

CHAPTER 9

HOUSING

BACKGROUND

- 9.1 Harrogate District has experienced high levels of housing development over recent years with the area continuing to be a particularly attractive residential location. The housing market in the southern part of the District is closely linked with the cities of Leeds and Bradford and neighbouring towns. Similarly, the eastern section of the District is closely related to the housing market in the city of York. Over the years, the attractive residential environment has consistently drawn people into the area from West Yorkshire and elsewhere. This has contributed to relatively high house prices by regional standards and some difficulties for local people wishing to enter the housing market. Annual new housing completion rates between 1981 and 1992 have averaged about 540 dwellings per annum and ranged from 350 to 720 dwellings.
- 9.2 In 1991 the resident population of the District was approximately 143,500. This represented an increase of only 2.2% since 1981 but 11.5% overall since 1971. All the main settlements have seen population growth over the 1981-91 period with the highest proportional increases being in Boroughbridge (18%), Masham (17%) and Ripon (16%).
- 9.3 In terms of households, there were some 57,700 in 1991; an increase of 13% since 1981. Over this time the average household size in the District fell from 2.69 to 2.49. A quarter of households were single person and 36% contained one or more pensioners. The proportion of owner occupied housing is high at 75% in 1991; there is little overcrowding and the standards of housing amenities are good.
- 9.4 The changing population and household structure results in new housing needs. In particular the increasing number of one and two-person households means that there is a need for more small dwellings. Some of these are likely to be provided through the subdivision of large properties. There are also special housing requirements for the increasing elderly and disabled population and a need for more affordable housing in both the urban and rural areas.

POLICY CONTEXT

- 9.5 The Government requires the planning system to provide an adequate and continuous supply of land for housing, whilst ensuring environmental concerns are respected. Guidance on a range of issues relating to the provision of housing is provided in PPG3 (Housing). Development Plans have to show how future requirements for new housing can best be met, taking account of demographic and economic development, changing patterns of employment and travel to work, and trends in market demand for housing. The Government also advises Councils to adopt a corporate approach in preparing and co-ordinating development plans and area housing strategies.
- 9.6 The North Yorkshire County Structure Plan strategy is based on restraining housing growth in the County to safeguard the environment, although still making significant provision for inward migration. In terms of location, the broad distribution of housing is to be primarily in and around main urban areas, main towns and small towns.
- 9.7 The Council's Housing Strategy seeks to meet increasing housing needs by working in partnership with other agencies and organisations involved in housing provision.

OBJECTIVES

9.8 The Local Plan seeks to protect and enhance the special character and environment of Harrogate District and in particular it aims to restrain inappropriate development in the countryside by accommodating most development needs within or adjoining existing built-up areas. In housing terms the Plan seeks to provide sufficient land to meet local housing requirements including the need for affordable housing. The Council's main objectives for policies and proposals relating to housing are as follows:

- 1) **TO PROVIDE FOR SUFFICIENT NEW HOUSING DEVELOPMENT TO MEET THE DISTRICT'S STRUCTURE PLAN REQUIREMENT FOR THE PERIOD 1991-2006, WHICH IS CONSISTENT WITH LOCAL HOUSING NEEDS.**
- 2) **TO RETAIN THE EXISTING HOUSING STOCK AND MAINTAIN THE CHARACTER AND AMENITY OF EXISTING RESIDENTIAL AREAS.**
- 3) **TO PROVIDE A RANGE OF HOUSING SITES WHICH MINIMISE ENVIRONMENTAL IMPACT AND OFFER CHOICE IN THE HOUSING MARKET.**
- 4) **TO PROVIDE FOR AN ELEMENT OF AFFORDABLE HOUSING TO MEET DEMONSTRABLE LOCAL AND SPECIAL NEEDS WHERE APPROPRIATE.**
- 5) **TO MAKE FULL AND EFFECTIVE USE OF NEGLECTED, UNUSED AND UNDER-USED LAND AND BUILDINGS WITHIN EXISTING BUILT-UP AREAS FOR HOUSING THROUGH CONVERSIONS, IMPROVEMENT AND REDEVELOPMENT.**
- 6) **TO PROVIDE FOR LOCAL HOUSING NEEDS IN THE RURAL AREAS.**

ENVIRONMENTAL CONSIDERATIONS

9.9 To encourage global sustainability the Plan seeks, through the control of new housing development, to restrain housebuilding which would encourage long distance commuting. To achieve this aim and to facilitate the use of public transport, walking and cycling, it supports new development primarily in urban areas, close to existing workplaces, services and facilities. In so doing, the Plan endeavours to limit levels of air pollution and helps safeguard important wildlife habitats from housing developments.

9.10 The Plan encourages the re-use of existing brownfield urban land and thereby husband the natural resource of good quality agricultural land and greenfield sites. The housing policies seek the conservation of local environmental quality by protecting areas of countryside and important open landscape (particularly Green Belts and Special Landscape Areas) from new development. The policies also safeguard cultural heritage features and areas from development and protect the most important areas of open space in settlements. It is, nevertheless, recognised that some greenfield sites will be developed, including open spaces in urban areas. However, new housing development is considered a means of achieving new public access open space in urban and rural areas to improve the local environment.

POLICIES AND PROPOSALS

THE HOUSING REQUIREMENT

POLICY H1

PROVISION WILL BE MADE FOR ABOUT 7,000 NEW DWELLINGS IN THE DISTRICT BETWEEN APRIL 1991 AND MARCH 2006.

Justification

- 9.11 *The North Yorkshire County Structure Plan requires about 7,000 net additions to the District's dwelling stock between 1991 and 2006, based on needs arising from the resident population and continued net migration. This requirement allows for gains and losses from new building, conversions, changes of use and demolitions.*
- 9.12 *The District's overall housing requirement is expected to be met as shown below at the base date of 1 April 2000.*
- | | | |
|------------|---|-------------|
| <i>i</i> | <i>Completions (1.4.91-31.3.00)</i> | <i>5075</i> |
| <i>ii</i> | <i>Large site commitments</i> | <i>985</i> |
| <i>iii</i> | <i>Allowance for small site developments</i> | <i>470</i> |
| <i>iv</i> | <i>Allowance for conversions/changes of use</i> | <i>325</i> |
| <i>v</i> | <i>Allowance for large "windfall" site developments</i> | <i>230</i> |
| <i>vi</i> | <i>New allocations</i> | <i>315</i> |
| | Total | 7400 |
- i* **Completions** – All dwellings completed on large and small sites, including net gains from conversions and changes of use between 1.4.91 and 31.3.2000.
- ii* **Large Site Commitments** – Dwellings expected to be built during the Plan period on sites yielding 10 or more units, which had outstanding planning permission on 31.3.2000.
- iii* **Small Sites Allowance** – New dwellings likely to be built on sites yielding less than 10 units, based on 75% of past rates (i.e. Annual Average 1982-95) due to an anticipated reduction in future supply and the increased planning policy restrictions.
- iv* **Conversion and Change of Use Allowance** – Net additional dwellings expected to be provided through change of use and conversion based on the extrapolation of past rates (i.e. Annual Average 1981-95).
- v* **Large 'Windfall' Site Allowance** – New dwellings likely to be provided on unidentified sites of between 0.4 and 1ha, based on 50% of such planning permissions in Harrogate and Knaresborough over recent years (i.e. between 1989-95 when the Harrogate and Knaresborough Local Plan was operative). This broadly coincides with the level of completions on such sites over the same period.
- vi* **New Allocations** – Sites of more than 0.4 ha, without planning permission at 31.3.00 (Derived from Proposal H4 allocations, based on the indicative number of dwellings expected to be provided on each site).
- 9.13 *A large proportion of the requirement will be met through the development of sites which already have planning permission or are allocated in existing local plans. Based on past trends, the development of small sites and conversions will also yield a significant amount of new housing. The assumptions about windfall developments represent a cautious view of the supply from this source and will be closely monitored to ensure that they are realistic.*
- 9.14 *The new housing allocations in Proposal H4 exceed the overall requirement by nearly 400 dwellings in order to meet the various housing market sub-area requirements more flexibly. The small number of dwellings provided through rural affordable housing schemes on exceptional sites does not count towards meeting the District's housing requirement.*

- 9.15 *Progress on meeting the housing requirement will be monitored in accordance with PPG3. It is also expected that the review of the Plan will commence immediately following its adoption and the housing provisions will be rolled forward to 2016 in accordance with the Regional Planning Guidance and County Structure Plan Review.*

