<th>Thirsk</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 - A1</td>
<td>1</td>
<td>3</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>A1 - Vacant</td>
<td>1</td>
<td>4</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Vacant - A1</td>
<td>3</td>
<td>6</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>New A1</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>A1 – A2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>A2 - A1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>D1 – A2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>A3 – A3</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>A3Vacant – A3</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B1Vacant – A3</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D1 - Vacant</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7</strong></td>
<td><strong>16</strong></td>
<td><strong>4</strong></td>
<td><strong>16</strong></td>
</tr>
<tr>
<td>% of total units</td>
<td><strong>15%</strong></td>
<td><strong>11%</strong></td>
<td><strong>6%</strong></td>
<td><strong>11%</strong></td>
</tr>
</tbody>
</table>

11.9 Table 11.4 sets out the number of units in the Shopping Core Area in each use class in 2002 with the change since the previous survey in 2001.

Table 11.4: Number of units at ground floor level in Shopping Core Area in 2002 by Use Class

<table>
<thead>
<tr>
<th></th>
<th>A1 No</th>
<th>A1 %</th>
<th>A2</th>
<th>A3</th>
<th>Other</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedale</td>
<td>31 (0)</td>
<td>67%</td>
<td>3 (-1)</td>
<td>9 (0)</td>
<td>2 (0)</td>
<td><strong>45 (-1)</strong></td>
</tr>
<tr>
<td>Northallerton</td>
<td>117 (+2)</td>
<td>78%</td>
<td>19 (0)</td>
<td>14 (+1)</td>
<td>0 (-2)</td>
<td><strong>150 (0)</strong></td>
</tr>
<tr>
<td>Stokesley</td>
<td>47 (+3)</td>
<td>71%</td>
<td>7 (-3)</td>
<td>8 (0)</td>
<td>0 (-1)</td>
<td><strong>62 (-1)</strong></td>
</tr>
<tr>
<td>Thirsk</td>
<td>100 (0)</td>
<td>69%</td>
<td>17 (+1)</td>
<td>19 (0)</td>
<td>9 (-1)</td>
<td><strong>145 (0)</strong></td>
</tr>
</tbody>
</table>

*Figures in brackets indicate the change in the number of units since 2001.

Implications of the Surveys

11.10 There have been fewer significant changes in Northallerton town centre during the past year than the previous one. Shop closures included The Merchant, Victoria Wine, Box Clever, Lucas, Spangled Jasper, one of the Martin McColl shops, Apple One and Tangledown. New stores that have opened include Claire’s Accessories, Choices Video, five restaurants or takeaways, gifts and clothing shops and a hair salon.

11.11 Concerns were expressed about the possible impact of the new Tesco store on the vitality of the
High Street. Since the store opened no further small food stores have been closed in the town and the only concerns have been about the change in pedestrian flows with fewer people walking along Regency Mews to the High Street.

11.12 The potential for further retail development in Northallerton to improve the current “retail offer” of the town in order to sustain its role in the future, to provide opportunities for development of shops of a size and format demanded by the modern retailer, that would benefit tourism and would build on Northallerton’s strengths and individuality will be examined as part of the review of the Local Plan.

11.13 There continues to be a relatively high turnover of retail premises in Thirsk with most changes occurring in the smaller shops outside of the Market Place. The vacancy rate has changed little from last year. The Tourist Information Centre has relocated from Kirkgate to premises on Market Place. Offices for the Town Council and Market Towns Initiative Project have been provided in the same building.

11.14 There has been some improvement in the position of Bedale over the past year with expressions of interest in several of the longstanding vacant premises. Three vacant units have been occupied. The new Nisa supermarket has been developed at the rear of 14 Market Place, however, the former premises remain vacant.

11.15 Stokesley and Easingwold continue to maintain good trading positions as local centres.

11.16 These tables reveal that all the market towns in the District are experiencing vacancy rates below the national average. Bedale and Thirsk are, however, slightly higher than the other towns, although the rate at Bedale has decreased since last year.

11.17 The number of charity shops in the town centres of the District has changed only slightly during the year. These shops, however, maintain attractive shop window displays and provide a valued service to both shoppers and the charity. Their presence is preferable to the unit remaining empty.

POLICY S6: NON-RETAIL COMMERCIAL USES IN SHOPPING CORE AREAS

11.18 This policy aims to strike a balance between retail and non-retail uses in the Shopping Core Areas of the town centres and to maintain a predominantly retail frontage with non-retail uses dispersed throughout the Area rather than being concentrated in groups. Changes of use from retail to non-retail uses are permitted under the policy provided that they would not result in more than two non-retail commercial units operating side by side or more than are third of frontage being given over to non-retail uses.

11.19 Table 11.4 sets out the percentage of frontages in Shopping Core Areas in non-retail commercial use in 2001 and the corresponding figure from previous surveys carried out in 2000 and 2001.

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedale</td>
<td>32.9</td>
<td>32.9</td>
<td>31.6</td>
</tr>
<tr>
<td>Northallerton</td>
<td>26.2</td>
<td>25.8</td>
<td>26.2</td>
</tr>
<tr>
<td>Stokesley</td>
<td>30.6</td>
<td>32.3</td>
<td>28.7</td>
</tr>
<tr>
<td>Thirsk</td>
<td>32.0</td>
<td>32.0</td>
<td>33.3</td>
</tr>
</tbody>
</table>

Table 11.4: Percentage of Frontages in Shopping Core Areas in Non-Retail Commercial Use.
Chapter 11: Shopping

Implications

11.20 When the number of units in various uses is examined, there is a clear preponderance of A1 retail uses in all the Shopping Core Areas. However, the percentage of frontages in non-retail use in Bedale and Thirsk remains at a critical level such that no further charges from A1 to non-retail uses should be permitted in Thirsk and only a limited change may be permissible in Bedale. The introduction of new retail uses in Stokesley means that the situation here has become less critical.

POLICY S15: VILLAGE SHOPS

11.21 Policy S15 aims to support the establishment and extension of village shops to provide for the daily shopping needs of residents and the sale of locally manufactured goods. The Policy also restricts the change of use of shops to dwellings.

11.22 Between April 2001 and March 2002, the following post offices have closed:

Carlton Hustwaite Post office
Gatenby Post Office

Post Offices have moved into public houses in the villages of Kirklington and Raskelf.

11.23 The viability of village shops continues to be a matter of concern both locally and nationally. The Council has been giving consideration to measures that it can undertake to support rural services in particular village shops and pubs through a review carried out by the Cultural and Social Overview and Scrutiny Committee.

11.24 Through the planning process, continued emphasis is being given in considering applications for planning permission to convert shops to residential accommodation to ensuring that applicants support their application with details of the efforts that have been made to market and promote the business or to find alternative locations for the business in the village. During the period April 2001 to March 2002 three planning applications have been considered for the conversion of shops to living accommodation, at Hutton Rudby, Dalton and Thormanby. All were approved.

11.25 The Council continues to support the Village Retail Services Association which employs a fieldworker in North Yorkshire to provide support and advice to village shops in the District to assist in their promotion and development and to assist communities in finding ways of retaining shops threatened with closure.

