

WEB VERSION

**HARROGATE DISTRICT LOCAL PLAN:
Annual Monitoring Report 2003**

as published September 2003



HARROGATE DISTRICT LOCAL PLAN: Annual Monitoring Report **2003**

Contents

Introduction	1
Content of the Report	1
HOUSING - Chapter 9	2
EMPLOYMENT - Chapter 10	12
RETAIL - Chapter 11	16
TRANSPORTATION - Chapter 12	21
RECREATION - Chapter 7	25
COMMUNITY FACILITIES - Chapter 14	28
HERITAGE & DESIGN - Chapter 6	31
Selective Alteration	33

Introduction

Government guidance requires local planning authorities to keep under review the matters that may be expected to affect the development of their area or the planning of that area. Monitoring is important in assessing whether a local plan is achieving what it sets out to achieve and in identifying where policies need to be strengthened, maintained or altered. Monitoring is therefore the key to successful forward planning.

PPG12: Development Plans, published December 1999, advises that local plans should include an indication of how monitoring and review are to be carried out and that local authorities should publish the results of plan monitoring on a regular basis through an annual monitoring report.

PPG3: Housing (2000) introduces the plan, monitor and manage approach that requires local authorities to ensure that the planned level of housing provision is kept under continuous review.

This is the second report to be published on an annual basis, monitoring the progress of the implementation of the Harrogate District Local Plan which was adopted in February 2001. In the future the report will cover the effectiveness of some of the Plan's key policies through decisions on planning applications and appeals. This second report focuses on key aspects of housing, employment, retail, transportation, recreation, community facilities and heritage and design.

Content of the Report

The report is divided into eight sections and the contents of each section are as follows:

Housing

- Completion rates
- Land type completions
- Affordable housing completions
- Planning permissions granted
- Forecasts of housing growth
- Housing market sub area breakdown
- Large site commitments
- Progress on housing allocations
- House prices
- House type and size

Employment

- Employment Land position allocations
commitments
Policy I5 calculation
Sites not contributing to Policy I5
- Other employment land availability information
- Employment land and property values

Retail

- Harrogate Town Centre
- District centres in Harrogate town
- Knaresborough Town Centre
- Ripon City Centre
- Boroughbridge, Pateley Bridge and Masham
- Non-food retail warehouses
- Large food superstores/markets

Transportation

- Improvements in bus infrastructure/provision
- Rural bus services
- Improvements to the rail service
- Cycle and pedestrian developments
- Regeneration in Ripon
- Parking provision
- Parking standards
- Air quality monitoring

Recreation

- Progress on allocations
- Golf Club extension
- Other recreational developments of interest

Community Facilities

- New primary schools
- New community centres/village halls
- New public toilets
- New public library
- Cemetery extensions

Heritage and Design

- Townscape and environmental improvement

Selective Alteration

HOUSING - Chapter 9

Harrogate District has continued to experience high levels of housing growth in recent years with the area offering a most attractive residential location. The District also has relatively high house prices by regional and national standards which presents difficulties for local people wishing to enter the housing market and secure affordable housing.

The North Yorkshire County Structure Plan Strategy and Regional Planning Guidance (RPG12) is based on restraining housing growth in the County to safeguard the environment, although still making significant provision for inward migration.

The Council monitors residential developments within the District and compiles housing monitoring reports. Details of planning permissions granted for housing are recorded in a database. This database monitoring system can record individual site information such as land type (brownfield or greenfield) and housing completions. The following are extracts from the latest housing monitoring report, updating information on residential completions and trends to 31st March 2003 and forecasting growth to 2006.

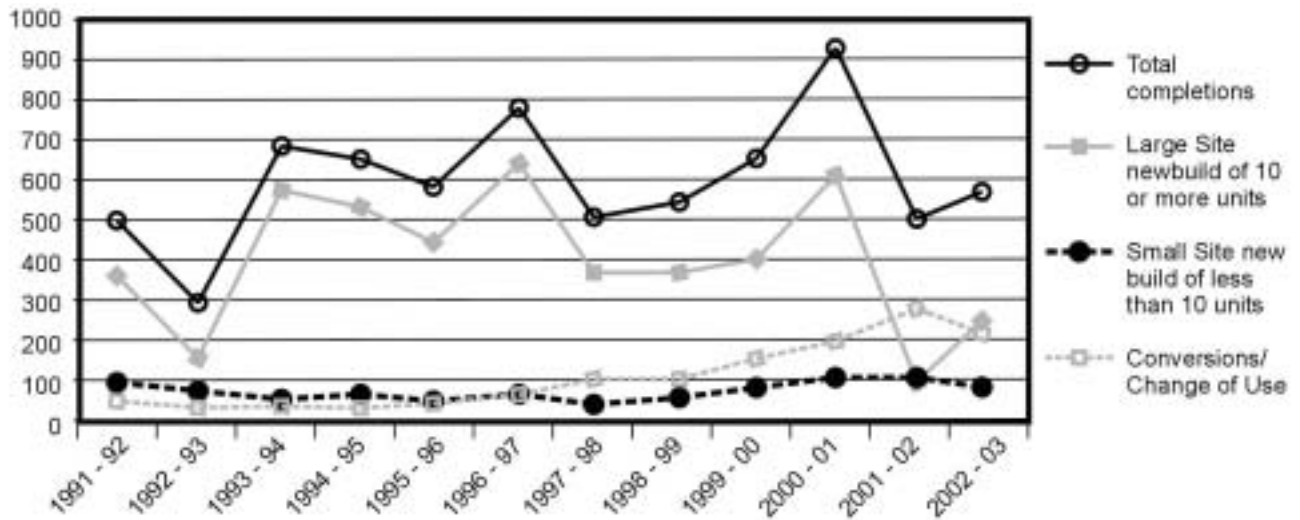
Housing Completion Rates

The North Yorkshire County Structure Plan Policy H1 requires about 7000 net dwelling completions between 1991 and 2006 in Harrogate District. Policy H1 of the Harrogate District Local Plan (HDLP) reiterates this requirement and states monitoring in accordance with Planning Policy Guidance Note (PPG) 3 will take place. The latest housing completion rates for Harrogate District are:

Date: 1st April - 31st March	Total Completions	Large site newbuild of 10 or more units	Small site newbuild of less than 10 units	Conversions/ Change 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
2002 - 2003	572	249	94	229
Total	7267	4869	986	1412

The results show that the 572 total completions in 2002-2003 were in line with the period 2001-2002. Of these 572 completions; 40% were conversions compared to 60% in the period 2001-2002. Small site new-build completions also dropped from 24% in 2001-2002 to 16% in 2002-2003. Large site new-build completions increased in comparison to the previous year from 19% to 44%. This is due to the overall completion of a number of major sites and the fast progression of new sites such as the former MOD site at St Georges Road, Harrogate.

Housing Completion Rates



Total Completions (91-03): **7267** Average Completions per annum: 606

Permissions

Dwellings outstanding at: 31/03/2003:

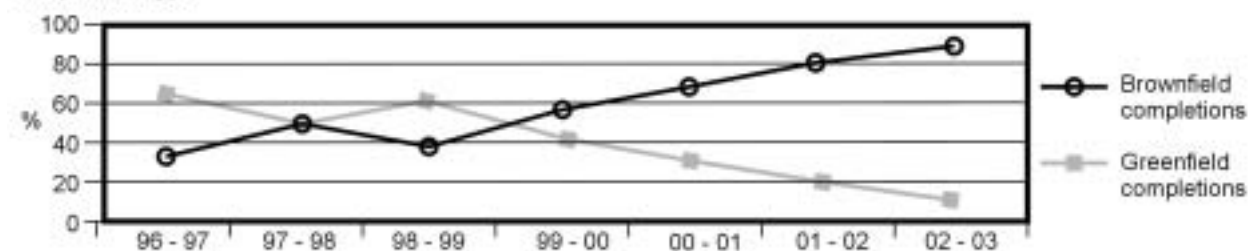
Total commitments: 1894 (with planning permission)	Large* Sites - 881	Small* Sites - 1013
	Conversion - 804	New build - 1090
	Brownfield - 1321 (70%)	Greenfield - 573 (30%)
	Detailed permissions - 1672	Outline permissions - 222

* Large sites are sites of 10 or more dwellings gross site total. Small sites are sites of less than 10 dwellings gross site total.

Completions & Land Type

Date:	Brownfield Completions	%	Greenfield Completions	%	Total
1st April - 31st March					
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
2002 - 2003	498	87%	74	13%	572
Total	2663	59%	1862	41%	4525

Completion Type



During the last monitoring year completions on brownfield land rose to 87%, the highest level proportionally during the Plan period, and an increase of 8% on the figure for 2001 - 2002.

