



*Selective Alteration to the*  
**Harrogate District Local Plan**

**MAY 2004**

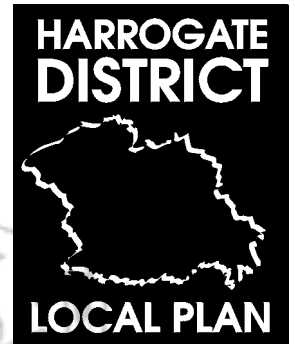
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*Harrogate*  
BOROUGH COUNCIL

**Addendum to:  
HARROGATE DISTRICT LOCAL PLAN (Feb 2001)**

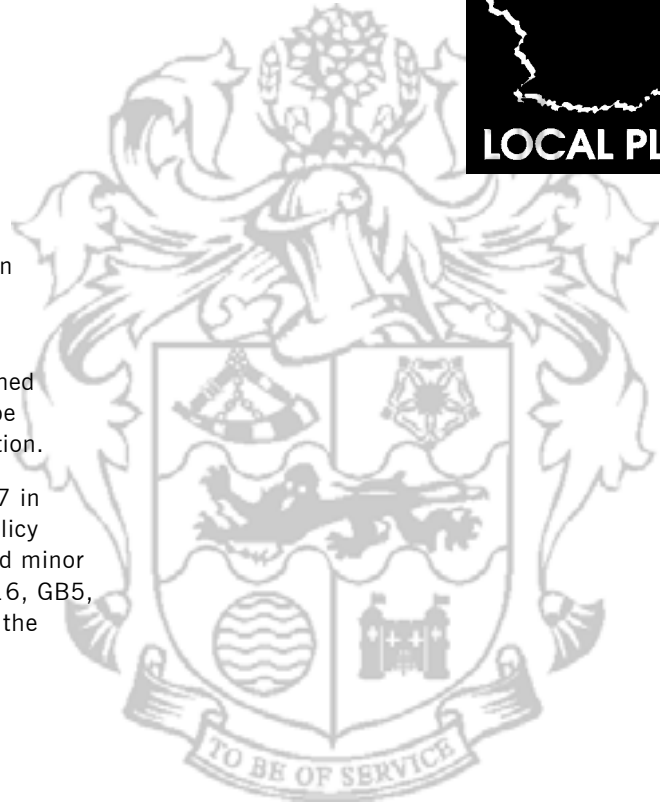


The Harrogate District Local Plan, as adopted in February 2001, has been altered by the adoption of its **Selective Alteration (May 2004)**.

Rather than reprint the original Local Plan to incorporate the changes, the Council has published a 'Selective Alteration' document which should be read in conjunction with the February 2001 edition.

Please note that Policies H3, H5, H13 and H17 in this document have been replaced by revised policy wording in the Selective Alteration document and minor consequential amendments, made to policies C16, GB5, GB7, H6 and Proposal H4, are also included in the Selective Alteration document.

May 2004



### **October 2007**

The Planning & Compulsory Purchase Act 2004 introduced a new style development plan system to replace the Harrogate District Local Plan (HDLP), Feb 2001 - as amended by the Selective Alteration, May 2004. For the first 3 years of preparing the new style **Local Development Framework**, *all* policies in the old style HDLP (and its Selective Alteration) were 'saved' for continued use.

However, from 27 September 2007, only those 'old style' policies contained in a **Direction** from the Secretary of State can continue to be used. Those HDLP policies no longer used are shown with the text 'struck through' i.e. ~~struck through~~ (they have not been saved because they either duplicate other national, regional and local planning policies or they are not needed). The Council will publish a guide to which other planning policy needs to be referred to when considering applications previously covered by these 'deleted' policies.

### **February 2009**

The Local Development Framework's **Core Strategy** was adopted on 11 Feb 2009 - some of its policies supersede policies in this Selective Alteration (they are struck through and have a comment for identification).

## HARROGATE DISTRICT LOCAL PLAN - SELECTIVE ALTERATION

## INTRODUCTION

1. This document sets out changes to the Harrogate District Local Plan, adopted in February 2001.
2. These changes were adopted by the Council on 29 May 2004 and cover issues which could not await the full review of the Plan (or its replacement Local Development Framework).
3. The following new policies are added to the Plan:
  - ~~managed release of housing sites (Policy HX)~~
  - ~~hotel protection (Policy TRX)~~
  - ~~community facilities protection (Policy CFX)~~
 and changes are made to the Plan's policies on:
  - ~~renewal of planning permission for housing (Policy H3)~~
  - ~~affordable housing (Policy H5)~~
  - ~~housing density (Policy H13)~~
  - ~~housing type (Policy H17)~~
4. These new and amended policies are provided in full in this document. Policies H3, H5, H13 and H17 contained within the original published copy of the Local Plan therefore have been replaced by the policies contained in this document. Similarly, this document includes a fully revised Appendix X which replaces the same appendix in the original published Local Plan. (Appendix XV in this document is added to the adopted Plan.)
5. A few consequential changes to other policies and proposals have also been made for clarification purposes. (Proposal H4, and Policies: C16, GB5, GB7 and H6 are also reproduced in full in this document.)
6. For further information please contact the Policy & Information Team Tel: 01423 556586.

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## Chapter 9: Housing

### MANAGED HOUSING SITE RELEASE

#### POLICY HX

~~IN ADDITION TO SATISFYING OTHER RELEVANT POLICIES OF THE PLAN, ONLY THE FOLLOWING TYPES OF HOUSING DEVELOPMENT WILL BE PERMITTED (OTHER FORMS OF HOUSING DEVELOPMENT, INCLUDING THE LOCAL PLAN GREENFIELD HOUSING ALLOCATIONS AT THE RUGBY GROUND, CLARO ROAD, HARROGATE AND WESTHOLME ROAD, MASHAM UNDER PROPOSALS H4A) AND C), WILL NOT BE PERMITTED):~~

- ~~1 DETAILS (RESERVED MATTERS) OF EXISTING OUTLINE PERMISSIONS ON ANY SITE.~~
- ~~2 VARIATIONS OF EXISTING PERMISSIONS ON PREVIOUSLY DEVELOPED SITES.~~
- ~~3 RENEWALS SATISFYING POLICY H3.~~
- ~~4 PREVIOUSLY DEVELOPED SITES AND SITES OCCUPIED BY AGRICULTURAL BUILDINGS OF LESS THAN 0.3 HA SITE AREA AND PROVIDING LESS THAN 10 UNITS NET. SITES ABOVE THIS THRESHOLD WILL NEED TO DEMONSTRATE EXCEPTIONAL, SUBSTANTIAL PLANNING BENEFITS TO BE PERMITTED.~~
- ~~5 ENABLING DEVELOPMENT.~~
- ~~6 REPLACEMENT DWELLINGS.~~
- ~~7 AFFORDABLE HOUSING.~~
- ~~8 AGRICULTURAL WORKERS' DWELLINGS AND OTHER RURAL DWELLINGS SATISFYING POLICY H7 OR GB2.~~
- ~~9 SINGLE DWELLINGS ON GREENFIELD SITES IN SETTLEMENTS, JUSTIFIED BY OTHER ESSENTIAL NEEDS, WHICH CANNOT BE MET ON A PREVIOUSLY DEVELOPED SITE.~~
- ~~10 AGRICULTURAL BUILDING CONVERSIONS.~~

#### Justification

- 9.x.1 *The Council's Housing Monitoring Report of April 2002 (See Appendix XV) reviewed the Policy H1 justification figures in paragraph 9.12 and forecast some 1,880 dwellings above the 7,000 new dwelling requirement of Policy H1, equivalent to 27% over-provision, if recent (last 5 years) building rates continued and all Proposal H4 allocations were completed. This forecast figure is contrary to the District's housing growth restraint strategy and would further severely limit development in the next Plan period (due to the overlapping next Structure Plan period of 1998-2016), when development is likely to be even more restricted. The Housing Monitoring Report shows that over-provision is likely to be an issue in most parts of the District, including all the main centres.*
- 9.x.2 *The combination of the latest forecasts of large scale over-provision by 2006, PPG3, Policy H3 of RPG12 and the Government's Better Practice Guide 'Planning to Deliver' (July 2001) means a housing release management policy is needed to greatly restrict future supply for this Plan period generally across the District. PPG3 and RPG12 prefer the development of previously developed sites in urban centres, with a sequential approach to site selection. In view of the potential large scale over-provision, the policy approach taken is to apply severe restrictions to the release of greenfield sites and large previously developed sites. In this way it is intended to help avoid putting undue strain on local services and facilities, limit traffic pollution and congestion on local roads and assist in the regeneration of neighbouring urban areas in accordance with the regional planning strategy.*

- 9.x.3 ~~On previously-developed sites it is considered appropriate for a restrictive approach to only apply to large sites defined as 0.3 ha. or more site area and providing 10 or more units net. The site under consideration is the net 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.x.4 ~~The policy therefore provides some ongoing choice of housing supply on small previously-developed sites over and above existing permissions. It also allows for the implementation of all existing outline permissions and the variation of extant permissions on previously-developed sites provided they satisfy other relevant policies of the Plan. The policy only allows for development on greenfield sites in the few cases where it is required to meet justifiable exceptional needs that cannot be met elsewhere. These include certain affordable rural housing, enabling development housing, agricultural and rural workers' dwellings provided in accordance with Policy H7 and GB2, replacement rural dwellings, agricultural building conversions and redevelopments and other possible cases where there is a proven exceptional need for a single dwelling (e.g. agricultural worker's dwelling) on a greenfield site in a settlement which cannot be met on a previously-developed site.~~
- 9.x.5 ~~The two remaining allocations at the Rugby Ground, Claro Road, Harrogate and Westholme Road, Masham will not be allowed by this over-riding policy as they are greenfield sites and there is no local need in housing supply terms for the sites to be developed for housing. Their release would therefore be contrary to the sequential approach in PPG3. The redevelopment of the Claro Road site was refused by the Secretary of State in December 2003. The non-release of these two sites will help reduce the over-provision forecast figure referred to in paragraph 9x1 by some 235 units (3%).~~
- 9.x.6 ~~In view of the District's high unmet affordable housing need (See Policy H5), the policy allows for all totally affordable housing schemes (ie involving a Registered Social Landlord) complying with other policies in the Plan.~~
- 9.x.7 ~~A 'previously-developed' site is as defined in PPG3 Annex C and a 'greenfield' site means anywhere outside this definition. "Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. 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." The definition excludes land and buildings currently used for agriculture and forestry and land in built-up areas which has not been developed previously such as parks, recreation grounds and allotments.~~
- 9.x.8 ~~The 'substantial planning benefits' should address proven harm or need and include listed building restoration, significant and necessary environmental improvements, including removal of contamination, significant affordable housing provision and a mixed use development providing significant new employment or public open space. These examples are not an exclusive list and are over and above normal policy requirements (eg for affordable housing and public open space).~~
- 9.x.9 ~~Enabling development in this policy means only housing development which:~~
  - ~~i) is contrary to established planning policy - national or local - where the gain from contravening policy brings public benefits that have been demonstrated clearly to outweigh the harm that would be caused; and~~
  - ~~ii) satisfies the English Heritage Policy Statement and Practical Guide to Assessment, June 2001; and~~
  - ~~iii) relates to a heritage asset as defined in the above policy statement.~~

~~The latter includes scheduled ancient monuments and other archaeological remains, historic buildings, conservation areas, and historic landscapes such as registered parks and gardens and registered historic battlefields.~~