RETENTION OF HOUSING

POLICY H2

THE NET LOSS OF HOUSING ACCOMMODATION, ESPECIALLY IN OR AROUND THE TOWN AND CITY CENTRES, WILL NOT BE PERMITTED. EXCEPT WHERE:

- A) A SATISFACTORY HOUSING ENVIRONMENT CAN NO LONGER BE MAINTAINED; OR**
- B) THE CONVERSION OF UPPER FLOORS OF ESTABLISHED SHOPS AND COMMERCIAL PREMISES ARE REASONABLY REQUIRED FOR THE EXPANSION OF THE EXISTING BUSINESS AND THERE WOULD BE NO ADVERSE IMPACT ON ANY NEIGHBOURING RESIDENTIAL AMENITY; OR**
- C) ALTERNATIVE DEVELOPMENT WOULD GIVE RISE TO PROVEN PLANNING BENEFITS WHICH WOULD OUTWEIGH THE NET LOSS OF HOUSING ACCOMMODATION INVOLVED.**

AND IN ALL CASES THE PROPOSAL ACCORDS WITH OTHER RELEVANT POLICIES OF THE PLAN, AND THERE WOULD BE NO PREJUDICE TO THE OVERALL SUPPLY OF HOUSING IN THE DISTRICT.

Justification

- 9.16 *The retention of the existing dwelling stock and the development of land committed for housing is important if the District's housing requirement is to be met. The retention of housing in and around the central areas is especially important as it helps to ensure their vitality, particularly in the evenings, and contributes to their overall character. Such accommodation is often rented and is particularly crucial in the main centres of Harrogate, Ripon and Knaresborough in catering for the growing needs of small households, such as the elderly and young persons, who require a location convenient for facilities and services, and are without access to a car.*
- 9.17 *Where existing housing is beyond improvement and demolition is necessary, redevelopment for housing will normally be expected to take place without any overall net loss in dwelling units. In considering proposals, any loss of housing units will be set against the potential benefits arising from the new development and in making this assessment the ability of the proposed site to sustain a satisfactory housing environment will be an important factor. In certain circumstances the benefits of an alternative use to housing may also be of such over-riding importance that the loss of dwellings would be acceptable. In such cases, however, the provision of an element of housing within the scheme would be desirable (e.g. flats on upper floors).*

RENEWAL OF PLANNING PERMISSION FOR HOUSING

POLICY H3

APPLICATIONS FOR RENEWAL OF PLANNING CONSENTS FOR RESIDENTIAL DEVELOPMENT WILL BE PERMITTED FOR HOUSING SITES WHICH CONTRIBUTE TO MEETING THE POLICY H1 FIGURE, AND PROPOSALS FOR OTHER USES ON SUCH SITES WILL NOT BE PERMITTED, EXCEPT WHERE:

- A) IT IS DEMONSTRATED THAT THE SITE IS NO LONGER SUITABLE FOR HOUSING BECAUSE OF CHANGED CIRCUMSTANCES, AND THERE IS NOT AN OVERRIDING NEED FOR THE SITE TO BE DEVELOPED FOR HOUSING; OR**
- B) ALTERNATIVE DEVELOPMENT WOULD GIVE RISE TO PROVEN PLANNING BENEFITS WHICH WOULD OUTWEIGH ANY NEED FOR THE SITE TO BE DEVELOPED FOR HOUSING PURPOSES.**

Justification

- 9.18 ~~Sites and premises with existing unimplemented planning permission for new housing constitute the largest component of future housing supply and it is therefore important that they continue to be available for development during the Plan period. Large site commitments (ie sites yielding 10 or more dwellings) still outstanding as at 31.3.00 are shown on the Proposals Map and listed in Appendix IX, many of which have started and are expected to be completed during the Plan period. The policy applies to all these sites as well as smaller sites, sites granted permission since the base date and yet uncommitted housing sites once they receive planning permission, provided they will contribute to meeting the Policy H1 figure.~~
- 9.19 ~~Further details of large site commitments as at April 1996 are provided in the Council's Housing Land Availability Study, jointly prepared with the House Builders Federation in 1997. It is also intended that an annual monitoring statement of large site commitments and land availability will be prepared by the Council.~~
- 9.20 ~~New PPG3 highlights the need to thoroughly review all renewal applications in the light of this guidance, particularly in relation to the availability of previously-developed sites and buildings and the criteria set out in paragraph 31 of the advice.~~
- 9.21 ~~There may be some circumstances where renewal of permission may not be appropriate due to reasons relating to revised planning policies, physical feasibility such as adverse ground conditions or contaminated land, or alternative proposals being put forward (e.g. new roads). Where it can be shown that housing development would no longer be appropriate due to changed circumstances, permission will not be renewed. In determining planning applications for both the renewal of residential consent and for alternative development proposals, an assessment will be made of the site's importance in contributing to meeting housing need at the time.~~

NEW HOUSING ALLOCATIONS

**See Selective Alteration to HDLP
(2004) for a revision of this proposal**

PROPOSAL H4

~~LAND IS ALLOCATED FOR HOUSING AT THE FOLLOWING LOCATIONS, AS IDENTIFIED ON THE PROPOSALS MAP. PROPOSALS FOR ALTERNATIVE USES ON LAND ALLOCATED BY THIS PROPOSAL WILL NOT BE PERMITTED UNLESS THE SITE BECOMES PHYSICALLY UNSUITABLE FOR HOUSING.~~

Ref.	Site	Settlement	Proposals Map Inset No.	Gross Area ha (acres)	Indicative No. of dwellings
a	Rugby Ground, Claro Road	Harrogate	1	4.3(10.6)	100
b	St. George's Road	Harrogate	1	8.6 (21.3)	165
c	Westholme Road	Masham	7	1.0(2.5)	25
d	Melmerby Green Lane	Melmerby	34	0.8(2.1)	12
e	Millfield Street	Pateley Bridge	8	0.4 (1.0)	12

Justification

- 9.22 ~~The above sites are allocated to ensure that the Structure Plan housing requirement for Harrogate District can be met. In accordance with the Structure Plan strategy, the proposed allocation of housing land seeks to accommodate most of the District's needs within or adjoining the existing built-up areas, primarily in the main urban area of Harrogate. Some additional development is also proposed within the District's smaller towns and larger villages particularly to meet local housing needs. Priority has been given to sites within the confines of existing built-up areas, and to the re-use or redevelopment of derelict, despoiled, disused or under-used land generally, in order to reduce the need to develop greenfield sites and to conserve energy resources.~~

- 9.23 *The sites have been selected to generally minimise environmental impact and to ensure that a variety of sites is provided to meet the different housing needs of the area. The provision of a range of sites suitable for affordable housing (as identified in Policy H5) has also been an important consideration in site selection.*
- 9.24 *Development of the allocations should be in accordance with the measures set out below and with other relevant policies of the Plan, in particular Policy R4 relating to open space provision, in order to achieve a satisfactory standard of development.*
- a RUGBY GROUND, CLARO ROAD, HARROGATE**
- The major access should be taken from a suitable point off Claro Road. An access road from Granby Road to the immediate east of the Granby Hotel could be used to gain limited access to part of the site or as a strictly secondary access for the main site.*
 - The Skipton Road/Claro Road junction will require signalling with the full cost being met by the developer. It is likely that additional areas of land will be required in which to form a right turn lane into Claro Road and a left turn lane from Skipton Road into Claro Road.*
 - Improvements are required to the Westmoreland Street/Skipton Road junction for which developer funding is likely to be required.*
 - Off-site improvements to the junctions will involve Stray land which requires replacement under the terms of the Stray Act.*
 - Development should not commence prior to the satisfactory replacement of rugby ground facilities.*
 - The site lies adjacent to a Conservation Area and a Green Wedge and therefore development should be of a design and quality that reflects its location.*
 - The site lies within an area deficient in recreation open space and children's equipped play facilities. Therefore, open space provision as part of any development should be met, as much as possible, on-site.*
 - An element of affordable housing should be provided (see Policy H5).*
 - Trees along the Claro Road frontage and hedgerows to the east and south should be retained. Further tree planting is required on the eastern boundary.*
 - Public footpath and cycle route links should be provided through the site to the existing housing development to the north and the Green Wedge land to the east.*
- b ST. GEORGE'S ROAD, HARROGATE:**
- A Transport Assessment is required for the proposed development.*
 - Highway links with and towards residential areas should be provided, but in a manner which precludes by design rat-running between classified roads.*
 - The housing and highway layout should be designed in a manner to facilitate the ultimate removal of the BT access road and verge running parallel to Rossett Drive.*
 - Convenient and safe links for pedestrians and cyclists with and towards peripheral residential areas and nearby schools are required.*
 - The open space required to meet the Council's standards under Policy R4 should be provided on site, with the majority being located adjacent to the Cricket Ground to the north-east.*
- The use and management of the open space to be provided as part of the residential scheme should be negotiated between interested parties so as to take advantage of the*

possibilities presented by the proximity of Harrogate Cricket Club.