Affordable Housing Completions (New build & Conversions April 1996 - March 2003)

	Date	No.
Harrogate:		
St. Nicholas Allotments	September 1996	20
Harold Styan Centre	September 1996	6
Women's Refuge	January 1997	1 (22 bed spaces)
Woodfield Square	March 1997	14
North Eastern Chambers	March 1997	22
Park House Green	October 1997	19
Franklin Road/Strawberry Dale	November 1999	16
General Hospital	Feb/June 2000	60
North Eastern Chambers	June 2000	2
High Street, Starbeck	February 2001	1
Albert Street	July 2001	13
Fountains Avenue	August 2001	3
Eleanor Road, Park House Green, Woodfield Road & Scargill Road	October 2001	14
Studley Road	January 2002	9
Dragon Parade	May 2002	16
Former MOD site, St Georges Road	Nov 2002	34
	Total	250
Knaresborough:		
Manor Crescent	August 1997	6
York Place	November 1998	14
Finkle Keep	August 2000	11
Park Place	November 2001	7
	Total	38
Ripon:		
St Wilfrids	September 1996	14
Doublegate's Quarry	August 1998	48
Oak Road	October 2001	6
North Road	September 2002	8
	Total	76
URBAN GRAND TOTAL		364
Rural:		
Glasshouses	September 1996	10
Masham*	February 1997	12
Lofthouse*	September 1997	4
North Stainley/Markington	March 1998	4 (2x2)
Bishop Monkton*	August 1999	6
Boroughbridge	September 2000	8
Weeton	September 2001	2
Pateley Bridge	March 2003	20
	Total	66
GRAND TOTAL		430

*Rural Exceptions site (Policy H8)

As at 01.04.03, 4 further units at Pateley Bridge, 6 units at Fewston, 16 at former Josephine's Night Club, Harrogate, 15 at Knaresborough Bus Station, 31 at former MOD site St Georges Road, Harrogate, 15 at Chapel Works, Skipton Road, Harrogate, 8 units at Skellgarths, Ripon and 1 at Low Laithe were under construction.

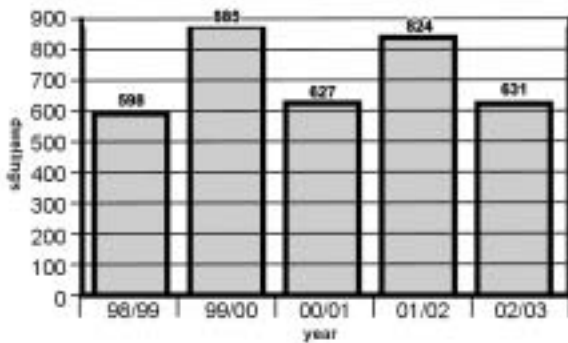
Planning Permissions (2002 - 2003)

172 applications totalling 631 new dwellings were granted permission between 01/04/2002 and 31/03/2003.

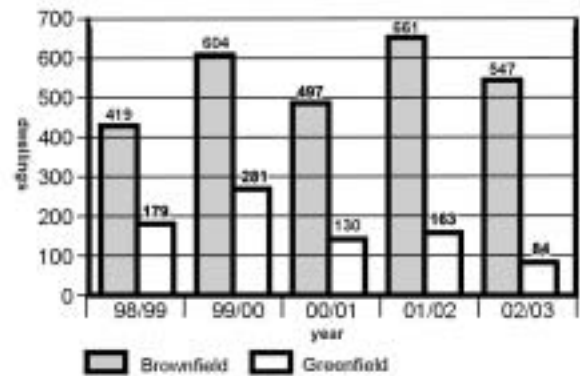
11 applications were outline and 161 detailed. This totals 13 outline dwelling plots and 618 detailed dwelling plots.

The following charts and graphs show a more detailed analysis of the 631 dwellings permitted in 2002/03. Where possible the same breakdown for permissions from the previous years back to 1998/99 is provided.

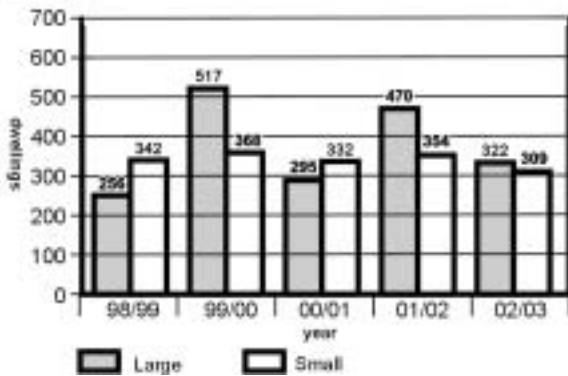
Total Permissions



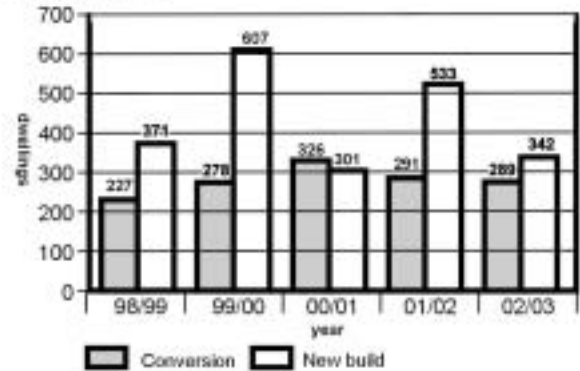
Land Type



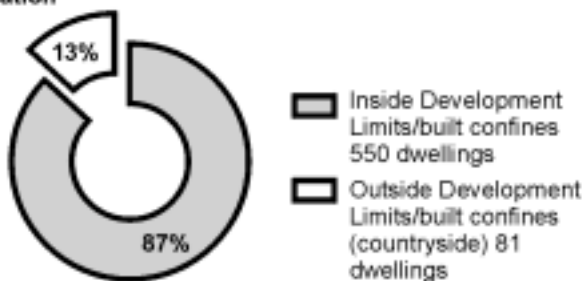
Site Size



Dwelling Type

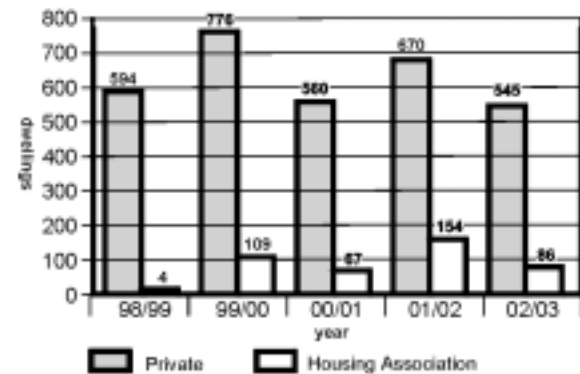


Situation



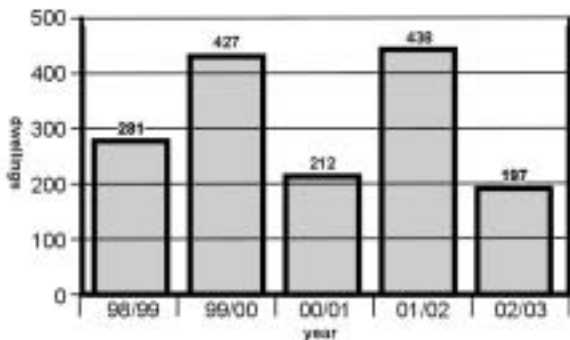
Compared with the previous year (2002-03) where:
 Inside = 701 (85%)
 Outside = 123 (15%)

Tenure

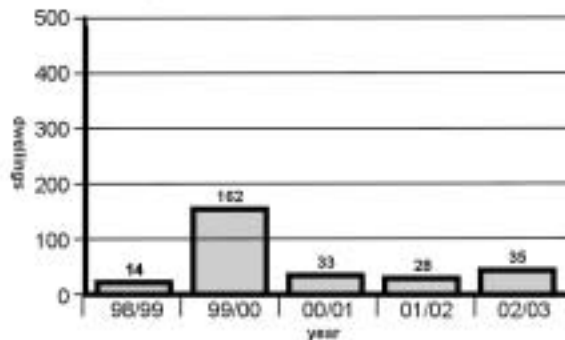


Location

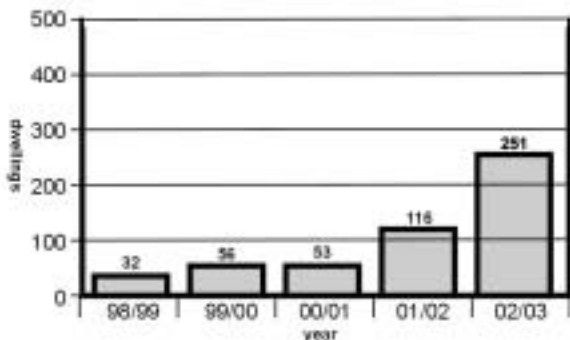
Harrogate



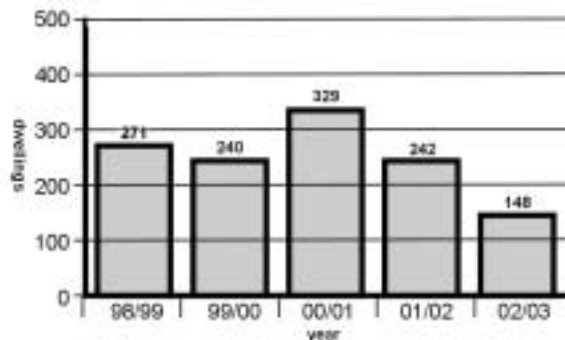
Knaresborough



Ripon



Rest of District



Forecasts of Harrogate District Housing Growth to 01.04.06

Completions (01.04.91 - 31.03.03)	7267
Losses from conversion/demolition (from 1.4.97+)	-103
Large site commitments	708
Small site allowance	297
Conversions allowance	594
New allocations: HRUFC, Claro Rd. Harrogate	55
Large site windfall allowance	168
Total	8986
Oversupply	28%

(Based on information at 31.03.03)

Notes:

Large Site Commitments - Outstanding plots of new build development on large sites (10 or more dwellings). Excludes conversions, new allocations and sites minded to be approved subject to legal agreement. There is a likelihood that some of these sites may not come forward in full by 2006 (e.g. Watermill Estate, North Stainley and Halfpenny Lane, Knaresborough, but these are unlikely to contribute more than 100 dwellings).