## RENEWAL OF PLANNING PERMISSION FOR HOUSING

### POLICY H3

~~APPLICATIONS FOR RENEWAL OF PLANNING CONSENTS FOR RESIDENTIAL DEVELOPMENT WILL BE PERMITTED, EXCEPT WHERE:~~

- ~~A) THE SITE IS GREENFIELD AND DOES NOT SATISFY ANY OF THE EXCEPTIONS IN POLICY HX; OR~~
- ~~B) THE DEVELOPMENT IS CONTRARY TO OTHER POLICIES OF THE PLAN OR IS OTHERWISE NO LONGER SUITABLE DUE TO CHANGED CIRCUMSTANCES.~~

#### *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 new housing sites which receive planning permission.~~
- 9.19 ~~(paragraph deleted)~~
- 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. The presumption is that previously developed sites should be developed before greenfield sites, except where previously developed sites raise major problems, particularly with regard to sustainability, infrastructure, physical and environmental constraints. Furthermore, in view of the need to manage the over-provision of housing put forward under Policy HX, the policy should not allow greenfield site renewals during the Plan period.~~
- 9.21 ~~There may be some circumstances where renewal of permission may not be appropriate due to reasons relating to revised planning policies (e.g. density, design, housing mix, parking, affordable housing and open space), physical feasibility (e.g. 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.~~

## AFFORDABLE HOUSING

### 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 15 OR MORE DWELLINGS GROSS OR SITES OF 0.5 OF A HECTARE OR MORE, IRRESPECTIVE OF THE NUMBER OF DWELLINGS.~~
- ~~B) IN ALL OTHER LOCATIONS, SATISFYING POLICIES H6, GB5, GB7 OR C16 AND POLICY HX, ON HOUSING DEVELOPMENTS OF 3 OR MORE DWELLINGS GROSS OR SITES OF 0.1 OF A HECTARE OR MORE, IRRESPECTIVE OF THE NUMBER OF DWELLINGS.~~

~~IN APPROPRIATE CIRCUMSTANCES, SUCH PROVISION MAY BE MADE BY WAY OF COMMUTING THE AFFORDABLE HOUSING BY PAYMENT TOWARDS, OR THE PROVISION OF, A SUITABLE ALTERNATIVE SITE IN THE LOCALITY. COMMUTED PAYMENTS WILL ONLY BE ACCEPTED AS AN EXCEPTION TO ON-SITE PROVISION IN APPROPRIATE CONVERSION SCHEMES LOCATED IN HARROGATE, KNARESBOROUGH AND RIPON.~~

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, SCHEME ECONOMICS INCLUDING 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 FOR THOSE IN LOCAL NEED AND TO INITIAL AND SUCCESSIVE OCCUPIERS FOR AS LONG AS THE LOCAL NEED EXISTS. 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 % of Affordable Units	Indicative Total Capacity
H4a	Rugby Ground, Claro Road	Harrogate	1	50	(205)
H4b	St George's Road	Harrogate	1	50	(165)
H4c	Westholme Road	Masham	7	30	(30)
H4e	Millfield Street	Pateley Bridge	8	100	(12)

RESIDENTIAL PLANNING PERMISSION WILL ONLY BE GRANTED IF THE PROPOSAL ALSO SATISFIES POLICY HX.

**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. A household is unable to afford market housing and is deemed to be in need of affordable housing if: a) it does not have a deposit equivalent to 5% of the price of a suitable home and has a gross household income less than a third of its mortgage requirement; or b) to rent privately would take up more than a quarter of its net income. The local area within which needs will be assessed will usually be the housing needs sub-area except for smaller villages contained in the urban sub-areas of Harrogate, Ripon, Knaresborough and Boroughbridge where village-based surveys will be conducted.*
- 9.26 *The District-wide Housing Needs Survey 2000 identified that 3,679 households were in housing need at the time of the survey, representing some 6% of all households in the Borough. These households currently live in unsuitable housing, yet are unable to afford market housing to meet their needs (a breakdown of need by sub-area is set out at Appendix X). Of these 3,679 households, 1,322 are considered to be "concealed" (i.e. non-independent households requiring independent accommodation within 5 years). In addition, 1,163 households are considered not to require a move in order to meet their needs, resulting in a net affordable housing need at 2000 of 2,516 households. To this net need, it is necessary to add the projected need figure to provide the total need for additional affordable housing to 2005. The survey identified this projected need as 2,611, giving a total need for additional affordable housing of 5,127.*
- 9.27 *Appendix X also includes information identified by the Housing Needs Survey in respect of average household income by sub-area and lowest commonly recurring house prices across the Borough as a whole. The survey identified that the Borough-wide average household income is £23,052, whereas the minimum prices for 2- and 3-bedroomed properties are £53,000 and £69,000 respectively. This demonstrates that market housing is barely affordable for households on average income and is certainly beyond the means of households on below average incomes.*

*This is particularly the case for residents within the main urban areas of Harrogate, Knaresborough, Ripon, Masham, Pateley Bridge and Boroughbridge. The survey also calculated that the median income estimate (i.e. the value above and below which half the cases fall) is £18,200. This demonstrates that households on average/median incomes are unable to afford market housing solutions using the definition of affordability contained in paragraph 9.25 above.*

- 9.28 *Whilst the overall level of housing need in the Borough is slightly below the national average, it is considered to be exceptional within the context of housing land supply, prevailing market costs and income levels, which combine to limit accessibility to market housing by local people on average and below average incomes.*
- 9.28.1 *The Council has adopted a target of providing 150 affordable homes in 2001/02, rising to 170 in 2005/06. This target falls somewhat short of meeting the total identified affordable housing need, but is considered to be realistically achievable within the context of capital funding opportunities; the supply of land for new affordable housing provision and the potential to return to use unoccupied property throughout the Borough. Achievement of this target will be highly dependent upon the Council maximising the amount of affordable housing on new sites coming forward for development within the Plan period.*
- 9.28.2 *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.*
- 9.28.3 *The definition of windfall site thresholds for Harrogate, Knaresborough and Ripon and rural settlements with less than 3000 population follows the advice in Circular 6/98 (paragraph 10). Furthermore, the Rural White Paper 'Our Countryside: the Future' (November 2000) promotes better use of the planning system to increase the proportion of affordable housing in new developments in market towns and rural areas, including small villages, where there is evidence of need and subject to financial viability. The Regional Planning Guidance (RPG 12) for Yorkshire and the Humber (October 2001) also includes a policy (H4c) requiring authorities such as Harrogate, with high demand urban areas and accessible rural areas, to consider justifying the application of lower thresholds in local plan policies. The thresholds are justified by the exceptional local constraints including:*
- *the substantial unmet housing needs across the whole of the District and particularly in the 3 main urban areas (as evidenced by the Housing Needs Survey 2000);*
  - *the very few relatively large sites likely to come forward over the remaining Plan period throughout the District due to the various Policy HX restrictions on site release and, in particular, the lack of sites for 25 dwellings or more (1 ha or more) in Harrogate, Knaresborough and Ripon or satisfying the previous thresholds for Boroughbridge and the named villages;*
  - *the need to achieve a successful housing development.*
- 9.28.4 *Details of the local housing needs and site availability surveys are contained in Appendix X. 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.*
- 9.28.5 *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.*

- 9.28.6 *Harrogate, Knaresborough and Ripon urban areas are as defined by the Policy C15 development limits on the Proposals Map, and in the case of Knaresborough includes the adjoining village of Scriven. Harrogate urban area excludes Pannal village, which is treated as a separate rural settlement. The locations outside these 3 main urban areas include all other small towns and villages which satisfy Policies H6, GB5, GB7 and HX, and building conversion schemes which accord with Policies C16 and HX. The dwelling threshold relates to the gross number of units proposed and therefore does not allow for any dwelling units lost through development of the site. 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.*
- 9.28.7 *The provision of affordable housing by commuted sum is only considered appropriate in exceptional circumstances in relation to conversions where local needs can be met more appropriately elsewhere in the locality and not new build sites because of the shortage of land available to build affordable housing, especially larger units for family occupation. Also in view of the limited opportunities to secure sites or properties for affordable housing to serve localities outside Harrogate, Knaresborough and Ripon and particularly the rural areas, commuted payments are only appropriate for conversions in the 3 main centres. The commuted sum per property will be based on the cost of providing an affordable housing unit by a Registered Social Landlord in the locality, having regard to property values and conversion costs for recent comparable schemes in the District. The cost of payments will be reviewed on a regular basis. Further details on this and other complex aspects of affordable housing negotiation and provision, including the Council's Joint Commissioning arrangements with the Housing Corporation and housing associations, will be made available in Supplementary Planning Guidance.*
- 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 within which the site is situated (as defined by the District Housing Needs Survey 2000 - see Appendix X) and supplemented by the village-based surveys referred to in paragraph 9.25 but if the housing remains unallocated after an appropriate period the area extends in concentric circles to encompass neighbouring sub-areas.*
- 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 DENSITY, LAYOUT AND DESIGN****POLICY H13**

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

~~NEW HOUSING DEVELOPMENT SHOULD ACHIEVE A NET DENSITY OF:~~

~~A) NOT LESS THAN 30 DWELLINGS PER HECTARE IN ALL LOCATIONS;~~

~~B) BETWEEN 30 AND 50 DWELLINGS PER HECTARE IN URBAN AREAS; OR~~

~~C) ABOVE 50 DWELLINGS PER HECTARE IN TOWN, CITY AND LOCAL URBAN CENTRES WITH GOOD PUBLIC TRANSPORT ACCESSIBILITY,~~

~~UNLESS THIS WOULD BE DETRIMENTAL TO LOCAL CHARACTER OR AMENITY OR THERE ARE OTHER CONSTRAINTS UPON THE SITE ITSELF WHICH WOULD PREVENT THESE DENSITIES BEING ACHIEVED.~~

**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.~~
- ~~9.57.1 PPG3 requires more efficient use of land in new housing developments in order to protect greenfield sites and encourage more sustainable development. The three density categories proposed stem directly from the PPG3 requirements for encouraging higher density development without compromising the quality of the environment. Promoting higher density development also has an important role in generally promoting more smaller unit sizes, cheaper accommodation and affordable housing, which is much needed by local people in Harrogate District (See Policy H17).~~
- ~~9.57.2 Initial work carried out by the Regional Planning Body on urban capacity assumed an average density of 38 dwellings per hectare. Densities of this order are required to achieve the regional target of 60% of new housing development on previously developed sites. In Harrogate District the average net density for new housing permissions granted in 2000-01 was 18 dwellings per hectare (with an average of 21 in urban areas and 17 in rural areas), which falls well below the new policy requirements and the national average. However, this conceals a wide variation between sites and locations, with smaller rural and suburban developments being especially lower density and many urban conversion schemes achieving very high densities.~~
- ~~9.57.3 In order to make the best use of land in the Plan area it is important that new residential development achieves a minimum net density of 30 dwellings per hectare wherever possible. Net site density is defined in PPG3 Annex C and includes access roads within the site, private garden space, car parking areas, incidental open space, children's play areas and excludes major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips. Urban areas are regarded as within the development limits of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge. The town and city centres definition applies to the main commercial heart and immediately surrounding properties in these settlements. The local urban centres comprise Harrogate's District centres of Cold Bath Road, High Harrogate, Jennyfield, King's Road, Leeds Road and Starbeck and include the shopping centres defined on the Proposals Map and immediately surrounding areas.~~