POLICY S18: NON RETAIL COMMERCIAL DEVELOPMENT IN RURAL AREAS

11.26 Public houses fulfil an important community function in rural villages. It was agreed to introduce a new policy into the Local Plan as part of Alteration No 1 to protect village pubs in the same way as village shops. Whilst the introduction of such a policy would not prevent the closure of these rural businesses, it would require the applicant to demonstrate how they had tried to develop the business or to market it for sale as a going concern. It would reduce the attractiveness of the premises to speculative purchasers looking for a rural property to convert to residential use or to re-develop for housing. Since the introduction of the policy, two applications for the conversion of public houses to dwellings have been refused at Atley Hill and Well. Both public houses have continued in business.

11.27 Between April 2000 and March 2001, the following public houses in villages have closed:

Boot and Shoe Inn, Thim

CONCLUSIONS AND RECOMMENDATIONS

11.28 Whilst there were concerns in early 2001 about the effect of the closure of a number of retail outlets in Northallerton on the vitality of the town centre, there has been considerable interest in the available shop units and a number of new national and local retailers have moved into the town.
However, there continues to be a regular turnover of businesses and the vacancy level remains about the same as last year. No further small food shops have closed in Northallerton since the opening of the enlarged Tesco store, however, the impact of the store will continue to be monitored in the future.

11.29 A number of new local retailers have moved into Thirsk town centre during the year. Vacancy rates in Thirsk remain similar to previous years, although these are mainly smaller shops outside the Market Place. The Market Towns Initiative is examining ways in which Thirsk can promote itself.

11.30 There has been a good level of interest in the vacant shops in Bedale and the vacancy rate has reduced from 10% to 7.7%. The development of the new local supermarket in the centre has improved the available local shops. The Overview and Scrutiny Committee report has highlighted several initiatives that may help to improve the economy of the town.

11.31 Stokesley and Easingwold continue to maintain good trading positions as local centres.

11.32 The Council is examining a number of measures to help to support and retain village shops, public houses and rural businesses. The number of shops and pubs in villages that have closed in 2001-02 has declined, this may be because the revised Local Plan policies have made these premises less attractive to speculative developers. Nevertheless, the difficulties in maintaining rural services continues to be of concern.
CHAPTER 13: TRAFFIC, TRANSPORTATION & CAR PARKING

CHANGES IN CONTEXT

NORTH YORKSHIRE LOCAL TRANSPORT PLAN

13.1 The Local Transport Plan for North Yorkshire was recently updated with the publication of the County Council's 2002 Annual Progress Report. This report summarised progress made during 2001/2002 in the following areas: traffic reduction measures; travel awareness and travel plans; traffic management; public transport; road safety; cycling; walking; freight transport; access for disabled people; highways maintenance; buildings and structures; and cross boundary working.

13.2 Initiatives and projects in Hambleton that were highlighted in the report are included in the relevant policy sections elsewhere in this chapter.

GREEN TRANSPORT PLANS

13.3 Hambleton District Council’s Green Travel Plan was approved by Cabinet on 27 June 2002. The main aims of the plan are to reduce greenhouse gas emissions, traffic jams and congestion, air pollution and noise nuisance, by significantly reducing single occupancy journeys whilst promoting a return to public transport. Its implementation will be staged over the period 2002 – 2005. North Yorkshire County Council has also prepared a Green Travel Plan.

13.4 Government guidance also advises local authorities to request travel plans to be submitted alongside planning applications which are likely to have a significant transport implications. As there have been no planning applications made for significant transport generating developments since the last monitoring report, no workplace travel plans have thus far been requested. Existing large businesses in North Yorkshire have received information from the County Council inviting them to accept free travel consultations. Examples of developments for which Green Travel Plans should be prepared are:

- all major developments comprising jobs, shopping, leisure and services;
- smaller developments comprising jobs, shopping, leisure and services which would generate additional road traffic, or the promotion of public transport, walking and cycling;
- new and expanded school facilities; and
- where a travel plan would help address a particular local traffic problem associated with a planning application, which might otherwise have to be refused on local traffic grounds.

AIR SERVICES CONSULTATION DOCUMENT

13.5 In 1998 and 1999 the Government commissioned a programme of studies to consider options for the future of airports and aviation in all parts of the UK. Seven regional consultation documents, based on the results of these studies, were published in July and August this year. The Council’s response to the consultation was based on the desire to see UK air transport developed according to two key principles: greater parity between the regions and sustainable development.
PUBLIC TRANSPORT

Northallerton Level Crossings

13.6 North Yorkshire County Council and Hambleton District Council have been involved in discussions with the Strategic Rail Authority and Railtrack to try to identify ways to alleviate the delays at the level crossings in Northallerton on the Middlesbrough line. Prior to being acquired by Network Rail, Railtrack’s work programme included a commitment to assessing whether or not the rail line at Low Gates could be lowered. The County Council has also commissioned a separate assessment of bridging options at this location, with or without lowering the railway.

Hambleton and Richmondshire Rural Transport Partnership

13.7 Since its establishment in April 1999 the Hambleton and Richmondshire Rural Transport Partnership has secured funding for several projects. These include:

- Wheels To Work: A moped leasing scheme aimed at helping 16 to 25 year olds to remove transport barriers to work or training. During the first 12 months 28 youngsters (15 from Hambleton) participated in the scheme. The scheme has recently been expanded to offer mountain bikes to young people with shorter work journeys.
- Wheels 4 All: Provides a single point of contact to enable non-profit making groups to access community transport services. The scheme has already provided 130 trips and trained 96 drivers to Midas standards.
- Thirsk Social Car Scheme: A service for residents of Thirsk and Sowerby who cannot use other forms of transport. Volunteer drivers take users where they need to go. Costs are reimbursed and users are charged for mileage.

13.8 Hambleton District Council has established or is investigating the following transport initiatives:

- Concessionary Fares Scheme: The scheme entitles elderly and disabled residents to half price travel throughout North Yorkshire and to major centres beyond. The take up of passes has been high but utilisation low.
- Hambleton Taxi Voucher Scheme: The Council is investigating the scope of extending the concessionary fares scheme to include a taxi vouchers scheme for people on disability benefits.

OPERATION OF POLICIES

POLICY T1: UPGRADING OF A1

13.9 Recommendations from the A1 Safety Study, which looked at options for improving standards of highway safety, were reported to Planning Committee on 22 February 2001, and support was given to the option of upgrading the A1 to motorway standard. The Regional Assembly supported the findings of the Study including the recommendation to implement the motorway upgrade subject to a full appraisal of the detailed design of the scheme. Having considered the recommendation of the study the Government has now decided that the upgrade should go ahead. As such the A1(M) schemes for Dishforth to Leeming and Leeming to Barton have been added to the Government’s Targeted Programme of Improvements. The expected delivery date for these schemes is 2008/2009. These schemes will be reflected in the reviews of the Local Transport Plan and the District Wide Local Plan.
POLICY T3: NEW BYPASSES IN FIRM PROGRAMMES

POLICY T4: OTHER NEW BYPASSES

13.10 During the Spring of 2001, North Yorkshire County Council’s undertook a review of its longstanding reserve list of bypass schemes. Details of this review were reported in the first Local Transport Plan Annual Progress Report submitted in July 2001. At that stage a bid for additional funding for the A19 Thormanby Bypass was submitted. At the same time the County Council identified two possible future schemes for the Hambleton area, these being the A19 Shipton by Beningbrough bypass and the A684 Leeming Bar/Aiskew/Bedale bypass. The latter is linked to the scheme to upgrade the A1 to motorway standards and will be reported on in more detail in the next Local Transport Plan Annual Progress Report.

