

CHAPTER 1: SETTING THE SCENE CHAPTER 2: GENERAL PRINCIPLES

INTRODUCTION

- 1.1 This report is the fifth 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 2002 to March 2003 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 2002 Monitoring Report; the progress with development between April 2002 to March 2003; 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.
- 1.8 Preliminary consultations on key issues to be considered in the review of the Local Plan were

carried out during the spring and summer of 2002. Widespread consultations on the Key Issues Paper were carried out between March and April 2003. The responses were reported to Cabinet in November 2003.

- 1.9 With the announcement of the enactment of the Planning and Compulsory Purchase Bill in summer 2004, it has been decided to progress the review of the Local Plan under the new regulations as a Local Development Framework. A revised timetable for the preparation of the LDF was agreed in November 2003. It is proposed to consult on the Preferred Options for the LDF in autumn 2004.

CONTEXTUAL INFORMATION

LOCAL DEVELOPMENT FRAMEWORKS

- 1.10 New legislation in the form of the Planning & Compulsory Purchase Bill is currently passing through Parliament to introduce a new system of development plan preparation. It is anticipated that the Bill will receive royal assent in the spring of 2004 with commencement in June or July 2004. The objectives of this reform are to speed up plan preparation, enhance community involvement in planning, strengthen policy content, and achieve a better focus on implementation.
- 1.11 A number of advisory notes have been published to give guidance on the preparation of Local Development Frameworks:
- Draft Planning Policy Statement (PPS12) – Local Development Frameworks, October 2003
 - Local Development Frameworks: Guide To Procedures And Code Of Practice, Consultation Draft. October 2003
 - Creating Local Development Frameworks: Consultation Draft, October 2003 (Arup Report)
 - The Relationships Between Community Strategies and Local Development Frameworks, ODPM, September 2003 (Entec UK Ltd)
- 1.12 Draft PPS12 – Local Development Frameworks explains the role and importance of Local Development Frameworks and the requirements for producing them. This is to be a “portfolio” of documents which together will deliver the spatial strategy for the plan area. The LDF will form part of the Development Plan for the District along with the new Regional Spatial Strategy. Draft PPS12 focuses on procedural policy on what “should” happen in preparing Local Development Frameworks.
- 1.13 The Guide to Procedures and the Arup report explain how the new development planning system will operate at the local level. It sets out the procedures for preparing the LDF and goes on to explain how people will be involved in it at the local level through a process of continuous community involvement.
- 1.14 Compared to the previous system, it is intended that LDFs will provide a clearer and more wide-ranging vision and strategies for spatial development, which will be easier to keep up-to-date and will have a greater focus on delivery. LDF production provides scope to adopt a spatial approach to planning which goes beyond the use and regulation of land. Integral to the new planning system is a more transparent and inclusive approach to planning with better community involvement.
- 1.15 The main elements of the new system are as follows:
- Sustainable development;
 - A spatial planning approach;
 - A clear and distinctive vision;
 - Integration with other strategies and policies;
 - Securing stakeholder and community involvement;
 - Review, monitoring and survey;
 - Sustainability Appraisal and Strategic Environmental Assessment.
- 1.16 The Entec study reports the findings of research into the relationships between community strategies and local development frameworks. It offers advice on establishing effective

relationships between the strategies and frameworks, focusing on how local authorities can ensure local development frameworks policies and proposals give effective expression to the elements of community strategies which relate to the use and development of land. It sets out how the preparation, monitoring and review processes of each should take account of the other.

PLANNING POLICY STATEMENTS

1.17 The Government is revising all the Planning Policy Guidance notes as part of its review of the planning system and will publish Planning Policy Statements. These will be focused on policy statements rather than giving general advice and guidance. The following draft PPS have been published recently:

Draft Planning Policy Statement 6 (PPS6) - Planning for Town Centres

1.18 The Government issued the draft of PPS6 – Planning for Town Centres in December 2003; when approved it will replace PPG6. It sets out the Government's broad policy objectives relevant to planning for town centres in England. The policies are grounded in the principles of sustainable development. The key messages of PPS6 are:

- A re-emphasis on the 'town centres' first objective
- The need for a plan-led approach at both regional and local levels
- The need for planning authorities to plan for growth and growing town centres
- The need to tackle social exclusion by ensuring access for all to a wide range of everyday goods and services, and
- The need to promote more sustainable patterns of development with less reliance on the car.

Draft Planning Policy Statement (PPS7) – Sustainable Development In Rural Areas

1.19 The Government issued the draft of PPS7 – Sustainable Development in Rural Areas in September 2003 as part of its review of national planning policy guidance; when approved it will replace Planning Policy Guidance Note 7.

1.20 PPS7 sets out the Government's broad policy objectives relevant to rural areas and its proposed planning policies that will help to deliver these objectives. These policies are firmly based on the principles of sustainable development and the need to protect the wider largely undeveloped countryside for the benefit of all.

1.21 Most of the policies are closely based on existing policies in the current PPG7, updated where appropriate. Tourism and leisure policies are expanded as it is proposed to cancel PPG21 on Tourism and to incorporate policy considerations on tourism in other guidance. It is proposed to delete the specific policy exceptions in PPG7 which allow large high quality houses in open countryside.

Draft Planning Policy Statement (PPS22) – Renewable Energy

1.22 This draft PPS was published in November 2003, to replace PPG22. It calls for local and regional policies to promote and encourage renewables development. The proposals are intended to help meet the Government's target of 10% of UK energy from renewable sources by 2010.

1.23 Under the draft guidance, strict conditions must be met before renewable energy developments can be permitted in areas of important landscape and environmental sensitivity.

Review of PPG21 – Tourism

1.24 In February 2003, the Government issued a consultation paper proposing the cancellation of PPG21 and its replacement with good practice guidance.

REGIONAL PLANNING GUIDANCE FOR YORKSHIRE AND THE HUMBER

1.25 Regional Planning Guidance for Yorkshire and the Humber was published in October 2001 by the Government Office for Yorkshire and the Humber. The following draft revisions to regional guidance have been published recently:

Advancing Together: A Revised Strategic Framework For Yorkshire & Humber Final Consultation Draft, August 2003, Yorkshire & Humber Assembly

- 1.26 “Advancing Together” is the overarching vision and strategy for the future of the Yorkshire & Humber region. It was first launched in 1998 when the Regional Chamber was established. The framework is being revised and updated. The strategic framework for the region includes a vision and objectives that will be used to integrate key regional strategies such as those for the economy, planning, transport, housing and culture. It also includes indicators to measure progress in the region.

Regional Planning Guidance for Yorkshire & the Humber: Revised Consultation Draft, June 2003, Yorkshire & Humber Assembly

- 1.27 This updates the RPG published in October 2001, and is a selective review of a number of policy areas. It is being prepared to update the RPG in the light of a number of studies that have been undertaken around the region.
- 1.28 It retains many significant elements of the current RPG unchanged. The amended policies and text of the draft revised RPG put in place a framework that:
- sets out an updated Regional Transport Strategy which has been informed by a number of studies in the region.
 - provides clearer, affordable and more robust transport investment priorities
 - sets public transport accessibility as a key test to guide the location of new development and introduces new criteria to be used in the selection of sites for major developments and considering major development proposals
 - strengthens the approach to rural regeneration to take account of the Strategy for Sustainable Farming and Food, the need for integrated approaches to sustainable land management and for rural access to services
 - better recognises the needs of coastal communities
 - puts in place targets for renewable energy production
 - creates a strategic planning framework for waste
 - introduces a new policy on climate change
 - better defines the role of culture and cultural heritage in the light of the Regional Culture Strategy
 - updates the key factors that need to be considered in developing sustainable tourism
 - establishes a revised approach for dealing with development and flood risk that provides an integrated approach to land use planning and river catchment.

Shaping The Future: Developing a Regional Spatial Strategy for Yorkshire & Humber: Issues Consultation, September 2003, Yorkshire & Humber Assembly

- 1.29 The new Regional Spatial Strategy will be an important document because it will form part of the development plan in the future together with the Council’s Local Development Framework.
- 1.30 The Regional Spatial Strategy will take forward the work of the review of Regional Planning Guidance and will set out:
- a broad development strategy for the region
 - spatial objectives and policies that influence the location and scale of development
 - priorities in terms of economic development, housing, transport and communications, the environment, tourism and urban and rural regeneration
 - it will continue to include the Regional Transport Strategy
- 1.31 However it will differ from RPG in a number of key ways:
- It will have statutory force and will form the formal development plan for the area in conjunction with the Council’s Local Development Framework. The LDF will have to be in

conformity with the RSS.

- It will be more concise and avoid repeating national policies.
- It will clearly address regional and sub-regional planning issues and needs. It will provide sub-regional guidance previously provided by the Structure Plan.
- It will be more focused on outcomes and delivery.
- It will be more closely linked to and support other regional strategies and programmes.

HAMBLETON COMMUNITY PLAN

- 1.32 The Hambleton Community Plan was adopted by the Local Strategic Partnership in June 2003. Five theme groups have been established to develop and implement Action Plans based around the themes of Prosperous, Vibrant, Safe, Healthy and Sustainable Communities.
- 1.33 Area Community Plans have been prepared for each of the five market towns in Hambleton and their surrounding villages. Each plan has been developed by local partnerships which include representatives from the public, private, voluntary and community sectors within each of the geographical areas.
- 1.34 The Bedale and Villages Community Plan was endorsed in July 2002. Northallerton and Villages Community Plan and Stokesley and Villages Community Plan were endorsed in December 2003 and the Easingwold and Villages Community Plan was endorsed in January 2003. The Action Plan for Thirsk acts as their Community Plan. All of the plans, except for Thirsk, cover a 10 year period and are being used to access funding and influence future budgets by key service providers in the area via the Community Plan for Hambleton.
- 1.35 Each of the plans has 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 issues. Other projects that have been identified are, however, specific to a particular area eg. re-opening and development of a station at Bedale, improved tourism opportunities in Northallerton, provision of an arts / drama centre in Stokesley and provision of a one stop shop for voluntary/community groups in Easingwold.
- 1.36 The Hambleton Community Plan and the area community plans have identified significant issues of concern to local communities and locally important projects. The land use implications of these issues and projects will be taken forward in the development of the Local Development Framework.

THIRSK REGENERATION INITIATIVE

- 1.37 The Thirsk Regeneration Initiative has successfully developed and delivered a number of projects. An Action Plan for Thirsk was published in March 2002 and a Programme Manager appointed. Completed projects include Long Street Enhancement Feasibility Study, Thirsk Clock (a youth and community venue for the town, which also provides adult training opportunities), the production of promotional leaflets for the Town, improved signage, Thirsk Auction Mart feasibility study and the relocation of Thirsk Community Care Association.