Small Site Allowance - New build of less than 10 dwellings based on 5-year average (99 p.a). With 3 years of Plan period remaining, revised allowance is $99 \times 3 = 297$.

Conversion Allowance - All conversions and change of use based on 5-year average (198 p.a). With 3 years of Plan period remaining, revised allowance is $198 \times 3 = 594$.

New Allocations - Reflects currently outstanding revised proposals for the Harrogate Rugby Club site only for development by 31 March 2006. It is assumed that Westholme Road, Masham, Site H4c will not be developed.

Large Site Windfall Allowance - Based on residential permissions granted between 01/04/1998 - 31/03/2003 allowing large site, new build development on previously-developed, non-allocated sites, completed between 01/04/1998 - 31/03/2003. The total number of completions in this 5-year period is 282. With 3 years of the Plan period remaining, the revised allowance is: $282 / 5 = 56$ p.a, $56 \times 3 = 168$.

Total - NY Structure Plan and Harrogate District Local Plan requirement is for about 7000. Forecast predicts an excess of 1986, therefore an oversupply of 28%.

Sources of Information - Building Control and Council Tax register for completion information. Planning Division for records of permissions.

The forecast and allowances that incorporate some of the Selective Alteration Policy HX restrictions predict a 28% oversupply with 8986 dwelling being built between 1991 and 2006.

The forecast has been split by Housing Market Sub-Areas and shows oversupply in all areas.

* On 17 July 2002 the Council approved a Selective Alteration to the Local Plan for first stage deposit and for use in the determination of planning applications. Policy HX of the Selective Alteration seeks to reduce the predicted oversupply. Policy HX will manage the release of housing sites up to the year 2006.

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. Harrogate & Knaresboro'	5. Boro'bridge	6. Greater York	7. Wharfedale	
Completions (1.4.91 - 31.3.03) *	79	243	1271	4617	565	344	81	7200
Large site commitments	0	4	263	425	16	0	0	708
New allocations	0	0	0	55	0	0	0	55
Small sites allowance ‡	8	24	65	150	28	20	2	297
Conversions/cou allowance‡	10	54	75	402	20	10	23	594
Large windfall allowance ‡	0	0	39	108	21	0	0	168
Total supply	97	325	1713	5757	650	374	106	9022
Percentage of total supply	1%	4%	19%	64%	7%	4%	1%	100%
Requirement	91	322	1092	4837	308	245	105	7000
% Over & undersupply	+7%	+1%	+57%	+19%	+111%	+53%	+1%	+29%

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

‡ Allowances and weighting averages to MSA's calculated on a 5-year average based on completions from 1998 - 2003.

Housing Market Sub-Areas

MAP 1.



New housing under construction at former Ripon Land Rover site, Ripon

Large Sites Commitments (31.03.03)

(new-build excluding conversions)

Application	Location	Land	Market Sub Area	Decision Date	Site Total	Outstanding	Commenced	Completed
6.49.559.FUL	Millfield St. Pateley Bridge	B	2 - Pateley Bridge	01/02/01	24	0	4	20
6.12.5.M.OUT & N.REM	Watermill Estate, Watermill Lane, North Stainley	G	3 - Ripon	23/10/00	91	52	0	39
6.24.20.R.REM	Back Lane, Kirkby Malzeard	G	3 - Ripon	31/10/01	20	0	10	10
6.26.92.F.FUL	Rear of Vine House, Dishforth	G	3 - Ripon	12/09/01	15	0	4	11
6.31.435.I.FUL	Former Ripon Land Rover Site, Borrage Lane, Ripon	B	3 - Ripon	26/11/01	24	0	24	0
6.31.804.E.FUL	Florentine Court, Ripon	B	3 - Ripon	08/06/01	22	0	1	21
6.31.2.P.FUL	Doublegates Quarry, Ripon	G	3 - Ripon	29/08/02	232	7	0	225
6.31.650.U.FUL	Ripon College, Ripon (excl. conversions)	B	3 - Ripon	16/07/02	165	165	0	0
6.79.1908.H.FUL	Princess Mary House, 14 Queen Parade, Harrogate	B	4 - Harrogate and Knaresborough	10/01/02	18	0	18	0
6.79.6863.S.FUL	The Royal Baths, Harrogate	B	4 - Harrogate and Knaresborough	10/05/02	24	24	0	0
6.79.3578.K.FUL	Chapel Works, Skipton Road, Harrogate	B	4 - Harrogate and Knaresborough	26/04/01	15	0	15	0
6.79.5112.L.FUL	Ministry of Defence Site, St. Georges Road, Harrogate	B	4 - Harrogate and Knaresborough	22/10/01	227	74	83	70
6.79.6437.C.FUL	2 - 8 Bower Rd and 30 - 32 Commercial St, Harrogate	B	4 - Harrogate and Knaresborough	15/10/01	16	0	16	0
6.79.HA9537.FUL	Allotment Gardens, The Avenue, Starbeck	B	4 - Harrogate and Knaresborough	20/07/72	25	25	0	0
6.92.44.K.REM	Dale Hall Garage, Hollins Lane, Hampsthwaite	B	4 - Harrogate and Knaresborough	28/06/01	12	0	2	10
6.92.66.L.OUT	The Abattoir, Hampsthwaite	B	4 - Harrogate and Knaresborough	23/01/01	15	15	0	0
6.100.1685.C.OUT	Former Nursery site, Halfpenny Lane, Knaresborough	G	4 - Harrogate and Knaresborough	12/05/99	120	120	0	0
6.100.1465.I.FUL	Bus Station, High Street, Knaresborough	B	4 - Harrogate and Knaresborough	17/01/01	15	0	15	0
6.100.156.M.FUL	The Abattoir, Castle Ings Rd, Knaresborough	B	4 - Harrogate and Knaresborough	07/01/03	11	11	0	0
6.120.29.T.FUL	Moor Park House and Estate, Beckwithshaw (excl. conversions)	B	4 - Harrogate and Knaresborough	15/04/02	8	6	0	2
6.122.51.E.FUL	Spofforth Hall, Spofforth (excl. conversions)	B	4 - Harrogate and Knaresborough	01/03/01	9	0	1	8
6.47.34.C.RM	St. John's Walk, Kirby Hill	G	5 - Boroughbridge	28/04/92	16	16	0	0
Totals:					1124	515	193	416

Overall Total Outstanding = **708**

Notes: Land G = Greenfield
B = Brownfield

Allocations

There are four housing allocations in the Local Plan which are currently at the following stages:

H4a	HRUFC, Claro Road, Harrogate - no planning permission (subject to call-in by Secretary of State)
H4b	MOD Site, St.Georges Road, Harrogate - planning permission granted for 227 dwellings, site under construction by Redrow Homes - 90 units affordable, 137 private.
H4d	Melmerby Green Lane, Melmerby - site completed, 20 x 3/4 bed dwellings constructed. David Wilson Homes
H4e	Millfield Street, Pateley Bridge - planning permission granted, site under construction. Broadacres Housing Association - 24 dwellings - mix of bungalows, flats and houses.
H4c	Westholme Road, Masham is not expected to proceed through the Selective Alteration Policy HX

House Price Information

Residential Property Price Report (Jan - Mar 03)

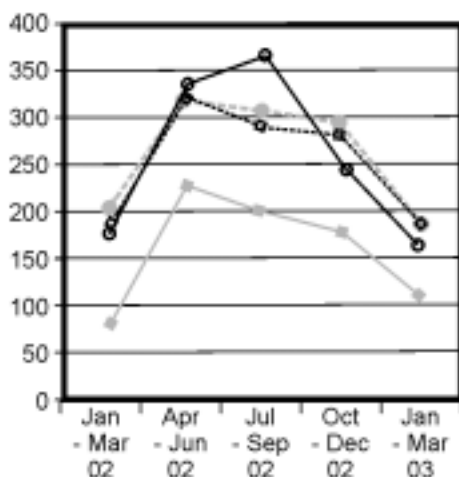
House Type	Harrogate District	North Yorks	Yorks & Humber
Detached (avge price £)	316,004	223,738	171,532
No. of sales	159	697	3981
Semi-detached (avge price £)	160,467	125,239	87,202
No. of sales	175	649	6524
Terraced (avge price £)	140,386	102,821	60,227
No. of sales	167	726	8392
Flats/Maisonettes (avge price £)	136,282	98,108	87,433
No. of sales	106	270	1305
Overall (avge price £)	191,460	144,475	92,629
No. of sales	607	2,342	20,202

Source: H.M.Land Registry

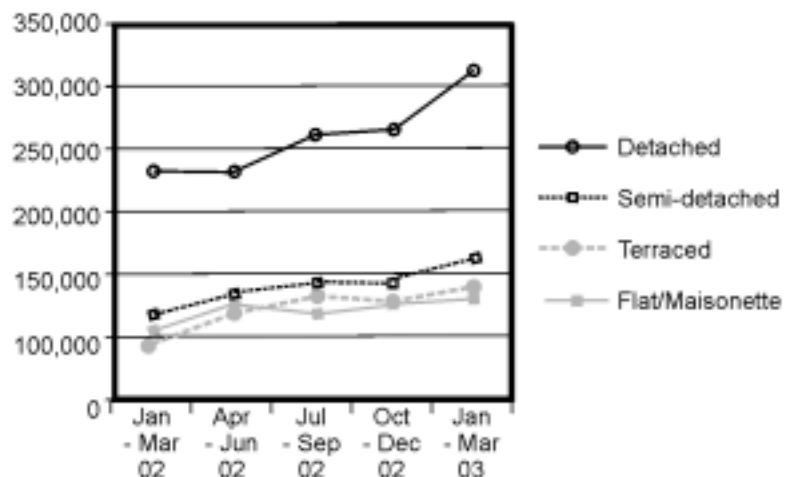
Previous Property Prices for Harrogate District only