- 9.57.4 ~~Lower density schemes will only be accepted where the character or amenity of the locality would be clearly harmed or site constraints (e.g. ecological or archaeological interest, ground conditions, contamination and access problems) dictate a reduced developable area or capacity. There is still a need to protect important views, urban green space and provide for the retention of significant trees and shrubs and for new planting. Adequate provision should also be made for off street car parking where this would lead to problems on street for highway safety, local character or amenity. In existing low density situations including urban and rural environments a range of design options should be considered such as the construction in spacious grounds of large detached houses sub divided into flats.~~
- 9.57.5 ~~It is important that low density housing estates are not replicated, even on sites adjacent to such development. Schemes promoted at densities below those stipulated will have to be supported by cogent and robust reasons. Outline planning applications will normally be subject to a condition requiring a minimum density to be achieved. Applicants for outline permission will usually need to provide reasonably detailed site layouts in order to assess the site's capacity and the appropriate density. In order to protect the character of an area and residential amenity, permitted development rights for certain extensions and alterations may be removed in higher density schemes.~~

## HOUSING TYPE

### POLICY H17

**NEW HOUSING DEVELOPMENT, INCLUDING CONVERSIONS, 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 in order to meet existing community needs and create balanced and inclusive communities in accordance with PPG3. 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. Affordability of housing is also an increasing problem for local residents due to the high property prices prevalent in most parts of the District and there is therefore a need in many areas for cheaper accommodation (eg smaller units and higher density developments) and strictly affordable housing (See Policy H5).~~

# Chapter 13: Tourism

## HOTEL PROTECTION

### POLICY TRX

**WITHIN HARROGATE TOWN THE CHANGE OF USE OF HOTELS WITH 30 OR MORE LETTABLE BEDROOMS WILL NOT BE PERMITTED UNLESS CLEAR EVIDENCE IS PROVIDED TO DEMONSTRATE THAT THEY ARE NO LONGER VIABLE FOR USE AS SUCH FOR THREE YEARS.**

**ELSEWHERE IN THE DISTRICT THE CHANGE OF USE OF HOTELS WITH 30 OR MORE LETTABLE BEDROOMS WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT THEY ARE NO LONGER VIABLE FOR USE AS SUCH FOR TWO YEARS OR THERE WILL BE NO SIGNIFICANT ADVERSE IMPACT ON THE SUPPLY OF VISITOR ACCOMMODATION AVAILABLE IN THE AREA.**

#### *Justification*

- 13.x.1 *National, regional and local planning policies recognise that tourism makes a major contribution to the economy and that the planning system should facilitate and encourage development and improvement in tourism provision. The conference and exhibition business in Harrogate plays an important role in the local and regional economy. Policies in Regional Planning Guidance, the County Structure Plan and the Local Plan are designed to support that role, both directly and by seeking to improve the quality and range of tourist accommodation. The Council's Tourism Strategy also recognises the need to maintain and improve visitor facilities including accommodation, as a good supply and range of serviced tourist accommodation is essential to protect the town's role as one of the country's top conference and exhibition centres and as a recognised holiday tourism destination. There is pressure to convert hotels to other uses, particularly residential and if this trend is allowed to continue without compensatory well located new provision, the overall attraction of the town as a tourist and conference centre will be threatened and as a consequence the local economy will be harmed. There is evidence that the volume and range of visitor accommodation now available may be inadequate to sustain the business tourism industry in the town. The volume of registered accommodation in Harrogate town is at an historically low figure (1,880 rooms in 2001 compared to 2,320 in 1995) with evidential continuing pressure for residential conversion. The larger hotels are major employers in the District and the policy is therefore also aimed at protecting local jobs as with Policy E2 of the Plan.*
- 13.x.2 *The conference and exhibition industry in Harrogate has developed successfully over the years and the town is now one of the main UK destinations for such business. Its success has helped to sustain a successful local economy, bringing in over £140m of visitor expenditure per annum, and supporting about 5,000 jobs. The Harrogate International Centre (HIC) lies in the heart of the town, with most of the hotels/guest houses being within easy reach, which makes it very convenient for visitors including those without a private car. The concentration of hotels offering a good range of accommodation within walking distance of the conference centre and exhibition halls or easily accessible by public transport is a unique aspect of Harrogate which is environmentally sustainable and needs to be protected.*
- 13.x.3 *It is accepted that it may not always be reasonable to insist on all hotels remaining in that use. However, to accept any loss it must be demonstrated that the hotel is no longer viable for use as such for the foreseeable future. In order to demonstrate non-viability, proof will be required to show that a hotel has been effectively marketed at existing use value for at least a year. Evidence will also be required of occupancy rates for at least the last 3 years and of capital expenditure in the last 5 years. Any commercially sensitive information will be treated in confidence, although specialist financial details may be subject to independent expert*

assessment. The following information will be required:

- Copy of the sales particulars
- Details of the original price and the new guide price
- Schedule of the advertising carried out, with copies of the advertisements and details of where and when the advertisements were placed, along with an estimate of the expenditure incurred from advertising.
- The confirmed number of sales particulars distributed, along with a breakdown of where the enquiries resulted from, for example, from the "For Sale/To Let" board, advertisements, etc.
- Details of the number of viewings
- Resulting offers and why they were dismissed
- Details of the period when a "For Sale/To Let" board was displayed, or if not, the reasons behind the decision.
- Timetable of events from the initial appointment of the agents to current date

*For areas outside Harrogate there is still a need to protect the supply of larger hotels offered to the visitor in order to protect the local tourism economy. It must be demonstrated that the hotel is no longer viable, as discussed above, or the loss of the hotel will not undermine the existing supply of serviced accommodation in the area. Specifically, the loss of the hotel should not significantly affect the overall number of rooms available or the quality of accommodation in the area.*

# Chapter 14: Community Facilities & Utility Services

## COMMUNITY FACILITIES PROTECTION

### POLICY CFX

PROPOSALS INVOLVING THE LOSS OF LAND OR PREMISES IN COMMUNITY USE, INCLUDING COMMUNITY HALLS, SCHOOLS, COLLEGES, NURSERIES, PLACES OF WORSHIP, HEALTH SERVICES, CARE HOMES, LIBRARIES AND PUBLIC HOUSES WILL NOT BE PERMITTED, EXCEPT WHERE IT CAN BE SHOWN THAT:

- A) CONTINUED COMMUNITY USE WOULD CAUSE UNACCEPTABLE PLANNING PROBLEMS; OR
- B) A SATISFACTORY REPLACEMENT FACILITY IS PROVIDED, IN A SUITABLY CONVENIENT LOCATION FOR THE CATCHMENT SERVED, PRIOR TO THE COMMENCEMENT OF DEVELOPMENT; OR
- C) THERE IS NO REASONABLE PROSPECT OF:
  - i) THE EXISTING USE CONTINUING ON A VIABLE BASIS WITH ALL OPTIONS FOR CONTINUANCE HAVING BEEN FULLY EXPLORED, AS A PRIORITY AND, THEREAFTER,
  - ii) SECURING A SATISFACTORY VIABLE ALTERNATIVE COMMUNITY USE.

#### Justification

- 14.x.1 *This policy seeks to encourage the retention of a wide variety of locally based community facilities in order to ensure people have good access to a range of services and therefore maintain viable and sustainable communities, particularly in rural areas. It reflects the general emphasis of Government guidance in PPG6 and PPG7 that the retention of existing community facilities should be encouraged. The policy is geared towards retaining community uses by whatever means possible, but where this proves no longer viable, other community uses should then be considered. The policy does not apply to community recreation facilities (see Policies R1 and R2) or local shops (see Policy S3).*
- 14.x.2 *Where existing or alternative community use would cause unacceptable planning problems (e.g. residential amenity or traffic) and they cannot be resolved otherwise, an exception to policy is appropriate. The provision of a satisfactory replacement facility in an equally or more beneficial location for the community served, prior to development, would also represent acceptable exceptional circumstances (e.g. school and community hall replacement schemes in new locations). The safe and easy accessibility by foot, cycle and public transport (including the duration and cost of travel) of replacement community facilities will represent important considerations in this respect. The policy will also be relaxed where there is evidence to demonstrate that there is no realistic prospect of viable operation of the land or premises in firstly its existing community use and thereafter, other community use(s) in the short term (i.e. 5 years). Where large sites or buildings are involved, this should include investigating the potential for part of the site or building to be retained for community use. Consideration should also be given to innovative diversification of existing facilities to improve custom and viability e.g. the combined village hall/creche and the "pub in the community" where a shop or post office is located in the pub. Eliciting the views of the local community will be very important in this respect.*
- 14.x.3 *Where the proposal involves the loss of land or premises presently or last in community use which does not satisfy criterion A) or B), the applicant will normally be required to provide evidence covering the results of reasonable attempts to actively market the land or premises for sale or lease, at existing use value. The following information will be required:*
- *Copy of the sales particulars*
  - *Details of the original price paid and the new guide price*
  - *Schedule of the advertising carried out, with copies of the advertisements and details of where and when the advertisements were placed, along with an estimate of the expenditure incurred from advertising*

- *The confirmed number of sales particulars distributed, along with a breakdown of where the enquiries resulted from, for example, from the "For Sale/To Let" board, advertisements, etc.*
- *Details of the number of viewings*
- *Resulting offers and why they were dismissed*
- *Details of the period when a "For Sale/To Let" board was displayed, or if not, the reasons behind the decision*
- *Timetable of events from the initial appointment of the agents to current date*

14.x.4 *The following additional information will be required for licensed premises:*

- *The last 3 years trading accounts with a breakdown of the percentages of income from food and drink*
- *Where a dining facility is provided, details of the market aimed at and the number of covers available*
- *Who the licence is currently held with and when it is due for renewal*
- *The opening times for the premises*

14.x.5 *Whilst national and local policy is moving away from traditional elderly persons accommodation in homes, towards better home care support (e.g. extra care housing and assisted living), this is likely to take decades to bring about and in the meantime places in homes need to be retained so as not to put undue pressure on hospital beds. In determining applications involving the loss of homes for the elderly, their viability and the scope for providing more suitable replacement accommodation for the elderly in the community will be particularly important considerations. The assessment of whether homes are capable of meeting the new Care Standards Act will be a critical viability consideration, requiring consultation with the National Care Standards Commission.*

14.x.6 *As the public can have important views on the viability of a community use, the information provided needs to be accessible to the public as much as possible. However, commercially sensitive information will be treated in confidence and specialist financial details may be subject to independent expert assessment. The policy is not intended to operate in such a way that owners suffer real personal hardship especially where living accommodation is involved, therefore the submission of full information requirements at the outset of making a planning application is vital.*

14.x.7 *Guidelines for the operation of this policy have been published and are available on the Council's planning website [www.harrogate.gov.uk/planning/planload.htm](http://www.harrogate.gov.uk/planning/planload.htm)*

## Consequential Amendments to other Policies & Proposals of the Plan

In view of the new Policy HX on the Managed Release of Housing Sites and the alteration of Policy H5 on Affordable Housing it is considered appropriate to mention these policies in certain other policies through cross-referencing wording and those affected policies are reproduced in full below:

*in Chapter 3: Countryside*

### THE RE-USE AND ADAPTATION OF RURAL BUILDINGS

#### POLICY C16

OUTSIDE DEVELOPMENT LIMITS (AS DEFINED ON THE PROPOSALS MAP) AND THE BUILT-UP CONFINES OF SETTLEMENTS REFERRED TO IN POLICY H6, ALL PROPOSALS FOR THE RE-USE AND ADAPTATION OF RURAL BUILDINGS SHOULD HAVE REGARD TO THE FOLLOWING CRITERIA:

A) THE PROPOSAL, BY VIRTUE OF ANY PHYSICAL CHANGES, ACCESS AND SERVICING ARRANGEMENTS, AND THE LEVEL OF ACTIVITY ASSOCIATED WITH THE PROPOSED USE, SHOULD NOT HARM THE CHARACTER OR APPEARANCE OF THE COUNTRYSIDE OR OF THE BUILDING ITSELF.