THE RENAISSANCE MARKET TOWNS PROGRAMME

- 1.38 Yorkshire Forward launched their Renaissance Market Town Programme this year, a 10 year plan to support rural market towns across the region. During this first year of the programme Northallerton and Bedale have been identified as settlements in Hambleton District to benefit from this new approach.
- 1.39 Within RMT there is a strong focus towards improving the economic potential of market towns, acknowledging that this is dependent on a combination of social, environmental and economic factors. The aim of RMT are to improve the quality and attractiveness of towns as places to live, work, visit and invest.
- 1.40 The RMT programme aims to build upon the local partnerships and plans developed through the Community Investment Prospectuses in Northallerton and Bedale and is an opportunity to consolidate this work.
- 1.41 Lead consultants have been appointed to each town and further expertise has been drawn in to

undertake specific areas of work on the local economy, transport and tourism. The RMT work will be completed by March 2004 and will result in a long term vision, Masterplan and Investment Plan for the towns.

CONSERVATION AND DESIGN

1.42 The following reports pertaining to conservation and design matters have been published recently:

Protecting our Historic Environment: Making the System Work Better: Consultation Paper: Department for Culture, Media and Sport, July 2003

- 1.43 In July 2003, DCMS issued a consultation paper outlining its proposals to make the designation system simpler to operate and to understand. The proposals cover listed buildings, scheduled monuments, conservation areas and other protected assets including historic parks and gardens and battlefield sites.
- 1.44 Under the proposals, the responsibility for adding sites to the list would pass from DCMS to English Heritage. There would be a single unified list of protected sites which would be managed by English Heritage, with the Secretary of State retaining the right to intervene in exceptional cases. The list would itemise all protected sites, and would show on maps exactly which areas and structures were listed. It would also include a statement of significance for each entry, showing the reasons for listing, what is significant about the entry and showing what works would need consent.
- 1.45 It is proposed that a single consent regime will cover all items on the new unified list, apart from conservation areas and locally listed buildings.

English Heritage: Yorkshire Regional Plan 2003-05

- 1.46 In July 2003, English Heritage published its regional plan for Yorkshire. Under the heading Rural Revival, English Heritage intends to invest in further HERS (Heritage Economic Regeneration) Schemes; currently, two are operating in Hambleton at Thirsk and Bedale.
- 1.47 English Heritage intends to explore links between the HERS programme and Yorkshire Forward's Renaissance Market Towns Programme; this programme will provide one million pounds to 12 regional towns, including Northallerton and Bedale.
- 1.48 Between 2002-03, £1.15 million will be invested in the region's churches, historic areas and outstanding buildings.

English Heritage: Streamlining Listed Building Consent – Lessons from the Use of Management Agreements, July 2003

- 1.49 This report examines whether the listed building consent process can be streamlined through the use of agreed schedules of work which owners could undertake without having to seek consent. It concluded that management agreements could work, but would only be cost effective for large, complex modern buildings in dynamic use; it also concluded that more detailed guidance on the need for listed building consent, and advice on the positive management of listed buildings would benefit owners and local authorities.

Moving Towards Excellence in Development Control Moving Towards Excellence in Planning Policy Moving Towards Excellence in Urban Design and Conservation Commission for Architecture and the Built Environment (CABE), 2001- 2003

- 1.50 These three papers were produced by the Planning Officers Society and CABE between 2001-03 to set out what would constitute an excellent service. They each identify specific aspects of the above service areas, draw on current best practice and guidance and reflect current Government thinking.
- 1.51 Each report contains a matrix of 10 or 11 critical factors measured against five essential features (policy, customer focus, process and procedures, performance measurement, outcomes).

Protecting Design Quality in Planning, Commission for Architecture and the Built Environment (CABE), September 2003

- 1.52 This guide sets out methods to achieve design quality through a proactive approach which should include setting out design policies in plans, using site briefs and action plans and engaging with designers during the design process. Planning conditions should be used to ensure adequate control of design details, while legal agreements should be used to cover those matters which cannot be dealt with by condition.
- 1.53 Planning authorities are asked to undertake an outcome review to critically examine what has been built and from this to draw conclusions on achieving better design in future.

Town Design Statements, Countryside Agency, July 2003

- 1.54 This guidance gives advice on the preparation of Town Design Statements. These give a detailed guide to the character of a town. It describes the nature of the buildings and landscape which make the town distinctive, and advises how to encourage new development that enhances and complements what already exists. The production of Town Design Statements would involve the local community, and once published, it would be adopted as a Supplementary Planning Document.

CONCLUSIONS AND RECOMMENDATIONS

- 1.55 The Government is implementing a major change to the development plan system with the enactment of the Planning & Compulsory Purchase Bill during the current session of Parliament. This will introduce the necessary legislative changes and will be complemented by the publication of new national Planning Policy Statements. Draft guidance on the preparation of LDFs has been published and together with the new PPS will be used to provide a basis for the preparation of the Hambleton Local Development Framework.
- 1.56 Work on the new Regional Spatial Strategy has commenced and it is anticipated that the draft strategy will be published in late 2004. The LDF will have to be in conformity to the new RSS.
- 1.57 The Community Plan was approved in June 2003. Area Community Plans for each of the five areas of the District have also now been approved. The Hambleton Community Plan and the area community plans have identified significant issues of concern to local communities and locally important projects. The land use implications of these issues and projects will be taken forward in the development of the Local Development Framework.
- 1.58 Good progress is being made with the Thirsk Regeneration Initiative with a number of projects being developed. Consultants are working with groups in Bedale and Northallerton to develop a vision and masterplan for each town under the Renaissance Market Towns Initiative.

CHAPTER 9: HOUSING

CHANGES IN CONTEXT

REGIONAL HOUSING STRATEGY

- 9.1 The Regional Housing Strategy was approved by the Regional Housing Board on 7 July 2003 and endorsed by the Yorkshire and Humber Assembly on 21 July 2003. This will provide advice on strategic housing priorities in the region, ensuring that it is within the context of the region's strategic framework 'Advancing Together', and is consistent with the region's other key strategies (notably Regional Economic Strategy, Regional Planning Guidance and the Regional Transport Strategy)
- 9.2 The Regional Housing Strategy will be further developed in order to provide a deeper understanding of the issues the region needs to tackle. A strategy review will begin in Autumn 2004, and a revised Regional Housing Strategy will be prepared by July 2005.

OPERATION OF POLICIES

POLICY H1: THE HOUSING REQUIREMENT

- 9.3 Policy H1 makes provision for about 4,500 net additions to the housing stock within the Plan area in the period 1991-2006. Paragraph 9.10 of the Local Plan sets out the Council's proposals for how the housing requirement of 4,500 dwellings is to be met at April 1995. Table 9.1 below updates the position to April 2003 for each component of housing supply. Taking into account all sources of supply, 5,515 dwellings could be provided within the Plan period.

Table 9.1: District Housing Provision (1991 to 2006)

	April 1995	April 2001	April 2002	April 2003
Completions	1,821	3,834	4,100	4,365
Large sites with planning permission	838	551	498	425
Estimated Windfall Allowance	935	425	340	255
Local Plan allocations without planning permission	1,071	486	470	470
Total	4,665	5,296	5,408	5,515

- 9.4 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 20.2% above the requirement at April 2002.
- 9.5 During the year 2002-2003 housing supply in the District continued to rise, and by April 2003 had reached 22.6% above the housing requirement. The number of new housing developments granted planning permission has continued to fall over the last two years with 254 dwellings being permitted last year, all of which were on windfall sites. 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.
- 9.6 At April 2003 the Council's Interim Policy on the Release of Housing Land had been in operation for 20 months. Since its introduction, planning permissions for new development have continued to be granted. In 2002-2003 permission was granted for 254 houses, slightly less than the 303 of the previous year. The estimated total housing provision continues to be well above the housing requirement figure for the plan period.

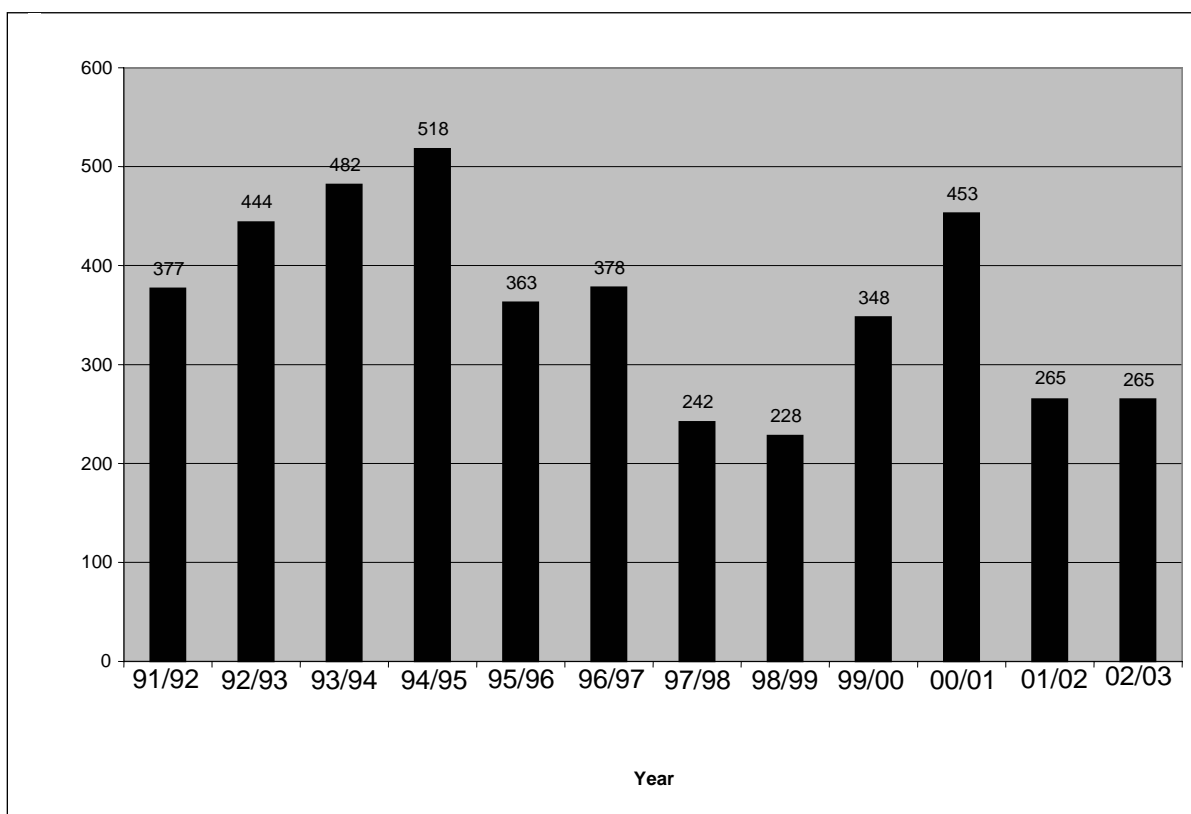
9.7 In considering appeals against the refusal of planning permission on the grounds of the Interim Housing Policy, Inspectors have been supportive of the use of the policy to manage the release of housing land on all sizes of sites. Most appeals have been dismissed and there have only been a small number allowed where there was a question over the interpretation of the policy or local circumstances prevailed. The Interim Policy is proving effective in managing the release of housing land, but is still required in view of the continuing oversupply.