- Land drainage adjacent to the north-eastern boundary is required.*
- An element of affordable housing, based on 50% of the overall capacity, should be provided (See Policy H5).*

e WESTHOLME ROAD, MASHAM

- A Section 106 Agreement is required to ensure the recreation open space proposal is provided in conjunction with this development to the south of the site (see Proposal R3).*
- Access should be taken from Westholme Road and not Foxholme Lane.*
- A public footpath link should be provided from the south-eastern corner of the site to the recreation open space to the south (Proposal R3).*
- Landscaping should be provided along the southern boundary and north-western boundary to Foxholme Lane.*
- As much as possible of the existing tree and hedgerow frontage to Westholme Road should be retained.*
- An element of affordable housing should be provided (see Policy H5).*
- Any development scheme should be of a suitable quality of design, layout and density that respects the edge of town location.*

d MELMERBY GREEN LANE, MELMERBY

- A Section 106 Agreement is required to ensure the recreation open space proposal is provided in conjunction with this development as part of its open space requirements (see Proposal R3).*
- An off-site water outfall is required to a water course.*
- A variety of house types and sizes, including low-cost housing, should be provided.*
- A footway must be provided along the site frontage.*
- The site is in a sensitive location on a main approach road and adjacent to open countryside. Therefore development should be of a high quality of design and layout in keeping with the character of the local environment.*

e MILLFIELD STREET, PATELEY BRIDGE

- Access to the site should be from Millfield Street and traffic generated should not exceed that generated by existing uses.*
- Affordable housing should be provided (see Policy H5).*
- Floor levels should be raised to 600mm above ground level.*
- The Scout hut should be relocated prior to development.*
- Development should be of a high quality design respecting the site's Conservation Area setting and be of a layout and density in keeping with the character of the local environment.*

AFFORDABLE HOUSING

See Selective Alteration to HDLP (2004) for a revision of this policy

POLICY H5

~~THE COUNCIL WILL NEGOTIATE FOR THE PROVISION OF AN ELEMENT OF AFFORDABLE HOUSING ON SUITABLE NEW HOUSING DEVELOPMENTS AS FOLLOWS:~~

- ~~A) IN HARROGATE, KNARESBOROUGH AND RIPON ON HOUSING DEVELOPMENTS OF 25 OR MORE DWELLINGS OR RESIDENTIAL SITES OF 1 HECTARE OR MORE.~~
- ~~B) IN BROUGHBRIDGE ON HOUSING DEVELOPMENTS OF 10 OR MORE DWELLINGS OR RESIDENTIAL SITES OF 0.3 HECTARE OR MORE.~~
- ~~C) IN DACRE BANKS, DARLEY, HAMPSTHWAITE, KILLINGHALL, SHAW MILLS, SUMMERBRIDGE AND TOCKWITH ON HOUSING DEVELOPMENTS OF 6 OR MORE DWELLINGS OR RESIDENTIAL SITES OF 0.2 HECTARE OR MORE.~~

~~IN APPROPRIATE CIRCUMSTANCES, SUCH PROVISION MAY BE MADE BY WAY OF COMMUTING THE AFFORDABLE HOUSING OFF AN IDENTIFIED SITE BY PAYMENT TOWARDS, OR THE PROVISION OF, A SUITABLE ALTERNATIVE SITE IN THE LOCALITY.~~

~~THE AMOUNT AND TYPE OF AFFORDABLE HOUSING TO BE PROVIDED AND THE MECHANISM BY WHICH IT WILL BE SECURED WILL BE DETERMINED BY NEGOTIATION BETWEEN THE COUNCIL AND DEVELOPERS. THIS WILL TAKE INTO ACCOUNT THE EXTENT AND NATURE OF LOCAL NEEDS AND HAVE REGARD TO THE LOCATION OF THE SITE RELATIVE TO LOCAL SERVICES AND FACILITIES, ACCESS TO PUBLIC TRANSPORT, PREVAILING MARKET AND SITE CONDITIONS, OTHER PLANNING OBJECTIVES FOR THE SITE AND ANY ALTERNATIVE OPPORTUNITIES FOR MEETING LOCAL HOUSING NEEDS.~~

~~ANY AFFORDABLE HOUSING PROVIDED UNDER THE TERMS OF THIS POLICY SHOULD BE AVAILABLE IN PERPETUITY FOR THOSE IN LOCAL NEED AND IT WILL, THEREFORE, BE A REQUIREMENT THAT:~~

~~WHERE A REGISTERED SOCIAL LANDLORD IS NOT INVOLVED, A LEGAL AGREEMENT IS SIGNED AND/OR CONDITIONS ARE APPLIED TO ENSURE THAT INITIAL AND SUCCESSIVE OCCUPANCY IS RESTRICTED TO MEMBERS OF THE LOCAL COMMUNITY IN HOUSING NEED.~~

~~IN NEGOTIATING FOR AN ELEMENT OF AFFORDABLE HOUSING ON APPROPRIATE SITES ALLOCATED BY PROPOSAL H4, THE COUNCIL WILL SEEK TO ACHIEVE THE FOLLOWING TARGETS:~~

Ref.	Site	Settlement	Proposals Map-Inset No.	Target No. of Affordable Units	Indicative Total Capacity
H4a	Rugby Ground, Claro Road	Harrogate	1	50	(100)
H4b	St George's Road	Harrogate	1	82	(165)
H4c	Westholme Road	Masham	7	8	(25)
H4e	Millfield Street	Pateley Bridge	8	12	(12)

Justification

9.25 *Affordable housing encompasses both low-cost market and subsidised housing (irrespective of tenure, ownership – whether exclusive or shared – or financial arrangements) that will be available to people who cannot afford to rent or buy houses generally available on the open market. The overall measure of affordability in terms of the relationship of local incomes to house prices or rents is defined in Appendix X (paragraph 5.5). The local area within which needs will be assessed will usually be limited to individual main settlements and villages as defined in the respective parish or where they lie in close proximity, a grouping may be appropriate covering a more extensive area. The site area under consideration is the gross developable area and where this is deliberately sub-divided for release or otherwise reduced in area below the threshold size, the policy will apply to such a site on the basis of the composite or naturally defined larger area available.*

- 9.26 *Appendix X covers work undertaken by the Council's Housing Division in identifying levels of housing need. A target of 1,680 new dwellings has been set over the Plan period for the District as a whole and 420 dwellings by other means. This target takes account of the results of the District-Wide Housing Needs Survey 1995. Given the modest supply of suitable new sites allocated and the limited grant resources available, the achievement of this target is unlikely to be met, but it remains a goal to work towards. Some 498 units have been completed since 1991 and 149 were committed as at January 1996, leaving 1,033 to be provided during the remaining Plan period.*
- 9.27 *PPG3 and Circular 6/98 advise that indicative dwelling targets for affordable housing should be set for specific suitable sites based on evidence of need, and taking into account site size, suitability and the economics of provision and the need to achieve a successful housing development. All the sites listed are justified in terms of these considerations. They are considered physically suitable for specified proportions of higher density affordable housing. They also generally benefit from the availability of public transport and/or proximity to services and facilities. The number of affordable houses on each site will be a matter for negotiation with the developer, but will be based on the indicative figures included in the policy for allocated sites.*
- 9.28 *The windfall site thresholds for Harrogate, Knaresborough and Ripon and the identified smaller rural settlements reflect the advice in Circular 6/98 (paragraph 10). The thresholds of 6 dwellings (0.2 ha) in the named villages and 10 dwellings (0.3 ha.) in Boroughbridge are justified by significant unmet housing needs, as evidenced by recent localised needs surveys; the general lack of opportunity within these settlements for larger windfall developments and the need to achieve a successful housing development. On appropriate sites elsewhere in the main settlements and larger villages, covered by Policy H6, negotiation will be based on the extent of local need revealed by surveys, the availability of alternative sites or buildings and the characteristics of the site and its surroundings. The assessment of the appropriate scale of affordable housing on a site should also encompass consideration of the affordable housing type most needed in the locality, such as rented, shared equity or low-cost market and single person, special needs or family accommodation. Consideration of the physical suitability of a site should address the site's location in relation to such factors as proximity to public transport, and accessibility to social and community facilities and to employment opportunities and secondly, the viability of providing some affordable housing, taking into account any substantial development costs which may arise, such as from decontamination of land and abnormal major infrastructure works and any requirement to meet other planning objectives which could be prejudiced.*
- 9.29 *The preferred approach to controlling occupancy is by a Registered Social Landlord, but however provided, the following occupancy eligibility criteria will apply:*
- People with an identified housing need who:*
- i) currently live in the area or have lived there for at least 6 months; or*
 - ii) have close family ordinarily resident in the area (for a minimum period of 6 months previous); or*
 - iii) have previously lived in the area (for a continuous period of at least 10 years); or*
 - iv) are in permanent employment in the area.*
- The area is initially the housing need sub-area (as defined by the District Housing Needs Survey 1995) within which the site is situated, moving out in concentric circles to encompass neighbouring sub-areas, should the housing remain unallocated after an appropriate period.*
- 9.30 *The Council will continue to monitor affordable housing need and the number of affordable dwellings completed in the main centres and larger villages during the Plan period to ensure that local need is being met as far as possible. Where there is a significant outstanding need and shortfall in provision, it is likely that a substantial element of affordable housing will be sought on relevant suitable windfall sites.*