13.11 The following schemes were deleted from the County Council’s reserve list: the A170 Sutton under Whitestonecliffe Bypass, the A61 Carlton Miniott Bypass, and the A167 Great Smeaton Bypass. None of these schemes will be included in the bids during the current Local Transport Plan period.

POLICY T6: VEHICLE PARKING STANDARDS

13.12 Table 13.1 below shows the amount of parking provision made on new housing developments of 5 or more dwellings granted permission between April 2001 and March 2002. Three sites have been approved with parking provision below 1.5 spaces per dwelling, which is in line with advice contained in the revised PPG3 for sites in accessible locations. These three sites are all close to the centres of market towns.

Table 13.1 Car Parking Provision on Housing Sites of 5 or more Dwellings Approved between April 2001 and March 2002

<table>
<thead>
<tr>
<th>Site</th>
<th>No of Dwellings</th>
<th>Parking Spaces</th>
<th>Density (Dwellings/hectare)</th>
<th>Spaces Per Dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Back Lane, Aiskew</td>
<td>40</td>
<td>90</td>
<td>34.8</td>
<td>2.24</td>
</tr>
<tr>
<td>The Maltings, Station Road, Alne</td>
<td>6</td>
<td>17</td>
<td>24.0</td>
<td>2.83</td>
</tr>
<tr>
<td>Land Adjacent St Johns Church, Easingwold</td>
<td>12</td>
<td>28</td>
<td>38.7</td>
<td>2.33</td>
</tr>
<tr>
<td>California Court, Frankfield Place, Great Ayton</td>
<td>38</td>
<td>55</td>
<td>57.6</td>
<td>1.45</td>
</tr>
<tr>
<td>Beaconsfield Street, Northallerton</td>
<td>6</td>
<td>5</td>
<td>100.0</td>
<td>0.83</td>
</tr>
<tr>
<td>14a The Peppergarth, Northallerton</td>
<td>5</td>
<td>10</td>
<td>23.8</td>
<td>2.00</td>
</tr>
<tr>
<td>Former engineering works, Seamer</td>
<td>8</td>
<td>16</td>
<td>33.3</td>
<td>2.00</td>
</tr>
<tr>
<td>Land adj. 35 North Rd, Stokesley</td>
<td>5</td>
<td>15</td>
<td>19.2</td>
<td>3.00</td>
</tr>
<tr>
<td>Former Workshop, Masonic Lane, Thirsk</td>
<td>7</td>
<td>7</td>
<td>58.3</td>
<td>1.00</td>
</tr>
<tr>
<td>Masonic Lane, Thirsk</td>
<td>18</td>
<td>37</td>
<td>60.0</td>
<td>2.06</td>
</tr>
<tr>
<td>Holme Farm, Thornton-le-Moor</td>
<td>6</td>
<td>24</td>
<td>12.2</td>
<td>4.00</td>
</tr>
<tr>
<td>The Hollies, Station Road, Tollerton</td>
<td>15</td>
<td>60</td>
<td>18.8</td>
<td>4.00</td>
</tr>
<tr>
<td>Manor Farm (Crofters Yard), Tollerton</td>
<td>6</td>
<td>24</td>
<td>20.0</td>
<td>4.00</td>
</tr>
<tr>
<td>White House Farm, West Rounton</td>
<td>13</td>
<td>52</td>
<td>52.0</td>
<td>4.00</td>
</tr>
</tbody>
</table>
13.13 A key revision set out in PPG13 is the change to the way parking standards are to be set. Local Planning Authorities are advised to set maximum rather than minimum parking standards for larger scale developments so as to avoid excessive parking provision and to promote the choice of alternative modes of travel. Authorities are allowed to use their discretion in setting the standards for smaller developments and in locations which are less accessible by public transport such as rural areas. The guidance also promotes the shared use of parking particularly in town centres and major developments. Cycle parking is to be provided at a level consistent with the cycling strategy within the Local Transport Plan.

13.14 In accordance with this advice North Yorkshire County Council have undertaken a review of their parking standards. A report entitled “Transport Issues and Development – A Guide” included a revisions to parking standards was considered by the North Yorkshire Country Council Executive in September 2002. The Guide emphasises the sustainable aspects of the Government’s policies with high priority given to promoting a shift from car to public transport, cycling and walking. The new standards are intended as a guideline and can be amended to account for local circumstances.

POLICY T8: CAR PARKING ALLOCATIONS.

13.15 In 2000 and 2002 the Council undertook surveys of parking provision in the market town centres. The most recent results were reported to Cabinet in July 2002. The report reviewed the provision and management of car parking by the Council and proposes a number of options for improvement that will be examined in more detail and will be the subject of separate consultation with stakeholders and users:

- Improvements to the management and signage of car parks, including re-designating long stay spaces for short term parking
- Reducing the maximum stay in certain areas to one hour to increase turnover
- Developing new car parks
- Exploring the possibility of shared use of private car park
- Improvements to the location and number of disabled parking bays.

13.16 The greatest need for improvements for town centre parking was identified in Northallerton, Thirsk and Stokesley. Additional parking for visitors was identified in Great Ayton.

13.17 The proposals will be the subject of consultations with major stakeholders and special user groups. In addition consultants have been appointed to identify those options likely to be most effective.

13.18 A further report will be presented to Cabinet to present the results of the consultation process and the outcome of the consultants’ work when these processes have been completed.

13.19 Set out below in Table 13.2 are details of the progress made in implementing the five car parking allocations made in the Local Plan.
Table 13.2: Progress with Car Parking Allocations at March 2002

<table>
<thead>
<tr>
<th>Site</th>
<th>Progress</th>
<th>No of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent to Water End, Brompton</td>
<td>None</td>
<td>37</td>
</tr>
<tr>
<td>West of Applegarth Car Park, Northallerton</td>
<td>None</td>
<td>25</td>
</tr>
<tr>
<td>Highway Depot, Stokesley</td>
<td>None</td>
<td>90</td>
</tr>
<tr>
<td>Adjacent to Millgate, Thirsk</td>
<td>Completed</td>
<td>21</td>
</tr>
<tr>
<td>Chapel Street/Nursery Site, Thirsk</td>
<td>Completed</td>
<td>100</td>
</tr>
</tbody>
</table>

13.20 A reappraisal of the need for the parking allocation at the Highways Depot, Stokesley, has been undertaken as part of a survey of parking provision in Stokesley. The survey demonstrated that there is a need for some additional town centre parking in Stokesley, particularly short stay spaces. In view of this it is proposed to retain the parking allocation. However, North Yorkshire County Council has recently made an informal proposal to develop a joint office, library and extra care scheme on the site, in partnership with Hambleton District Council and Broadacres Housing Association. If this proposal is progressed the allocation on this site will have to be reviewed.