ANY PROPOSAL FOR RESIDENTIAL USE WILL NOT BE PERMITTED WHERE:

- B) THE BUILDING IS NOT OF A PERMANENT AND SUBSTANTIAL CONSTRUCTION, AND IS NOT OF A TYPE CAPABLE OF CONVERSION TO THE NEW USE WITHOUT REQUIRING EXTENSIVE ALTERATION, EXTENSION, DEMOLITION AND/OR REBUILDING WORKS; OR
- C) AN ASSOCIATED RESIDENTIAL CURTILAGE WOULD HARM THE CHARACTER OR APPEARANCE OF THE COUNTRYSIDE; OR
- D) THE PREMISES ARE SUITABLE FOR BUSINESS USE AND THERE IS AN IDENTIFIED LOCAL NEED FOR BUSINESS PREMISES; OR
- E) THERE IS A LOCAL NEED FOR AFFORDABLE HOUSING, THE BUILDING IS SUITABLE FOR SUCH PURPOSES AND SATISFIES POLICY H5, AND THE PROPOSAL IS NOT AN AFFORDABLE HOUSING SCHEME.

PROPOSALS FOR BUSINESS USE, IN ADDITION TO HAVING REGARD TO CRITERION A, WILL BE PERMITTED WHERE:

- F) THE BUILDING IS OF A PERMANENT AND SUBSTANTIAL CONSTRUCTION; AND
- G) ANY ALTERATIONS, EXTENSIONS OR REBUILDING ARE MINIMISED AND ARE ESSENTIAL TO THE OPERATIONAL REQUIREMENTS OF AN IDENTIFIED USER; AND
- H) IT WOULD NOT LEAD TO DISPERSAL OF ACTIVITY ON SUCH A SCALE AS TO PREJUDICE NEARBY TOWN AND VILLAGE VITALITY; AND
- I) THERE IS NO ADVERSE EFFECT ON RESIDENTIAL AMENITY.

#### **Justification**

3.52 *PPG7 emphasises that the re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, as well as for tourism, sport and recreation (paragraph 3.14). The PPG indicates that it may be appropriate to include policies in development plans which discriminate in favour of business use. It also indicates that such conversions may have a part to play in meeting identified needs for new market or affordable housing. However it states that local planning authorities should examine applications for residential use of rural buildings with particular care, and sets down some guidelines for consideration of all reuse proposals.*

- 3.53 *The first part of this policy applies to all reuse proposals. Thereafter the policy deals firstly with the criteria against which residential proposals should be assessed and secondly those criteria against which business use should be assessed.*
- 3.54 *Circumstances in Harrogate District warrant some discrimination in favour of business reuse. A large area of the District is recognised as having problems of declining agricultural employment and rural deprivation. Most recently the European Commission has confirmed upon the western part of the District 'Objective 2 Status' and the north western part of the District lies within the North Yorkshire Rural Development Area. The Management Strategy for the Nidderdale Area of Outstanding Natural Beauty seeks to reduce dependence on the declining agricultural sector and broaden the economic base of the area. Monitoring of planning applications for rural reuse in the District show that proposals overwhelmingly involve residential development. It has been difficult to find suitable land for employment purposes in the preparation of this Local Plan, and although small scale proposals for employment may come forward during the Plan period, these may have to be rejected where their impact on the countryside is harmful. It is for all these reasons, that residential proposals may have to be refused in favour of the opportunity to allow business use of suitable rural buildings. Similarly, the local need for affordable housing could warrant, where appropriate the rejection of proposals for the reuse of rural buildings for open market residential use.*

*Criterion A) A long-standing aim of national and local planning policies is to channel development in rural areas to existing settlements and to safeguard the character and appearance of the countryside (PPG7 and County Structure Plan Policies H5 and E2). Proposals for conversion of rural buildings within the built confines of villages will not normally affect the landscape significantly. However, in the countryside, proposals will be much more sensitive and impact on the character and appearance of the landscape will normally be the key issue in determining an application.*

*Large parts of Harrogate District have been identified as being of national and local landscape importance. Nidderdale is designated as an Area of Outstanding Natural Beauty. Special Landscape Areas are designated around Harrogate, Knaresborough and Ripon.*

*It is important that, in any conversion works, as much as possible of the character and setting of the building are retained. This requires skilful and sensitive design in order to maintain essential features of the original building to reflect local building styles and materials and to avoid so many changes to the building that its existing character would be lost. The Council's 'Re-use and Adaptation of Rural Buildings' Design Guide provides detailed advice to assist in this process. A lack of sensitive design can destroy the character of a building and suburbanise its appearance, so that it becomes a jarring element in the rural scene and is similar in visual impact to construction of a new dwelling.*

*The need to retain the character and appearance of a building assumes particular importance in the case of listed buildings. Care will be needed on the internal as well as external treatment of listed buildings. English Heritage provides detailed advice in its leaflet 'The Conversion of Historic Farm Buildings'.*

*Buildings proposed for conversion will need to have suitable vehicular access and provision of basic services such as water, electricity and foul drainage. As well as meeting necessary technical standards (e.g. highway visibility splays), care must be taken to avoid harm to the character and appearance of the surrounding area. The provision of new surfaced access tracks across farmland, provision of overhead power lines and removal of existing roadside walls to provide adequate visibility, are examples of the adverse secondary impact which can arise.*

*PPG7 states that proposals for conversion of existing buildings to residential use require most careful consideration. They have a minimal impact on the local economy and when situated outside villages, often have a harmful effect on the character and appearance of the countryside.*

- Criterion B)* *Proposals should involve re-use and adaptation of buildings to facilitate the new use, rather than extensive alteration, extension, demolition or rebuilding works. Such works could be tantamount to construction of a new building in the countryside and so contrary to established national and local planning policies. Buildings which have become so derelict as to require complete or substantial reconstruction to bring them back into use will normally fail this test.*
- Most traditional rural buildings are simple and unassuming. An important aim of this policy is to retain as much of their character as possible. Extensions to buildings or alterations to their roof line change the shape and form of the building. Indeed, the visual impact of large scale extensions may be similar to a new building in the countryside. This is to be avoided and extensions should be small in size in relation to the existing building and be designed so as to maintain the character of the building.*
- The Council will require comprehensive information on the current structural condition of the building and the method by which it is proposed to convert it to the new use. These information requirements are fully detailed in the Design Guide.*
- (NB: A planning permission for conversion does not confer a right to demolish and rebuild. If the latter takes place, a fresh application will normally be required and it cannot be assumed that permission will be forthcoming.)*
- Criterion C)* *One of the most important characteristics of many traditional rural buildings is that the fields sweep directly up to them. Therefore establishment of a suitable curtilage for a building is often a particular difficulty. The creation of new residential curtilages can adversely affect the character of the countryside by suburbanising the agricultural landscape.*
- The impact of new curtilages will usually need to be minimised by strictly limiting their extent and, if appropriate, by the use of existing foldyards, walls and hedges.*
- Criterion D) & E)* *Notwithstanding the advice given in paragraph 3.5 of PPG7, the Council does not intend, as a matter of procedure, to require every application for residential reuse of rural buildings to demonstrate that every reasonable attempt to secure a suitable business reuse has been tried and failed. It is considered that this would involve a complex process, causing long delays and often abortive expenditure for the applicant with little, if any, more benefit to the rural economy than that which can be achieved through the adoption of these criteria.*
- Nevertheless, there will be occasions where the Council has identified a need for business use in the area, and subject to the suitability of the building concerned a proposal for residential use would be rejected as contrary to this criterion. Similarly, a locally identified need for affordable housing combined with a suitable building/location would also result in the refusal of planning permission for open market residential use. Affordable housing in terms of criterion E includes justified agricultural workers dwellings. Sites for affordable housing in conversion schemes will need to satisfy Policies HX and H5 of the Plan. The Council will issue Supplementary Planning Guidance on the details of this approach.*
- PPG7 states that there should be no reason for preventing the conversion of rural buildings (including modern buildings) for business reuse provided a number of criteria are met. This policy and relevant criteria seek to encourage business reuse whilst setting out certain safeguards similar to PPG7. For the purpose of this policy business use is regarded as A2, B1, B2 and B8 in the Town and Country Planning (Use Classes) Order 1987 as amended.*

- Criteria F) & G) *The justification text of Criterion B above also relates to these criteria. However, the Council is prepared to adopt a more flexible approach to alterations, extensions and rebuilding works for a specific business user. To secure the latter, approvals for business reuse may be conditioned, or the subject of a Section 106 legal agreement, so as to restrict its implementation to a particular end user.*
- Criteria H) & I) *PPG7 seeks to maintain and improve the viability of existing villages and market towns and reverse the general decline in rural services. Whilst generally encouraging business reuse it is important that proposals should not be of such a scale and location as to prejudice the vitality of nearby towns and villages. It is also important to ensure business use has no adverse effect on the residential amenity currently enjoyed by local residents.*
- 3.55 *The Council is concerned that the conversion of traditional rural buildings should not result in the need to replace them with modern farm buildings. As indicated in PPG7 (Annex G), in circumstances where the Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.*
- 3.56 *If there are sound planning reasons for controlling the replacement of old farm buildings by new ones, the Council may consider a condition withdrawing permitted development rights for new farm buildings in respect of that particular agricultural unit or holding.*
- 3.57 *To guard against the possibility of adverse effects on the character and appearance of converted buildings as a result of 'permitted development rights', the Council will normally withdraw these rights by imposition of a condition attached to the grant of planning permission.*
- 3.58 *In appropriate cases, dependent upon the structural condition of the building, the Council will seek, by imposition of a condition attached to the grant of planning permission, the implementation of proposals within two years of the date permission is granted.*
- 3.59 *It is essential that proposals are accompanied by the full range of information as specified in the Council's 'Re-use and Adaptation of Rural Buildings' Design Guide.*

#### in Chapter 5: Green Belt

### DEVELOPMENT WITHIN SETTLEMENTS IN THE GREEN BELT



#### POLICY GB5

~~IN THE VILLAGES OF ASKWITH, FOLLIFOOT, HUBY, KIRKBY OVERBLOW, LONG MARSTON, NORTH RIGTON AND SICKLINGHALL NEW BUILDING WILL BE RESTRICTED TO INFILLING WITHIN THE AREA DEFINED BY THE DEVELOPMENT LIMITS FOR THE VILLAGE, AS SHOWN ON THE PROPOSALS MAP.~~

~~IN THE VILLAGE OF BECKWITHSHAW NEW BUILDING WILL BE RESTRICTED TO INFILLING WITHIN THE BUILT CONFINES OF THE SETTLEMENT.~~

~~IN ALL OTHER SETTLEMENTS IN THE GREEN BELT POLICY GB2 WILL APPLY.~~

~~WITHIN ALL SETTLEMENTS IN THE GREEN BELT ANY DEVELOPMENT, REDEVELOPMENT OR CONVERSIONS WILL BE EXPECTED TO:~~

- ~~A) NOT HARM THE OPENNESS OF THE GREEN BELT OR ANY OF THE PURPOSES FOR INCLUDING THE AREA IN THE GREEN BELT; AND~~
- ~~B) BE OF A SCALE, DENSITY, LAYOUT AND DESIGN APPROPRIATE TO THE LOCALITY AND TO THE FORM AND CHARACTER OF THE SETTLEMENT OF WHICH IT IS PART; AND~~
- ~~C) PROVIDE A SATISFACTORY LEVEL OF RESIDENTIAL AMENITY; AND~~
- ~~D) NOT RESULT IN THE LOSS OF OPEN SPACE OF RECREATIONAL OR AMENITY VALUE IN CONFLICT WITH POLICIES R1 OR HD12 OF THE PLAN; AND~~