HOUSING DEVELOPMENT IN THE MAIN SETTLEMENTS AND VILLAGES **POLICY H6**

~~WITHIN THE MAIN SETTLEMENTS AND VILLAGES OUTSIDE THE GREEN BELT NEW DEVELOPMENT, REDEVELOPMENT AND THE CONVERSION AND CHANGE OF USE OF BUILDINGS FOR HOUSING WILL BE PERMITTED PROVIDED THE DEVELOPMENT PROPOSED:~~

- ~~A) LIES WITHIN THE DEVELOPMENT LIMITS, AS SHOWN ON THE PROPOSALS MAP, OF THE MAIN SETTLEMENTS AND LARGER VILLAGES LISTED BELOW; OR~~
- ~~B) LIES WITHIN THE BUILT-UP CONFINES OF THE SMALLER VILLAGES LISTED BELOW AND, IN RELATION TO NEW DEVELOPMENT, CONSTITUTES ONLY SMALL SCALE ROUNDING-OFF DEVELOPMENT OR INFILLING; OR~~
- ~~C) LIES WITHIN OTHER SMALL SETTLEMENTS WITH WELL DEFINED BUILT-UP CONFINES AND, IN RELATION TO NEW BUILDING, CONSTITUTES INFILLING ONLY.~~

~~AND IN ALL CASES:~~

- ~~i) IS OF A SCALE, DENSITY, LAYOUT AND DESIGN APPROPRIATE TO THE LOCALITY.~~
- ~~ii) IS APPROPRIATE TO THE FORM AND CHARACTER OF THE SETTLEMENT.~~
- ~~iii) PROVIDES A SATISFACTORY LEVEL OF RESIDENTIAL AMENITY.~~
- ~~iv) WILL NOT RESULT IN THE LOSS OF OPEN SPACE OF RECREATION OR AMENITY VALUE IN CONFLICT WITH POLICIES R1 AND HD12 OF THIS PLAN.~~
- ~~v) WILL NOT PREJUDICE THE OVERALL HOUSING STRATEGY OF THE LOCAL PLAN.~~
- ~~vi) ACCORDS WITH ALL OTHER RELEVANT POLICIES OF THIS PLAN.~~

~~MAIN SETTLEMENTS AND LARGER VILLAGES:~~

HARROGATE (including Pannal)	DISHFORTH	MELMERBY
KNARESBOROUGH (including Scriven)	GLASSHOUSES	MINSKIP
RIPON	GOLDSBOROUGH	NORTH STAINLEY
BOROUGHBRIDGE (including Langthorpe)	GREAT OUSEBURN	SCOTTON
MASHAM	GREEN HAMMERTON	SHAROW
PATELEY BRIDGE	GREWELTHORPE	SKELTON
ALDBOROUGH	HAMPSTHWAITE	SPOFFORTH
BIRSTWITH	KILLINGHALL	STAVELEY
BISHOP MONKTON	KIRBY HILL	SUMMERBRIDGE
BISHOP THORNTON	KIRKBY MALZEARD	TOCKWITH
BURTON LEONARD	KIRK HAMMERTON	WHIXLEY
DACRE BANKS	MARKINGTON	
DARLEY	MARTON CUM GRAFTON	

~~SMALLER VILLAGES:~~

ARKENDALE	FARNHAM	MARTON-LE-MOOR
ASENBY	FERRENSBY	MOOR MONKTON
BALDESBY	FLAXBY	NUN MONKTON
BECKWITHSHAW (outside the Green Belt)	GALPHAY	RAINTON
BEWERLEY	GRANTLEY	RIPLEY
BICKERTON	KIRK DEIGHTON	ROECLIFFE
BREARTON	LITTLE OUSEBURN	SAWLEY
CATTAL	LITTLE RIBSTON	SHAW MILLS
COWTHORPE	LITTLETHORPE	STUDLEY ROGER
COPT HEWICK	LOFTHOUSE	TIMBLE
DACRE	LOWER DUNSFORTH	WATH (RIPON)
		WIGHILL

Justification

- 9.31 *This policy seeks to assist the overall planning strategy for the District by making full use of opportunities for housing development in existing built-up areas and reducing pressures for unsustainable development elsewhere.*
- 9.32 *It is acknowledged, and allowed for in the housing requirement assessment, that provision of new housing will continue to be made through the development of unidentified sites and the conversion/change of use of existing buildings within the general built-up confines of settlements. In general, such development is to be welcomed as it reduces pressure on greenfield sites and is more convenient for services, facilities and public transport. This general encouragement is dependent on each proposal being acceptable when considered against other policies and proposals of the Plan, particularly those concerned with the protection of open space. Further more, it should not result in significant over-provision of housing in the locality or District so as to prejudice the strategic housing growth restraint policy of the Structure Plan.*
- 9.33 *Development limits have been defined around the District's main settlements and larger villages (Policy C15) to assist in guiding and controlling new development. In general they have been drawn tightly to limit the extent of new development to infill and small scale rounding-off in order to protect their form and character and to protect the surrounding countryside from further encroachment.*
- 9.34 *Harrogate District contains a wide variety of rural settlements ranging from small groups of dwellings only to large villages with a broad range of services and facilities. There are genuine differences between settlements in terms of their size, form, character and accessibility and in the levels of services and facilities available. In accordance with national planning and Structure Plan policy, new housing is most sustainable within the towns and larger villages which benefit from a good range of services, facilities and public transport, where it will reduce the need to travel especially by private car and help to support local community services. The policy there fore seeks to control new housing development by ranking the range of settlements into 4 categories and allowing for most development in the higher order larger settlements.*
- Category A settlements: the listed main towns and larger villages which have a good range of services and facilities (eg usually a school and food shop) and public transport accessibility.*
- Category B settlements: the listed smaller villages which are less extensive in form and have fewer services and facilities and poorer public transport accessibility. They have well defined and compact built form.*
- Category C settlements: the unlisted smaller settlements generally lacking in basic services and facilities and public transport, with significant built form and well defined built confines.*
- Other: the unlisted smallest sporadic and dispersed settlements, generally lacking in basic services and facilities and public transport, without well defined built confines (including small groups of buildings well separated from larger settlements).*
- 9.35 *The latter other settlements are treated as lying in the countryside and are considered under Policy H7 in order to protect their character, the countryside and in the interests of sustainable development. Furthermore, the policy does not apply to Green Belt settlements (except for the western side of Beckwithshaw outside the Green Belt) which are covered by Policy GB5. Inclusion of settlements in the three categories of the policy is based on their general suitability in principle for further development within development limits, small scale rounding-off and infilling, but does not necessarily mean that acceptable sites remain available for this in all named settlements.*
- 9.36 *For villages without defined development limits the 'built-up confines' means the main built-up body of a village and excludes detached or isolated buildings (including ribbon development)*

and modern agricultural and industrial buildings extending beyond the main built form. The definition of infilling to be used in connection with this policy is the filling of a small gap in an otherwise substantially built-up frontage, and will normally mean one or two dwellings within the frontage, although in certain circumstances more may be appropriate if, for instance, terraced housing is proposed. In some cases limited 'in-depth' development may also be appropriate if this constitutes rounding-off, where the site is small [typically under 0.4 ha (1 acre)] and bounded on three sides by substantial built development. Proposals which would result in the extension of the built form of a village, such as a ribbon of housing or which adversely affects its form or character, will not normally be permitted.