**POLICY T9: COACH PARKING**

**POLICY T10: LORRY PARKING**

13.21 No progress has been made with the implementation of the proposed coach/lorry parking site east of Darlington Road, Northallerton.

**POLICY T19: CYCLING**

13.22 Following on from the Hambleton Cycling Strategy and the adoption of the Northallerton Cycling Strategy, a new cycle routes have been developed during 2001/02 to the new business park on Darlington Road and to Bullamoor Park, in Northallerton.

13.23 A draft Cycle Plan has been prepared for Thirsk, Sowerby and Carlton Miniott. This has been prepared with the twin aims of increasing cycle usage and reducing the number of cyclist casualties. Eight cycle routes are proposed in the plan, and additional improvements for cyclists and pedestrians are also considered, such as providing car parking and traffic management facilities; improving road markings in Thirsk Market Place and physical barriers to separate pedestrians and cyclists from motor vehicles.

**POLICY T20: PUBLIC TRANSPORT**

13.24 During 2001/2002 passenger waiting facilities in Northallerton were improved through the provision of new passenger shelters in Northallerton town centre. New bus stops with information boards, raised boarder kerbs and a small number of additional shelters have also been provided on the Northallerton to Bedale route.

13.25 Consideration has also been given to providing improved facilities in Bedale, Stokesley and Easingwold. The County Council has recently undertaken a consultation on improvements to bus stops in Stokesley and along the Stokesley to Northallerton route. Proposals include replacing post and flag post stops and, where possible, providing raised boarding kerbs. There are also plans to ensure timetables are clearly displayed at all these stops. Some of the bus stops on this route have been identified as being suitable for new or replacement shelters.
13.26 A number of “Premier Contracts” are proposed for bus routes in the North Yorkshire area. These contracts provide low-floor, easy-access buses which are less than 5 years old, a small team of dedicated drivers, customer care facilities, and dedicated publicity budgets. There is already one Premier Contract operating in Hambleton, on the Northallerton-Stokesley-Coulby Newham route.

POLICY T21: SAFEGUARDING DISUSED RAILWAYS

13.27 During 2001/2002 progress has continued towards the restoration of the Northallerton to Redmire railway line for passenger services to link Northallerton to the Dales. The transfer of land and assets from Railtrack to the Wensleydale Railway Company has been agreed and a share offer launched to raise funding to complete the transfer of the branch. The Wensleydale Railway Company has now taken over the station and goods yard site at Leeming Bar to develop as a railhead for future operations.

CONCLUSIONS AND RECOMMENDATIONS

13.28 The major area of progress has been the Government’s recent decision that the upgrading of the North Yorkshire stretch of the A1 to motorway standards should go ahead.

13.29 Significant progress has also been made with improvements to public transport infrastructure. The production and implementation of cycling strategies for Northallerton and Thirsk has also continued.

13.30 The Hambleton and Richmondshire Rural Transport Partnership has continued to implement successful schemes enabling more people living in remote areas to access employment and service facilities.
CHAPTER 14: SPORT, RECREATION AND COMMUNITY FACILITIES

CHANGES IN CONTEXT

PPG 17: SPORT, OPEN SPACE & RECREATION (JULY 2002)

14.1 The revised PPG17 was published on 24th July 2002 and modernises and updates the guidance in the 1991 version of PPG17. The scope of the PPG is significantly extended and it now deals with planning for open space in far more detail. It provides a clear statement of the Government’s intention to protect existing sport and recreation facilities and create new ones. It complements the Government’s commitment to concentrate new development of previously developed land and to minimise the development of previously undeveloped land (such as playing fields), especially in urban areas. The guidance also helps to realise some of the broad objectives of the Government Sport’s Strategy.

14.2 The PPG advises planning authorities to:

- Support an urban renaissance by creating local networks of high quality well managed and maintained open spaces;
- Support a rural renewal and provide opportunities for countryside recreation, recognising that visitors can play an important role in the regeneration of the rural economy and that open spaces can contribute to the quality of life and the well being of people who live in rural areas;
- Promote social inclusion and community cohesion by well planned and maintained open spaces and good quality sports and recreation facilities;
- Promote the vital role of open spaces in healthy living, preventing illness and in the social development of children of all ages through play, sporting activities and interaction with others;
- Promote more sustainable development by ensuring that open space, sport and recreation facilities (particularly in urban areas) are easily accessible by walking and cycling and that more heavily used or intensive sports and recreational facilities are planned for locations well served by public transport.

14.3 The guidance states that in order to achieve the above objectives, it is essential that local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sport and recreational facilities. The Government expects all local authorities to carry out assessments of need and audits of existing facilities and that these assessments should lead to clear strategies supported by effective planning policies, thus resolving the potential conflicts that arise between different uses and users of open space.

14.4 PPG 17 promotes the setting of local standards for open space in recognition of the fact that national standards cannot cater for local circumstances, such as differing demographic profiles. The Government is promoting the use of the information gained from the assessments of local needs and opportunities to set locally derived standards for the provision of open space.

Assessing Needs and Opportunities – A companion guide to PPG17 (September 2002).

14.5 Assessing Needs and Opportunities, the companion guide to PPG17, has been produced by the Office of the Deputy Prime Minister and sets out the way in which Local Authorities should achieve the long term aims of PPG17, specifically by first undertaking local assessments of need and audits of existing provision.

14.6 The guide seeks to build on examples of existing good planning practice, while also taking into account the recommendations of the Government’s Urban Greenspaces Taskforce (see para 14.8 below) and the need for local authorities to prepare Community and Cultural Strategies. The guide
also sets out how local authorities can use the planning system to help deliver accessible, high
quality and sustainable open spaces and sport and recreation facilities which meet local needs and
are valued by the communities.

14.7 The guide recognises that there are resource implications in undertaking comprehensive local
assessments but it is strongly suggested that it is in the long term interests of the authority to
undertake such assessments as they will result in better planning policies and facilitate better
evidence-based decision making.

Green Spaces, Better Places – Final Report of The Urban Green Spaces Taskforce (DTLR May
2002).

14.8 The Urban Green Spaces Taskforce was set up in January 2001 to advise the Government on its
proposals for improving the quality of our urban parks, play areas and green spaces. A draft report
was completed in November 2001 with the final report being produced May 2002.

14.9 The final report is divided into four parts:

• Part 1 - Parks and green spaces and urban life – explains why urban parks and green spaces
remain popular despite the fact that many are neglected and rundown.

• Part 2 - Challenges and responses – outlines current concerns about urban parks and green
spaces and sets out the task forces proposals for overcoming them.

• Part 3 - Creating green space networks – showing why urban parks and green spaces need a
strategic policy framework in which all decision-makers should operate, and;

• Part 4 - An urban renaissance with green spaces – taking forward the recommendations made
in parts 2 & 3, showing how and why they can deliver all the benefits of better urban parks and
spaces.

14.10 There are a number of important issues raised in the report including:

• Stressing a more integrated approach to planning, designing, managing and maintaining urban
green spaces, linking them to community strategies, local development plans, cultural
strategies, and area plans.

• The potential for creating/improving partnerships between local authorities, local businesses,
voluntary groups and local people in owning, managing and maintaining local green spaces and
play areas.

