

NORTHALLERTON RMT PROJECTS

Project Title: Auction Mart / Auction Mart Car Park - Development Opportunity
Description: The Auction Mart is situated to the south of the Applegarth with its associated car park south of Romanby Road and accessed from Alverton Lane. The future of the Auction Mart has been uncertain in recent years with relocation options being considered for a move to an edge of town site or potentially a merger with Thirsk's Livestock Market. Redevelopment of the Auction Mart site would represent a prime opportunity for residential or mixed use development with appropriate community facilities, overlooking the Applegarth. The Car Park would lend itself to infill residential development or as an additional public car park.
Strategic fit Emerging HDC Local Development Framework (LDF)
Regeneration benefits Redevelopment of the Auction Mart for a mixed use development as part of the Town Park proposals for the Applegarth would provide a significant uplift in environmental quality. Relocation of the Auction Mart would mean a reduction in the volume of heavy goods vehicles accessing the Applegarth.
Timescale for delivery Short (within 5 years)
Issues for delivery Dependant upon relocation of the Auction Mart Planning consents required Significant S106 contributions required towards Applegarth Access Improvements, Town Park Enhancements and any community facilities within new development.

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Key delivery organisation: Auction Mart/HDC
CPSG Project Champion:
CPSG role in securing delivery: Lobby HDC to ensure that appropriate land designations are incorporated in the emerging LDF and to ensure that developers make appropriate Section 106 contributions to other town projects such as the Applegarth Access Improvements and Town Park.
Potential partnering organisations: Auction Mart HDC
Consultations required: Auction Mart regarding relocation proposals HDC Planning Officer regarding LDF and S106 NYCC regarding implications for Applegarth lane Town Council Historic and Civic Societies
Funding requirements: Essentially Market led Outline designs for a development scheme on the Auction Mart could be progressed to influence the emerging LDF S106 contributions to community facilities, town park and Applegarth access improvements
Project risks: Entirely dependent upon relocation of the Auction Mart.
Links to other projects: Town Park Environmental Enhancement Applegarth Access Improvements Applegarth Back Yards Development Opportunities

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Project Title: East Road Backlands - Development Opportunity
Description: The Backlands describes the land directly west of East Road and behind the High Street frontages, Tesco's marks the southern boundary. The area is presently an incongruous mix of alleyways and service yards navigating between clusters of buildings of varying use, massing and quality. Orientation between East Road and the High Street is poor. The Car Mart to the north, incorporating the locally important former stabling yard, is in single private ownership and may present an early development opportunity. Possibilities exist for retail led mixed use development and other good quality infill development opportunities.
Strategic fit Emerging HDC Local Development Framework (LDF)
Regeneration benefits Improved and safer pedestrian linkages between East Road and the High Street will encourage people improve pedestrian circulation between destinations such as the Prison, Friarage Hospital and the Forum; and improve links with car parking facilities east of East Road. Development parcels should emerge from within these backlands which will contribute to the vibrancy and viability of the town centre through new business and development opportunities.
Timescale for delivery Short (within 5 years) to medium (6-15 years)
Issues for delivery Land is in private ownership Planning consent required Highways approval required
Key Players:

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Private Sector / HDC
CPSG Project Champion:
CPSG role in securing delivery: Lobby HDC to ensure that appropriate land use designations are incorporated in the emerging LDF (potentially having a specific Planning Brief for this area) and to ensure that developers make appropriate Section 106 contributions to other town projects such as the Town Park and High Street Improvements.
Potential partnering organisations: Landowners HDC
Consultations required: Landowners HDC Planning Officers Historic/Civic Societies
Funding requirements: Feasibility study required to identify smaller development opportunities Detailed design options required Section 106 contributions to be sought Developments will be essentially market led
Project risks: Multi-ownership of land and property will make deliver of comprehensive scheme highly unlikely. Piecemeal development guided by a strong planning policy framework will realise the most positive community benefits. Development must be in harmony with historic environment.

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Project Title: Applegarth Back Lots - Development Opportunity
Description: The back lots on the Applegarth are mainly associated with premises on the High Street, though some have been subject to infill development. These backlots are underutilised and several of them are poorly maintained. There It is proposed that these back lots be rationalised through land assembly to generate a number of small development parcels (or infill developments) and car parking areas.
Strategic fit Emerging HDC Local Development Framework (LDF)
Regeneration benefits Redevelopment of the Applegarth back lots would significantly improve the appearance of the area. Safety would be improved by increased overlooking from new developments fronting onto the Applegarth. New developments would provide improved job opportunities. Rationalisation of underutilised private car parks will improve car parking provision. There will be scope to improve traffic movement on the Applegarth.
Timescale for delivery Medium (6-15 years)
Issues for delivery The backlots are in multi ownership and as such there will be complexities to land assembly. Needs to be incorporated into LDF potentially as specific Planning Brief. Planning Consents required.
Key Players: Private Sector and/or Hambleton District Council. HDC could have a key role in considering allocating this land within the Local Development Framework as an Action Area suitable for mixed use development.

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CPSG Project Champion:
CPSG role in securing delivery: Lobby HDC to incorporate this as an Action Area within emerging LDF Commission more detailed design development for the backlots to outline planning consent stage
Potential partnering organisations: HDC, Developers
Consultations required: Landowners HDC Planning Department NYCC Highways Officers Town Council Historic/Civic Societies
Funding requirements: Sufficient funding to develop design detail Sufficient funding to compulsory purchase land
Project risks: Without compulsory purchase it may not be possible to get agreement with landowners and deliver redevelopment
Links to other projects: The Town Park Environmental Enhancement Backlands Environmental Enhancement Transportation: Applegarth Access

Attach any relevant plan for geographically based projects or drawings as appropriate.