Completions

9.8 Between 1 April 1991 and 31 March 2003 4,365 dwellings were completed in the Plan area. The annual completions since 1991 are shown in Table 9.2.

9.9 Since April 1991 the average annual rate of completions has been 364 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 lower completion figures for the years 2001-2002 and 2002-2003 reflect the reduction in sites being developed since the introduction of the Interim Housing Policy.

Table 9.2: Annual Housing Completion Rates 1991 – 2003



9.10 At April 2003 there were 425 dwellings with outstanding planning permission on sites of 5 or more dwellings.

Windfall Sites

9.11 To estimate the number of windfall sites likely to come forward during the plan period, the housing requirement calculation has assumed a figure of 85 dwellings per year. Prior to 1999 completions records only included details of new build housing and not conversions. Revised advice now requires local authorities to make an allowance in the housing requirement calculation for all

windfall sites both through newbuild and conversions. Completions now include details of new buildings achieved through conversions, which has resulted in a significantly higher figure.

Table 9.3: Annual Completions on Windfall Sites.

Year	91/ 92	92/ 93	93/ 94	94/ 95	95/ 96	96 /97	97/ 98	98/ 99	99/ 00	00/ 01	01/ 02	02/ 03	Total
Completion	61	88	80	127	48	113	149	115	*	*	*	*	1815
									247	233	132	222	

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- 2003

Total completions of dwellings on newbuild windfall sites 1991-1999 and on all windfall sites 1999-2003	1815
Assumed contribution of windfall sites 1991-2003 included in the housing requirement calculation	1020

Table 9.5: Proportion of Total Annual Completions on Windfall Sites & Allocated Sites 2001 – 2003

Year	Allocated site completions	%	Windfall site completions	%	Total
99/00	101	29	247	71	348
00/01	221	49	233	51	454
01/02	133	50	132	50	265
02/03	43	16	222	84	265

- 9.12 As Table 9.4 shows, significant numbers of dwellings have been completed through windfall development during recent years, about double the estimated rate of 85 per annum. For the period 2002-2003 there were 222 houses completed on windfall sites, 192 of which were on new build sites. The proportion of newbuild windfall completions is significantly higher than the previous year's figures of 114 newbuild windfall dwellings out of a total of 265 windfall completions. Table 9.5 shows that the proportion of windfall completions stands at about 84% of all completions. The decrease in completions on allocated sites has continued to accelerate this year, the figure falling to 43 from last year's figure of 133.

Development on Previously Developed Land (Brownfield)

- 9.13 Annex C of PPG3 defines previously 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.
- 9.14 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 50% (as set in the Council's Best Value Performance Plan for 2002-2003). Tables 9.6 and 9.7 show the achievement

for the period from April 2002 to March 2003 for permissions granted and dwellings completed.

Permissions

Table 9.6: Permissions Granted for New Dwellings (including Conversions) on Previously Developed Land and Greenfield Sites April 2002-March 2003.

	No. of Dwellings granted Planning Permission on Previously Developed Land		No. of Dwellings granted Planning Permission on Greenfield Land		Total
Allocated	0	0%	0	0%	0
Windfall	127	50%	127	50%	254
All Dwellings	127	50%	127	50%	254

- 9.15 Since the introduction of the Interim Policy on the Release of Housing Land, permissions have been granted primarily on brownfield sites, and only a limited number of exceptional greenfield sites have been approved. As Table 9.6 shows, 50% of dwellings granted planning permission during 2002-2003 were on previously developed land, a lower figure than the 63% last year mainly because of the 75 dwellings permitted on a greenfield site at Cotcliffe Avenue, Northallerton.
- 9.16 The overall number of new dwellings granted planning permission decreased slightly in 2002-2003, with planning permission granted for 254 dwellings, compared to 303 in 2001-2002. This could in part be due to the operation of the Interim Housing Policy, however it should be noted a number of large windfall sites have come forward since April 2003. It is estimated that about 300 dwellings have been granted permission on large sites between April and December 2003.
- 9.17 Due to the high rate of housing development during the current plan period it is likely that relatively low levels of development will have to be set when the new Local Development Framework is prepared, unless the release of housing land continues to be managed carefully.
- 9.18 Of the 254 dwellings granted planning permission between April 2002 and March 2003, 51 were conversions and 203 were newbuild. All 254 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 20 dwellings permitted through conversion of agricultural buildings, and 128 newbuild houses permitted on greenfield sites, including 75 at the Cotcliffe Avenue / Knotto Bottom Way site in Northallerton. These types of developments should be approved only as exceptions to the Interim Policy.

Table 9.7: Dwellings Completed on Previously Developed Land & Greenfield Sites 2002-2003

No of dwellings completed on brownfield sites	%	No of dwellings completed on greenfield sites	%	Total
149	56%	116	44%	265

- 9.19 Completion figures shown on Table 9.7 show that at 56% the proportion of dwellings completed on previously developed land between April 2002 and March 2003 was above the District target, and is a significant improvement on last year's figure of 43%. As the remaining greenfield sites allocated in the Local Plan are not being released at present, in accordance with the Interim Policy, and the percentage of permissions granted on previously developed land stands at 50% in 2002-2003, the high rate of completions on previously developed land is likely to continue in the short term.

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 2002 - March 2003

	No of Newbuild Dwellings	%	No of Converted Dwellings	%	Total
All Dwellings	235	88.7%	30	11.3%	265
Windfalls	192	86.5%	30	13.5%	222

9.21 11.3% of all dwellings completed within the District during 2002-2003 were achieved through the conversion of existing buildings and 13.5% of all windfall developments were through conversion. These percentage figures for windfalls are roughly similar to those of the previous year (14%) but the percentage figure for all dwellings has increased slightly (from 7% last year).

9.22 Policy H27 as revised in Alteration No.1 imposes stricter controls on the conversion of rural buildings to residential use, encouraging instead their conversion for employment use. This was expected to lead to a reduction in the number of residential conversions but has been less effective than had been hoped in view of the number of outstanding permissions. The actual figure has increased from 10 dwellings last year to 16 this year.

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

		Buildings on PDL	%	Agricultural Buildings	%	Total
00/01	Conversions	48	73%	18	27%	66
01/02		11	53%	10	47%	21
02/03		14	47%	16	53%	30

9.23 Table 9.9 shows that 14 of the 30 conversions completed within the District during 2002-2003 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 47% of all conversions, which is slightly lower than last year's figure of 53%.

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 2002 – March 2003

	Conversions on PDL	%	Agricultural Conversions	%	Total
2000-2001	33	38%	54	62%	87
2001-2002	47	47%	52	52%	99
2002-2003	36	58%	26	42%	62

9.24 PPG3 advises local authorities to give a high priority to focusing development on previously developed land in market towns and other sustainable settlements. Many conversions of agricultural buildings to dwellings are in isolated locations with poor access to a range of services and facilities. PPG3 advises local authorities to give this type of development a low priority, and PPG7 advises that priority should be given to converting agricultural buildings to employment uses to support the rural economy. Revised Policy H27 reflects this advice and requires developers to demonstrate that every effort has been made to secure a suitable business re-use before considering proposals to convert agricultural buildings 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. The impact of these policy changes is now beginning to take effect with a reduction in the number of conversions granted permission last year. The number of conversions permitted for agricultural dwellings has halved since the previous year.

Allocations

9.25 The issue of allocations is dealt with under Policies H4 and H5. See paragraphs 9.31 to 9.37.

Issues Arising

9.26 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 available. The rate of windfall development has been about double that estimated in the Housing Land Requirement calculation. 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 5515, which is 22.6%, over the requirement at April 2003. Due to continuing pressure for development this policy of restraint will still need to be rigorously applied to all planning applications for housing development. Monitoring of the housing supply will continue and the need to release further housing sites will be regularly assessed.

9.27 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 significant as the number of planning permissions granted for agricultural conversions is half that of the previous year. It is vital that this and other policies continue to be 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**

- 9.28 Since the last Monitoring Report, progress has continued with development of the allocations in the market towns. Development has now been completed at Malpas/Romanby Road, Romanby and Neasham Lane/Fairfield Road, Stokesley.
- 9.29 Planning permission for the construction of 12 dwellinghouses at the Highways Depot, Stokesley has been granted, a decision is pending on an application to construct a further 40 flats at this site, as well as a library, meeting facilities, and office accommodation.

Table 9.11: Progress of Allocations at April 2002

Policy	Site	Dwellings	Progress
H4	South End, Bedale	80	Developed
H4	Claypenny Hospital, Easingwold	162	Developed-
H4	Bankhead Road, Northallerton	34	Developed
H4	Crosby Road, Northallerton	20	No Permission (appeal in progress)
H4	Malpas/Romanby Road, Northallerton (Phase 1- Alverton Works)	84	Developed
H4	Romanby Road/Springwell Lane, Northallerton (Phases 2 & 3)	90	No Permission (decision pending)
H4	East of A167, Romanby	43	Developed
H4	Eastfields, Stokesley	18	Developed
H4	Highway Depot, Stokesley	15	Permission for 12 dwellinghouses, Application pending for a further 40
H4	Neasham Lane/Fairfield Road, Stokesley	85	Developed
H4	Tanton Road, Stokesley	59	Developed
H4	Admirals Court, Thirsk	205	No Permission
H4	Rybeck Farm, Thirsk	40	No Permission

- 9.30 At 31/03/2003 planning permissions had not yet been granted for four of the allocated sites in market towns. Two of these sites (Romanby Road/Springwell Lane, Northallerton 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, and 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 was recently refused and an appeal is in progress. Planning permission has recently been granted for 43 dwellinghouses and 19 flats at Romanby Road / Springwell Lane, Northallerton.
- 9.31 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

- 9.32 The development of allocations in villages is also progressing. Construction has been completed at Station Road, Tollerton and White House Farm, West Rounton, and is continuing at The Rowans, Dalton.
- 9.33 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 9.12: Progress of Allocations at March 2001

Policy	Site	Dwellings	Progress
H5	Pt. OS 7089, 7692, Ainderby Quernhow	10	No Permission
H5	Village Farm, Appleton Wiske	20	No Permission
H5	Manor House, Burneston	17	Developed
H5	Catton Farm, Catton	10	No Permission
H5	The Rowans, Dalton	10	Under Construction
H5	The Holding, Dalton (Pit Ings Lane)	24	Outline Permission
H5	High Street, Great Broughton	15	Developed
H5	Old Hall, Huby	20	No Permission
H5	Harkness Drive, Leeming Bar	55	No Permission
H5	Hilton Road, Seamer	8	No Permission
H5	Cradock Row, Sandhutton	13	No Permission
H5	Station Road, Tollerton	15	Developed
H5	White House Farm, West Rounton	6	Developed

Issues Arising

- 9.34 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

- 9.35 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.
- 9.36 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.

- 9.37 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.
- 9.38 Table 9.13 sets out the densities of the new schemes of five dwellings or more approved between April 2002 and March 2003. Of the 3 new schemes approved 2 have densities significantly over the 30dph target. The other scheme was approved at just under 30dph.