Period	Detached		Semi - D		Terraced		Flat/Maisonette		Overall	
	Avg £	Sales	Avg £	Sales	Avg £	Sales	Avg £	Sales	Avg £	Sales
Jan - Mar 02	236,750	160	118,497	169	99,741	204	102,826	96	140,102	629
Apr - Jun 02	235,352	332	133,039	308	117,306	315	124,506	224	156,025	1179
Jul - Sep 02	260,775	365	143,768	287	129,550	304	113,441	203	171,575	1159
Oct - Dec 02	264,446	249	142,875	283	126,297	292	128,309	176	165,741	1000
Jan - Mar 03	316,004	159	160,467	175	140,386	167	136,282	106	191,460	607

Number of Sales



Average Price £ for Harrogate District

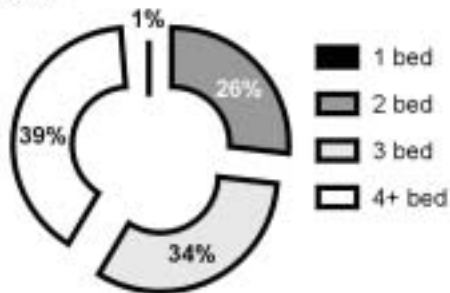


Source: H.M.Land Registry

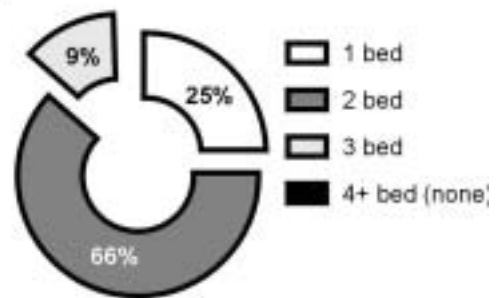
House Type and Size

There were 343 new build completions in 2002/2003. Of these, 264 (77%) were houses/bungalows and 79 (23%) were flats. The breakdown of the number of bedrooms is shown below.

Houses

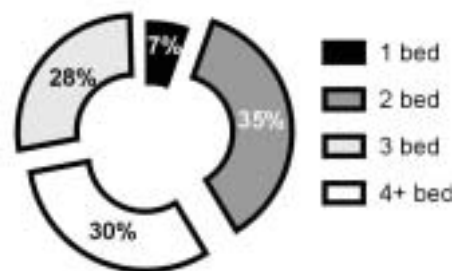


Flats



The pie chart (right) shows how the 343 total completions are split by number of bedrooms. Although 58% of completions are for 3 and 4+ bedroom properties, the largest category, with 35% of the completions, is 2 bedroom properties. It shows an urgent need to increase the number of 1 bedroom properties available, to accommodate the growing number of single person households and provide cheaper accommodation to enable people to enter the housing market.

Houses & Flats



EMPLOYMENT - Chapter 10

Growth in the workforce is expected to continue in the period up to the year 2006 and it is therefore necessary to ensure employment land is available to meet the demand from the industrial/business sector.

The employment policies in the Local Plan have been based on the government's key aims of encouraging continued economic development in a way which is compatible with the environment. The objectives of the employment policies therefore are to safeguard existing industrial and business land and premises, make provision for new industrial and business development and encourage economic activity in rural areas where compatible with the Plan's policies for the natural and built environment.

The North Yorkshire County Structure Plan, through Policy I5, makes provision for about 65 hectares (160 acres) of additional land for industrial/business development in the District between April 1991 and March 2006. In addition to the 65 hectares, sites will be provided in and adjacent to city, town and commercial centres and for small scale development in rural settlements. Policy E1 of the Local Plan reiterates these provision levels for employment contained in the Structure Plan.

This section of the monitoring report, details progress on the commitments and allocations identified in the Plan, which make up the employment land position.

Employment Land Position

Below and overleaf is a table highlighting progress on the allocations and commitments shown in the Plan.

They detail the amount of land identified in the Local Plan, the amount under construction and developed on these sites and the amount of land remaining which is available for development. The sites below all contribute to the Structure Plan Policy I5 and Local Plan Policy E1 requirement. Those smaller sites which are identified in the Plan but do not contribute to the requirement are shown at the end of this section. The commitments are based on those shown in the Local Plan and the under construction/developed figures are based on the situation as at April 2003.

Since the Plan was adopted, there have been changes made to the areas of some of the allocations and commitments. This is due to changes in the area of the application site or from re-measuring of the site using better technology. Therefore, the numbers in brackets represent the new areas and those which should be used to assess progress on sites.

Allocations

SITE	AREA (HECTARES)		
	Local Plan	Under Construction/Developed	Available
E4a Beckwith Head Road, Harrogate	1.2	0	1.2
E4b St. James Park, (Phase II), Knaresborough	10.0	0	10.0 *
E4c Fearby Road, Masham	1.6	0	1.6
E4d Melmerby Industrial Estate, Melmerby	10.7	5.34	5.36
E4e Boroughbridge Road, Ripon	4.9	0	4.9
E4f Harrogate Road, Ripon	4.9	0	4.9
E4g Hutton Bank, Ripon	0.2 (0.3)	0.1	0.1 (0.2)
Total for Allocations	33.5(33.6)	5.44	28.06 (28.16)

** Part of this employment allocation lies within an area at risk from flooding. The Environment Agency's 2001 indicative floodplain map identifies that approximately 4ha in the north east section of allocation E4b is at risk from flooding. The Environment Agency would therefore object to any development or raising of ground levels below the 32.5m contour. Unless the Council or a developer carries out a flood risk assessment which satisfies the Environment Agency of the suitability of this part of the site for development, then this area is likely to be undevelopable.*

Commitments

SITE	AREA (HECTARES)		
	Local Plan	Under Construction/ Developed	Available
Harlow Court/Cardale Park, Harrogate	3.0 (3.2)	1.84	1.16 (1.36)
Hornbeam Park, Harrogate	5.85 (6.3)	6.3	0
St James Park (Phase I), Knaresborough	7.08 (7.12)	3.66	3.42 (3.46)
Ripon College, Ripon	1.48 (2.33)	2.0	0 (0.33) **
Bar Lane, Becklands Close, Boroughbridge	2.4	1.99	0.41
Bar Lane, Brickyard Road, Boroughbridge	1.66 (1.17)	0.41	1.25 (0.76)
Melmerby Industrial Estate, Melmerby	6.15 (8.14)	5.7	1.41 (2.44)
Total for Commitments	27.62 (30.66)	21.90	7.65 (8.76)

** An application on this site for a mixed use scheme has been permitted which reduces the amount of land available for employment use from the April 2002 figure.

County Structure Plan Policy I5 Calculation

ELEMENTS OF CALCULATION	Local Plan	Under Construction/ Developed	Available
Total for Allocations	33.5 (33.6)	5.44	28.06 (28.16)
Total for Commitments	27.62 (30.66)	21.90	7.65 (8.76)
Other land developed 1991 - 1996 *	9.7	9.7	0
Allowance for small sites	0.9	0.9	0
District Total	71.72 (74.86)	37.94	35.71 (36.92)
Structure Plan Requirement = 65.0			

* land developed on the commitments and allocations

Therefore the District employment land position is:

- 74.86 hectares allocated or committed which is considered to be broadly in line with the Structure Plan requirement.
- 37.94 hectares of employment land developed on these sites between April 1991 and April 2003.
- This represents an annual rate of 3.16 hectares.
- Based on the annual past rate, a further 9.48 hectares could be developed April 2003 - April 2006.
- It is estimated therefore that 47.42 hectares will have been developed on these sites by the end of the Plan period in 2006.

Progress on implementing the allocations remains slow, with development only occurring at Melmerby and Hutton Bank, Ripon. 28.16ha is still available on the allocated sites, which may be due to the fact that there are other, more developable, options available on outstanding committed sites.

The figures above, also only relate to those commitments and allocations shown in the Local Plan which contribute towards the County Structure Plan Policy I5 requirement. There is employment development occurring across the District on smaller sites and town centre sites etc.

Sites Not Contributing to the County Structure Plan I5 Requirement

SITE	Local Plan	AREA (HECTARES) Under Construction/Developed	Available
Allocations			
E4h Lingham Lane, Dishforth	0.20	0	0.2
E4k New York Mills, Summerbridge	1.90	1.90	0
Commitments			
Covance Laboratories, Otley Road, Harrogate	1.85	1.85	0
Total for Allocations	2.10	1.90	0.2
Total for Commitments	1.85	1.85	0
Total	3.95	3.75	0.2

E4i, Royal Baths, Harrogate and E4j, Fisher Street/Chapel Street, Knaresborough are part of sites under construction for mixed use, but are now unlikely to provide B1 business floorspace.

Substantial development is taking place away from the sites identified in the Local Plan and include a mixture of demolition followed by re-development (e.g. Hookstone Park, Harrogate and Jubilee Mills, Copgrove), upgrading of existing space (e.g. Copthall Tower), extensions to existing buildings and infilling of existing developed sites (e.g. Windsor Court, Harrogate and Marston Moor, Tockwith).