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Project Title: Northern Triangle Development Opportunity
Description: The Northern Triangle is a major town expansion area situated to the northwest of the town centre, to the north of Low Gates level crossing. The development opportunity incorporates the following sites: <ul style="list-style-type: none">• Darlington Road Industrial Estate;• Darlington Road (north of B&Q);• The Mount;• Former Spark Print;• Former York Trailers;• Site(s) to south between rail lines. Generally this area is dominated by employment uses though some are underutilised or derelict. There is great potential to plan for a major mixed use urban expansion. The area could provide the opportunity to relocate existing businesses from town centre locations thus freeing up these locations for more appropriate town centre uses. There would also be scope to accommodate a significant residential expansion area(s).
Strategic fit Emerging HDC Local Development Framework (LDF)
Regeneration benefits Improved vibrancy and economic activity through redevelopment of these sites for a mixture of office, industrial, retail and residential uses. New development will provide the opportunity for new state of the art business premises. Residential development would help satisfy the demand for new residential property in Northallerton. The relocation of existing businesses from town centre sites will free up sites in the town centre for more appropriate uses and reducing

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the need for heavy vehicle movements within the Town Centre.
<p>Timescale for delivery</p> <p>Medium (6-15 years) to long (<15 years)</p>
<p>Issues for delivery</p> <p>Land contamination may be an issue on former industrial sites. It is understood that land between the railway lines has been used for landfill in the past. Multi ownership of land interests in this area would make land assembly complex.</p> <p>HDC/Yorkshire Forward may need to ‘pump prime’ the regeneration of this area through land remediation and provision of infrastructure to encourage relocations and new business start ups in this location.</p> <p>There is possible interest from the Civil Service in relocating jobs from the South East to the North East. This site is being considered as a new office base but faces competition with other locations in the North East and Midlands.</p> <p>Planning – Local Plan does not currently allow for residential development in this area, HDC will need to be encouraged to incorporate this as an Urban Extension or Action Area within emerging LDF.</p>
<p>Key Players:</p> <p>Private Sector / HDC</p>
<p>CPSG Project Champion:</p>
<p>CPSG role in securing delivery:</p> <p>Lobby HDC to incorporate this as an Action Area within emerging LDF Commission. Encourage HDC, Yorkshire Forward and North East Chamber of Trade to market this area as a location for new inward investment.</p>
<p>Potential partnering organisations:</p> <p>HDC, Yorkshire Forward, NECofC</p>
<p>Consultations required:</p> <p>Landowners</p> <p>Town centre industrial employers (including Yorkshire Timber and Walter Thompson Ltd)</p>

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HDC NYCC Town Council Yorkshire Forward NECofC.
Funding requirements: Promotion, land assembly and infrastructure costs
Project risks: Little control over delivery of sites for redevelopment
Links to other projects: Low Gates Level Crossing Northallerton and District Business Forum Walter Thompson Site/Former Great Mills Site

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Project Title: Walter Thompson Site / Former Great Mills Site – Development Opportunity
Description: <p>This is a key development opportunity on the northern approach into Northallerton on the Darlington Road. The northern part of the development opportunity (north of Willow Beck Road) is known locally as the Former Great Mills Site and is presently derelict.</p> <p>This land has been subject to various development proposals, the most recent of which was a proposed supermarket development.</p> <p>The southern part of the development opportunity is owned and occupied by Walter Thompson Ltd. The company having expressed an interest in relocating to new premises at The Mount.</p>
Strategic fit Emerging HDC Local Development Framework (LDF)
Regeneration benefits <p>This is a significant development opportunity which could accommodate a major new development close to the town centre contributing much needed economic activity and potentially new residential development. The site is also extremely prominent and the derelict Former Great Mills component currently gives a poor impression to visitors entering Northallerton from the north, redevelopment would present an opportunity to raise the profile of this key gateway to Northallerton.</p>
Timescale for delivery Medium (6-15 years)
Issues for delivery <p>The sites are privately owned and development is entirely dependant upon the landowners facilitating redevelopment.</p> <p>Planning consents required.</p> <p>The sites are likely to be affected by proposals for a bridge crossing over the</p>

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<p>railway at Low Gates. Detailed plans of the engineering proposals for the bridge have not been made available by NYCC at this stage but it is likely that some land in this location would be sterilised from development should a detailed proposal for the bridge emerge.</p> <p>Flood remediation measures will have to be in place should develop proceed on this site. North Beck flows through the north of the site and will represent a flood risk.</p>
<p>Key delivery organisation: Walter Thompson Ltd / other landowners</p>
<p>CPSG Project Champion:</p>
<p>CPSG role in securing delivery: Lobby HDC to ensure that appropriate land designations are incorporated in the emerging LDF and to ensure that developers make appropriate Section 106 contributions to other town projects such as the Town Park and Environmental Enhancements.</p>
<p>Potential partnering organisations: Landowners</p>
<p>Consultations required: Landowners HDC Planning Officers regarding LDF/S106 NYCC Highways Officers regarding Low Gates bridge Town Council</p>
<p>Funding requirements: None</p>
<p>Project risks: Impact of Low Gates Bridge Redevelopment will be market led and reliant on landowners consent Flood risk area</p>

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Links to other projects:

Low Gates Crossing

Northern Triangle Development Opportunity

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