Table 9.13: Density of Large Scale Residential Development with Detailed Planning Permission April 2001 – March 2002.

Site	Net Site Area (ha)	No of dwellings	Density (dwellings per ha)
Orchard Grove, Brompton	0.63	37	58.7
44 Newton Road, Great Ayton	0.18	12	66.7
Land at Cotcliffe Avenue and Knotto Bottom Way, Northallerton	2.55	75	29.4
Average Density			36.9

Issues Arising

- 9.39 The average density for large sites approved in 2002-2003 is 36.9 dwellings per hectare. Overall the District can therefore be seen to be satisfying the Government's advice on residential densities, as set out in PPG3, and is a slightly higher average than last year's 32.5 dwellings per hectare. 2 of the 3 large sites granted permission during 2002-2003 were developments of flats, which by their nature tend to achieve high densities.
- 9.40 The re-development at Orchard Grove, Brompton showed that on suitable sites, it is possible to achieve high density developments in villages.

POLICY H16: PUBLIC OUTDOOR PLAYING SPACE FOR NEW RESIDENTIAL DEVELOPMENTS

- 9.41 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.
- 9.42 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.
- 9.43 Of the large sites granted detailed approval between April 2002 and March 2003, two were required to provide public outdoor playing space under Policy H16. These were the site at Newton Road, Great Ayton (the developers have agreed to provide a commuted sum of £15,000 once the site is completed), and Cotcliffe Avenue and Knotto Bottom Way, Northallerton (a 0.15 hectare open space has been provided on site, with a maintenance contribution, plus a £46,000 commuted sum to be used to provide equipment for young people either on or off the site. The developers of Orchard Grove site were not required to provide outdoor playing space as this development was specifically to provide sheltered accommodation for older people.

POLICY H19: ENCOURAGING A RANGE OF ACCOMMODATION

- 9.44 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.
- 9.45 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.
- 9.46 As Table 9.14 shows, there is an even distribution of dwelling types between 1 and 3 bedroom dwellings on large sites granted planning permission during 2002-2003, supplemented by a smaller numbers of 4 bedroom homes. There has been a notable shift towards smaller homes and away from the predominance of 4 and 5 bedroom dwellings. This is however due at least in part to the Orchard Grove, Brompton site which has provided 37, 1 and 2 bedroom sheltered dwellings.
- 9.47 The proportion of permissions for affordable dwellings on large sites improved significantly in 2002-2003. Again, this is largely due to the Orchard Grove development in Brompton. An unusually high proportion of affordable housing was also achieved at Cotcliffe Avenue / Knotto Bottom Way to justify its exceptional release contrary to the Interim Housing Policy.

Table 9.14: Variety of Types and Mix of New Housing on Sites of 5 or more Dwellings Granted Planning Permission: April 2002 – March 2003

Site	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Market	Affordable	Total
Orchard Grove, Brompton	30	7					37	37
44 Newton Road, Great Ayton		8	3			12	0	12
Cotcliffe Avenue /Knotto Bottom Way, Northallerton	6	21	30	17		38	37	75
Totals	36	36	33	17		50	74	124

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

- 9.48 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.
- 9.49 Table 9.15. Sets out the target for the number of dwellings that could be sought under Policy H20 against the actual number achieved.

Table 9.15: Affordable Housing Provision on Market Town Sites Granted Planning Permission April 2002 to March 2003.

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

Site	Allocation/ Windfall	Target number of affordable houses *	No of affordable houses achieved
Orchard Grove, Brompton	Windfall	n/a – sheltered housing	37
Land at Cotcliffe Avenue and Knotto Bottom Way, Northallerton	Windfall	25	37

- 9.50 74 affordable dwellings were achieved through planning applications during 2002-2003. The Orchard Grove, Brompton scheme was a redevelopment of existing sheltered accommodation; the number of dwellings on the site was reduced by two, but the redevelopment has resulted in higher quality accommodation. The Cotcliffe Avenue site in Northallerton was permitted as it offered 50% affordable housing in order to justify the release of this greenfield site as an exception to the Interim Housing Policy. It may not therefore be realistic to expect such a high proportion of new housing permission for affordable housing in future years. The Council has recently employed a 'Rural Housing Enabler' to give more emphasis to needs to provide affordable housing to meet local needs.

Issues Arising

- 9.51 The application of Policy H20 to meet the plan's target for affordable housing continues to be of concern. A large number of affordable housing has been granted permission in 2002 – 03 on two sites, these are exceptional sites and the numbers are unlikely to be repeated in future years. Continued emphasis will need to be given in negotiations with developers to the importance of providing affordable housing on all sites falling within the threshold to ensure that the Plan's targets are met.

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

Table 9.16: Affordable Housing Development on rural exception sites since 1995.

Settlement	No of Dwellings
Crakehall	6
Hackforth	6
East Harlsey	6
Knayton	6
Thirlby	4
Seamer	4
Hutton Rudby	6
Great Broughton	6

- 9.52 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 9.16 above indicates the

affordable housing schemes that have been implemented on rural exception sites since 1995. No new schemes came forward during 2002-2003.

Issues Arising

9.53 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. More detailed housing needs studies will be undertaken during the production of the new Local Development Framework for Hambleton.

POLICIES H23 – H26 NEW RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE

9.54 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 in 2002-2003.

9.55 Alteration No.1 revised Policy H26: 'Replacement Dwellings in the Countryside' requires applicants to demonstrate that it is not possible to improve the existing dwelling through renovation and/or extension. This revision appears to have had some impact as the number of replacement dwellings granted permission remains low. 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 2002-2003.

Table 9.17: New residential units in the Countryside April 2002 to March 2003.

	New Agricultural Dwellings		Replacement Dwellings in the Countryside	
	Approved	Refused	Approved	Refused
00/01	5	3	6	0
01/02	5	0	2	3
02/03	1	2	5	1

9.56 During the period April 2002 to March 2003, there were two applications for the removal of agricultural occupancy conditions. One was permitted, the other refused.

CONCLUSIONS AND RECOMMENDATIONS

9.57 At April 2003 the Council's Interim Policy on the Release of Housing Land had been in operation for 20 months. During the year 2002-2003 housing supply in the District continued to rise, and by April 2003 had reached 22.6% above the housing requirement. Planning permission for new housing continued to be granted but the number of new houses granted permissions has been reduced over the last two years with 254 dwellings being permitted last year compared to 303 the previous year.

9.58 The Interim Policy is proving effective in managing the release of housing land, but is still required in view of the continuing oversupply in housing. If the rate of increase in the housing supply is to be brought under more effective control, the policy will need to be tightened and applied rigorously to all new housing development, in conjunction with the advice in PPG3 on sustainability and the promotion of high quality housing design.

9.59 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 significant as the number of planning permissions granted for agricultural conversions is half that of the previous year. It is vital that this and other policies continue to be 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.

- 9.60 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.
- 9.61 The average density for large sites approved in 2002-2003 is 36.9 dwellings per hectare. Overall the District can therefore be seen to be satisfying the Government's advice on residential densities, as set out in PPG3, and is a slightly higher average than last year's 32.5 dwellings per hectare. 2 of the 3 large sites granted permission during 2002-2003 were developments of flats, which by their nature tend to achieve high densities.
- 9.62 The re-development at Orchard Grove, Brompton showed that on suitable sites it is possible to achieve high density developments in villages.
- 9.63 The application of Policy H20 to meet the plan's target for affordable housing continues to be of concern. A large number of affordable housing have been granted permission in 2002 – 03 on two sites, these are, however, exceptional sites and the numbers are unlikely to be repeated in future years. Continued emphasis will need to be given in negotiations with developers to the importance of providing affordable housing on all sites falling within the threshold to ensure that the Plan's targets are met.
- 9.64 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 for the provision of 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. More detailed housing needs studies will be undertaken during the production of the new Local Development Framework for Hambleton. The Council has employed a Rural Housing Enabler in December 2003.

CHAPTER 10: EMPLOYMENT

OPERATION OF POLICIES

POLICY EM1: THE EMPLOYMENT LAND REQUIREMENT

- 10.1 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 2003 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 an additional site of 3.96ha at Stokesley has been granted planning permission as a departure from the adopted plan.

Table 10.1: Employment Land Provision (1991 to 2006)

	April 1995	April 2001	April 2002	April 2003
Development	8.9 ha	29.7 ha	34.3	39.4
Large sites with planning permission.	78.4 ha	62.9 ha	3.4	25.4
Allocations serviced.			21.7	7.2
Allocations un-serviced.			43.4	31.0
Total	87.3 ha	92.6 ha	102.8 ha	103 ha

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

POLICY EM2/EM3 – EMPLOYMENT LAND COMMITMENTS/ALLOCATIONS

- 10.2 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

- 10.3 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. Negotiations are currently under way on almost all the plots and planning permission has been granted on 2 sites.

Thirsk

- 10.4 The employment commitment at Thirsk Industrial Park has all been taken up and there has been a very high demand for land on Phase 3 of Thirsk Industrial Park. No land remains and the need to identify a new site will be considered as a priority in the review of the Local Plan.

Stokesley

- 10.5 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 Phase III extension to the Industrial Park was completed in February 2003.
- 10.6 A Development Brief has been approved to guide new development on Phase III of the Industrial Park which identifies the southern part of the site for B1 uses and the remainder for B1, B2 and B8 uses. The Development Brief also seeks to improve the standard of building design to ensure that the principles of sustainable building are embraced.

Leeming Bar

10.7 All the employment land commitment has been taken up at Leeming Bar. Terms have been agreed on the purchase of additional employment land north of the Leeming Bar Industrial Estate and it is anticipated that the servicing of the site will begin in the 2004/05 financial year.

Easingwold

10.8 All of the land at Roxby House, Easingwold (6.1ha) which was allocated in Alteration No 1 is available but no progress has been made in the acquisition of this site.

10.9 A small extension to the allocated site at Stillington Road, Easingwold (0.21ha) was approved and developed in 2002/2003. The allocated land at Stillington Road is being developed by the private sector, 1.7ha of the total area of 3.0 ha is still available.

Dalton Airfield

10.10 Only one site has been developed at Dalton Airfield in this monitoring period (0.7ha). The development of this allocation is still proving difficult because of requirements for substantial highway and landscaping improvements. Investigations into the method of funding these requirements continue.

Busby Stoop

10.11 Busby Stoop currently has 1.32 ha of land available.

Table 10.2: Availability of Employment Land 1995 - 2003

Policy EM2: Employment Commitments.

Site	Area Available April 1995 (ha)	Area available unserviced April 2003 (ha)	Area Serviced and available April 2003 (ha)	Area available April 2003 (ha) (with permission)	Area developed 2002-2003 (ha)
Kings Cross, Busby Stoop	2.0	0.0	1.3	0.0	0.0
Dalton Industrial Estate	3.9	0.0	1.3	0.0	0.0
Stillington Road, Easingwold	3.0	0.0	0.0	1.1	0.7
Leeming Bar Industrial Estate	3.6	0.0	0.0	0.4	0.0
Finkills Way, Northallerton	0.0	0.0	0.0	1.5	0.5
Yafforth Road, Northallerton	3.7	0.0	0.0	1.3	0.0
Standard Way, Northallerton	3.6	0.0	0.0	1.0	1.8
Stokesley Industrial Park	6.9	0.0	0.0	1.3	0.0
Thirsk Industrial Park	4.1	0.0	0.0	0.0	0.0
Total	30.8	0.0	2.6	9.06	3.0

Policy EM3: Employment Allocations.