• The creation of an information base and good practice networks to improve current practice and
inspire greater involvement from local people.

• Improvements to the way in which resources are provided and used and of potential for
encouraging greater community involvement and partnerships.

14.11 All three of these documents will need to be considered and taken into account when rolling
forward and updating the Local Plan. There will, therefore, be a requirement to carry out an
assessment of needs and opportunities as part of the Local Plan Review.

Planning Obligations “Delivering a Fundamental Change” (ODPM June 2002)

14.12 As part of the proposals to modernise the planning system, the Government is examining how the
use of planning obligations can become more effective. It was originally suggested that a system
of planning tariffs should be introduced for all developments, however, the latest indication from the
Government is that this suggestion is not to be pursued.

14.13 Planning obligations (or Section 106 agreements) are agreements reached between a local
authority and an applicant to help facilitate a development. They may include a financial
contribution covering, for example, the cost of constructing a new site access or to provide
affordable housing and open space.
14.14 The Government considers that Planning Obligations are currently too complex, difficult to agree and delay the planning process. This report is a consultation document with proposals for changing the basis of planning obligations. The consultation document shows how the agreement of planning obligations can be speeded up to complement the Government’s other measures to make the planning system more efficient and it is also proposed that the new Local Development Document should clearly set out a local authority’s policies towards seeking planning obligations.

OPERATION OF POLICIES

POLICY SR3: OPEN SPACE ALLOCATIONS

14.15 There has been limited progress with the development of sites allocated in the Local Plan under this policy. As in previous years, the main problem with developing these sites has been connected with issues of ownership and difficulties in negotiating the purchase of the land. It is also recognised that certain sites are dependent on the securing of developer contributions as part of residential applications. Table 14.1 below shows the progress made in relation to each of the sites allocated.

Table 14.1: Progress of all allocated sites under Policy SR3

<table>
<thead>
<tr>
<th>Allocation</th>
<th>Area</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Grange Close, Bedale</td>
<td>0.7 ha (1.7 acres)</td>
<td>No Progress</td>
</tr>
<tr>
<td>2. Pinewood Grove, Bedale</td>
<td>0.2 ha (0.5 acres)</td>
<td>No Progress</td>
</tr>
<tr>
<td>3. South End, Bedale</td>
<td>0.6 ha (1.5 acres)</td>
<td>Developed</td>
</tr>
<tr>
<td>4. Millfield Lane, Easingwold</td>
<td>13.5 ha (33.5 acres)</td>
<td>Developed</td>
</tr>
<tr>
<td>5. Claypenny, Easingwold</td>
<td>0.6 ha (1.5 acres)</td>
<td>Developed</td>
</tr>
<tr>
<td>6. Gate Grains Lane, Easingwold</td>
<td>1.0 ha (2.6 acres)</td>
<td>Planning Permission</td>
</tr>
<tr>
<td>7. South of Highland Court, Easingwold</td>
<td>0.3 ha (0.8 acres)</td>
<td>No Progress</td>
</tr>
<tr>
<td>8. Station Road, Hutton Rudby</td>
<td>1.6 ha (4.0 acres)</td>
<td>Progressing 2002/03</td>
</tr>
<tr>
<td>9. Mill Lane, Leeming</td>
<td>0.6 ha (1.6 acres)</td>
<td>Developed</td>
</tr>
<tr>
<td>10. Priests Garth, Linton On Ouse</td>
<td>0.8ha (2.0 acres)</td>
<td>Developed</td>
</tr>
<tr>
<td>11. Knotto Bottom Way, Northallerton</td>
<td>0.4 ha (1.0 acres)</td>
<td>No Progress</td>
</tr>
<tr>
<td>12. Sandy Bank, Northallerton</td>
<td>4.3 ha (10.6 acres)</td>
<td>No Progress</td>
</tr>
<tr>
<td>13. Cradock Row, Sandhutton</td>
<td>0.1 ha (0.4 acres)</td>
<td>No Progress</td>
</tr>
<tr>
<td>14. Gravel Hole Lane, Sowerby</td>
<td>2.0 ha (5.0 acres)</td>
<td>No Progress</td>
</tr>
<tr>
<td>15. Part 0S Field 9976, Sutton under Whitestonecliffe</td>
<td>0.4 ha (1.0 acres)</td>
<td>No Progress</td>
</tr>
<tr>
<td>16. Dowber Way, Thirsk</td>
<td>2.8 ha (7.0 acres)</td>
<td>1.5ha (3.7 acres) developed</td>
</tr>
<tr>
<td>17. Wetlands Lane, Thirsk</td>
<td>1.2 ha (3.0 acres)</td>
<td>No Progress</td>
</tr>
</tbody>
</table>

14.16 Where there has been no progress made, these sites have been included on the Council’s priority purchase list over the next three years. The site at Station Road, Hutton Rudby is programmed for completion in 2002/2003.
POLICY SR4: INFORMAL COUNTRYSIDE RECREATION

14.17 A total of three applications have been determined against this policy. One was to create fishing ponds/lakes and a second was to site a portable building for use as an anglers’ shelter. The third was the use of an existing dwelling as an office in connection with outdoor activities at Home Farm, Camphill, Kirklington. All of the applications received approval. Fishing ponds/lakes can potentially make a positive contribution to countryside conservation whilst providing a valuable source of countryside recreation and rural economy.

POLICY SR5: FORMAL SPORT AND RECREATIONAL DEVELOPMENT IN THE COUNTRYSIDE

14.18 There have been two applications considered for new sport and recreation development on sites not identified in Policy SR3 – both were approved.

- Siting of a caravan with extension for use as a cricket pavilion and a shed to provide scorebox, storage and toilet facilities at South Kilvington.
- Construction of a sports pavilion and change of use of agricultural land to recreational use to include parking area and hard surfaces for bowls and games activities at Helperby.

14.19 In addition to progressing work on allocated sites, an opportunity arose to provide play equipment on a 1ha (2.5 acre) site at Bagby by using a commuted sum from a housing development in the village. The Parish Council was able to purchase land to the south of the village and planning permission to use it as public open space was granted in October 2000. Work on this site has now been completed.

POLICY SR6: GOLF COURSES

14.20 There has been one proposal for a golf course in the District. The proposal was for the use of land as a golf driving range and construction of driving booths, including a clubhouse with associated facilities at Low Worsall. This application was refused on the grounds that the use, size, form, illumination and design would have a seriously adverse impact upon the character and appearance of the countryside and would be harmful to the residential amenity of nearby properties. The proposed development was also in an isolated location remote from main settlements and was likely to generate additional traffic contrary to the aims of sustainability and the objectives of PPG13.

POLICY SR9: PROPOSED FOOTPATHS

14.21 There are five separate footpaths in the District proposed under this policy. Table 14.2 illustrates the progress made in respect of each. No progress has been made on any of the schemes during 2001/02.