- 9.37 *The overriding objective in considering proposals for new housing in settlements is to ensure that their existing character is maintained and where possible enhanced. All too often in the past, new housing in the villages has lacked a sense of place. Proposals for new housing, through sympathetic design and layout in particular, should ensure that a positive contribution can be made. The design of new development is covered by Policy HD20.*

HOUSING DEVELOPMENT IN THE COUNTRYSIDE

POLICY H7

THE ERECTION OF NEW DWELLINGS IN THE COUNTRYSIDE, OUTSIDE THE GREEN BELT AND OUTSIDE THOSE SETTLEMENTS REFERRED TO IN SUB-CLAUSES A, B AND C OF POLICY H6, WILL BE PERMITTED ONLY WHERE THEY ARE ESSENTIAL TO THE NEEDS OF AGRICULTURE OR FORESTRY OR WHERE THERE IS SPECIAL JUSTIFICATION.

PERMISSIONS FOR DWELLINGS TO SERVE THE NEEDS OF AGRICULTURE, FORESTRY OR OTHER EMPLOYMENT ACTIVITY WILL BE SUBJECT TO A CONDITION RESTRICTING OCCUPANCY. IN CASES JUSTIFIED ON THE BASIS OF RELATED NEW ACTIVITIES OR BUILDINGS, A CONDITION WILL ALSO BE IMPOSED PREVENTING OCCUPANCY OF THE DWELLING IN ADVANCE OF THE PROPER IMPLEMENTATION OF SUCH RELATED DEVELOPMENT.

THE SIZE OF ANY DWELLING SHOULD BE COMMENSURATE WITH THE ESTABLISHED FUNCTIONAL REQUIREMENT OF THE ENTERPRISE.

Justification

- 9.38 *It is established Government policy to protect the countryside. As well as the open countryside, this policy applies to the smaller dispersed and sporadic settlements and groups of dwellings not covered by Policy H6. New houses in the countryside require special justification – for example, where they are essential to enable farm or forestry workers to live at or near their place of work. Other established rural activities may also justify a new dwelling in the countryside where it is proved to be essential for a worker to be resident on the site and no alternative is locally available (for example, an existing dwelling in the vicinity or a new dwelling in a nearby village).*
- 9.39 *An application for such dwellings in the countryside should be accompanied by an expert detailed and independent assessment of the agricultural, forestry or other need. Where a need is established for a dwelling the onus will also be on the applicant to demonstrate why a site in a nearby town or village or an existing dwelling on the market in the vicinity is unacceptable. All permissions granted for such development will be subject to occupancy restriction conditions and in situations where the proposal is for a second dwelling, an occupancy condition will also be imposed on the existing dwelling. Where appropriate, a condition will be applied to ensure the rural business activity is properly established before the dwelling is occupied and in cases where there is some doubt over the viability of a new rural enterprise or farm holding, a temporary form of accommodation may only be permitted for a prescribed period, to allow time for the viability to become established.*

- 9.40 *Dwellings which are unusually large in relation to the requirements of the enterprise, or unusually expensive to construct in relation to the income they can sustain in the long term will not be permitted, as they are likely to result in unwarranted difficulties in sustaining the occupancy condition (applications for the removal of conditions are to be considered against Policy H19). Similarly, permission may be subject to a condition removing specific permitted development rights. The provision of new dwellings in the countryside through conversions and the redevelopment and infilling of existing major developed sites is covered by Policy C16 (The Reuse and Adaptation of Rural Buildings) and Policy C17 (Infilling or Redevelopment of Existing "Major Developed Sites" in the Countryside). New dwellings in the countryside designated as Green Belt are controlled by Policy GB2 (The Control of Development in the Green Belt) and Policy GB7 (Major Developed Sites in the Green Belt). The siting and design of new dwellings in the countryside will be strictly controlled in order to limit their landscape impact (see Policy H18).*

RURAL AFFORDABLE HOUSING

POLICY H8

~~AS AN EXCEPTION TO THE POLICIES FOR THE LOCATION OF NEW HOUSING, PLANNING PERMISSION WILL BE GRANTED FOR SMALL SCALE AFFORDABLE HOUSING DEVELOPMENTS WHERE ALL OF THE FOLLOWING CRITERIA ARE MET:~~

- ~~A) THE SITE IS WITHIN, OR IMMEDIATELY ADJOINING, A VILLAGE LISTED IN POLICY H6 OR GB5.~~
- ~~B) SATISFACTORY EVIDENCE IS PROVIDED TO DEMONSTRATE A NEED IN THE LOCALITY FOR THE TYPE AND SCALE OF DEVELOPMENT PROPOSED AND TO SHOW THAT THE SCHEME WILL MEET THE NEED WHICH HAS BEEN IDENTIFIED.~~
- ~~C) THE NEED IDENTIFIED IS UNLIKELY TO BE MET ON ANOTHER SITE IN THE VILLAGE WITH PLANNING PERMISSION OR ALLOCATED FOR HOUSING OR ON AVAILABLE LAND WHICH IS MORE SUITABLY LOCATED.~~
- ~~D) SUITABLE ARRANGEMENTS HAVE BEEN MADE TO ENSURE THAT THE ACCOMMODATION REMAINS AFFORDABLE TO LOCAL PEOPLE IN PERPETUITY, INCLUDING NORMALLY A LEGAL AGREEMENT BETWEEN THE DEVELOPER, THE LANDOWNER AND THE COUNCIL TO THAT EFFECT.~~
- ~~E) THE PROPOSED DEVELOPMENT IS SYMPATHETIC TO THE FORM AND CHARACTER OF THE VILLAGE AND IS IN ACCORDANCE WITH NORMAL POLICY REQUIREMENTS RELATING TO DESIGN, SCALE, ACCESS, PARKING, LANDSCAPING AND HIGHWAY SAFETY.~~
- ~~F) THE SITE IS NOT PROTECTED FOR RECREATION, AMENITY, NATURE CONSERVATION OR ARCHAEOLOGICAL VALUE.~~

Justification

- 9.41 *The issue of affordable housing for local people in the rural areas is of great concern to the Council. The combined effects of high house prices, a more limited supply of public sector housing for rent, continuing pressure from commuters and a reduction in the Council's ability to fund new development has resulted in a shortage of accommodation at prices which many local people are able to afford.*
- 9.42 *In accordance with PPG3 the Council may allow housing on 'exceptions' sites within or immediately adjacent to rural settlements where it would meet a proven local need for affordable housing. Those settlements which the Council considers might be suitable for the development of affordable housing are the villages listed in Policies H6 and GB5. These villages generally have well defined boundaries and a reasonable range of facilities including public transport, a*

~~village shop/post office and usually a primary school, church and public house. The larger villages providing this range of services are the most favoured locations. To be acceptable, proposals should involve sites within or immediately adjoining the main built-up area of the village, not in a detached outlying location. Where development limits have been defined, the site should be within or adjacent to the development limit. The availability of suitable alternative sites should be assessed at the outset of any scheme to ascertain whether there are likely to be other sites which are better placed to serve identified needs.~~

9.43 ~~Proposals must be substantiated by a needs survey which should be carried out prior to the submission of a planning application and normally be undertaken by the local Parish Council and independently analysed (for example by the Rural Housing Trust). The developer must also agree with the Council to retain the units for local needs in perpetuity normally through the signing of a Section 106 legal agreement. The dwellings should also be subject to a long term secure management scheme by a registered housing association, village trust or other suitable body.~~

9.44 ~~The offer of dwellings at an initial discounted purchase price only do not fall within the remit of this policy, nor do schemes involving cross-subsidy (i.e. where an element of normal open market housing is used to subsidise the affordable housing on the same site or where other forms of monetary incentive are offered by landowners such as land swaps) outside the built confines of the villages.~~