Site	Area Available April 1995 (ha)	Area available unserved April 2003 (ha)	Area Served and available April 2003 (ha)	Area available April 2003 (ha) (with permission)	Area developed 2002-2003 (ha)
Dalton Airfield Industrial Estate	6.2	0.0	4.2	0.0	0.7
North of Leeming Bar Industrial Estate	5.9	6.0	0.0	0.0	0.0
West of Leeming Bar Industrial Estate	8.4	8.4	0.0	0.8	0.0
East of Darlington Road, Northallerton– Phase I	17.3	0.0	0.0	8.6	0.0
East of Darlington Road, Northallerton – Phase II		10.5	0.0	0.0	0.0
The Mount, Northallerton	2.7	0.0	0.0	0.5	1.1
Goose Lane, Sutton-on-Forest	0.5	0.0	0.4	0.0	0.0
Adjacent to Thirsk Industrial Park	4.3	0.0	0.0	2.4	0.0
East of Dispol, Thirsk	1.0	0.0	0.0	0.0	0.0
Roxby House, Easingwold (#)	0.0	6.1	0.0	0.0	0.0
West of Stillington Road, Easingwold (^)	0.0	0.0	0.0	0.0	0.2
Stokesley Industrial Park Phase III (*)	0.0	0.0	0.0	4.0	0.0
Total	46.3	31.0	4.6	16.3	2.0

* *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

^ *The site at Stillington Road, Easingwold was enlarged with detailed planning permission for 7 industrial units and a car maintenance garage being granted in December 2002.*

- 10.12 As a result of closures of businesses, major employment sites have become available at Yafforth Road, Northallerton and Dalton Village (site areas of 9.7ha and 2.7ha respectively). Both sites are currently being marketed.

POLICY EM4: NORTHALLERTON AUCTION MART

- 10.13 A planning application was submitted to relocate the Auction Mart to a site south of the St James Drive estate, west of the A168. The proposal was refused in October 2003 for highway and amenity reasons. 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. No applications have been submitted for the re-development of this site.

THIRSK AUCTION MART

- 10.14 An application to relocate Thirsk Auction Mart has been received and is currently under consideration. In addition to the relocation of the auction mart the scheme also proposes the creation of education facilities as well as providing other commercial activity at the new site with scope for an even wider use of the premises. The provision of trading and training facilities is intended to broaden the importance of the auction mart in the economy, further increasing the viability of the business. The existing site would be used for the construction of up to 160 houses if the application is approved.

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

- 10.15 Policy EM9 sets out the exceptional circumstances where industrial/business development will be permitted in the countryside. In 2002/2003, this policy has been utilised on 15 occasions. The planning applications involved covered a wide range of proposals for new businesses including the storage of building materials, the construction of 7 industrial units, a cattery, and the use of poultry buildings for the storage of packaging and garden centre stock and empty beer barrels. There were five applications involving storage in one form or another. Of the total 15 applications, nine were approved.

POLICY EM11: CONVERSION OF RURAL BUILDINGS TO EMPLOYMENT USE

- 10.16 Draft PPS7 continues to emphasise the important role that existing buildings can play in meeting the needs of rural areas for economic development. Amendments to Policy EM11 were 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.
- 10.17 Between April 2002 and March 2003, about 50 planning applications were submitted for the conversion of buildings to employment uses outside Development Limits (an increase of 30 over the 2001/02 figure). Of these, 25 schemes specifically related to the conversion of agricultural buildings to employment uses and 11 were speculative non-specific B1, B2 and B8 activities.
- 10.18 In this period there were six approvals to convert rural buildings to holiday accommodation (creating 8 separate holiday units in total). There were a further four approvals to convert rural buildings to dwellings, three of which were in association with an existing or proposed employment use.
- 10.19 Of the applications considered under this policy, six were refused. Four refusals were based on highway safety issues and three were because of the adverse affect the development would have on the countryside.

POLICY EM16: FARM DIVERSIFICATION

- 10.20 Between April 2001 and April 2002, sixteen applications were considered under Policy EM16. This number represents a considerable increase over the previous year when only 5 applications were considered. The reduction in number for 2001/2002 was considered to be due to the foot and mouth crisis during 2001. Although three applications involved a storage use, no single theme or activity was evident.

CONCLUSIONS AND RECOMMENDATIONS

10.21 Good progress has been made in implementing the Plan's employment allocations. Progress on each site is as follows:

- The employment site to the east of Darlington Road, Northallerton has been serviced and is now available. Two sites have been sold both having detailed planning permission. Negotiations on the sale of the majority of the remaining sites are underway.
- All of the sites at the Stokesley Phase III extension are under negotiation.
- All the employment land commitment has been taken up at Leeming Bar. Terms have been agreed on the purchase of additional employment land north of the existing Industrial Estate and it is anticipated that development will begin in the 2004/05 financial year.
- Discussions continue regarding possible solutions to the provision of the required highway improvements and landscaping to enable the Dalton Airfield Industrial Estate to be developed.
- The development of the (extended) site at Stillington Road, Easingwold is now well underway.
- No progress with the acquisition of the site at Roxby House, Easingwold.

10.22 Revised Policy EM11, which gives preference to the conversion of rural buildings to employment uses over residential continues to work well with 37 applications (75%) being specifically for B1, B2 and B8 activities with 6 applications (12%) being for holiday accommodation.

CHAPTER 11: SHOPPING

OPERATION OF POLICIES

POLICY S1: RETAILING IN NORTHALLERTON AND THIRSK

POLICY S2: RETAILING IN BEDALE, EASINGWOLD AND STOKESLEY

10.1 These policies aim to maintain and enhance the role of market towns as District and Local Shopping Centres.

Progress with Development

10.2 The following significant new retail proposals have been progressed since April 2002:

- **33 Market Place, Thirsk:** The redevelopment of these premises has been completed with the ground floor unit in use as a new police office.
- **Quality Fare at Romanby** has been extended to incorporate the adjacent house and a new car park has been provided at the rear.
- No progress has been made with the redevelopment of the **Safeway site at Willowbeck Road, Northallerton.**

10.3 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.

10.4 Table 10.1 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 10.1: Vacant units and charity shops in TCCA 2003

	Vacant Units		Charity Shops
	No	%	
Bedale	6 (-1)	6.0%	1 (0)
Easingwold	1 (0)	1.0%	1 (0)
Northallerton	19 (-1)	6.4%	6 (0)
Stokesley	2 (-1)	3.9%	3 (+1)
Thirsk	14 (0)	8.3%	8 (0)
National Average		10.6%	

* Figures in brackets indicate change since the survey in 2002

10.5 Another useful indicator of vitality is the number of businesses opening and closing in the town centres. Table 10.2 summarises the changes that have occurred in the Shopping Core Areas since 2002.

Table 10.2 Changes in Ground Floor Units in Shopping Core Areas between 2002 – 2003

Change from - to	Bedale	Northallerton	Stokesley	Thirsk
A1 - A1	1	4	5	2
A1 - Vacant	0	4	1	2
Vacant - A1	2	1	0	1
A1 – A2	0	1	0	0
A2 - Vacant	0	1	0	0
A2– A2	1	0	0	0
A2 – D1	0	1	0	0
A3 – A3	0	1	0	0
A3 – Vacant	0	1	0	0
B1 – Vacant	0	1	0	1
Total	4	15	6	6
% of total units	4.4%	9.9%	9.5%	4.2%

- 10.6 Table 10.3 sets out the number of units in the Shopping Core Area in each use class in 2003 with the change since the previous survey in 2002.

Table 10.3: Number of units at ground floor level in Shopping Core Area in 2003 by Use Class

	A1		A2	A3	Other	TOTAL
	No	%				
Bedale	30 (-1)	67%	5 (+2)	8 (-1)	2 (0)	45 (0)
Northallerton	117 (0)	78%	19 (0)	14 (0)	0 (0)	150 (0)
Stokesley	47 (0)	75%	7 (0)	8 (0)	1 (+1)	63 (+1)
Thirsk	97 (0)	68%	19 (0)	19 (0)	10 (0)	142 (0)

*Figures in brackets indicate the change in the number of units since 2002.

Implications of the Surveys

- 10.7 There have been fewer changes in Northallerton town centre during the past year than the previous one. Shop closures included Northern Electricity, Madame Val Tweedie and Norspun; Bassetts and Fultonis restaurants have also closed. New stores that have opened include Laura Ashley, Thorntons, Eastern Origins, Johnsons of Elgin.
- 10.8 Concerns were expressed about the possible impact of the new Tesco store on the vitality of the High Street. Since the store opened no food stores in the town have been closed.
- 10.9 There have been fewer changes in the turnover of retail premises in Thirsk than in previous years with most changes occurring in the smaller shops outside of the Market Place. Several shops in Finkle Street that had become vacant following the floods in November 2000 have been

refurbished and occupied. The redevelopment of 33 Market Place was completed in summer 2003 as is in use as a police office. The Thirsk Clock Project has refurbished 20 Market Place as a youth café. The vacancy rate has changed little from last year.

- 10.10 There has been continued improvement in the position of Bedale over the past year with several of the longstanding vacant premises being refurbished with two new shops for furniture and crafts/gifts and another with work in progress.
- 10.11 Stokesley and Easingwold continue to maintain good trading positions as local centres.
- 10.12 These tables reveal that all the market towns in the District are experiencing vacancy rates below the national average. Bedale, Northallerton and Thirsk are, however, slightly higher than the other towns, although the rate at Bedale has decreased again over the year.
- 10.13 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

- 10.14 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.
- 10.15 Table 10.4 sets out the percentage of frontages in Shopping Core Areas in non-retail commercial use in 2003 and the corresponding figure from previous surveys carried out in 2000 to 2002.

Table 10.4: Percentage of Frontages in Shopping Core Areas in Non-Retail Commercial Use.

	2000	2001	2002	2003
Bedale	32.9	32.9	31.6	33.1
Northallerton	26.2	25.8	26.2	26.2
Stokesley	30.6	32.3	28.7	29.1
Thirsk	32.0	32.0	33.3	34.1

Implications

- 10.16 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 changes from A1 to non-retail uses should be permitted.

POLICY S15: VILLAGE SHOPS

- 10.17 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.
- 10.18 Between April 2002 and March 2003, the only post office to have closed in the District is at Snape.
- 10.19 Planning permission has been granted for a new community run post office at Borrowby.
- 10.20 The viability of village shops continues to be a matter of concern both locally and nationally. 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 2002 to March 2003, no planning applications have been considered for the conversion of shops to living accommodation, the only shop that has closed in the District is the butcher's shop at Hutton Rudby.