New industrial units continue to be built at Hornbeam Business Park, Harrogate.

Other Employment Land Availability Information

With the help of local property agents, the Council's Economic Development Unit maintain an up-to-date database of vacant sites and premises currently being marketed for business use in the Harrogate District.

The database, which is updated on a monthly basis, can be used to undertake tailored searches on behalf of businesses, to identify suitable property matches by the location and size requirements specified.

Further information about the Sites & Premises Database is available from the Economic Development Unit on 01423 556077 or on the EDU Website at www.harrogate.gov.uk/business

Employment Land & Property Values

The following information on employment land and property values is taken from the Valuation Office Property Market Report for Spring 2003. Statistics from the report are based upon recent transaction data for property/land sales throughout the country. The report is produced every 6 months, and the current version can be viewed in full on the Valuation Office Website at www.voa.gov.uk

Employment related statistics for Harrogate District within the Spring 2003 report are as follows:

Land Values - Industrial

Range of values reported at 1st April 2003 ranged between £325,000 per hectare and £425,000 per hectare, creating a 'typical' land value of £400,000 per hectare.

Rental Values - Retail, Office and Industrial

Retail Units		Office Units		Industrial Units	
<i>Average rental value (£1/per m2/ per annum)</i>		<i>Average rental value (£1/per m2/per annum)</i>		<i>Average rental value (£1/per m2/per annum)</i>	
Primary Position	£1300	Town Centre >300 sqm	£120	Starter Units (c25-75 sqm)	£70
Secondary Position	£750	Town Centre 150-300 sqm	£145	Nursery Units (c150-200 sqm)	£55
Out of Town	£135	Secondary Position 50-150 sqm	£90	Industrial Units (c500 sqm)	£50
				Industrial Units (c1000 sqm)	£50

RETAIL - Chapter 11

The Local Plan recognises that shopping is a key function of town centres which, together with other business, leisure and community facilities, contributes to their vitality and viability. It is a feature of everyone's life and is a major industry, providing jobs and services in the local community. New retail development can act as a catalyst to further investment and create other development opportunities. This is particularly desirable in town centres as it brings about environmental improvements and new uses which conveniently serve the local community and workforce. Changes in shops, shopping areas and shopping habits are constantly taking place, with a marked trend in recent years towards larger shops and out-of-centre food superstores and retail warehouses for the sale of DIY and bulky goods.

The 3 main shopping centres in the District are Harrogate, Knaresborough and Ripon plus the smaller centres of Pateley Bridge, Masham and Boroughbridge. There are also several District centres in Harrogate, namely Cold Bath Road, High Harrogate, Jennyfields, Kings Road, Leeds Road and Starbeck. The Local Plan through Policies S1 and S5 seeks to maintain and strengthen the vitality and viability of these shopping centres.

The monitoring requirements of the Local Plan indicate the need to maintain data on the levels of retail floorspace in the District's main settlements. A comprehensive shopping survey of the District was carried out during Autumn 2002. This survey updated and extended the Council's only other detailed shopping floorspace survey of 1986/87.

Some statistics from the 2002 survey, and where appropriate comparisons with the 1986/87 survey, are given below where they illustrate key aspects of each shopping centre's vitality and viability. However, a more detailed comparison between the two sets of data and assessment of the current position of each centre will be included in the retail study of the district, likely to be published late 2003.

Harrogate Town Centre

Harrogate has many attractions as a shopping centre and is the largest in the District. It has a good range of multiples including Marks and Spencer, Boots, Debenhams and Littlewoods and a large number of exclusive clothes and footwear shops. The Victoria Shopping Centre provides a covered shopping environment. The town centre is very attractive and presents a high quality image. It is clearly an important comparison shopping destination for both residents and visitors.

The 2002 shopping survey indicates a level of shopping floorspace of 765,431 sq ft (72,484 sq m) in the town centre; an increase of about 22% on the retail floorspace of 1986. This growth in overall floorspace combined with a significant reduction in vacant floorspace - now only at 24,423 sq ft (2,312 sq m), and half the 1986 level - represents a reasonably healthy picture for the main town centre of the District. However, it is interesting to note that the actual number of retail units for both 1986 and 2002 remains broadly the same at 372. Furthermore there has been no major growth in retail floorspace over the past year.

In common with many shopping centres across the country, Harrogate has seen increases in the number of 'A3' food and drink uses. For instance, excluding the Royal Baths, Parliament Street's percentage of 'A3' food and drink uses stands at 21% of the total units compared to 13% in 1986. The success of the conference and exhibition business will have had a strong influence on the demand for these uses, as well as the more general national demand trend for such uses.

Harrogate Retail Comparison 1986 and 2002

	1986		2002	
Net Retail floorspace	627,000 sq ft	59,375 sq m	765,431 sq ft	72,484 sq m
Net Convenience floorspace	21,000 sq ft	1,988 sq m	94,877 sq ft	8,984 sq m
Numbers of retail units	383		372	
Numbers of ground floor vacant units	32		35	
Estimated ground floor vacant floorspace	42,000 sq ft	3,976 sq m	24,423 sq ft	2,312 sq m

1 sq m = 10.56 sq ft

Allocated Retail Sites in Harrogate Town Centre (Proposal S6)

Three sites are allocated for retail development in Harrogate District Local Plan under **Proposal S6**. The **Royal Baths, Parliament Street (Proposal S6a)** is allocated in the Local Plan for 2,500 sq m of retail floorspace. However, this has now been redeveloped for food and drink uses with only one unit remaining unoccupied.

The second allocation in the Local Plan is **Station Parade (Proposal S6b)**. The Local Plan sets aside 4,500 sq m of retail floorspace as part of the redevelopment of this site. Whilst the recently completed bus station has reduced the scope for retail development here, there still remains scope for retailing on the central part of the site. The Council are in discussions with landowners and interested parties with a view to producing a development brief for the land, intended amongst other things, to maximise the retail potential of this site. The Council refused a planning application for retail and office development on part of this allocated site in July 2003 as being prejudicial to the comprehensive redevelopment of the area.

The Local Plan allocates 1000 sq m of retail floorspace on the **Union Street car park/Kings Road site (Proposal S6c)**. The existing car park has been replaced by a new (Jubilee) multi-storey car park, leaving only very limited scope for retail floorspace and this now seems unlikely to proceed.

The reduction in scope for retail development on these 3 sites in the town centre and the general scope for the shopping centre to accommodate further retail development will form part of the Retail Study being prepared by Hillier Parker on behalf of the Council.

Outstanding Commitments for Retail Development

Co-op, Station Parade, Harrogate

Planning permission for an extension was granted in May 2001 for new ground floor frontage and erection of canopy and 3 storey extension to delivery area/car park. This includes 1,111 sq m net of retail floorspace.

District Centres In Harrogate Town

A wide range of uses can generally be found in the 6 district centres. Such diversity is generally welcomed but there is a need to ensure that their convenient local shopping function, vitality and character is not further undermined by non-shop uses becoming over-concentrated.

In all district centres (excluding Jennyfield where there is no 1986 data) there has been a drop in the number of retail units since 1986 to differing levels. High Harrogate and Starbeck have also suffered a significant decrease in the amount of net retail floorspace and the number of non-retail units has risen in all district centres since 1986, suggesting that the retail character of these centres is being undermined. In all district centres, except High Harrogate, the type of goods occupying the largest proportion of retail floorspace is convenience goods.

Knaresborough Town Centre

Knaresborough shopping centre is compact and serves a more limited catchment area than Harrogate. Its shopping provision is limited with fewer multiples and fashion shops. Its weaknesses are the traffic congestion and its close proximity to the higher order centre of Harrogate. Its attractiveness as a shopping centre is augmented by its historic environment, weekly market and recently pedestrianised Market Place.

The 2002 shopping survey indicates a level of shopping floorspace of 69,720 sq ft (6,432 sq m) in the town centre; an increase of 3% on the retail floorspace of 1986. There has been a significant increase in the amount of vacant floorspace from 3000 sq ft (284 sq m) in 1986 to 7571 sq ft (717 sq m) in 2002. In the town centre, 39% of retail floorspace is dedicated to selling books/jewellery and recreation/miscellaneous goods which reflects the number of gift and charity shops in the centre.

Knaresborough Retail Comparison 1986 and 2002

	1986		2002	
Net Retail floorspace	66,000 sq ft	6,249 sq m	67,920 sq ft	6,432 sq m
Net Convenience floorspace	Not available		11,524 sq ft	1,091 sq m
Numbers of retail units	Not available		108	
Numbers of ground floor vacant units	8		17	
Estimated ground floor vacant floorspace	3,000 sq ft	284 sq m	7571 sq ft	717 sq m

1 sq m = 10.56 sq ft



New retail unit as part of the redevelopment of Knaresborough Bus Station.

Allocated Retail Sites in Knaresborough Town Centre (Proposal S6)

The redevelopment of the **Bus Station site (Proposal S6)** is complete and provides a modern bus station and a supermarket with affordable housing above. Further development of the allocated area including **Fisher Street/ Chapel Street (Proposal S6d)** for retail purposes seems unlikely.