9.45 ~~Proposals should normally be on sites of no more than 0.4 ha (1 acre) and accommodate about 10 dwellings. The exact number will depend on the identified local need and the characteristics of the site and locality. In all cases, developments should satisfy other relevant policies and proposals of the Plan, such as open space and parking provision, the protection of important open spaces, design and layout and they should respect the character and appearance of the village. Dwellings provided through this policy do not count towards meeting the District's housing requirement contained in Policy H1. It is envisaged that two rural schemes will be identified and progressed per year, yielding an annual total of up to 20 additional affordable dwellings.~~

SUB-DIVISION OF DWELLINGS

POLICY H9

THE CONVERSION OF EXISTING DWELLINGS IN THE MAIN SETTLEMENTS AND VILLAGES INTO SMALLER UNITS OF ACCOMMODATION WILL BE PERMITTED EXCEPT WHERE IT WOULD RESULT IN ANY OF THE FOLLOWING:

- A) EXTERNAL ALTERATIONS TO THE BUILDING HARMFUL TO THE CHARACTER OR APPEARANCE OF THE BUILDING OR AREA.**
- B) ADDITIONAL ON-STREET PARKING DETRIMENTAL TO HIGHWAY SAFETY AND THE FREE FLOW OF TRAFFIC ON ADJACENT HIGHWAYS.**
- C) AN ADVERSE IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY OR RESIDENTIAL CHARACTER OF THE LOCALITY.**

Justification

9.46 ~~The sub-division of existing large and frequently under-occupied dwellings into smaller units including flats and bed-sits provides a useful supply of accommodation for smaller households. Such development is generally to be encouraged and especially within and close to the main centres where smaller households, including the elderly and young, wish to live.~~

9.47 ~~The sub-division and conversion of existing dwellings gives rise to increased activity and parking demand. Where this would create amenity problems for neighbouring residents or parking difficulties, permission will not be granted. Similarly if the proposal damages the character or appearance of the building or area, for instance by the installation of a fire escape or the removal of a visually important garden, tree, shrubbery or boundary wall, permission will not be granted.~~

NEW HOUSING IN CENTRAL AREAS**POLICY H10**

~~THE PROVISION OF HOUSING BY NEW BUILDING, CONVERSION OR CHANGE OF USE IN THE CENTRAL AREAS OF THE MAIN SETTLEMENTS WILL BE PERMITTED PROVIDED ALL THE FOLLOWING REQUIREMENTS ARE MET:~~

- ~~A) A SATISFACTORY HOUSING ENVIRONMENT IS PROVIDED; AND~~
- ~~B) ANY LOSS OF LAND OR PREMISES PROTECTED BY OTHER POLICIES OF THIS PLAN IS OUTWEIGHED BY THE BENEFITS OF THE HOUSING PROPOSAL. ACCOUNT WILL BE TAKEN OF THE OVERALL EFFECTS ON THE VITALITY AND VIABILITY OF THE TOWN CENTRE CONCERNED; AND~~
- ~~C) THERE IS NO HARM TO THE CHARACTER OR APPEARANCE OF THE AREA.~~

Justification

- 9.48 ~~For the purposes of this policy the central areas of Harrogate, Knaresborough and Ripon are as defined by the town and city centre inset areas on the Proposals Map. In the three smaller towns of Boroughbridge, Masham and Pateley Bridge the central area relates to the main commercial heart and the immediately surrounding properties. The centres of Harrogate, Knaresborough and Ripon and, to a lesser extent, Boroughbridge, Masham and Pateley Bridge contain numerous vacant and under-used buildings where housing is generally to be encouraged to help revitalise and improve the central areas and provide useful additional dwellings. Such properties are particularly attractive to the young and elderly, typically 1 and 2 member households, who require a home conveniently accessible for work, public transport, community services and facilities.~~
- 9.49 ~~The residential use of upper floors in the shopping areas is especially to be encouraged. The Council is actively involved in the 'Living Over the Shop' project in a bid to secure more urban affordable housing and there is considerable scope for more accommodation to be created in this way.~~
- 9.50 ~~The central areas also contain a number of vacant derelict sites, particularly neglected backland in Ripon and Knaresborough where new housing, perhaps as part of mixed development schemes could significantly improve the environment, bring back life to run down areas and provide useful housing stock.~~
- 9.51 ~~Although the Plan contains various policies to protect particular uses of land and buildings (eg employment and recreation) from loss to other development in town centres, there can be circumstances where the need to retain such uses would be outweighed by other considerations such as an increase in the vitality and viability of the town centre. Such flexibility is consistent with advice in PPG6 and PPG3 provided a balance of uses is maintained. The Council will take a flexible approach to the application of parking and open space standards in the central areas in order to encourage appropriate housing development.~~

GYPSY SITES

POLICY H11 

~~GYPSY CARAVAN SITES AT THISTLE HILL, KNARESBOROUGH AND SPRINGS LANE, BICKERTON, AS SHOWN ON THE PROPOSALS MAP, SHALL BE RETAINED TO MEET THE NEEDS OF GYPSIES RESIDING IN OR RESORTING TO THE DISTRICT.~~

~~NEW GYPSY CARAVAN SITES WILL BE PERMITTED WHERE ALL THE FOLLOWING CRITERIA ARE MET:~~

- ~~A) THE SITE IS WITHIN A REASONABLE DISTANCE OF LOCAL SERVICES AND FACILITIES (E.G. SHOPPING, HEALTH AND EDUCATION).~~
- ~~B) THE SITE LIES OUTSIDE THE NIDDERDALE AREA OF OUTSTANDING NATURAL BEAUTY, THE GREEN BELT, AREAS OF NATURE CONSERVATION OR ARCHÆOLOGICAL IMPORTANCE, SPECIAL LANDSCAPE AREAS, CONSERVATION AREAS, HISTORIC PARKS AND GARDENS AND DOES NOT ENCROACH INTO THE OPEN COUNTRYSIDE.~~
- ~~C) THE SITE HAS GOOD ACCESS TO THE HIGHWAY NETWORK AND WOULD NOT CAUSE SIGNIFICANT HIGHWAY SAFETY PROBLEMS.~~
- ~~D) THE SITE IS WELL SCREENED OR CAPABLE OF BEING SCREENED SO AS NOT TO ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE COUNTRYSIDE.~~
- ~~E) THERE WOULD BE NO SERIOUS ADVERSE EFFECT ON EXISTING NEARBY RESIDENTIAL AMENITY OR NEIGHBOURING ACTIVITIES.~~
- ~~F) THE PROPOSAL PROVIDES THE OCCUPANTS WITH A SATISFACTORY STANDARD OF RESIDENTIAL AMENITY, INCLUDING HARD STANDINGS, VEHICLE PARKING AREAS AND AREAS FOR DOMESTIC PURPOSES AND SAFE CHILDREN'S PLAY.~~
- ~~G) THE PROPOSAL PROVIDES A REASONABLE LEVEL OF SERVICES AND FACILITIES INCLUDING ELECTRICITY, DRINKING WATER, WASHING FACILITIES AND SEWAGE DISPOSAL. EACH PITCH SHOULD BE PROVIDED WITH ITS OWN DRINKING WATER AND SANITATION.~~

~~ON-SITE BUSINESS ACTIVITIES WILL NOT BE PERMITTED.~~

Justification

- 9.52 ~~The Criminal Justice and Public Order Act 1994 repealed the statutory duty of local authorities to provide gypsy caravan sites. According to Circular 1/94 (Gypsy Sites & Planning), this is expected to lead to more proposals for private gypsy sites and local authorities are required to help gypsies secure the kinds of site they need, and thereby avoid breaches of planning control. At the same time the Government stresses the need to protect amenity and identifies in the Circular the types of area to be avoided.~~
- 9.53 ~~The Council does not consider it necessary to allocate or provide additional gypsy caravan sites given the adequacy of the two sites in the District in meeting foreseen gypsy needs. Both the existing sites are expected to remain available for gypsy accommodation through the Plan period. It is not appropriate, however, for authorities to refuse private applications on the grounds that they consider public provision in the area to be adequate or because alternative accommodation is available on Council sites elsewhere.~~
- 9.54 ~~The policy sets out criteria that seek to avoid conflicts with the resident population, any existing nearby activities (e.g. agriculture), protected areas and the countryside. Generally locations on the outskirts of main settlements will be necessary. Given the problems experienced with working activities on gypsy sites it is not considered appropriate to allow such activities on-site, rather they should take place on industrial land in the locality. The policy also seeks to ensure that any sites provide the gypsies themselves with acceptable living conditions.~~