~~E) ACCORD WITH ALL OTHER RELEVANT POLICIES OF THE PLAN AND IN PARTICULAR POLICY HX.~~**Justification**

- 5.22 ~~This policy reflects the advice contained in PPG2 on how development plans should treat existing settlements in the Green Belt. In addition, the development of small scale affordable housing within, or immediately adjoining these settlements will be permitted in accordance with Policy H8.~~
- 5.23 ~~Development limits giving appropriate infill boundaries have been defined for most of these settlements to avoid dispute over whether particular sites are covered by infill policies. Development limits have not been defined for Beckwithshaw as the tight built form of this settlement is such that it is clear where infill would be appropriate.~~
- 5.24 ~~Within the remaining settlements in the Green Belt it is proposed that no new development should take place beyond that allowed for by Policies GB2, GB3 and GB6.~~
- 5.25 ~~The former West Yorkshire Green Belt boundary excluded, as insets, the settlements of Follifoot, Kirkby Overblow and Sicklinghall. Work on settlement policy in this Local Plan concluded that these settlements could not be expanded without harm to their form and character and that they were not appropriate for housing or employment land allocations. Consequently, and in accordance with the guidance given in PPG2, Green Belt is carried across or 'washed over' these settlements.~~

**MAJOR DEVELOPED SITES IN THE GREEN BELT****POLICY GB7**

THE FOLLOWING SITES, AS SHOWN ON THE PROPOSALS MAP, ARE IDENTIFIED AS MAJOR DEVELOPED SITES IN THE GREEN BELT. PROPOSALS FOR THE LIMITED INFILLING OR REDEVELOPMENT OF SUCH SITES WILL NOT BE INAPPROPRIATE DEVELOPMENT IN THE GREEN BELT PROVIDED THAT:

- A) THE PROPOSAL WOULD HAVE NO GREATER IMPACT THAN THE EXISTING OR FORMER DEVELOPMENT ON THE OPENNESS OF THE GREEN BELT, NOR THE PURPOSES OF INCLUDING LAND IN THE GREEN BELT AND, WHERE POSSIBLE, HAVE LESS.
- B) THE PROPOSAL WOULD NOT INJURE THE VISUAL AMENITY OF THE GREEN BELT AND, IN THE CASE OF REDEVELOPMENT, WOULD RESULT IN ENVIRONMENTAL IMPROVEMENT AND CONTRIBUTE TO THE ACHIEVEMENT OF THE OBJECTIVES FOR THE USE OF LAND IN THE GREEN BELT.
- C) ANY NEW BUILDINGS AS PART OF A REDEVELOPMENT SCHEME DO NOT OCCUPY A LARGER AREA OF THE SITE THAN, NOR EXCEED THE HEIGHT OF, THE ORIGINAL BUILDINGS.
- D) WHEREVER POSSIBLE EXISTING BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST ARE RETAINED AND RE-USED.

**WEST YORKSHIRE GREEN BELT:**

RUDDING HOUSE AND ASSOCIATED BUILDINGS, RUDDING PARK, FOLLIFOOT  
 FORMER THISTLE HILL HOSPITAL, KNARESBOROUGH  
 FORMER MIDDLETON HOSPITAL, MIDDLETON  
 PLANT AND MACHINERY BUSINESS, BRADFORD ROAD, RIFFA  
 HENSHAW'S COLLEGE, BOGS LANE, STARBECK

RESIDENTIAL PLANNING PERMISSION WILL ONLY BE GRANTED IF THE PROPOSAL ALSO SATISFIES POLICY HX.

**Justification**

- 5.28 *Green Belts can contain some major developed sites such as factories, water and sewage treatment works, military establishments, civil airfields, hospitals, research and education establishments and similar institutions.*
- 5.29 *PPG2 indicates that the limited infilling or redevelopment of these sites is appropriate development within the Green Belt if identified in local plans. The list of sites identified in this policy is based upon interpretation of PPG2. The sites are marked by a letter 'D' on the Proposals Map.*
- 5.30 *Limited infilling at major developed sites in continuing use may help to secure jobs and prosperity without further prejudicing the Green Belt. The redevelopment of major developed sites in Green Belts, whether they are redundant or in continuing use, may offer the opportunity for environmental improvement. However, as indicated in Policies E2 and C17, in order to provide a reasonable supply of employment opportunities and minimise the development of new greenfield land, sites and premises in existing or former employment use should, wherever possible, be retained in that use; in all other instances re-use or redevelopment for employment purposes will be encouraged.*
- 5.31 *PPG2 states that redevelopment should contribute to the achievement of the objectives for the use of land in Green Belts (these objectives are set out in the justification to Policy GB4) including making adequate provision for the maintenance of landscaped areas where appropriate. Redevelopment or infilling, by reason of its siting, materials or design, should not injure the visual amenity of the Green Belt.*
- 5.32 *The new buildings should not occupy a larger area of the site nor exceed the height of the original buildings. For this purpose the relevant area is the aggregate ground floor area ('footprint') of the existing buildings, excluding temporary buildings, open spaces with direct external access between wings of a building, and areas of hardstanding. In cases where buildings are demolished rather than being left in a semi-derelict state pending decisions about their redevelopment, it will be necessary to keep suitable records. The character and dispersal of proposed redevelopment will need to be considered as well as its footprint. The location of the new buildings should be decided having regard to the purposes of including land in Green Belts, the objectives for the use of land in Green Belts, the main features of the landscape, and the need to integrate the new development with its surroundings.*
- 5.33 *Any proposals for partial redevelopment should be put forward in the context of comprehensive, long-term plans for the site as a whole.*
- 5.34 *Suitable re-use is to be preferred to redevelopment where the buildings are of architectural or historic interest. Any proposals for altering or demolishing listed buildings or which affect their settings should be considered in the light of the advice in PPG15 (Planning and the Historic Environment).*
- 5.35 *The effect of the proposed development on parks and gardens of special or historic interest is a material consideration in the determination of a planning application. The English Heritage register of historic parks and gardens lists sites of special importance which are to be strictly protected under Policy HD7A.*
- 5.36 *Conversion or redevelopment should not normally require additional expenditure by the public sector on the provision of infrastructure, nor should it overload local facilities such as schools and health care facilities. In determining applications, local planning authorities should take account of any additional infrastructure requirements (e.g. roads) which may have significant adverse effects on the Green Belt, together with other material considerations, including the traffic and travel implications of redevelopment and the principles of sustainable development. Indeed, in the case of the site of the former Middleton Hospital, as the site is located within the Nidderdale AONB and not well placed to contribute towards achieving sustainable development and a reduction in car dependency there will be additional constraints on the extent of new building. Redevelopment should thus be modest compared with what was previously on the site.*

## in Chapter 9: Housing

**NEW HOUSING ALLOCATIONS****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

**RESIDENTIAL PLANNING PERMISSION WILL ONLY BE GRANTED IF THE PROPOSAL ALSO SATISFIES POLICY HX.**

**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).*

**c 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.

**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 AND IN PARTICULAR POLICY HX.~~

~~MAIN SETTLEMENTS AND LARGER VILLAGES:~~

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

**SMALLER VILLAGES:**

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

**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. Furthermore, 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 therefore 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.~~

Appendix X in adopted Local Plan is deleted completely and replaced with a revised Appendix X, as follows:

## Appendix X

# Affordable Housing Need in Harrogate District

### 1.0 INTRODUCTION

1.1 This statement is intended to support the Policy H5 target for affordable housing and the site size thresholds. It covers information on local housing needs and site availability.

### 2.0 THE HOUSING NEEDS SURVEY

2.1 The following table summarises housing need by sub-area as identified by the Housing Needs Survey 2000. The survey identified that within the 3,627 current households in affordable housing need, 1,163 households do not require to move in order to meet their needs. The survey also identified a total projected growth in need of 2,611 to 2005. Both of these figures are projections across the Borough as a whole and should be regarded as occurring in the same proportions within the sub-areas as for total current housing need.

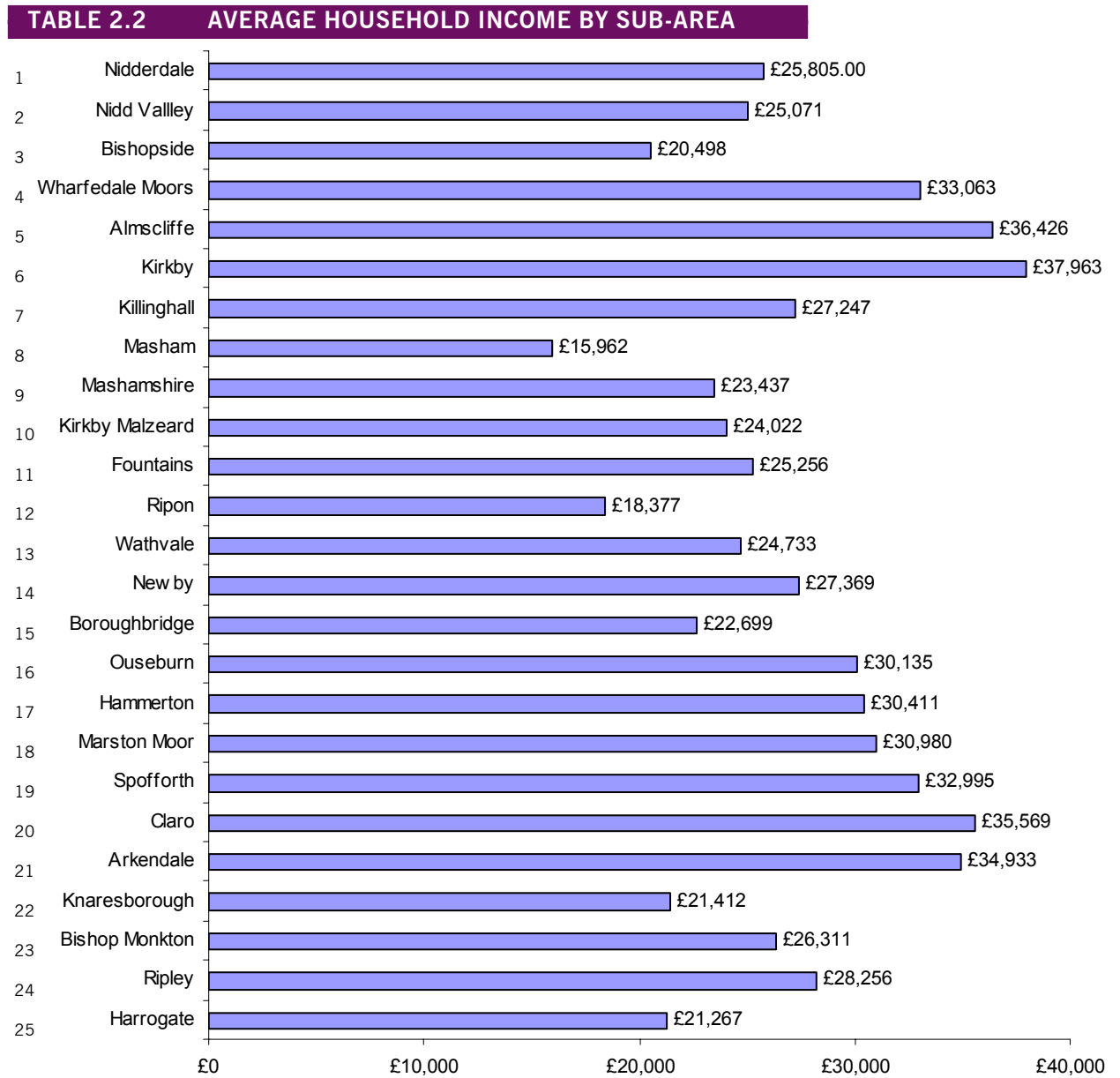
**TABLE 2.1 DISTRIBUTION OF HOUSING NEED**