<table>
<thead>
<tr>
<th>Allocation</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Along the River Ure and Ouse from Aldwark Bridge to Linton Lock.</td>
<td>No Progress</td>
</tr>
<tr>
<td>2. Along the Cod Beck, Thirsk, linking the Holmes at Norby to Sowerby Flatts</td>
<td>Largely Completed</td>
</tr>
<tr>
<td>3. Claypenny Hospital to the junction of Church Hill and Millfield Lane.</td>
<td>Completed</td>
</tr>
<tr>
<td>4. Along the disused railway line between Coxwold and Hushwaite.</td>
<td>No Progress</td>
</tr>
<tr>
<td>5. Through the grounds of the Manor House, Stokesley.</td>
<td>No Progress</td>
</tr>
</tbody>
</table>
POLICY SR11: HORSES AND EQUESTRIAN FACILITIES

14.22 There continues to be a significant number of applications for equestrian related development (26 in total in 2001/02). The vast majority of applications were for new stable blocks and/or for the use of agricultural land for the exercise or schooling of horses.

14.23 Three proposals have been refused on the grounds that they would have an adverse effect on the character and appearance of the landscape, one of those also being refused on grounds that it would have adverse highway implications.

POLICY SR15: COMMUNITY AND VILLAGE HALLS

14.24 Two applications were received in connection with the construction of a new Village Hall at Enterpen, Hutton Rudby. The first application was refused, revised details being approved in January 2002. Construction work has not yet commenced.

14.25 The construction of new pitched roofs on the Community Centre at Northallerton was approved in April 2002. These improvements, together with improved seating, were completed in September 2002.

14.26 An appeal on the provision of a children’s day nursery on land allocated in the Local Plan for employment purposes was dismissed as the Inspector concluded that the use of the site would not give rise to a material conflict with Policy EM5. Moreover, a location at the margin of a major employment area would represent a sustainable position that is likely to minimise the overall extent of additional car trips, with the added advantage to families in terms of proximity to the nursery during the working day.

POLICY SR16: COMMUNITY FACILITY ALLOCATIONS

14.27 Under this policy, the Local Plan identifies three sites for community use. North Yorkshire County Council has recently made an informal proposal to develop a joint office, library and extra care scheme on the Highways Depot, Stokesley in partnership with Hambleton District Council and Broadacres Housing Association. If this proposal is progressed the allocation on this site will have to be reviewed.

14.28 There has been no progress to date with sites at Highland Court and land north of St. John the Baptist Church, both in Easingwold.

POLICY SR18: PLANNING OBLIGATIONS

Developer Contributions to Education Facilities

14.29 This guidance was approved by the Council on 7 October 1999 to set out guidance on the contributions to be sought from developers of housing sites towards the provision of education facilities, to explain the procedures for calculating the contributions and the means of implementing the proposals.

14.30 During 2001/02, no contributions to education facilities were obtained from the two applications where the number of dwelling units approved justified such a contribution. In one case the development was approved in outline before the requirement for developer contributions to education facilities was introduced, and in the other case (California Court, Great Ayton) the development was approved at Committee without requiring such a payment.

Developer contributions to Public Outdoor Playing Space

14.31 Only three applications for residential development in 2001-02 have required public outdoor playing space in accordance with the supplementary guidance. One of these applications has resulted in the creation of new on-site outdoor playing space. Where the minimum requirement for new open space cannot be met on site as part of the development, the Council has sought to require that the
developer contributes towards the provision or enhancement of new facilities in the vicinity through a commuted payment.

14.32 Table 14.3 sets out the details of the amount of open space required to be provided under Policy H16 on applications approved between April 2001 and March 2002 and the amount actually provided on and off-site.

**Table 14.3 Public Outdoor Playing Space through S106 agreements April 2001-2002.**

<table>
<thead>
<tr>
<th>Scheme</th>
<th>No. of Dwellings</th>
<th>Total Req. Sq. m</th>
<th>Open Space Provided on site</th>
<th>Play Equipment</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Back Lane, Aiskew</td>
<td>40</td>
<td>2,400</td>
<td>580</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>East of California court, Frankfield Road, Great Ayton</td>
<td>38</td>
<td>2,280</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Land off Station Road, Tollerton</td>
<td>15</td>
<td>900</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

14.33 The type of open space and nature of contributions for each site is as follows:

- **Land at Back Lane, Aiskew:** Some on-site public open space was provided as part of the development scheme and a commuted sum was obtained in respect of the deficit for the purpose of Young Peoples Activities within the parish.
- **East of California Court, Frankfield Road, Great Ayton:** Detailed application for 38 houses. Commuted Payment received for public open space or play equipment off site in Gt Ayton area.
- **Land off Station Road, Tollerton:** Commuted sum towards providing off-site facilities within the parish of Tollerton.

14.34 For the 2001/02, planning obligations appear to have had limited benefit in obtaining on-site open space provision. If no on-site play space is to be provided, the developer should be expected to provide adequate outdoor amenity space for residents. In high density developments this is essential to enhance the design of the development.

**CONCLUSIONS AND RECOMMENDATIONS**

14.35 In general, there has been a sound application of the policies in this Chapter in the determination of proposals.

14.36 New Government advice in the form of PPG17 and the companion guide has emphasised the importance of the role of open space and outdoor recreation areas. The advice introduces the need to provide an audit of existing facilities which should be used to deliver a Sports and Recreation Facilities Development Strategy and develop local open space standards. This will need to be undertaken in preparation for the review of the Local Plan.

14.37 It is recognised that there has been limited progress made in the development of sites allocated under Policy SR3 during 2001/2002. However, sites have been included in the Council’s priority purchase programmes.

14.38 As part of the proposals to modernise the planning system, the Government is examining how the use of planning obligations can become more effective. Whilst the proposals have not yet been finalised, it is likely that the scope of planning obligations will be broadened and related to the program of prioritised projects/initiatives identified through the Community Plan and CIP process.
14.39 The Council continues to find that there is an increase in the numbers of developers who are not willing to provide on-site open space within their development schemes. In such cases the Council may accept a contribution to fund the purchase of other suitable land nearby. Where contributions have been given to the Council for this purpose, there is a requirement to use those contributions to provide facilities in the locality within an agreed number of years. It is important to identify suitable sites or proposals in the locality for which the commuted sum can be paid towards at the time of negotiating the agreement with the developer.

14.40 If no on-site play space is to be provided, the developer should be expected to provide adequate outdoor amenity space for residents. In high density developments this is essential to enhance the design of the development. Amenity areas could take the form of a landscaped communal garden or public areas and should be designed to be an integral part of the design of the development.

14.41 The Council needs to ensure that negotiations in respect of contributions towards education facilities are begun early in the process of dealing with the planning application in order to ensure that contributions are received whenever such a payment is justified.
CHAPTER 15: UTILITY SERVICES AND TELECOMMUNICATIONS

CHANGES IN CONTEXT

PPG22: RENEWABLE ENERGY – ANNEX ON PHOTOVOLTAICS

15.1 A revised annex to PPG23 on photovoltaics was published in April 2002. This provided updated guidance to:

- provide a positive, strategic response to planning for renewable energy to help meet the Government’s target to produce 10% of electricity from renewable sources
- offer guidance on photovoltaic (PV) systems and the main applications of PV on both commercial and domestic buildings
- offer advice on when consent may be needed for the installation of PVs on listed buildings, in conservation areas and in AONBs.

Issues Arising

15.2 The new annex to PPG22 offers technical advice on the installation of PV and factors to be taken into account in considering the impact of installations on existing buildings. It is considered that changes to the wording of Policy UT7: Renewable Energy are not required in response to this new guidance note.