- 10.21 Stillington Community Association have purchased their shop and post office to save it from closure. Assistance was obtained from Defra's Rural Enterprise Fund.
- 10.22 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.
- 10.23 An audit of village services was carried out in the summer of 2003. A summary of the results is set out in Annex 1.

POLICY S18: NON RETAIL COMMERCIAL DEVELOPMENT IN RURAL AREAS

- 10.24 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. During the year 2002 – 03, the only application that was considered for the conversion of public houses involved the loss of part of the restaurant at The Grange Arms at Hornby.
- 10.25 Between April 2002 and March 2003, no public houses in villages have closed:

CONCLUSIONS AND RECOMMENDATIONS

- 10.26 There continues to be a regular turnover of businesses in Northallerton 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. The new Renaissance Market Towns Initiative which has been established in Northallerton and Bedale will examine ways in which the towns can promote and develop themselves commercially, environmentally and socially.
- 10.27 A number of premises in the Finkle Street area of Thirsk have been refurbished following the flooding in November 2000 and have been re-occupied. Vacancy rates in Thirsk remain similar to previous years, although these are mainly smaller shops outside the Market Place. The Thirsk Regeneration Initiative is examining ways in which Thirsk can promote itself and is developing a number of projects to enhance the town and surrounding villages.
- 10.28 There has been a good level of interest in the vacant shops in Bedale and the vacancy rate has reduced from 10% in 2001 to 6% in 2003. A variety of good quality independent shops have opened in the town. Bedale Renaissance Market Town Initiative is looking at how the Wensleydale Railway can help to promote the attractiveness of the town.
- 10.29 Stokesley and Easingwold continue to maintain good trading positions as local centres.
- 10.30 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 2002-03 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. New community based initiatives are being developed at Stillington and Borrowby.

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 through the publication of the County Council's 2003 Annual Progress Report. This report summarised progress made during 2002/2003 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.

OPERATION OF POLICIES

POLICY T1: UPGRADING OF A1

- 13.3 Proposals to upgrade the A1 to motorway standards between Dishforth and Scotch Corner were originally published in 1991, but the scheme was subsequently scrapped following the 1996 review of the Trunk Road Improvement Programme. Since then the Council has campaigned for the scheme to be reinstated into the road programme, and Policy T1 of the adopted District Wide Local Plan safeguards the proposed route from any development likely to prejudice the scheme.
- 13.4 In 1998 Government's "New Deal for Trunk Roads in England" included a safety study on the Bramham to Barton sections of the A1, and in 2001 the Regional Planning Body endorsed the report's recommendations to upgrade the A1 to motorway standard between Bramham and Barton.
- 13.5 In June 2002 the Department of Transport announced a comprehensive package of improvements on the A1, including a £225m scheme to upgrade the 38km section between Dishforth and Barton to a three-lane motorway. The aims of the scheme are to substantially reduce congestion, improve journey times and improve safety. Proposals floated so far include new junctions at Baldersby, Leeming and Catterick, with improvements to the existing junctions at Scotch Corner and Barton¹. The Highways Agency has cited planning issues, environmental assessments and ensuring value for money as their key priorities.
- 13.6 Subject to satisfactory completion of the statutory procedures construction work on the motorway scheme could start in 2007. The Highways Agency currently envisages an opening date of 2009/2010 for the upgraded Dishforth to Leeming and Leeming to Barton sections.

POLICY T3: NEW BYPASSES IN FIRM PROGRAMMES

POLICY T4: OTHER NEW BYPASSES

- 13.7 The A19 bypass scheme for Shipton by Beningbrough forms part of the County's programme of Major and Major/Minor Schemes to 2010. As yet a route for this bypass has not been identified.
- 13.8 The County Council has also included the A684 Bedale / Aiskew / Leeming Bar Bypass in its programme of Major and Major/Minor Schemes to 2010, linked to the upgrade of the A1 to motorway. The timing of the bypass scheme will be determined in consultation with the Highways Agency.
- 13.9 The following schemes have previously been considered as part of a comprehensive review of potential bypass schemes in North Yorkshire, but do not now form part of any programme: A19 Thormanby Bypass; A167 Northallerton Bypass; A684 Ainderby Steeple / Morton on Swale Bypass; A61 Carlton Miniott Bypass; A167 Great Smeaton Bypass; A170 Sutton under Whitestonecliffe Bypass.

¹ Highways Agency Press Release dated 9 September 2000

- 13.10 Hambleton District Council has been particularly supportive in the past of a bypass for Northallerton. However, the County Council has indicated that this is unlikely to come forward in any of their programmes in the foreseeable future. Consideration will now be given to ways of securing a whole or partial bypass of the town through developments promoted through the new Local Development Framework.

POLICY T6: VEHICLE PARKING STANDARDS

- 13.11 Table 13.1 below shows the amount of parking provision made on new housing developments of 5 or more dwellings granted permission between April 2002 and March 2003. Two of the three sites have been approved with parking provision of 1.5 spaces or less per dwelling, in line with PPG13. The remaining site was permitted with approximately 1.77 parking spaces per dwelling.

Table 13.1 Car Parking Provision on Housing Sites of 5 or more Dwellings Approved between April 2002 and March 2003

Site	No of Dwellings	Parking Spaces	Density (Dwellings/hectare)	Spaces Per Dwelling	
Orchard Grove, Brompton	37	11	58.73	0.30	
44 Newton Road, Great Ayton	12	18	66.66	1.50	
Land at Cotcliffe Avenue & Knotto Bottom Way, Northallerton (Broadacres)	37	37	29.41	1.00	1.77
Land at Cotcliffe Avenue & Knotto Bottom Way, Northallerton (Yuill)	38	96		2.53	

- 13.12 North Yorkshire County Council has revised its parking standards in line with guidance set out in PPG13. The new principle of maximum parking standards has now been formally adopted by the County Council and these are set out in its document 'Transport Issues and Development - A Guide', which was adopted by the County Council in Spring 2003. This document replaces the County's previous guidance as set out in the Parking Design Guide. 'Transport Issues and Development - A Guide' is now being used by Hambleton District Council for Development Control Purposes.

POLICY T8: CAR PARKING ALLOCATIONS

- 13.13 A survey of car parking in the District was carried out in August 2002. This showed that the towns most in need of improvements to town centre parking are Northallerton, Thirsk and Stokesley. Great Ayton is also identified as being in need of additional parking for visitors. A draft strategy for the future provision and management of the Council controlled parking spaces across the District has subsequently been prepared and consulted upon.
- 13.14 Consultation on the draft strategy looked at a number of options:
- 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.

- 13.15 In parallel with the consultation, additional survey work was undertaken to validate the original survey results and to examine the potential for shared use of private car parks in Northallerton and Thirsk. Consultants were commissioned to undertake the following surveys:
- off-street car parking in Northallerton and Thirsk, to allow comparison with 2000 data;
 - on-street parking in Northallerton, to provide a broad picture of parking in the town;
 - private non-residential car parking spaces available within Thirsk and Northallerton that could realistically be used to cater for future parking demands.
- 13.16 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.
- 13.17 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 2003

Site	Progress	No of Spaces
Adjacent to Water End, Brompton	None	37
West of Applegarth Car Park, Northallerton	None	25
Highway Depot, Stokesley	Planning permission granted for mixed use scheme on T8 allocation and adjoining sites	90
Adjacent to Millgate, Thirsk	Completed	21
Chapel Street/Nursery Site, Thirsk	Completed	100

- 13.18 The car park allocation under Policy T8 on part of the site at Highways Depot, Stokesley was reviewed following the submission by North Yorkshire County Council, Yuill Homes Ltd and Broadacres Housing Association of a planning application for the layout of land and construction of a building to comprise 40 affordable flats, library, meeting facilities, office accommodation and construction of 12 dwellings on the Highways Depot site. The 12 private dwellings were granted permission on September 5th 2003, and permission for the remainder of the development is awaiting completion of a Section 106 agreement.

POLICY T9: COACH PARKING

POLICY T10: LORRY PARKING

- 13.19 No progress has been made with the implementation of the proposed coach and lorry parking site east of Darlington Road, Northallerton.
- 13.20 Recent County Council-led consultation on the Northallerton Traffic Management Strategy has however revealed the need for the District and County Councils to work together to identify an alternative to the Applegarth for overnight lorry parking, and for somewhere for coaches to park other than the area outside the Buck Inn, which is to be realigned to improve bus facilities and car parking arrangements.

POLICY T15: TRAFFIC CALMING

- 13.21 During 2002/2003 the following Local Safety Schemes and Traffic Calming schemes were implemented through the North Yorkshire Local Transport Plan:
- B1448 Topcliffe Road, Sowerby (20mph zone with traffic calming measures) £22,000
 - Coxwold (Traffic Calming) £26,000
 - A684 Brompton Lane, Northallerton (Local Safety Scheme) £153,100

- Leeming Bar (Safe Routes to Schools Project) £11,500
- A684 Market Place / Emgate, Bedale (Local Safety Scheme) £7,500
- A170 York Road, Thirsk (Traffic Calming) £43,225

13.22 The impact of these and earlier schemes on accident and speed reduction is monitored by the County Council on an annual basis.

POLICY T18: PEDESTRIAN FACILITIES

13.23 The key means of identifying and providing for the needs of pedestrians is through the preparation and implementation (by the County Council) of Pedestrian Action Plans for the market towns. These plans identify missing footway links and improvements to the existing network to encourage walking and aid the mobility impaired. The County Council's aim is to complete all the required plans by 2004 in order to identify, as a matter of priority, what provision needs to be made to comply with the requirements of the Disability Discrimination Act (DDA).

13.24 The Pedestrian Action Plan for Northallerton has now been completed and adopted by the County Council, and implementation of the identified improvements has commenced. Plans for Easingwold and Great Ayton are nearing completion, and the Plans for Thirsk, Bedale and Stokesley are programmed for completion in 2004/2005.

13.25 A notable scheme implemented in 2002/03 has been the installation of a new puffin crossing at Boroughbridge Road Northallerton, providing a signal controlled crossing facility between a large housing area in the east side to the busy A167 arterial route into Northallerton and the doctors surgery, supermarket and primary schools on the west side of the road.

13.26 There is now a 'Walking the Way to Health' scheme up and running in Hambleton. This has been established through a partnership comprising Hambleton District Council, North Yorkshire County Council, the Countryside Agency and the voluntary sector. A 'Walk to Health Officer' has been employed and regular health walks are organised at various locations across the District. The scheme has been called 'Hambleton Strollers' and is designed to promote walking as a way to improve health.

POLICY T19: CYCLING

13.27 Implementation of the Northallerton Cycling Strategy continued during 2002/2003. Northallerton Cycle Route 1 was completed through the provision of a 200m off-road segregated cycle track and Toucan crossing in the vicinity of the Allertonshire School, and other minor highway improvements. Route 1 links residential areas in the south and east of Northallerton with Allertonshire School, the Civic Centre, Hambleton Leisure Centre and the village of Brompton. An unsegregated shared use path between Northallerton Town Centre and the new industrial estate on Darlington Road has also been provided. This was delivered in 2001/02 by the District Council in partnership with the County Council.