Ref No.	Area	Existing h'holds	Concealed h'holds	Total in Need	Total h'holds	% of group in need	% of need in group
1	Nidderdale	29	16	45	520	8.7%	1.2%
2	Nidd Valley	15	49	64	1,273	5.0%	1.8%
3	Bishopside	34	23	57	947	6.0%	1.6%
4	Wharfedale Moors	21	8	29	837	3.5%	0.8%
5	Almscliffe	23	5	28	668	4.2%	0.8%
6	Kirkby	13	6	19	376	5.1%	0.5%
7	Killinghall	94	9	103	2,458	4.2%	2.8%
8	Masham	18	2	20	577	3.5%	0.6%
9	Mashamshire	13	14	27	260	10.4%	0.7%
10	Kirkby Malzeard	29	9	38	1,001	3.8%	1.0%
11	Fountains	37	16	53	958	5.5%	1.5%
12	Ripon	165	202	367	6,238	5.9%	10.1%
13	Wathvale	38	14	52	942	5.5%	1.4%
14	Newby	44	10	54	941	5.7%	1.5%
15	Boroughbridge	34	34	68	1,273	5.3%	1.9%
16	Ouseburn	35	15	50	625	8.0%	1.4%
17	Hammerton	52	54	106	952	11.1%	2.9%
18	Marston Moor	17	12	29	1,079	2.7%	0.8%
19	Spofforth	15	21	36	961	3.7%	1.0%
20	Claro	9	9	18	483	3.7%	0.5%
21	Arkendale	12	19	31	747	4.1%	0.9%
22	Knaresborough	259	254	513	5,949	8.6%	14.2%
23	Bishop Monkton	30	2	32	770	4.2%	0.9%
24	Ripley	11	5	16	473	3.4%	0.4%
25	Harrogate	1,217	485	1,702	29,947	5.7%	47.0%
	<not known>	<39>	<27>	<66>	<365>	<18.1%>	<1.8%>
<b>TOTAL</b>		<b>2,305</b>	<b>1,322</b>	<b>3,627*</b>	<b>61,620</b>	<b>5.9%</b>	<b>100.0%</b>

Source: Harrogate Borough Council Housing Needs Survey 2000

\* Total housing need figure excludes 52 homeless households whose geographical origin is unknown.

2.2 Average household income identified by the Housing Needs Survey is set out in the following table.



The average figure for Harrogate District is £23,052. Figures are gross annual household income, excluding benefits.



### 3.0 HOUSING SUPPLY

3.1 In addition to the Housing Needs Survey, data are available relating to the relative supply of affordable housing (both Local Authority and Registered Social Landlord) in the Borough, compared with the position elsewhere in Yorkshire and the Humber Region. Table 3.1 shows that Harrogate Borough has the third lowest level of provision in the region. At 11%, affordable housing provision is less than half the regional average of 23%. This means that affordable housing resources to meet current and future needs are significantly below the provision elsewhere in the region and emphasises the exceptional nature of affordable housing need in the Borough.

**TABLE 3.1 TENURE BY LOCAL AUTHORITY 2000**

	% DWELLINGS BY TENURE					TOTAL STOCK
	Local Authority	RSL	Other Public	Total Affordable	Private	
Hull	31	5	0	36	63	115,390
Sheffield	29	4	0	33	67	224,796
Rotherham	26	3	0	29	71	105,795
Wakefield	27	2	0	29	70	135,826
Barnsley	26	2	0	28	72	95,913
Leeds	23	4	0	27	72	307,700
Doncaster	22	2	0	24	76	124,267
Richmondshire	10	2	12	24	77	20,201
Kirklees	18	3	0	21	79	156,757
Calderdale	16	4	0	20	81	85,095
North Lincolnshire	17	2	0	19	81	66,435
Bradford	13	5	0	18	82	199,710
Hambleton	0	14	3	17	83	33,601
North East Lincolnshire	14	3	0	17	83	68,390
York	11	5	1	17	83	79,226
Selby	12	3	0	15	85	31,789
Scarborough	11	3	0	14	86	51,698
Ryedale	0	12	0	12	88	22,551
Harrogate	7	3	1	11	89	65,075
East Riding	9	1	0	10	89	136,467
Craven	7	2	0	9	90	23,408
<b>REGION</b>	<b>19</b>	<b>4</b>	<b>0</b>	<b>23</b>	<b>77</b>	<b>2,150,215</b>

Source: HIP data, DTLR website. Ranked by % total affordable housing

3.2 The Housing Needs Survey identifies that minimum house prices in Harrogate are £53,000 and £69,000 for 2 and 3 bedroomed properties respectively. This demonstrates that lowest priced housing is not accessible for households on below average incomes. However, in order to demonstrate the exceptional nature of affordable housing need in the Borough, it is relevant to consider average house prices across the region. Table 3.2 shows that in 2000, the average price for a market dwelling in Harrogate at £117,887 is 73% higher than the regional average of £68,168.

**TABLE 3.2 AVERAGE DWELLING PRICE 2000 AND PERCENTAGE INCREASES 1995-2000**

	% increases						Av. value 2000
	95-96	96-97	97-98	98-99	99-00	95-00	
Harrogate	4	4	9	11	13	46	£117,887
Hambleton	0	9	6	4	11	34	£104,162
Ryedale	4	8	-3	12	12	38	£95,145
Richmondshire	-1	9	-1	15	5	30	£92,579
Craven	3	10	6	3	8	34	£88,260
York	12	6	6	5	15	51	£87,312
Selby	2	5	0	5	10	23	£80,305
Leeds	2	6	5	10	9	36	£77,103
East Riding	-1	2	2	5	7	15	£70,651
Scarborough	1	3	2	5	8	19	£67,815
Sheffield	2	4	7	6	7	29	£66,315
Kirklees	6	3	5	5	6	28	£64,219
Wakefield	4	5	1	3	6	22	£61,862
Bradford	4	4	2	6	5	22	£61,368
Calderdale	1	7	5	3	5	23	£58,966
Rotherham	1	1	4	11	3	21	£57,182
N. Lincolnshire	7	4	4	5	5	27	£56,364
Doncaster	-1	9	4	3	4	21	£53,692
Barnsley	1	5	6	3	4	21	£52,703
NE. Lincolnshire	4	6	-1	9	0	19	£49,270
Hull	-1	1	2	8	-1	9	£39,745
<b>REGION</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>7</b>	<b>7</b>	<b>28</b>	<b>£68,168</b>

Source: HM Land Registry special purchase, ranked by average value in 2000

**TABLE 3.3 AVERAGE HOUSE PRICE COMPARISON 1999-2002**

	Jan-Mar 99	Jan-Mar 00	Jan-Mar 01	Jan-Mar 02
All England & Wales	£84,973	£102,749	£110,570	£121,881
North Yorkshire	£71,809	£85,269	£93,235	£107,893
<b>Harrogate District</b>	<b>£96,916</b>	<b>£110,891</b>	<b>£116,857</b>	<b>£140,102</b>

Source: HM Land Registry

3.3 For the most recent period Jan-March 2002. The Harrogate District average house prices were 30% higher than the average for North Yorkshire and 15% higher than the average for England and Wales.

3.4 Table 3.4 shows that Harrogate Borough is expected to experience a 13% increase in population between 1996 and 2021 - the highest projected percentage population increase in the region. Much of this increase is expected to result from inward migration, a high proportion of which will include high income earners with consequent additional upward pressure on house prices, which will serve to widen the affordability gap for those on below average incomes and necessitate additional provision of affordable housing.

**TABLE 3.4 PROJECTED POPULATION BY DISTRICT: YORKS & HUMBER REGION, 1996-2021**

	Projected Population (000s)						% change 1996-2021
	1996	2001	2006	2011	2016	2021	
Harrogate	147	152	156	160	163	166	13
Hambleton	85	88	90	92	93	95	12
York	176	181	185	189	193	196	12
Selby	72	75	77	78	79	80	11
East Riding	309	318	325	331	337	343	11
Hull	267	271	276	282	288	294	10
Scarborough	108	110	112	114	116	118	9
Ryedale	48	49	50	50	51	52	8
Richmondshire	47	49	49	50	50	51	8

Kirklees	389	395	401	407	413	418	7
Craven	51	52	53	53	54	55	7
Bradford	483	490	496	503	510	517	7
Leeds	727	731	736	742	747	753	4
Sheffield	530	531	533	535	537	539	2
Barnsley	227	228	227	226	226	226	0
Calderdale	193	191	190	189	189	189	-2
Doncaster	292	290	288	285	284	283	-3
N. Lincolnshire	152	151	149	148	147	146	-4
Wakefield	317	314	310	307	305	304	-4
Rotherham	255	252	249	245	243	241	-6
NE Lincolnshire	159	154	148	143	139	135	-15
<b>REGION</b>	<b>5,035</b>	<b>5,071</b>	<b>5,098</b>	<b>5,130</b>	<b>5,165</b>	<b>5,199</b>	<b>3</b>

Source: ONS statbase; ranked by % change 1996-2021

### 4.0 AFFORDABLE HOUSING SITE THRESHOLDS

4.1 Tables 4.1 and 4.2 analyse respectively the likely availability of sites coming forward in the 3 urban parishes of Harrogate, Knaresborough and Ripon and in the rural areas. Each table is accompanied by a graph and a summary conclusion, which also examines the limited supply of sites already committed or with outstanding targets for affordable housing provision in the remainder of the Plan period. This information, together with the local housing needs and supply information justifies the need for site thresholds in the urban areas to be reduced to 15 dwellings and in the rural areas to 3 dwellings in order to provide a more suitable level of affordable housing opportunities.