Code of Best Practice on Mobile Phone Network Development (ODPM November 2002)

15.3 This Code of Best Practice has been produced jointly by central and local government and the mobile phone industry to replace the 1996 Code. It provides practical advice to ensure the delivery of better and more effective consultation between operators, local authorities and local people. It includes advice on siting and design of telecommunications development to direct development to suitable locations to minimise environmental impact and visual intrusion.

YORKSHIRE AND HUMBERSIDE RENEWABLE ENERGY STUDY

15.4 In March 2000, the Government announced that a positive, strategic approach to the planning of renewable energy is essential to help deliver the Government’s targets for renewable energy and climate change which are central to achieving sustainable development whilst continuing to protect the landscape. To promote this approach, Government Offices for the Regions are to prepare regional assessments and targets for renewable energy provision. The frameworks are to run alongside Regional Planning Guidance and the Regional Development Agencies’ Economic Strategies in promoting sustainable development.

15.5 The Renewable Energy Study for Yorkshire was completed in March 2002. The study aims to provide more positive planning for renewable energy developments and sets targets for the production of renewable energy by 2010 and 2021. The study will provide a framework of actions to support the implementation to achieve these targets.

15.6 As part of the review of the Local Plan, the approach taken in the Plan to promoting the development of sources of renewable energy should be considered to ensure that it builds on the framework of actions set out in the Study and to ensure that the District assists as far as possible in meeting the region’s target.

OPERATION OF POLICIES

15.7 In general the Utility Services and Telecommunications policies are being used appropriately in the
consideration of relevant developments.

POLICY UT6: OVERHEAD POWERLINES AND HIGH POWERED ELECTRICAL INSTALLATIONS

15.8 Work commenced during 2001 on the installation of the overhead powerline from Lackenby to Picton. Work has progressed rapidly during 2002 with the construction of the pylons throughout the District.

CONCLUSIONS AND RECOMMENDATIONS

15.9 Following the completion of the Yorkshire and Humberside Renewable Energy Study it will be important to review the Local Plan policies on renewable energy to ensure that they build on the framework of actions set out in the Study and to consider the appropriate measures to be taken to promote the generation of renewable energy in the District to assist in meeting the region's target. This will be undertaken as part of the review of the Local Plan.
SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

Conclusions are shown in bold text

Recommendations are shown in bold italics

CHAPTER 1: SETTING THE SCENE

1. The Government is intending to bring about a major change to the development plan making process through the implementation of changes first introduced through the Planning Green Paper. The new Planning Bill is to be introduced in the next session of Parliament to introduce the necessary legislative changes and this will be complemented by the publication of new national Planning Policy Statements. As yet the full implications of the changes are unclear. However, it has been agreed to commence the review and roll forward of the Local Plan to 2016 and that it should be progressed with a view to preparing it in accordance with the requirements for a Local Development Document, once these are finalised.

2. It is recognised that climate change will have an impact on the area in the future. Strategies will have to be developed to cope with the likely impacts identified particularly the results from extreme weather conditions. More focus will be needed on reducing energy and water consumption through the design of new development.

3. Good progress is being make with the preparation of the Community Plan. This Plan seeks to articulate the views of the local community to planning for its future needs. It will be an essential report in helping to shape the review of the Local Plan.

CHAPTER 2: GENERAL PRINCIPLES

4. The Hambleton Biodiversity Action Plan now provides guidance in considering development proposals that may affect identified species or habitats. In addition the Council’s Countryside Conservation grants are to be targeted to ensure that they help to meet priorities identified in the BAP. More pro-active work will need to be undertaken, however, if the targets in the BAP are to be achieved.

5. Natural environment issues have always been a planning consideration. The adoption of the Hambleton Biodiversity Action Plan, and the proposed integration of the Habitats Directive into the planning regime is, however, making it increasingly important that the Council has access to good specialist information and advice when making decisions on planning applications. The North and East Yorkshire Ecological Data Centre provides the Council with information on sites where there is a known ecological interest. English Nature and NYCC provide limited advice to the Council on significant sites or species, however, the Council does not have any staff with expertise in ecology and the danger may arise that locally important sites are not recognised and necessary expert advice is not sought.

CHAPTER 4: NATURE CONSERVATION

4. The Hambleton Biodiversity Action Plan now provides guidance in considering development proposals that may affect identified species or habitats. In addition the Council’s Countryside Conservation grants are to be targeted to ensure that they help to meet priorities identified in the BAP. More pro-active work will need to be undertaken, however, if the targets in the BAP are to be achieved.

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CHAPTER 5: HISTORIC HERITAGE

6. The Historic Heritage policies have, in general, proved effective in safeguarding listed buildings and conservation areas, and while fundamental changes are not needed, some of the Improvement Areas under Policy HH14 will need to be amended in the future to reflect changed circumstances.

7. No overall review of the conservation areas has been undertaken since 1993 and a review should be undertaken as part of the full review of the Local Plan.
Summary of Conclusions and Recommendations

CHAPTER 6: BUILDING DESIGN

8. Government advice set out in PPGs now puts a much greater emphasis on the need for good design than in previous years.

9. Perhaps the most significant lesson to be drawn from the schemes discussed is that most of them benefited from the design skills of qualified architects, who have demonstrated that they can achieve striking and innovative results that can fit into the context of the locality.

10. The introduction of a new Council policy promoting the inclusion of art in new development will need to be considered in the review of the Local Plan.

CHAPTER 7: POLLUTION AND HAZARDS

11. The revised PPG23 brings together and updates much vital technical and background information about the regulatory framework for pollution prevention and control which is operated by a number of other bodies. Existing planning policy on pollution prevention and control, however, remains largely unchanged. This aims to minimise the problems encountered in determining the location of development that may give rise to pollution, and to ensure that other developments are, where possible, not affected by major existing or potential sources of pollution.

12. The change in practice in collecting household waste to increase the amount that is recycled, will give rise to the need for improved storage capacity for multiple bins in dwellings and ensuring ease of access to the kerbside for wheeled bins. In addition the introduction of more localised recycling points will have to be borne in mind in the future design of new housing development.

13. In general it is considered that the Pollution and Hazards policies are operating well in controlling development in proximity to potential hazards.

CHAPTER 9: HOUSING

14. Since the introduction of the Interim Policy on the Release of Housing Land, planning permissions for new housing development have continued to be granted, and the rate of increase in the housing supply has not slowed significantly. The housing supply figure stands at 20.2% above the housing requirement at April 2002. Planning permission was granted for 303 dwellings in 2001/2002. This is only slightly less that the previous year’s figure of 322. However, the figure would have been considerably higher without the introduction of the Interim Policy on the Release of Housing Land, as 460 dwellings, many of them on greenfield sites, have been refused planning permission since its introduction. This reinforces the continuing need for the Interim Policy to manage the release of housing land in order to apply the policy of restraint. If the rate of increase in the housing supply is to be brought under more effective control, the policy will need to be applied rigorously to all new proposals for housing development, in conjunction with the advice in PPG3 on sustainability and the promotion of high quality housing design.