Ripon City Centre

Ripon is a larger shopping centre than Knaresborough serving a wide rural area. It has national multiples, such as Marks and Spencer (food only), Superdrug, WH Smith and some of the main fashion retailers. The city also benefits from a large Morrisons supermarket in the Market Place, its popular Thursday market and its historic market town image. It has also benefited from major environmental and retail improvements in and around the Market Place. However, the city centre audit (1996) identified a lack of sufficient multiples and quality independents to attract and retain shoppers.

The 2002 shopping survey indicates a level of shopping floorspace of about 151,078 sq ft (14,306 sq m) which is a 2% increase since 1986. The number of retail units has decreased by 36 and the net convenience floorspace has also decreased by about 10,200 sq ft (968sq m).

Ripon Retail Comparison 1986 and 2002

	1986		2002	
Net Retail floorspace	148,000 sq ft	14,012 sq m	151,078 sq ft	14,307 sq m
Net Convenience floorspace	43,000 sq ft	4,071 sq m	32,771 sq ft	3,103 sq m
Numbers of retail units	166	-	130	-
Numbers of ground floor vacant units	Not available	-	25	-
Estimated ground floor vacant floorspace	Not available	-	10,935 sq ft	1,035 sq m

1 sq m = 10.56 sq ft

Allocated Retail Sites in Ripon City Centre (Proposal S6)

The Local Plan allocates 1,000 sq m of retail floorspace at **East of Market Place (Proposal S6e)**. In April 2000, planning permission was approved for the demolition of the rear buildings and a café on Moss's Arcade and the redevelopment of the site to include a pedestrian walkway, retail units, bus station, library and public conveniences. The scheme has recently been completed and the total retail floorspace is 1,481 sq m.

The Local Plan also allocates retail floorspace of some 3,000 sq m at **West of Market Place (Proposal S6f)** as part of a multiple proposal. The Borough and County Council are in discussion with a developer for this site who, having assembled sufficient land, is currently preparing a planning application for development on the site.

Boroughbridge, Pateley Bridge and Masham

The three centres of Boroughbridge, Pateley Bridge and Masham serve as centres for the surrounding local area and have some reliance on tourism to differing degrees. Boroughbridge is the largest of the centres with a total of 55,500 sq ft (5,256 sq m) retail and convenience floorspace compared to 17,410sq ft (1,649 sq m) in Pateley Bridge and 9,745 sq ft (923 sq m) in Masham. The vacancy levels in the 3 smaller settlements is low, which is encouraging.

Non-food Retail Warehouses

The main non-food retail warehouses in the District surveyed in the 2002 survey are as follows:

Retail Warehouse	Total Floorspace (sq m)	Total Floorspace (sq ft)
Barker & Stonehouse, St James Retail Park, Knaresborough	2367	25000
Allders At Home, St James Retail Park, Knaresborough	1,609	17000
Matalan, St James Retail Park, Knaresborough	3,314	35000
MFI, St James Retail Park, Knaresborough	1,562	16500
Comet, West Park, Harrogate	473	5000
Allied Carpets, West Park, Harrogate	653	6895
Focus DIY, West Park, Harrogate	1,420	15000
Focus DIY, Oak Beck Park, Harrogate	1,969	20800
Charlie Browns, Ripon Road, Harrogate	303	3200
Magnet, Ripon Road, Harrogate	331	3500
P C World, Plumpton Park, Harrogate	977	10315
Curry's, Plumpton Park, Harrogate	1,013	10700
Power House, Plumpton Park, Harrogate	663	7000
Homebase, Plumpton Park, Harrogate	4,260	45000
Total:	20,914	220,910

Outstanding Commitments for Retail Warehousing

Oak Beck Park, Harrogate – extant permission for a bulky goods retail warehouse (1858 sq m net/2,323 sq m gross) permitted April 2001.

Hutton Bank, Ripon – outline planning permission was granted in August 1994 for the erection of a non-food retail warehouse totalling 1,560 sq m net. This permission lapsed in August 1997. This site was allocated for retail warehousing in the Local Plan (**Proposal S8**) to reflect the outline planning permission.

Current Applications for Retail Warehousing – Decisions Pending

Sainsburys, Wetherby Road, Harrogate – an application was submitted in June 2002 for an extension to the existing supermarket of 4,450 sq ft (421 sq m) and two non-food retail warehouses of 18,000 sq ft (1,704 sq m) and 19,500 sq ft (1,846 sq m) gross respectively.

Land adjacent to Bypass, Harrogate Road, Ripon – an application was submitted in August 2002 for a non-retail and employment use development. The proposed retail element comprises two non-food bulky goods units, one of which is a DIY store of 21,584 sq ft (2044 sq m), the second unit measures 14,784 sq ft (1400 sq m).

Large Food Superstores/markets

Estimates of net floorspaces for the major foodstores across the District as at 2002 are:

Superstore/Supermarket	Total Floorspace (sq m)	Total Floorspace (sq ft)
Safeway, Harrogate Road, Ripon	2,414	25500
Morrisons, Market Place, Ripon	2,506	26474
Co-op, Chain Lane, Knaresborough	1,070	11300
Marks and Spencer, Cambridge Street, Harrogate	2,073*	21900
Asda, Bower Road, Harrogate	3,882	41000
Safeway, Station Parade, Harrogate	2,414	25500
Co-op, Jennyfield Drive, Harrogate	975	10300
Morrisons, Plumpton Park, Harrogate	4,355	46000
Sainsburys, Wetherby Road, Harrogate	4,260	45000
Morrisons, Stump Cross, Boroughbridge	3,314	35000
Total	27,263	339074

*Floorspace relates to sale of convenience goods

Outstanding Commitment for Food Superstores

Co-op, Chain Lane, Knaresborough – outline planning permission for the erection of a new supermarket with associated car parking was permitted in February 2001 for 3,175 sq m gross retail floorspace (increase of 1,185 sq m over existing supermarket).

Current Applications for Foodstores – Decisions Pending

The district is currently facing development pressures for extensions to existing superstores, as evidenced by the following applications outstanding.

Morrisons, Plumpton Park, Harrogate – application submitted for new café and kitchens within the existing store, new entrance, improved customer circulation areas and food preparation areas. Reorganisation will result in an increase in net floor area of 622 sq m.

Sainsburys, Wetherby Road, Harrogate – see Retail warehouse current application above. This application submitted in June 2002 included an extension to the existing supermarket of 4450 sq ft (421sq m).

139 – 149 Kings Road, Harrogate – an application was submitted in May 2002 for the conversion of the former Hill & Amos Garage on the ground floor to form a Budgens supermarket with a floorspace of 417 sq m/4,400 sq ft net and 661 sq m/6,978 sq ft gross. The proposal also includes 5 flats on the upper floors.

Safeways, Harrogate Road, Ripon – application submitted in April 2002 to extend existing foodstore by 5325 sq ft (504 sq m). The proposal also includes 1823 sq ft (173 sq m) floorspace coffee shop and 2200 sq ft (208 sq m) of warehouse floorspace.

TRANSPORTATION - Chapter 12

A number of developments have taken place in the last year in relation to the Local Plan's transportation policies and proposals, their implementation and integration with the Local Transport Plan for North Yorkshire. These are outlined below:

Improvements in Bus Infrastructure/Provision

One of the most significant areas where improvements have been made over the last 2 years is in relation to bus infrastructure. The Local Plan allocates sites for improved bus stations at Harrogate, Knaresborough and Ripon (**T19 Bus stations**) and provision for contributions towards these schemes has been made through the Local Transport Plan.

Harrogate

This scheme is now complete and includes an information kiosk, raised kerbs to match the level of low floor buses in order to improve accessibility, and a pedestrian priority scheme to improve access between the town centre and the bus station (**T20 Bus access**). The provision of a Real Time Information system in the bus station is underway and this will eventually be expanded to serve the main bus stops, key sites such as places of employment, and premises visited frequently by the public.

Knaresborough

In Knaresborough a bus station has been provided as part of a wider redevelopment scheme. Improvements to the service and facilities between the new bus stations in Harrogate and Knaresborough include the provision of Real Time Passenger Information, bus priority at traffic lights through the SCOOT system, and improvements to bus stops and shelters are currently being implemented (**T20 Bus access**). The bus company is also contributing significantly by providing new buses. This will provide a substantial improvement to the bus service between Harrogate and Knaresborough; the aim of which is to reduce traffic congestion.



Harrogate's new bus station.

Ripon

Ripon's new bus station has been operational for nearly two years and lies within the A61 Bus Corridor identified for improvement in the Local Transport Plan and is an important component of a fast and efficient service between Ripon and Leeds.

A significant gap in the bus service in south Harrogate has now been filled by a new service in the Hookstone Road area. This will serve the College of Further Education which now forms part of Leeds Metropolitan University, new and existing employment sites and Hornbeam Park Station. The Council is part of a local Community Safety Partnership and the Night Time Environment Group has identified the need to improve the ways in which people are able to leave the towns safely at night. As a result bus services now operate later at night, but this is an area where further work is required.

Rural Bus Services

Progress is also being made to improve bus access and reduce social exclusion for a range of users over a large part of the rural area. The Borough Council is lead partner in the Rural Transport Partnership, which works with Community Transport, NYCC and other transport providers and users. Projects to improve accessibility include:

- The Lower Nidd Mini Bus which operates in the area between Cattal and Boroughbridge, to the east and south east of the District. A spin off from this service has been the establishment of an improved public transport service in the south east of the District linking a number of villages to Weeton Station and Wetherby.
- A service linking Harrogate and Skipton has also been developed which includes feeder services from the Washburn Valley and Nidd Valley areas. These latter services are provided through community transport, shared taxi, and school bus operations which are coordinated through a central facility.
- The North Yorkshire Concessionary Fares Partnership has appointed consultants to look at the enhancement of the existing system.
- The 'Ripon Wheels to Work Scheme' covers villages to the north-west of Ripon in the Masham area. This project started in April 2003 and is being run by the Hambleton Wheels to Work project, thus making savings on administration costs.
- The Yorkshire Dales Passenger Transport Group has recently published a Guide to Public Transport Services in the Nidderdale Area of Outstanding Natural Beauty with assistance from the AONB Office (**T20 Bus Access**).