RESIDENTIAL MOBILE HOMES**POLICY H12**

~~EXISTING RESIDENTIAL MOBILE HOME SITES, AS SHOWN ON THE PROPOSALS MAP, SHALL BE RETAINED. PERMISSION WILL NOT BE GRANTED FOR REDEVELOPMENT FOR OTHER PURPOSES UNLESS:~~

- ~~A) IT CAN BE SHOWN THAT DEMAND FOR HOUSING OF THIS KIND HAS DECLINED TO SUCH AN EXTENT THAT RETENTION OF ALL OR PART OF THE SITE FOR RESIDENTIAL MOBILE HOMES IS NO LONGER JUSTIFIED; OR~~
- ~~B) ALTERNATIVE PROVISION IS MADE ELSEWHERE IN THE LOCALITY; OR~~
- ~~C) THE SITE IS REORGANISED TO ACCOMMODATE LIKELY DEMANDS ON ONLY PART OF THE SITE.~~

~~NEW RESIDENTIAL MOBILE HOME SITES AND EXTENSIONS TO EXISTING SITES WILL BE PERMITTED WHERE ALL THE FOLLOWING CRITERIA ARE MET:~~

- ~~A) THE SITE IS WITHIN A REASONABLE DISTANCE OF LOCAL SERVICES AND FACILITIES (E.G. SHOPPING, HEALTH AND EDUCATION).~~
- ~~B) THE SITE LIES OUTSIDE THE NIDDERDALE AREA OF OUTSTANDING NATURAL BEAUTY, THE GREEN BELT, AREAS OF NATURE CONSERVATION OR ARCHAEOLOGICAL IMPORTANCE, SPECIAL LANDSCAPE AREAS, CONSERVATION AREAS, HISTORIC PARKS AND GARDENS AND DOES NOT ENCROACH INTO THE OPEN COUNTRYSIDE.~~
- ~~C) THE SITE HAS GOOD ACCESS TO THE HIGHWAY NETWORK AND DEVELOPMENT WOULD NOT CAUSE SIGNIFICANT HIGHWAY SAFETY PROBLEMS.~~
- ~~D) THE SITE IS WELL SCREENED OR CAPABLE OF BEING SCREENED SO AS NOT TO ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE COUNTRYSIDE.~~
- ~~E) THERE WOULD BE NO SERIOUS ADVERSE EFFECT ON EXISTING NEARBY RESIDENTIAL AMENITY OR NEIGHBOURING ACTIVITIES.~~
- ~~F) THE PROPOSAL PROVIDES THE OCCUPANTS WITH A SATISFACTORY STANDARD OF RESIDENTIAL AMENITY, INCLUDING AN ADEQUATE WATER SUPPLY, DRAINAGE, SERVICE VEHICLE ACCESS, HARD STANDINGS, VEHICLE PARKING AREAS AND AREAS FOR DOMESTIC PURPOSES AND SAFE CHILDREN'S PLAY.~~
- ~~G) THE SITE LIES OUTSIDE AREAS OF FLOOD PLAIN OR AT RISK FROM FLOODING AND LOCATIONS EXPOSED TO EXTREME WEATHER CONDITIONS.~~

Justification

9.55 ~~Residential mobile home sites provide a valuable source of permanent accommodation at a relatively low cost, which help meet local housing need particularly for retired and semi-retired people. For this reason, as with normal housing accommodation, their loss should be minimised. Proposals for site improvements resulting in fewer pitches is however considered acceptable.~~

9.56 ~~It is not proposed to allocate new sites as existing supply appears to be adequate in the District. New sites should be well related to existing settlements and countryside locations are unlikely to be acceptable.~~

HOUSING DENSITY, LAYOUT AND DESIGN **POLICY H13**

~~NEW HOUSING DEVELOPMENT SHOULD BE OF A DENSITY, LAYOUT AND DESIGN APPROPRIATE TO ITS SURROUNDINGS AND PROVIDE A SATISFACTORY ENVIRONMENT FOR RESIDENTS.~~

Justification

9.57 ~~New housing development can have a major impact on the character and appearance of the surrounding area, whether a large estate or small infill scheme. Careful control of density, layout and design is therefore essential to protect and enhance the landscape and townscape. Particular attention will be paid to the retention of site features (including watercourses, trees, hedges and boundary walls), the provision of new landscaping and a layout, design and use of materials sympathetic to the surrounding area. Consistent with these requirements is the need to try and create a more secure and safe environment for residents, together with adequate amenity and recreational open space and car parking on-site. Further design guidance is provided in Policy HD20 and the Council's Design Guides referred to under this policy.~~

HOUSING AMENITY

POLICY H14

~~PROPOSALS FOR DEVELOPMENT WHICH UNACCEPTABLY DETRACTS FROM THE AMENITY OR CHARACTER OF A HOUSING AREA WILL NOT BE PERMITTED.~~

Justification

9.58 ~~The continued protection of residential amenity is a key planning objective. The establishment, intensification or expansion of non-residential uses within or adjacent to housing areas will be resisted where it would cause harm for nearby residents (e.g. noise, vibration, dust, smoke, smells, fumes and traffic safety problems). It is also important for residential amenity that open spaces which contribute to the character of housing areas in terms of visual amenity and recreation value are not lost.~~

EXTENSIONS TO DWELLINGS

POLICY H15

~~EXTENSIONS TO DWELLINGS WILL BE PERMITTED PROVIDED ALL THE FOLLOWING REQUIREMENTS ARE MET:~~

- ~~A) THERE IS NO ADVERSE EFFECT ON NEIGHBOURING RESIDENTIAL AMENITY OR PROPERTY.~~
- ~~B) THERE IS NO UNACCEPTABLE LOSS OF PARKING OR GARDEN/AMENITY AREAS.~~
- ~~C) THERE IS NO DETRIMENT TO THE CHARACTER OR APPEARANCE OF THE DWELLING OR THE SURROUNDING AREA.~~
- ~~D) IN THE COUNTRYSIDE THE EXTENSION SHOULD NOT BE DESIGNED TO FACILITATE THE SUB-DIVISION OF THE DWELLING INTO SEPARATE UNITS NOR UNDERMINE THE RETENTION OF ANY OCCUPANCY CONDITION.~~

Justification

9.59 ~~Many extensions to dwellings do not require planning permission, nor do they create any problems. However with larger extensions and in more sensitive locations, planning control is exercised to ensure development is acceptable.~~

9.60 ~~An extension should be designed to be in sympathy with the original building with properly matching materials and architectural components. The size, scale and form of an extension should be compatible with the existing building and its surroundings. Pitched roof buildings~~

should have pitched roofed extensions. To respect privacy, extensions should be designed to avoid windows directly overlooking neighbouring windows (unless separated by at least 21 metres) and gardens. The position, height and orientation of an extension should avoid unreasonable obstruction of sunlight and daylight to neighbouring properties. An extension should not result in the loss of residents' or visitors' parking so as to cause a shortfall in meeting the Council's parking standards for housing. An adequate area of private outdoor amenity open space should also remain to provide for normal domestic needs.

- 9.61 *In the countryside strict control is exercised over the construction of new dwellings, therefore it is important to prevent extensions to dwellings becoming tantamount to a new dwelling, especially in Green Belt areas. An extension of the ground floor area by more than 50% will not normally be permitted unless there is clear evidence of need for household occupation. To minimise pressure for the removal of occupancy conditions (See Policy H19), permission for extensions to dwellings subject to such conditions will be granted only where the size of the resultant dwelling would not exceed that which could be justified by the functional requirement of the related enterprise (See Policy H7).*
- 9.62 *More detailed advice on extensions to dwellings is contained in the Council's design guide on house extensions and garages.*

ANNEXES TO DWELLINGS

POLICY H16

~~EXTENSIONS TO PROVIDE SELF-CONTAINED ANNEXES TO DWELLINGS TO ACCOMMODATE, FOR EXAMPLE, AN ELDERLY OR DISABLED DEPENDANT WILL BE PERMITTED WHERE THE EXTENSION IS CAPABLE OF BEING INCORPORATED IN THE EXISTING DWELLING WHEN NO LONGER REQUIRED.~~

~~THE CONVERSION OF AN OUTBUILDING OR CONSTRUCTION OF A NEW BUILDING WITHIN THE CURTILAGE WILL BE PERMITTED WHERE THERE WOULD BE NO SIGNIFICANT ADVERSE EFFECT ON RESIDENTIAL OR VISUAL AMENITY.~~

~~CONDITIONS WILL BE APPLIED TO LIMIT OCCUPATION AND/OR TO PREVENT FUTURE USE AS A SEPARATE DWELLING.~~

Justification

- 9.63 *Residential annexes to allow for example for the care of grandparents or other family members have reduced standards of privacy, parking and amenity space than normal dwellings and generally pose few problems. They are however usually of a temporary nature and where standards are relaxed and the location is one where new housing is not normally permitted, it is important to prevent normal independent housing use in the future.*
- 9.64 *The conversion of an outbuilding adjacent to the main dwelling but outside the development limits or built confines of a settlement will be subject to Policy C16. New ancillary buildings will be permitted only within the development limits or built confines of a settlement. They should be small scale, immediately adjacent to the main dwelling and cause no detriment to residential or visual amenity.*

HOUSING TYPE

POLICY H17

NEW HOUSING DEVELOPMENT, INCLUDING CONVERSIONS, ON LARGE SITES SHOULD PROVIDE A REASONABLE MIX OF HOUSING TYPE AND SIZE SO AS TO PROVIDE FOR LOCAL NEEDS.