**TABLE 4.1 ANALYSIS OF SITE CAPACITY OF PLANNING PERMISSIONS GRANTED BETWEEN 1.4.96 - 31.03.02 IN URBAN PARISHES**

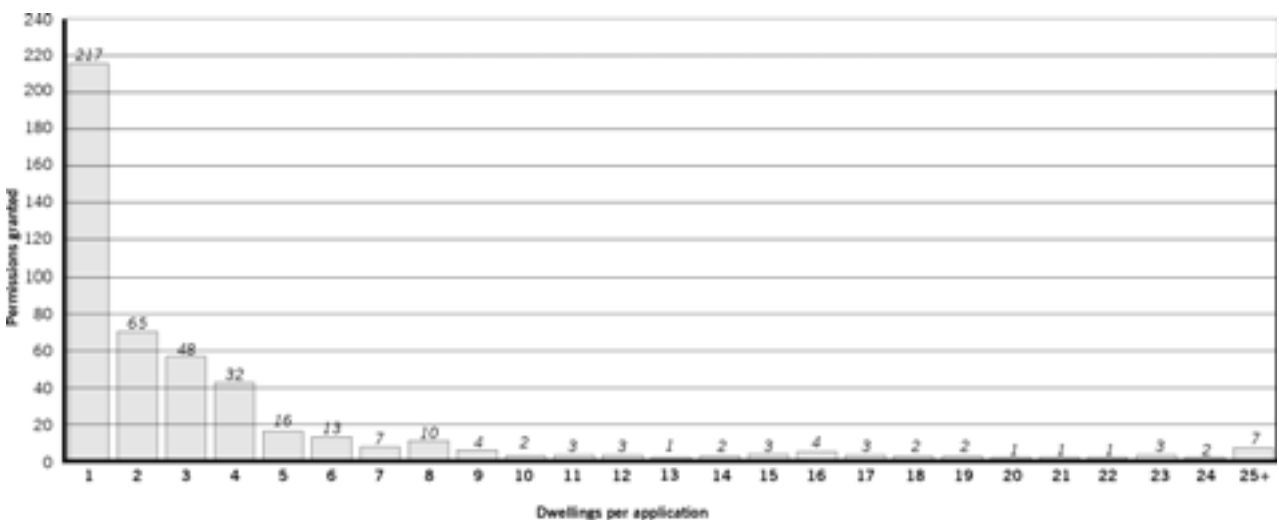
Parish	Name	Number of permissions granted/dwelling site total:																								
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25+
31	Ripon	28	9	11	3	4	3	2	1	1	1			1												
79	Hgte	164	45	32	24	12	9	4	9	3	1	1	2	1	1	1	3	1	2		1	1		3	1	7*
100	Knares'	25	11	5	5		1	1				2	1			1	1	1		1						
<b>Totals:</b>		217	65	48	32	16	13	7	10	4	2	3	3	1	2	3	4	3	2	2	1	1	1	3	2	7

40 - 7 = 33 windfall sites

29 - 7 = 22 windfall sites

█ allocated site in Deposit Draft Local Plan (i.e. not a windfall) \* 5 out of 7 were allocated sites

**Residential permissions between 01.04.96 - 31.03.02: Summary totals - gross site total grouped by parish (urban parishes: Harrogate, Knaresborough & Ripon).**



**Conclusion on urban site availability:**

- 4.2 Only 7 sites of 25 or more units have come forward over the 6 year period and the majority of these have been allocations. Windfalls of 10 or more and 15 or more units have also been scarce - amounting to only 33 and 22 sites respectively over the sample 6 year period. Restrictions on site size and type through the Managed Housing Site Release Policy (Policy HX) will further reduce opportunities in the 3 urban areas from previously-developed sites of 0.3ha or more or providing 10 or more dwellings and on all greenfield sites.
- 4.3 In terms of past supply, over the 6 year period April 1996 - March 2002, there were only 306 affordable housing completions in the urban areas, comprising 200 in Harrogate, 68 in Ripon and 38 in Knaresborough. Future committed urban supply is also limited:

**Outstanding affordable housing commitments (as at 01.04.02):**

**Harrogate:** MOD, St George's Rd: 52 rented & 38 shared equity - started; Dragon Parade 16 units - started; Chapel Works, Skipton Road 15 units - started and Commercial Street/Bower Road 16 units - started.

**Knaresborough:** Former Nurseries, Halfpenny Lane (outline permission only) 2 acres/0.8 ha = approx 25 units and Bus Station, High Street 15 units - not started.

**Ripon:** Ripon College 58 units (including 40 bedroom residential care home) minded to be approved; Skellgarths 8 units - started and 15-16 North Road - 8 units - not started.

**Total outstanding new urban supply:** Harrogate: 137 Knaresborough: approx 40. Ripon: 74.  
Total: approx. 250 units.

**TABLE 4.2 ANALYSIS OF SITE CAPACITY OF PLANNING PERMISSIONS GRANTED BETWEEN 1.4.96-31.03.02 IN RURAL PARISHES**

Parish	Name	Number of permissions granted/dwelling site total:														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15+
1	Ellington High & Low	2														
2	Ellingstring	3	2													
3	Masham	13	1	2				1								
4	Burton-On-Yore															
5	Colsterdale															
6	Healey	2														
7	Fearby	2		1												
8	Ilton-Cum-Pott															
9	Swinton with Warthermarske	1	1													
10	Middleton Quernhow															
11	Baldersby	2														
12	North Stainley with Sleningford	7	2	1	1			1								
13	Wath	3					1									
14	Norton Conyers															
15	Melmerby		2													1*
16	Stonebeck Up	4														
17	Fountains Earth	3	1													
18	Grewelthorpe	9	5	1												
19	Azerley	2														
21	Hutton Conyers	3														
22	Rainton with Newby	9	2	2												
23	Asenby	1		1	1											
24	Kirkby Malzeard	7			1		1			1			1*			1*
26	Dishforth	3		1	1											1
27	Cundall with Leckby															
28	Stonebeck Down	4	1													
29	Laverton	4		1												



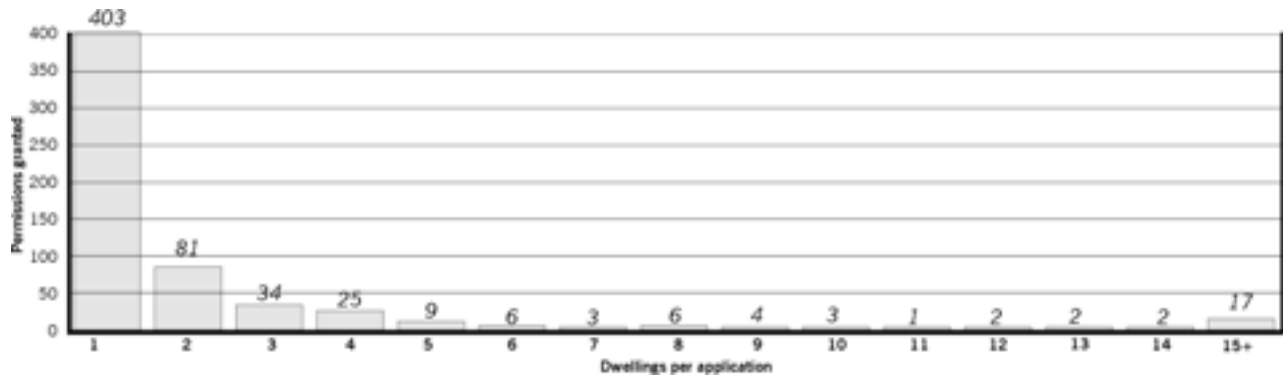
96	Whixley	8	4		1														1
97	Thorpe Underwoods	2																	
99	Felliscliffe	2	1																
101	Goldsborough	3	1		1			1											
102	Flaxby																		
103	Green Hammerton				1														
104	Nun Monkton	1																	
105	Blubberhouses																		
106	Fewston	4	1																
107	Norwood	4			1														
108	Plompton	2	1			1													
109	Great Ribston with Walshford																		
110	Hunsingore	1				1													
111	Cattal	1																	
112	Thornville																		
113	Kirk Hammerton	2			1														
114	Wilstrop	1																	
115	Moor Monkton	2	2					1											
117	Great Timble				1														
118	Little Timble																		
119	Haverah Park	1																	
120	Pannal	5	1		1	1						1							
121	Follifoot	3	1																
122	Spofforth with Stockeld	4			1		1		2	1			1						
123	Little Ribston	1																	
124	Tockwith	6			1		1			1									1
125	Long Marston	2	1																
128	Nesfield with Langbar	3	1																
129	Middleton	3	1																
130	Denton	1																	
131	Askwith	3	2			1													
132	Lindley		2																
133	Stainburn	3																	
134	North Rigton	4	1			1													
135	North Deighton																		
136	Kirk Deighton	6																	1
139	Weston																		
140	Newall with Clifton						1												
141	Kirkby Overblow	2	2																
142	Bilton in Ainsty	2																	
144	Farnley	3	1																
145	Leathley	2			1														
146	Castley																		
147	Weeton	3	2		1		1												
148	Kearby with Netherby	2	1			1													
149	Sicklinghall	5	1																
150	Wighill																		
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15+</b>			
<b>Totals:</b>		<b>403</b>	<b>81</b>	<b>34</b>	<b>25</b>	<b>9</b>	<b>6</b>	<b>3</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>17</b>

114 - 6 = 108 windfall sites

\*One allocated site in Deposit Draft Local Plan (i.e: not a windfall)

Note - figures include only full and reserved matters applications and avoid double counting arising from outline applications or from duplicate applications on the same site.

**Residential permissions between 01.04.96 - 31.03.02: Summary totals - gross site total grouped by parish (Rural parishes excluding: Harrogate, Knaresborough & Ripon)**



**Conclusion on rural site availability:**

- 4.4 The above analysis indicates a marked reduction in sites proposed for more than 1 dwelling and very few opportunities arising above 2 dwellings. Although there are a significant number of sites of 15 or more units, these have mainly been allocated in the Local Plan (6) or comprise windfalls for farm redevelopments/conversions or conversions of large country houses and mills. There will be more limited opportunities now for such developments, particularly given the Policy HX site release restrictions, on greenfield sites and on previously-developed sites of 0.3ha or more or producing 10 or more units. Only 108 windfall sites of 3 or more dwellings came forward in the rural parishes (excluding Pannal village in Harrogate) over the 6 year period and this includes greenfield sites.
- 4.5 In terms of past supply, over the 6 year period April 1996 - March 2002, there were 46 affordable housing completions in the rural areas, comprising 12 at Masham, 10 at Glasshouses, 8 at Boroughbridge, 6 at Bishop Monkton, 4 at Lofthouse, 2 at Weeton, 2 at North Stainley and 2 at Markington. Future committed supply in the rural areas is also extremely limited.

**Outstanding Commitments for Rural Affordable Housing (as at 01.04.02):** Millfield Street, Pateley Bridge - 12 additional units - started; Hampsthwaite Abattoir - 3-6 dwellings subject to S.106 Agreement - not started.

**Total outstanding new rural supply:** approx 15 dwellings.

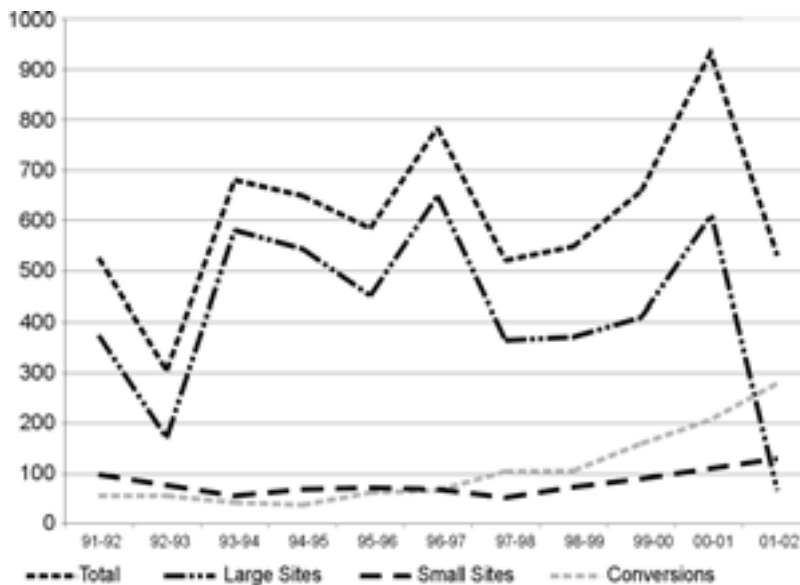
# Appendix XV

## Housing Monitoring Report - update March 2002

(to 31.03.02)