Improvements to the Rail Service/Better integration between Bus and Rail Services

Sites for new rail halts are allocated at Bilton, Harrogate and at Halfpenny Lane, Knaresborough

(T18 Railway Stations). Progress on improvements to rail infrastructure, services and the implementation of new rail halts on the Leeds-Harrogate-York Line has been progressed through a joint working group which includes the Borough Council, County Council, York City Council, West Yorkshire Passenger Executive, Network Rail and Arriva. A significant study which looks at the whole line, Leeds-Harrogate-York, in a comprehensive way is currently being undertaken. The study will provide a 'vision' for this line setting out ways in which it could be transformed into a successful commuter line and the problems which need to be overcome in order to achieve this.

The future of Harrogate station and the nearby land and buildings is also currently under consideration. The Local Plan provides the planning policy context (including HD11j, S6b,CF3c) for comprehensive and substantial environmental, economic and transportation improvements. Meetings have been held with key landowners and service providers and a statement outlining the development potential of this area has been prepared. A Development Brief is to be produced for the site.

The Countryside Agency's recent audit of former railway lines in Yorkshire and Humberside: 'Railway Re-Openings' provides a useful, sustainable input to the transportation debate. The routes of the former railway lines that are identified in the study which are in Harrogate District are protected by **Policy T22**. North Yorkshire County Council has recently commissioned a study of the Harrogate - Ripon - Thirsk/Northallerton Line to assess demand for the service.

Cycle and Pedestrian Developments

Adjacent to the site allocated for a rail halt at Bilton is the proposed replacement Dragon Junction footbridge over the railway line. This is an important link in the implementation of the Harrogate Urban Cycle Network and in the proposed National Cycle Network route from Harrogate to Ripley. This route is protected by **T22A New Footpaths and Cycle Routes**. A bridge in this location will also form an important part of any rail halt proposal. Consultants have now completed the design of the footbridge and planning permission has been granted for the work that is due to start in 2004.

The Local Plan includes a policy that safeguards former railway lines for cycle paths, including the Harrogate to Ripley route referred to above (**Policy T22**). This policy has recently been put to the test when the Council took enforcement action against a landowner who had removed part of the railway embankment near Ripley without planning permission, creating an obstacle to the implementation of this section of the cycle route. An appeal was lodged, dismissed and the embankment has now been reinstated.

Elsewhere work continues to implement the cycle network identified in the Harrogate and Knaresborough Cycling Implementation Plan. The network of routes identified in the strategy continues to provide a useful planning tool in negotiations with developers regarding proposals for access to sites by cycle and the provision of additional cycle parking spaces (**T17 Cycle Parking**).

North Yorkshire County Council in consultation with the Borough Council and others is to commence work on a Cycling Plan for Ripon in the Autumn.

Pedestrian Strategies for Harrogate and Knaresborough are currently being prepared. This work will inform the preparation of the Local Development Framework. The Council also seeks to ensure that cycle and pedestrian facilities are provided or improved through developer contributions where appropriate in relation to development proposals. A number of schemes of this type have been completed in 2002/3 and funding secured for a number of schemes yet to be implemented (**T3 Traffic Management, T4 Traffic Calming, T22B- Measures to promote Walking and T23 Pedestrian priority**).

Regeneration in Ripon

A significant brownfield development site, which is in the City centre and located to the West of the Market Place, has been under consideration by both the Borough and County Councils for many years and was referred to in last year's annual monitoring report. The site is complicated by the fact that there are many landowners involved and site assembly and the provision of access to the site has not been straightforward. The site is seen as the 'last major piece in the jigsaw' in terms of regeneration in the City. The Borough and County Councils are in discussion with a developer who has now assembled the necessary land. (**T5b, T6i, T10f, S6f, HD11z**).

Parking provision

Several significant developments in terms of parking provision and enforcement took place last year. The redevelopment of the former Oxford Street multi storey car park, important for the town's commercial vitality and viability, is now complete and provides short stay parking in Harrogate Town Centre. The renamed Jubilee Car Park won best new car park in the British Parking Awards 2003 (**T10c Former Union Street Car park**). All multi storey car parks in Harrogate town centre now have Secure Car Park Awards. Secure cycle parking has also been provided in the town centre and at railway stations. A review of parking needs and provision in Harrogate, including the provision of park and ride is now necessary.

The provision of Park and Ride in Harrogate forms an important element in the Local Transport Plan but the implementation of schemes has been complicated by landowner objections and site constraints, and the difficulties associated with providing suitable priority access to the town centre because of land protected under The Stray Act (**T11a & b Park and Ride**). Park and Ride continues to be part of the longer term package of measures identified to reduce traffic congestion, and is an issue to be addressed in the Harrogate Transportation Study. The Council has set aside funds to acquire potential sites should the opportunity arise.

Car parking studies are being undertaken in Ripon and Knaresborough to identify any shortfalls in provision and recommend remedial measures.

Parking Standards/Travel Plans

As an interim measure, and until North Yorkshire County Council undertook the review of its parking standards, the Borough Council adopted its own guidelines on parking requirements in order to bring the Council's parking policies into line with government advice as outlined in PPG 13 Transport. The revised County Council policy advice on parking as set out in Transport Issues and Development – a Guide 2003, is currently being considered by the Borough Council. The intention is to interpret this advice in more detail and to prepare Planning Guidance specific to Harrogate District. The Guide includes advice in relation to the preparation of Transport Assessments and Travel Plans and the Borough Council is considering including such information within the 'planning application package' so that potential applicants for planning permission are aware from the outset, of the type of information required as part of their planning application.

Whilst the Borough Council has itself already introduced measures to encourage staff to cycle to work, including the provision of showers, secure cycle parking and an office fold-up bike, it is recognised that further work on green travel measures is necessary, and this is a matter which the Department of Technical Services will be addressing over the coming year. The Council's Steering Group for Local Agenda 21 Issues in the District has recently obtained funding as part of the Rural Bus Fund Challenge allocation to establish a District Car Sharing Scheme and this proposal is currently being developed.

Air Quality Monitoring

The Council's work on air quality identifies the significant environmental effects of traffic and industrial process emissions. The Council's Stage 3 Review and Assessment, published in February 2001 concluded that it would not be necessary to designate any Air Quality Management Areas within the District. The Council is continuing to conduct air quality monitoring across the District in order to improve the air quality database and continually reviews current monitoring sites.

RECREATION - Chapter 7

The Local Plan acknowledges the importance of recreation open space whether it is for formal sports provision, informal play space or parks for activities such as children's play, walking and relaxation. In addition, open spaces can be an important part of the character and appearance of an area. The Local Plan also seeks to ensure that there are adequate open space, recreation and play areas to cater for the needs of all the residents of Harrogate District and that these areas are accessible to everybody.

This importance is reflected in Policy R1 of the Local Plan to protect existing open space and in Proposal R3 which allocates 15 sites for additional recreational open space, amounting to 29.5 hectares. This open space is to be secured as and when possible through housing commitments and allocations, and through the use of commuted sums collected as a result of new housing development, through Local Plan Policy R4. Progress of the implementation of this open space has been monitored since 2002 and the position is as follows.

Status	Area (Ha) 2002	Area (Ha) 2003
Currently in use/or secured for Public Open Space	9.4	9.7
Negotiations/progress ongoing	5.5	5.2
Unlikely to progress at present time	13.7	13.7
Application received for housing and provision of additional open space in June 2002 at Halfpenny Lane Knaresborough - pending consideration	0.9	0.9
Total (Ha)	29.5	29.5

Progress on Allocations

The Adoption of Public Open Space Officer Working Group currently monitors the implementation of open space and is led by the Parks Division of Department of Leisure and Amenity Services. It comprises officers from Forward Planning and Enforcement from the Department of Technical Services, and Legal Services and Estates from the Department of Administration.

The table below shows the progress on each of the recreation open space allocations under Proposal R3 of the Harrogate District Local Plan.

Proposal	Site	Area (Ha)	Status
R3a	East of Knaresborough Road, Bishop Monkton	3.3	Decision: Approved (Application 6.54.176.A.REM) Date Issued: 14.10.1998 Allocated for children's equipped play area, youth and adult play. Progress: Bowling green substantially developed. Football pitch and playing field developed. Temporary changing rooms available. £18,227 commuted sums allocated to the site.
R3b	Bachelor Road, Harrogate	1.9	Decision: N/A Date Issued: N/A Allocated for children's equipped play area, casual play area, youth and adult play, informal recreation. Progress: The value of the land and cost to implement a sports pitch currently exceeds the amount available from the commuted sums. The freehold valuation is not feasible. The Council's Estates Division will continue to negotiate or investigate leasehold. £20,969 commuted sums available.
R3c	Hookstone Beck, Harrogate	8.1	Decision: N/A Date Issued: N/A Allocated for informal recreation. Progress: Site privately owned, part of Hornbeam Park, no negotiations taking place at present.