Justification

9.65 *The Council is concerned that many new developments fail to provide a variety of house types and sizes to meet the needs of the local community, particularly for smaller households and first-time buyers. Whilst Policy H5 provides for an element of affordable housing, it is important in terms of overall housing market choice that a variety of dwelling types (ie terraced, semi-detached and detached houses, flats and bungalows) and sizes is provided. The policy is intended to ensure an appropriate mix on larger sites (10 or more dwellings) in order to meet existing community needs. In considering proposals, account will be taken of the type of housing likely to be achieved on any other known development sites in the locality and compatibility with the location and character of the site, and existing surrounding house types. For those housing sites where a development brief is to be prepared, guidance will be incorporated on the type of housing to be provided.*

9.66 *The elderly population of the District is increasing, as is the number of small households, which means a greater need for smaller (1 and 2 bedroomed) dwellings and more purpose-built dwellings for elderly and disabled persons.*

SITING AND DESIGN OF DWELLINGS IN THE COUNTRYSIDE

POLICY H18

NEW DWELLINGS IN THE COUNTRYSIDE SHOULD SATISFY THE FOLLOWING CRITERIA, IN ADDITION TO THOSE SPECIFIED IN POLICY H7:

A) SITING:

THE SITING SHOULD BE ADJACENT TO AN EXISTING GROUP OF BUILDINGS OR SIGNIFICANT TREES. WHERE THIS IS NOT POSSIBLE OR A MORE ISOLATED LOCATION CAN BE JUSTIFIED, THE SITING SHOULD BE IN THE LEAST CONSPICUOUS LOCATION IN THE LANDSCAPE AND BE ACCOMPANIED BY AN INTEGRAL LANDSCAPING SCHEME.

B) DESIGN:

THE DESIGN SHOULD REFLECT THE CHARACTER OF TRADITIONAL BUILDINGS IN THE LOCALITY IN TERMS OF SCALE, FORM, MATERIALS AND ARCHITECTURAL DETAIL.

Justification

9.67 *Where new dwellings are acceptable in a countryside location, under Policy H7 it is important that their landscape impact is minimised. This can be best achieved by siting new buildings adjacent to an existing building group, trees or woodland. This is also likely to provide the functional relationship for agricultural worker's dwellings which usually need to be near to farm buildings. If such a location is not feasible, the siting should be in the least prominent location, taking into account the topography, viewpoints and any individual buildings or trees. Furthermore new tree and hedge planting around the dwelling curtilage with native species is likely to be required.*

9.68 *The design of new dwellings should respect the appearance and character of traditional buildings in the locality. A building should not be unduly large and/or elaborate unless justified by its function. The use of traditional materials is also an essential requirement. Further advice on these matters is contained in Policy HD20 and the Council's 'Rural Design Guide'.*

AGRICULTURAL OCCUPANCY**POLICY H19**

~~WHERE PERMISSION HAS BEEN GRANTED SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION, RESTRICTING OCCUPATION TO CERTAIN PERSONS, REMOVAL OF THE CONDITION WILL ONLY BE PERMITTED IF IT CAN BE DEMONSTRATED THAT THERE IS NO LONGER A NEED FOR THE DWELLING ON THE HOLDING/BUSINESS OR IN THE LOCALITY. A DETAILED ASSESSMENT MUST BE SUBMITTED WITH THE APPLICATION COVERING ALL OF THE FOLLOWING MATTERS:~~

- ~~A) THE EXISTING AND FUTURE WORKING NEEDS OF THE FARM HOLDING/BUSINESS, WITH DETAILS OF CHANGES SINCE THE CONDITION WAS IMPOSED.~~
- ~~B) THE HOUSING NEEDS OF THE LOCAL FARMING COMMUNITY.~~
- ~~C) THE MEASURES TAKEN TO DISPOSE OF THE PROPERTY.~~

Justification

- 9.69 ~~When granting permission for new agricultural worker's dwellings in the countryside, an occupancy condition is usually applied on that dwelling and sometimes on other existing dwellings on the unit. This is in order to protect the countryside from the risk of pressure for new houses. The occupancy condition ensures that the dwelling is kept available to meet the needs of other farm or forestry businesses in the locality if it is no longer needed by the original business, thus avoiding a proliferation of dwellings in the open countryside.~~
- 9.70 ~~Changes in the scale and character of farming and forestry in response to market changes have affected the longer term requirement for dwellings for which permission has been granted subject to an occupancy condition. It is accepted that such dwellings should not remain empty, unlettable and unsaleable because of the occupancy restriction.~~
- 9.71 ~~Applications for the removal of occupancy conditions will be considered on the basis of a realistic detailed assessment of the continuing need for them, bearing in mind that it is the need for a dwelling for someone solely, mainly or last working in agriculture in the wider locality and not just on the particular holding that is relevant. Such an assessment should be submitted with the application and particular attention will be paid to the attempts which have been made to dispose of the property. The dwelling should have been advertised for a reasonable period at a price which reflects the occupancy restriction.~~

REPLACEMENT DWELLINGS IN THE COUNTRYSIDE**POLICY H20**

~~IN THE COUNTRYSIDE AND OUTSIDE THE SETTLEMENTS COVERED BY POLICY H6, PROPOSALS TO REPLACE EXISTING DWELLINGS WILL BE PERMITTED PROVIDED THAT ALL THE FOLLOWING CRITERIA ARE MET:~~

- ~~A) THE NEW DWELLING IS LOCATED ON THE SITE OF, OR CLOSE TO, THE EXISTING DWELLING TO BE CLEARED.~~
- ~~B) THE NEW DWELLING IS NO LARGER THAN THE EXISTING DWELLING.~~
- ~~C) THE NEW DWELLING HAS SATISFACTORY ACCESS ARRANGEMENTS.~~
- ~~D) THE NEW DWELLING IS OF A DESIGN WHICH IN TERMS OF SCALE, MASS, MATERIALS AND ARCHITECTURAL DETAIL IS SYMPATHETIC TO THE LOCAL VERNACULAR CHARACTER.~~
- ~~E) THE NEW DWELLING IS SITED TO PRECLUDE RETENTION OF THE EXISTING DWELLING OR THERE IS A CONDITION OR LEGAL OBLIGATION TO ENSURE ITS DEMOLITION ON COMPLETION OF THE NEW DWELLING.~~

F) THE EXISTING DWELLING IS NOT A LISTED BUILDING.**Justification**

- 9.72 *Occasionally dwellings in the countryside become redundant and no longer suitable for residential use, because of their condition, location or size and there is pressure to replace them with a new building. Abandoned or derelict buildings will not be appropriate for replacement, nor will listed buildings, but otherwise there will normally be sympathetic consideration given to applications for replacement dwellings. In order to protect the existing landscape it is important to control the location, size and design of the new dwelling so that it enhances the environment. In order to minimise the impact of the replacement dwelling it should be located on the site of, or as near as possible to the cleared site of the original and be of a similar or smaller size and scale. Exceptionally, more distant locations may be preferable in terms of providing a suitable access and reducing the landscape impact. Special care will be taken in conservation and other protected areas. Attention is drawn to the possibility of protected animal species such as bats occupying dwellings and the need to comply with Policy NC6.*
- 9.73 *To prevent the possibility of two dwellings being available where permission is granted, a condition or legal agreement will be required to ensure that the existing dwelling is demolished and the site reinstated once the new dwelling is completed. An application for replacement will be required to provide a reasoned justification for the proposal.*