15. The effect of revisions to Policy H27, coupled with the Interim Housing Policy, which were designed to impose greater control on the conversion of rural buildings to residential use, has been less significant than anticipated. It is vital that Policy H27 and other policies are used rigorously in order to focus new housing development in settlements with services as advised by PPG3 and to implement the Interim Policy on the Release of Housing Land.

16. The development of allocated sites in towns and villages continues. Of the remaining sites which are yet to gain planning permission, three of the market towns sites can be released in accordance with the Interim Housing Policy. The market town and village greenfield sites which are still without planning permission will not be released at present, but will remain as allocations in the Local Plan.

17. The average density for large sites approved in 2001/2002 is 32.5 dwellings per hectare. Overall the District can therefore be seen to be satisfying the Government’s recommended
average minimum density of 30 dwellings per hectare, as set out in PPG3, but falling short of last year's figure of 34.3 dwellings per hectare. This is due largely to a small number of very high density developments such as those at Masonic Lane, Thirsk; Beaconsfield Street, Northallerton; and Rear of California Court, Great Ayton. Higher density development is being achieved mainly on previously developed sites in urban areas.

18. However, a significant number of developments are still being permitted at densities lower than the PPG3 minimum of 30 dwellings per hectare. This applies particularly to sites in villages. Where appropriate, higher densities and a better mix of types and sizes of dwellings, including affordable housing as required by Policies H19 and H20 should be sought in villages. Many villages within the District contain a mix of high and low density developments and also have a range of dwelling types and sizes. There would, therefore, appear to be no justification for not encouraging higher density development in villages.

19. The application of Policy H20 to meet the plan's target for affordable housing continues to be of concern. Attention has been given in the Development Services Best Value review to improving the Council's output of affordable housing.

20. The Council has commenced a programme of housing needs surveys throughout the District. This should provide detailed evidence to support the need for affordable housing. In view of the Government's support in the Rural White Paper to more rural affordable housing in areas of need, the new Housing Needs Survey should help to give impetus to the development of further schemes in villages.

21. The Council is investigating the possibility of employing a Rural Housing Enabler to promote the development of affordable housing in rural areas.

22. The revised Policy H26: Replacement Dwellings in the Countryside, appears to be operating effectively, as it has led to a reduction in the number of replacement dwellings in the countryside which are being applied for and permitted.

CHAPTER 10: EMPLOYMENT

23. The following issues have been raised by the monitoring of the employment section:

- The first phase of the employment allocation to the east of Darlington Road, Northallerton has been serviced.
- Servicing of the Phase 3 extension to the Stokesley Industrial Park commenced during 2002.
- A planning application is under consideration for the northward extension to Leeming Bar Industrial Estate.
- Discussions have taken place on solutions to the provision of the required highway improvements and landscaping to enable the Dalton Airfield Industrial Estate to be developed. Some funding has been collected from interested parties and negotiations are continuing.
- The development of the land at Stillington Road, Easingwold is now well underway.
- Revised Policy EM11, which gives preference to the conversion of rural buildings to employment uses over residential is being applied. More schemes of a speculative nature have been submitted including some for mixed residential and an office/workshop uses.
- The Foot and Mouth crisis during 2001 meant that fewer schemes for farm diversification have been submitted.
CHAPTER 11: SHOPPING

24. Whilst there were concerns in early 2001 about the effect of the closure of a number of retail outlets in Northallerton on the vitality of the town centre, there has been considerable interest in the available shop units and a number of new national and local retailers have moved into the town. However, there continues to be a regular turnover of businesses and the vacancy level remains about the same as last year. No further small food shops have closed in Northallerton since the opening of the enlarged Tesco store, however, the impact of the store will continue to be monitored in the future.

25. A number of new local retailers have moved into Thirsk town centre during the year. Vacancy rates in Thirsk remain similar to previous years, although these are mainly smaller shops outside the Market Place. The Market Towns Initiative is examining ways in which Thirsk can promote itself.

26. There has been a good level of interest in the vacant shops in Bedale and the vacancy rate has reduced from 10% to 7.7%. The development of the new local supermarket in the centre has improved the available local shops. The Overview and Scrutiny Committee report has highlighted several initiatives that may help to improve the economy of the town.

27. Stokesley and Easingwold continue to maintain good trading positions as local centres.

28. The Council is examining a number of measures to help to support and retain village shops, public houses and rural businesses. The number of shops and pubs in villages that have closed in 2001-02 has declined, this may be because the revised Local Plan policies have made these premises less attractive to speculative developers. Nevertheless, the difficulties in maintaining rural services continues to be of concern.

CHAPTER 13: TRAFFIC, TRANSPORTATION AND PARKING

29. The major area of progress has been the Government’s recent decision that the upgrading of the North Yorkshire stretch of the A1 to motorway standards should go ahead.

30. Significant progress has also been made with local transport services, particularly towards improvements to public transport infrastructure. The production and implementation of cycling strategies for Northallerton and Thirsk has also continued.

31. The Hambleton and Richmondshire Rural Transport Partnership continues to implement successful schemes enabling more people living in remote areas to access employment and service facilities.

CHAPTER 14: SPORT, RECREATION AND COMMUNITY

32. In general, there has been a sound application of the policies in this Chapter in the determination of proposals.

33. New Government advice in the form of PPG17 and the companion guide has emphasised the importance of the role of open space and outdoor recreation areas. The advice introduces the need to provide an audit of existing facilities which should be used to deliver a Sports and Recreation Facilities Development Strategy and develop local open space standards. This will need to be undertaken in preparation for the review of the Local Plan.

34. It is recognised that there has been limited progress made in the development of sites allocated under Policy SR3 during 2001/2002. However, sites have been included in the Council’s priority purchase programmes.

35. As part of the proposals to modernise the planning system, the Government is examining how the use of planning obligations can become more effective. Whilst the proposals have not yet been finalised, it is likely that the scope of planning obligations will be broadened and related to
the programme of prioritised projects/initiatives identified through the Community Plan and CIP process.

36. The Council continues to find that there is an increase in the numbers of developers who are not willing to provide on-site open space within their development schemes. In such cases the Council may accept a contribution to fund the purchase of other suitable land nearby. Where contributions have been given to the Council for this purpose, there is a requirement to use those contributions to provide facilities in the locality within an agreed number of years. **It is important to identify suitable sites or proposals in the locality for which the commuted sum can be paid towards at the time of negotiating the agreement with the developer.**

37. **If no on-site play space is to be provided, the developer should be expected to provide adequate outdoor amenity space for residents. In high density developments this is essential to enhance the design of the development.** Amenity areas could take the form of a landscaped communal garden or public areas and should be designed to be an integral part of the design of the development.

38. **The Council needs to ensure that negotiations in respect of contributions towards education facilities are begun early in the process of dealing with the planning application in order to ensure that contributions are received whenever such a payment is justified.**

**CHAPTER 15: UTILITY SERVICES AND TELECOMMUNICATIONS**

39. **Following the completion of the Yorkshire and Humberside Renewable Energy Study it will be important to review the Local Plan policies on renewable energy to ensure that they build on the framework of actions set out in the Study and to consider the appropriate measures to be taken to promote the generation of renewable energy in the District to assist in meeting the region’s target. This will be undertaken as part of the review of the Local Plan.**