13.28 The Thirsk, Sowerby and Carlton Miniott Cycle Plan has been adopted and implementation of Routes 2 and 3 has begun. Route 3 comprises a 3km on-road cycle lane between Thirsk, Thirsk Station and Carlton Miniott. Route 2 provides a 1.2km off-road footway/cycle track between Thirsk and South Kilvington. The latter also improves a section of Route 66 of the National Cycle Network.

13.29 During 2003 work commenced on the preparation of the Bedale / Aiskew Cycle Plan, implementation of which is expected to start in 2004/2005. Work has also begun on a Cycle Plan for Easingwold as part of the Easingwold Traffic Management Strategy.

13.30 HDC has also commissioned NYCC to carry out a feasibility study into the provision of a cycle route between Stokesley and Great Ayton.

POLICY T20: PUBLIC TRANSPORT

13.31 A major public transport improvement in the District during 2003 has been the new £1.6million Premier Contract for the Dales and District operated bus route between Northallerton and Hawes via Bedale. Dales and District have provided six new super-low floor wheelchair accessible

vehicles. Infrastructure along the route has also been improved to maximise the benefits for passengers. Improvements include the installation of raised bus boarder kerbs, replacement of flag and pole bus stops, provision of information boards at bus stops, and installation of bus shelters at selected locations.

- 13.32 Through the Rural Bus Challenge £52,700 of funding was made available in 2003 for improvements to access arrangements for bus services within the grounds of the Friarage Hospital plus an enclosed lit waiting shelter for bus users with kerbs to allow easy boarding of buses for the elderly and infirm. Timetable information has been provided at key locations within the hospital grounds. £62,000 of revenue funding has also been made available to provide additional bus services for hospital staff and visitors.
- 13.33 In its Strategic Plan for 2003 the Strategic Rail Authority (SRA) announced the downgrading of the ECML scheme. Previous plans to introduce 140mph tilting trains on the route have been dropped, and route modernisation will now be undertaken over a longer time period than previously planned. During 2004 the SRA, following consultation, will determine the future of the East Coast Main Line. As part of the SRA's Route Utilisation Study (RUS) decisions will be made on the future of this route and how best to accommodate the needs of long-distance, high-speed passenger rail services, regional and commuter services and freight, within available resources. This study will, in turn, shape the specification for a new East Coast franchise.
- 13.34 Local concerns over the poor standard of passenger facilities and information at Thirsk and Northallerton stations, particularly disabled access to Thirsk station and information on bus services are being looked at by North Yorkshire County Council through the Local Transport Plan. Further enhancements are expected to arise following the forthcoming recent Trans-Pennine franchise award which was won by the First/Keolis consortium.
- 13.35 Progress has also been made in the field of Community Transport. The Hambleton and Richmondshire Rural Transport Partnership's Wheels 2 Work scheme has continued to grow, and now boasts a fleet of 40 moped and 12 bicycles. Since its inception in May 2001 the scheme has leased mopeds to 111 young people (64 of whom are Hambleton residents), enabling them to take up jobs and training opportunities that would otherwise have been inaccessible to them.
- 13.36 Other Partnership schemes such as Wheels 4 All, the Social Car Schemes that operate in and around the Market Towns, and 'Get Up and Go' grants given out to community groups to help them overcome transport barriers, have continued to demonstrate the benefits of demand responsive transport services in rural areas where traditional public transport services are not always able to meet local needs.
- 13.37 The District Council and other partners in the Hambleton and Richmondshire Rural Transport Partnership are currently investigating potential future funding for the Partnership, which was originally funded only until March 2004. Funding is being sought to extend the Partnership and its schemes such as Wheels 2 Work until March 2006.

POLICY T21: SAFEGUARDING DISUSED RAILWAYS

- 13.38 Network Rail and Wensleydale Railway plc have signed a 99 year lease transferring control of the whole 22 mile Redmire Branch between Northallerton and Redmire. Effected on 12 May 2003, Wensleydale plc is now the manager, maintainer and operator of the railway. The first scheduled passenger between Leeming Bar and Leyburn were launched on the 4th July 2003.
- 13.39 In the medium term it is proposed to reinstate the railway further westwards via Hawes to connect with the Settle-Carlisle line and eastwards to Northallerton to connect with the ECML, thereby creating a new trans-Pennine link as part of the national rail network.
- 13.40 HDC are currently working with the WRA to explore shared use of the track bed from Northallerton to Bedale for cycling. It is hoped that in the future the Wensleydale Railway will help to improve tourism in Bedale and Northallerton through this proposed cycleway, the potential reopening of Bedale station, and the enhancement of the area around it as an attractive 'gateway' for rail and cycle borne visitors to the town

- 13.41 Policy T21 also affords protection to the section of the former Harrogate-Ripon-Thirsk/Northallerton railway line between Northallerton and the District's boundary. A feasibility study into reopening this former railway line is currently underway. The study, which is jointly funded by the Countryside Agency, North Yorkshire County Council and Ripon City Partnership, using Yorkshire Forward funding, is looking at likely levels of passenger and freight demand and the impact a reinstated railway may have on the local economy and environment.

CONCLUSIONS AND RECOMMENDATIONS

- 13.42 In June 2002 the Department of Transport announced a comprehensive package of improvements on the A1, including a £225m scheme to upgrade the 38km section between Dishforth and Barton to a three-lane motorway. The Highways Agency currently envisages construction work commencing in 2007, with an opening date of 2009/2010.
- 13.43 Good progress has been made with the preparation of Pedestrian Action Plans and Cycle Plans for the Hambleton's Market Towns, and a number of cycle routes have already been completed in Northallerton and Thirsk. Improvements to public transport infrastructure in the District has also continued and low floor buses have been introduced on to Northallerton-Bedale-Hawes bus route.
- 13.44 The District Council and other partners in the Hambleton and Richmondshire Rural Transport Partnership are currently investigating potential future funding for the Partnership, which was originally funded only until March 2004. Funding is being sought to extend the Partnership and its schemes such as Wheels 2 Work until March 2006.
- 13.45 Other Partnership scheme's such as Wheels 4 All, the Social Car Schemes that operate in and around the Market Towns, and 'Get Up and Go' grants given out to community groups to help them overcome transport barriers, have continued to demonstrate the benefits of demand responsive transport services in rural areas
- 13.46 Two significant achievements have been made this year in relation to the re opening of the Wensleydale Railway: On 12 May 2003 a 99-year lease was signed transferring control of the route between Northallerton and Redmire from Network Rail to Wensleydale Railway plc; scheduled passenger services between Leeming Bar and Leyburn were subsequently launched on the 4th July 2003. It is hoped that in the future the Wensleydale Railway will help to improve tourism and aid regeneration in Bedale and Northallerton.

CHAPTER 14: SPORT, RECREATION AND COMMUNITY FACILITIES

CHANGES IN CONTEXT

Planning and Access for Disabled People, ODPM, March 2003.

- 14.1 In March 2003, ODPM produced a “Good Practice Guide” on Planning and Access for Disabled People. The guide is intended to raise awareness of the various issues and to encourage everyone involved to create buildings and places that disabled people can use with dignity and confidence.
- 14.2 The guide shows how local planning authorities can put in place appropriate planning policies and development control processes and suggests ways in which they can be implemented and enforced effectively. The advice in the guidance will be considered as part of the review of the Local Plan.

Contributing to Sustainable Communities - A new approach to Planning Obligations, Consultation Draft, ODPM, November 2003.

- 14.3 The Government is proposing to reform the system of planning obligations by introducing legislation to enable the setting of a new optional charge as an alternative to negotiated planning obligations. The new planning charge will aim to promote greater transparency, predictability and accountability for all stakeholders in the planning system but will also aim to remove the delays that occur as a result of negotiations to determine the size of contribution from a particular site.
- 14.4 The updated system is likely to require a policy in the Local Development Framework to explain how the charge or contribution would be used in addition to methods for ensuring the appropriate spending of the money that is accumulated in this way. It is intended that the charge could be set at different levels for different types of development – such as brownfield and greenfield or residential and commercial.
- 14.5 In either case the charge would be set at a level sufficient to mitigate any likely impacts of the relevant development and would cover the full range of matters that would need to have been incorporated into a Section 106 agreement, such as education, health services, flood defences, play spaces and affordable housing. The need for a policy and/or a Supplementary Planning Document to cover planning obligations will be considered as part of the review of the Local Plan.

Assessing Needs and Opportunities (September 2002).

- 14.6 The need to undertake a robust assessment of the existing and future needs of communities for open space, sports and recreational facilities was identified in PPG17 (July 2002) and its companion guide “Assessing Needs and Opportunities” (September 2002). Details of the range and quality of open space, recreation areas and sports facilities are currently being collected.

Audit of Village Services

- 14.7 As part of the process of obtaining baseline information that will feed into the process of preparing the Local Development Framework for the District, an audit of village services and facilities has been carried out. Information has been gathered on the number of village shops, public houses, garages, churches, community halls and youth groups in each settlement in addition to the availability of bus services.

OPERATION OF POLICIES

POLICY SR3: OPEN SPACE ALLOCATIONS

14.8 There has been limited progress with the development of sites allocated in the Local Plan under this policy, the only development has been of the recreation area at Hutton Rudby. As in previous years, the main problem with developing these sites continues to be 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

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

14.9 Where there has been no progress made, these sites have been included on the Council's priority purchase list over the next three years. Authority has, however, been obtained to purchase other land at Burneston and Husthwaite for recreation purposes.

POLICY SR4: INFORMAL COUNTRYSIDE RECREATION

14.10 Four applications are recorded as being considered against this policy in this monitoring period. Three were in connection with the creation of fishing ponds/lakes, the fourth being for the construction of a car park in connection with an arboretum. All of the applications were approved.

POLICY SR5: FORMAL SPORT AND RECREATIONAL DEVELOPMENT IN THE COUNTRYSIDE

14.11 This Policy has been used on 12 occasions in this monitoring period. Five of the applications were refused but those approved included the construction of a sports pavilion, an all weather sports pitch, 3 tennis courts and the change of use of agricultural land to a recreation area.

POLICY SR6: GOLF COURSES

14.12 There were no applications for golf courses considered in this monitoring period.

POLICY SR9: PROPOSED FOOTPATHS

14.13 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 2002/03.

Table 14.2 – Progress with proposed footpaths.

Allocation	Status
1. Along the River Ure and Ouse from Aldwark Bridge to Linton Lock.	No Progress
2. Along the Cod Beck, Thirsk, linking the Holmes at Norby to Sowerby Flatts	Largely Completed
3. Claypenny Hospital to the junction of Church Hill and Millfield Lane.	Completed
4. Along the disused railway line between Coxwold and Husthwaite.	No Progress
5. Through the grounds of the Manor House, Stokesley.	No Progress

POLICY SR11: HORSES AND EQUESTRIAN FACILITIES

14.14 There continues to be a significant number of applications for equestrian related development (a total of 36 for 2002/03 against 26 in 2001/02). The vast majority of applications, 24, were for the construction of new stables. Nine applications involved the use of agricultural land for the exercise or schooling of horses and or the creation of ménage. Six applications were refused (these involved a change of use of agricultural land in addition to the construction of between 2 and 5 stables).