**TABLE 1: HOUSING COMPLETION RATES 1991-2002**

Year 1.04 - 31.03	Total Completions	Large sites newbuild of 10 or more units	Small sites newbuild of <10 units	Conversions/ Changes of Use
1991 - 1992	526	374	97	55
1992 - 1993	304	171	77	56
1993 - 1994	679	581	56	42
1994 - 1995	649	543	68	38
1995 - 1996	584	450	72	62
1996 - 1997	784	648	69	67
1997 - 1998	520	364	52	104
1998 - 1999	548	370	73	105
1999 - 2000	659	410	89	160
2000 - 2001	930	611	115	204
2001 - 2002	512	98	124	290
<b>Total</b>	<b>6695</b>	<b>4620</b>	<b>892</b>	<b>1183</b>



**Summary**

**Total Completions 91- 02: 6,695**

Average Completions pa: 609

**Total commitments (Dwellings outstanding at 31.03.02) 1,914**

(Conversion - 767 & Newbuild - 1147)  
(Brownfield - 1306 & Greenfield - 608)

of which:  
1,606 detailed permissions  
308 outline permissions  
286 under construction

**TABLE 2: HOUSING COMPLETIONS AND LAND TYPE 1996-2002**

Year (1 April - 31 March)	Brownfield completions	%	Greenfield completions	%	Total
1996 - 1997	270	34	514	66	784
1997 - 1998	262	50	258	50	520
1998 - 1999	217	40	331	60	548
1999 - 2000	373	57	286	43	659
2000 - 2001	639	69	291	31	930
2001 - 2002	404	79	108	21	512
<b>Total</b>	<b>2,165</b>	<b>55</b>	<b>1,788</b>	<b>45</b>	<b>3,953</b>

**TABLE 3: FORECASTS OF HARROGATE DISTRICT HOUSING GROWTH TO 01.04.2006***(based on information at 31.03.2002)*

Completions (01.04.1991 - 31.03.2002):	6695
Large site commitments	736
Small sites allowance	364
Conversions allowance	692
Losses from conversion/demolition (from 01.04.1997)	-77
 New allocations:	
HRUFC, Claro Rd. H'gate	205
Westholme Rd. Masham	+ 30
	<hr/>
	= 235
 Large sites windfall allowance	232
<b>Total:</b>	<b>8877</b>
Oversupply:	27%

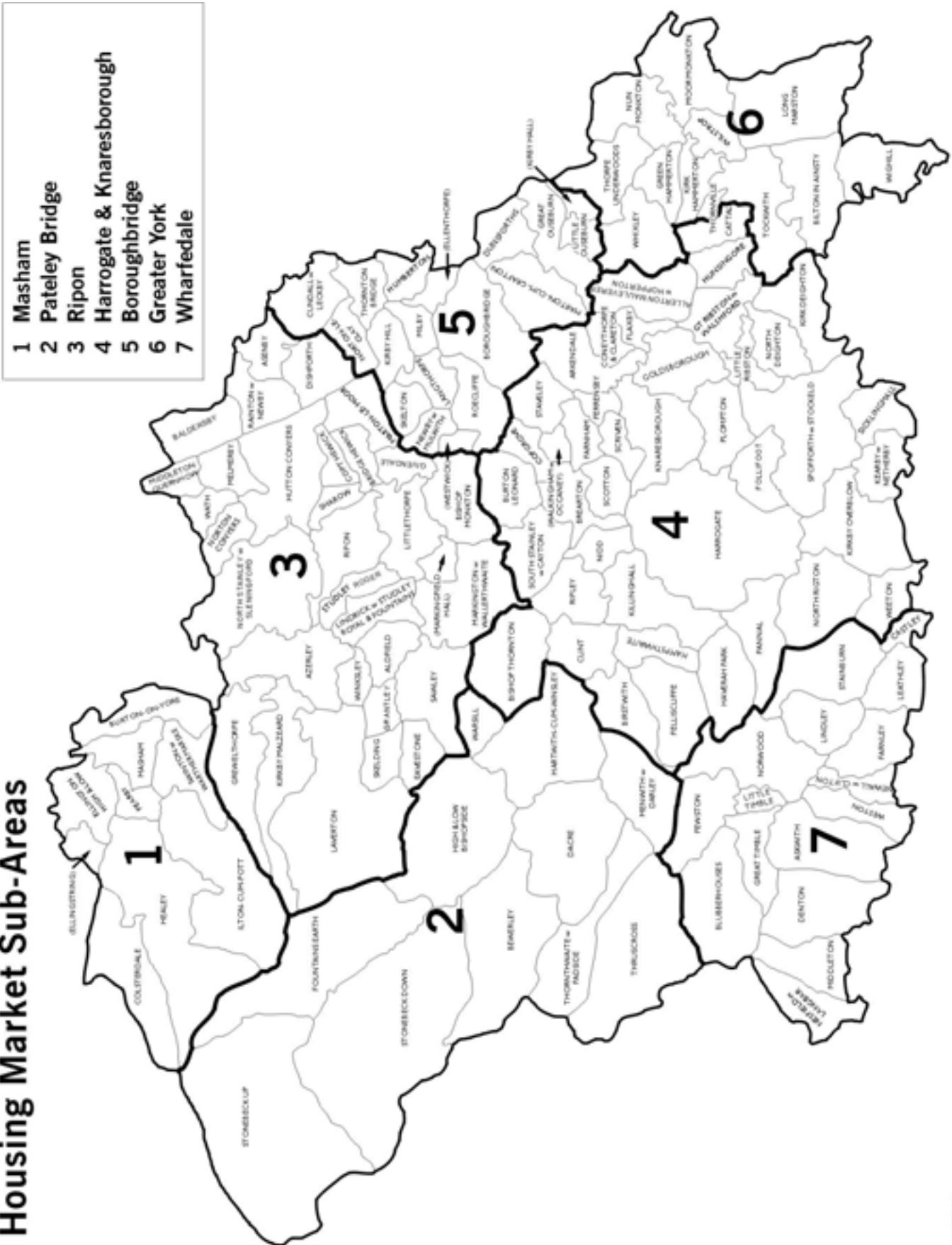
**TABLE 4: HARROGATE DISTRICT HOUSING SUPPLY 1991-2006 BY HOUSING MARKET SUB-AREA**

Housing Supply Elements	HOUSING MARKET SUB-AREA							TOTAL
	1. Masham	2. Pateley Bridge	3. Ripon	4. Hgte & Knares'	5. Boro' bridge	6. Gtr York	7. Wharfedale	
Completions (1.4.91-31.3.02)*	75	193	1,154	4,240	552	341	73	6,628
Large Site Commitments	0	24	134	562	16	0	0	736
New Allocations	30	0	0	205	0	0	0	235
Small Sites Allowance**	11	23	85	184	29	28	4	364
Conversions/COU Allowance**	16	66	78	452	27	16	37	692
Large Windfall Allowance**	0	0	25	167	40	0	0	232
<b>Total Supply</b>	<b>132</b>	<b>306</b>	<b>1,476</b>	<b>5,810</b>	<b>664</b>	<b>385</b>	<b>114</b>	<b>8,887</b>
%age of Total Supply	1%	3%	17%	65%	7%	4%	1%	100%
Requirement	91	322	1,092	4,837	308	245	105	7,000
<b>% over or under Supply</b>	<b>+45%</b>	<b>-5%</b>	<b>+35%</b>	<b>+20%</b>	<b>+116%</b>	<b>+57%</b>	<b>+9%</b>	<b>+27%</b>

\* 1% margin of error comparing HMSA completions and Housing Completion Rates due to variance in base rates when integrating NYCC and HBC data,

\*\* Allowances and weighting averages to HMSAs calculated on a 5 year average based on completions from 1997-2002

# Housing Market Sub-Areas



**TABLE 5: LARGE SITE COMMITMENTS AS AT 31.03.2002**

<i>Application</i>	<i>Location</i>	<i>Land</i>	<i>Market Sub-Area</i>	<i>Decision Date</i>	<i>Site Total</i>	<i>Outstanding</i>	<i>Commenced</i>	<i>Completed</i>
6.49.559.FUL	Millfield St. Pateley Bridge	B	2	01/02/01	24	16	8	0
6.12.5.M.OUT & N.REM	Watermill Estate, Watermill Lane, N Stainley	G	3	23/10/00	91	52	0	39
6.24.20.R.REM	Back Lane (Allocation), Kirkby Malzeard	G	3	31/10/01	20	13	4	3
6.26.92.F.FUL	Rear of Vine House, Dishforth	G	3	12/09/01	15	15	0	0
6.31.1578.E.FUL	Canal Basin, Boro' bridge Rd, Ripon	B	3	07/04/99	17	7	0	10
6.31.435.I.FUL	Former Ripon Land Rover Site, Borrage Lane, Ripon	B	3	26/11/01	24	24	0	0
6.31.619.O.REM	Land to the west of Skelldale Close, Boro' bridge Rd, Ripon	G	3	24/08/01	19	19	0	0
6.100.1685.C.OUT	Former Nursery site, Halfpenny Lane, Knaresborough	G	4	12/05/99	120	120	0	0
6.136.1.N.FUL	Ingmanthorpe Hall, York Rd, Wetherby	B	4	22/08/00	21	0	21	0
6.79.1174.M.FUL	Ashmoor Motor Co., Dragon Pde, Harrogate	B	4	13/02/01	16	0	16	0
6.79.1908.H.FUL	Princess Mary House, 14 Queen Pde, Harrogate	B	4	10/01/02	18	18	0	0
6.79.2362.E.FUL	Coppice Valley Pool, Harrogate	B	4	07/12/98	103	0	18	85
6.79.3578.K.FUL	Chapel Works, Skipton Rd, Harrogate	B	4	26/04/01	15	0	15	0
6.79.5112.L.FUL	Ministry of Defence Site, St. Georges Rd, Harrogate	B	4	22/10/01	227	189	38	0
6.79.6437.C.FUL	2 - 8 Bower Rd and 30 - 32 Commercial St, Harrogate	B	4	15/10/01	16	16	0	0
6.79.7822.C.FUL	Harrogate General Hospital, Knaresborough Rd, Harrogate	B	4	28/05/99	165	34	0	131
6.79.8653.OUT	John Farrah & Harrogate Toffee Ltd, Back Chatsworth Grove, Harrogate	B	4	14/06/99	13	13	0	0
6.79.HA9537.FUL	Allotment Gardens, The Avenue, Starbeck	G	4	20/07/72	25	24	1	0
6.92.44.K.REM	Dale Hall Garage, Hollins Lane, Hampsthwaite	B	4	28/06/01	13	5	4	4

Housing Market Sub-Areas: 2= Pateley Bridge, 3= Ripon, 4= Harrogate & Knaresborough, 5= Boroughbridge  
G= Greenfield B= Brownfield

Application	Location	Land	Market Sub-Area	Decision Date	Site Total	Outstanding	Commenced	Completed
6.92.66.L.OUT	The Abattoir, Hampsthwaite	B	4	23/01/01	15	15	0	0
6.100.1465.I.FUL	Bus Station, High Street, Knaresborough	B	4	17/01/01	15	15	0	0
6.47.34.C.RM	St. John's Walk, Kirby Hill	G	5	28/04/92	16	15	1	0
<b>Totals:</b>					<b>1008</b>	<b>610</b>	<b>126</b>	<b>272</b>
					Overall Total:	=	736	

**Notes:** Land - G = Greenfield and B = Brownfield

Housing Market Sub-Areas: 2= Pateley Bridge, 3= Ripon, 4= Harrogate & Knaresborough, 5= Boroughbridge  
G= Greenfield B= Brownfield