POLICY SR15: COMMUNITY AND VILLAGE HALLS

14.15 Three applications were received for the alteration of Village or Community Halls (Alne, Thirsk and Thornton le Street). All were approved.

POLICY SR16: COMMUNITY FACILITY ALLOCATIONS

14.16 No applications were considered under this policy within this monitoring period.

POLICY SR18: PLANNING OBLIGATIONS

Developer Contributions to Education Facilities

14.17 This guidance was approved by the Council on 7 October 1999 and sets out advice on the contributions to be sought from developers of housing sites towards the provision of education facilities. The guidance also explains the procedures for calculating the contributions and the means of implementing the proposals.

14.18 The guidance was applied to the development at Cotcliffe Ave/ Knotto Bottom Way, Northallerton during 2002/03, and a contribution of £30,000 towards education facilities was obtained.

Developer contributions to Public Outdoor Playing Space

- 14.19 Two applications for residential development in 2002-03 have required public outdoor playing space in accordance with the supplementary guidance.
- 14.20 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 2002 and March 2003 and the amount actually provided on and off-site.

Table 14.3 Public Outdoor Playing Space through S106 agreements April 2002-2003.

Scheme	No. of Dwellings	Total Req. Sq. m.	Open Space Provided on site	Play Equipment	Other
Land at Cotcliffe Ave, Knotto Bottom Way, Northallerton	75	0.45ha	0.15ha	No	Commuted sum of £48,600
Land at 44 Newton Road, Gt Ayton	12	0.07ha	No	No	Commuted sum of £15,000

- 14.21 The type of open space and nature of contributions for each site is as follows:
 - **Land at Cotcliffe Ave/Knotto Bottom Way, Northallerton:** In addition to the provision of a small area of on site open space, a commuted sum of £48,600 has been obtained towards the provision of facilities in the Northallerton area specifically for young people.
 - **Land at 44 Newton Road, Gt Ayton:** Members considered that the commuted sum due for this development (which was assessed as being around £36,000 in order to provide a Local Area for Play) should be reduced to £15,000, because of the low cost nature of the scheme. The commuted sum received is to be used to provide facilities in the Great Ayton area.
- 14.22 Once again, planning obligations appear to have had limited benefit in obtaining on-site open space provision for the period 2002/03. 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

- 14.23 In general, there has been a sound application of the policies in this Chapter in the determination of proposals.
- 14.24 The allocated open space site at Hutton Rudby has been developed. It is recognised that there has been limited progress made in the development of the other sites allocated under Policy SR3 during 2002/2003, however, sites elsewhere in the District (Husthwaite and Burneston) are being purchased and the allocated sites remain in the Council's priority purchase programmes.
- 14.25 The Council continues to find that developers are increasingly unwilling 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 very important, therefore, 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.
- 14.26 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.

- 14.27 Information has been gathered on the number of village shops, public houses, garages, churches, community halls and youth groups in each settlement in addition to the availability of bus services. The results of this survey, together with details of the range and quality of open space, recreation areas and sports facilities, will provide valuable baseline information that will feed into the process of preparing the Local Development Framework for the District. A summary of the Village Service audit is set out in Annex 1.

SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

Conclusions are shown in bold text

Recommendations are shown in bold italics

CHAPTER 1: SETTING THE SCENE

CHAPTER 2: GENERAL PRINCIPLES

1. The Government is implementing a major change to the development plan system with the enactment of the Planning and Compulsory Purchase Bill during the current session of Parliament. This will introduce the necessary legislative changes and will be complemented by the publication of new national Planning Policy Statements. **Draft guidance on the preparation of LDFs has been published and together with the new PPS will be used to provide a basis for the preparation of the Hambleton Local Development Framework.**
2. Work on the new Regional Spatial Strategy has commenced and it is anticipated that the draft strategy will be published in late 2004. ***The LDF will have to be in conformity to the new RSS.***
3. The Community Plan was approved in June 2003. CIP Plans for each of the five areas of the District have also now been approved. The Hambleton Community Plan and the area community plans have identified significant issues of concern to local communities and locally important projects. **The land use implications of these issues and projects will be taken forward in the development of the Local Development Framework.**
4. Good progress is being made with the Thirsk Regeneration Initiative with a number of projects being developed. Consultants are working with groups in Bedale and Northallerton to develop a vision and masterplan for each town under the Renaissance Market Towns Initiative.

CHAPTER 9: HOUSING

5. **At April 2003 the Council's Interim Policy on the Release of Housing Land had been in operation for 20 months. During the year 2002-2003 housing supply in the District continued to rise, and by April 2003 had reached 22.6% above the housing requirement.** Planning permission for new housing continued to be granted but the number of new houses granted permissions has been reduced over the last two years with 254 dwellings being permitted last year compared to 303 the previous year.
6. ***The Interim Policy is proving effective in managing the release of housing land, but is still required in view of the continuing oversupply in housing. If the rate of increase in the housing supply is to be brought under more effective control, the policy will need to be tightened and applied more rigorously to all new housing development, in conjunction with the advice in PPG3 on sustainability and the promotion of high quality housing design.***
7. 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 significant as the number of planning permissions granted for agricultural conversions is half that of the previous year. ***It is vital that this and other policies continue to be 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.***
8. 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.
9. **The average density for large sites approved in 2002-2003 is 36.9 dwellings per hectare.**

Overall the District can therefore be seen to be satisfying the Government's advice on residential densities, as set out in PPG3, and is a slightly higher average than last year's 32.5 dwellings per hectare.

10. The re-development at Orchard Grove, Brompton showed that on suitable sites it is possible to achieve high density developments in villages.
11. **The application of Policy H20 to meet the plan's target for affordable housing continues to be of concern.** A large number of affordable housing have been granted permission in 2002 – 03 on two sites, these are, however, exceptional sites and the numbers are unlikely to be repeated in future years. ***Continued emphasis will need to be given in negotiations with developers to the importance of providing affordable housing on all sites falling within the threshold to ensure that the Plan's targets are met.***
12. 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 the provision of 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. More detailed housing needs studies will be undertaken during the production of the new Local Development Framework for Hambleton. The Council has employed a Rural Housing Enabler in December 2003.

CHAPTER 10: EMPLOYMENT

13. Good progress continues to be made in implementing the Plan's employment allocations. Progress on each site is as follows:
 - **The employment site to the east of Darlington Road, Northallerton has been serviced and is now available.** Two sites have been sold both having detailed planning permission. Negotiations on the sale of the majority of the remaining sites are underway.
 - **All of the sites at the Stokesley Phase III extension are under negotiation.**
 - All the employment land commitment has been taken up at Leeming Bar. **Terms have been agreed on the purchase of additional employment land north of the existing Leeming Bar Industrial Estate; it is anticipated that development will begin in the 2004/05 financial year.**
 - **Discussions continue regarding possible solutions to the provision of the required highway improvements and landscaping to enable the Dalton Airfield Industrial Estate to be developed.**
 - **The development of the (extended) site at Stillington Road, Easingwold is now well underway.**
 - **No progress has been made with the acquisition of the site at Roxby House Easingwold.**
 - Revised Policy EM11, which gives preference to the conversion of rural buildings to employment uses over residential continues to work well with 37 applications (75%) being specifically for B1, B2 and B8 activities with 6 applications (12%) being for holiday accommodation.

CHAPTER 11: SHOPPING

14. **There continues to be a regular turnover of businesses in Northallerton 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. **The new Renaissance Market Towns Initiative which has been established in Northallerton and Bedale will examine ways in which the towns can promote and develop themselves commercially, environmentally and socially.**
15. **A number of premises in the Finkle Street area of Thirsk have been refurbished following the flooding in November 2000 and have been re-occupied. Vacancy rates in Thirsk remain similar to previous years, although these are mainly smaller shops outside the Market Place. The**

Thirsk Regeneration Initiative is examining ways in which Thirsk can promote itself and is developing a number of projects to enhance the town and surrounding villages.

16. There has been a good level of interest in the vacant shops in **Bedale** and the vacancy rate has reduced from 10% in 2001 to 6% in 2003. A variety of good quality independent shops has opened in the town. **Bedale Renaissance Market Town Initiative** is looking at how the **Wensleydale Railway** can help to promote the attractiveness of the town.
17. **Stokesley and Easingwold** continue to maintain good trading positions as local centres.
18. 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 2002-03 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. New community based initiatives are being developed at Stillington and Borrowby with assistance from the Council.**

CHAPTER 13: TRAFFIC, TRANSPORTATION AND PARKING

19. In June 2002 the Department of Transport announced a comprehensive package of improvements on the A1, including a £225m scheme to upgrade the 38km section between Dishforth and Barton to a three-lane motorway. **The Highways Agency currently envisages construction work commencing on the upgrade of the A1 in 2007, with an opening date of 2009/2010.**
20. **Good progress has been made with the preparation of Pedestrian Action Plans and Cycle Plans for the Hambleton's Market Towns, and a number of cycle routes have already been completed in Northallerton and Thirsk. Improvements to public transport infrastructure in the District has also continued** and low floor buses have been introduced on the Northallerton-Bedale-Hawes bus route.
21. **The District Council and other partners in the Hambleton and Richmondshire Rural Transport Partnership are currently investigating potential future funding for the Partnership, which was originally funded only until March 2004.** Funding is being sought to extend the Partnership and its schemes such as Wheels 2 Work until March 2006.
22. **Other Partnership scheme's such as Wheels 4 All, the Social Car Schemes that operate in and around the Market Towns, and 'Get Up and Go' grants given out to community groups to help them overcome transport barriers, have continued to demonstrate the benefits of demand responsive transport services in rural areas.**
23. **Two significant achievements have been made this year in relation to the re opening of the Wensleydale Railway:** On 12 May 2003 a 99-year lease was signed transferring control of the route between Northallerton and Redmire from Network Rail to Wensleydale Railway plc; scheduled passenger services between Leeming Bar and Leyburn were subsequently launched on the 4th July 2003. **It is hoped that in the future the Wensleydale Railway will help to improve tourism and aid regeneration in Bedale and Northallerton.**

CHAPTER 14: SPORT, RECREATION AND COMMUNITY

24. In general, there has been a sound application of the policies in this Chapter in the determination of proposals.
25. **The allocated open space site at Hutton Rudby has been developed. It is recognised that there has been limited progress made in the development of the other sites allocated under Policy SR3 during 2002/2003, however, sites elsewhere in the District (Husthwaite and Burneston) are being purchased and the allocated sites remain in the Council's priority purchase programmes.**
26. **The Council continues to find that developers are increasingly unwilling 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 very important, therefore, 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.

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28. Information has been gathered on the number of village shops, public houses, garages, churches, community halls and youth groups in each settlement in addition to the availability of bus services. The results of this survey, together with details of the range and quality of open space, recreation areas and sports facilities, will provide valuable baseline information that will feed into the process of preparing the Local Development Framework for the District. A summary of the Village Service audit is set out in Annex 1.