Proposal	Site	Area (Ha)	Status
R3d	Kingsley Road, Harrogate	3.3	Decision: N/A Date Issued: N/A Allocated for children's equipped play area, casual play area, youth and adult play and informal recreation. In private ownership. The Council's Estates Division is pursuing various options. £68,638 commuted sums available.
R3e	Stonefall Tip, Harrogate	3.4	Decision: N/A Date Issued: N/A Allocated for casual play, youth and adult play, informal recreation. Site is in HBC ownership. Public have access for informal recreation. The BMX track no longer forms part of the proposals.
R3f	Glebe Land, Killinghall	0.5	Decision: N/A Date Issued: N/A Allocated for children's equipped play area, casual play and informal recreation. Public have access to the site. There are two options available: 1) The Estates Division is encouraging the Parish Council to register the land under the village green legislation 2) Parish Council in discussion with Ripon Diocese to secure land for public use. £7,807 commuted sums available when land is procured for public use.
R3g	Halfpenny Lane, Knaresborough	0.9	Decision: Pending Consideration (application 6.100.1885.G.REM) Date Issued: N/A Allocated for children's equipped play area, casual play and informal recreation. Progress: Application received for housing and provision of additional open space in June 2002 at Halfpenny Lane.
R3h	Hay-a-Park Lane, Knaresborough	1.6	Decision: N/A Date Issued: N/A Allocated for youth and adult play. If application at Halfpenny Lane is approved commuted sums for youth & adult play provision will be allocated to this site. £5,769 commuted sums available.
R3i	West of The Oaks, Masham	0.8	Decision: N/A Date Issued: N/A Allocated for children's equipped play area, casual play and informal recreation. Dependent on housing allocation H4c - unlikely to proceed in this Plan period. The open space site adjacent to R3i is soon to transfer to Council ownership.
R3j	Melmerby Green Lane, Melmerby	0.5	Decision: Approved (Application 6.15.84.COU) Date Issued: 16.11.2001 Progress: Allocated for children's equipped play area, casual play and informal recreation. Site transferred to Parish Council. Landscape and layout design to be submitted by Parish Council for Borough Council approval in order to release available commuted sums. £32,765 commuted sums available.
R3k	South of Low Green, North Stainley	0.3	Decision: N/A Date Issued: N/A Allocated for children's equipped play area and casual play. Being pursued by the Village Committee for children's equipped play area. £1, 890 commuted sums available.

Proposal	Site	Area (Ha)	Status
R3l	Millfield Street, Pateley Bridge	1.7	Decision: Approved (Application: 6.49.241.F.FUL) Date Issued: 15.12.1999 Progress: Allocated for casual play and informal recreation. The Pateley Bridge Millennium Green Trustees have a 999 year lease on the site. The scheme has been completed and is managed by local trustees. £2,677 commuted sums available.
R3m	Berrygate Lane, Sharow	0.2	Decision: N/A Date Issued: N/A Progress: Allocated for informal recreation. Progress: In private ownership. No progress to date.
R3n	Berrygate Lane (north), Sharow	1.2	Decision: N/A Date Issued: N/A Allocated for children's equipped play area, casual play and informal recreation. Progress: In private ownership - no progress to date.
R3o	East Park Road, Spofforth	1.8	Decision: N/A Date Issued: N/A Allocated for children's equipped play area, casual play and informal recreation. Progress: Site owned by HBC and still let on a 3 year grazing licence. Suggested retention of this field for recreation in the long term, due to problems of securing recreational land from private owners. £12,131 commuted sums available

Golf Club Extension

Proposal R9 of the Local Plan allocates land to the north of Follifoot Road, Pannal for recreational use to enable the extension of the adjoining golf course. The Golf Club have prepared strategic plans for the extension but a planning application has not been submitted.

Other Recreational Developments

In addition to the above, planning permission has been granted during the past year for a number of other sports and recreational facilities under Policy R5. This has included:

- The erection and renovation of the existing bowling pavilion in Ripon Spa Gardens (application 6.31.2006.RG3), which was permitted on 29th July 2002.
- Outline permission for the conversion of agricultural land at OS field Nos. 0086 and 0074, Aldborough, to use as a playing field (application 6.64.574.RG4). Permission was granted on 22nd October 2002.
- Renewal of outline planning permission 6.75.70.B.RENEW for use of land comprising part of field Nos. 5183, 4700 and 6084, Ripley, to form an artificial ski slope with associated clubhouse and car parking. Access to the site has been revised (application 6.75.70.C.RENEW). Permission was granted on 15th January 2003.
- Relocation of Harrogate Rugby Club (including new clubhouse, training facilities, storage and playing pitches) to Moorlands Farm, Otley Road, Killinghall. The application was called in and a decision is expected by the end of the year.

COMMUNITY FACILITIES - Chapter 14

The Local Plan aims to ensure that a satisfactory range of community facilities and services is provided in the District and the policies and proposals within this chapter have been formulated to meet this aim.

The tables below show the Local Plan allocated sites for new community facilities, the applications that have been received and progress on them where appropriate.

Proposal CF1 - New Primary Schools

Proposal	Site	Application Ref	Proposal	Status
CF1a	East of Home Farm, Kirby Hill	6.47.46.M.CMA	Erection of a new primary school. Kirby Hill CE Primary School, Kirby Hill	Decision: Approved Date Issued: 18.05.2000 Progress: Completed and occupied
CF1b	Ailey Hill, Ripon	6.31.1491.C.CMA	Erection of Primary School and Supporting Facilities. Ripon Cathedral CE Primary School, Playing fields, Residence Lane, Ripon	Decision: Approved Date Issued: 23.05.2000 Progress: Completed and occupied
CF1c	New Road, Scotton	-	-	No progress.

Proposal CF2 - New Community Centres/Village Halls

Proposal	Site	Application Ref	Proposal	Status
CF2a	Knaresborough Road, Bishop Monkton	6.54.176.C.FUL	Erection of Village Hall with Changing Room Facilities Land Comprising Part of OS field No. 6400 Knaresborough Road, Bishop Monkton	Decision: Approved Date Issued: 03.12.2001 Progress: Smaller, cost-effective scheme approved. Development able to take place this year
CF2b	Back Lane, Boroughbridge	6.64.317.OA	Community Centre in Public Car park. Back Lane, Boroughbridge	Decision: Withdrawn Date Issued: n/a Progress: A Community Hall has now been built at Langthorpe. Proposal at Back Lane car park has been withdrawn by the Council who, instead, have purchased the Tourist Information Office building at Hall Square as a community office
CF2c	Barrowby Lane, Kirkby Overblow	6.141.122.FUL	Erection of Village Hall with New Vehicular Access, Parking and Landscaping. OS field No. 8900 Barrowby Lane, Kirkby Overblow, Harrogate	Decision: Approved Date Issued: 18.03.1997 Progress: Site allocated for Village Hall. However permission has expired

Proposal	Site	Application Ref	Proposal	Status
CF2d	Millfield Street, Pateley Bridge	6.49.241.E.FUL	Erection of Scout Hut, formation of access and construction of parking spaces and turning head. Land to the Rear of County Council Depot, Millfield, Street, Pateley Bridge	Decision: Approved Date Issued: 12.01.1999 Progress: Opened.
CF2e	Berrygate Lane, Sharow	-	-	No progress.
CF2f	Tockwith Lane, Tockwith	6.124.40.J.OUT	Outline application for the erection of a community centre for Tockwith & Wilstrop Parish Council. The Sports Field at OS Field 83000 Southfield Lane, Tockwith	Decision: Approved Date Issued: 13.10.1998 Progress: Land in ownership of Parish Council However, planning permission has now expired.

Proposal CF3 - New Public Toilets

Proposal	Site	Application Ref	Proposal	Status
CF3a	Pier Head, West Park, Harrogate	6.79.6810	Erection of Public Convenience, Prospect Hill, Harrogate	Decision: Defer Date Issued: 06.11.1990 Progress: HBC Not pursuing at present time
CF3b	Royal Baths, Mont- pellier Road, Harrogate	6.79.6863.K.FUL	Change of Use of Lounge Hall from Public Hall to A1, A2, A3 and D2 usage	Decision: Approved Date Issued: 20.12.1999 Progress: Facilities provided within A3 uses now occupying Royal Baths
CF3c	Station Parade, Harrogate	6.79.5583.OA	Redevelopment of Bus and Railway station, Station Parade, Harrogate	Progress: A detailed development brief is to be prepared for the remainder of this site. The provision of public toilets and other facilities for the travelling public will be included in the brief.

Proposal	Site	Application Ref	Proposal	Status
CF3d	Bus Station, Fisher Street, Knaresborough	6.100.1465.I.FUL	Redevelopment of the existing bus station	Decision: Approved Date Issued: 16.01.2001 Progress: Public Toilets exist on Fisher Street. The public toilets are not affected by the Bus Station redevelopment scheme
CF3e	Low Bridge, Knaresborough	6.100.1468	Erection of public convenience, Low Bridge, Knaresborough	Decision: Defer Date Issued: 07.11.1989 Progress: No longer required - toilets now open at Conyngham Hall and along waterfront area.
CF3f	East of Market Place, Ripon	6.31.506.I.FUL	Public Convenience, Land to rear of Market Place, Ripon	Decision: Approved Date Issued: 12.14.2000 Progress: Completed
CF3g	West of Market Place, Ripon	6.31.901.M.PA	Construction of New Public Toilet Facility, Land and buildings to West of the Market Place, Ripon	Decision: Approved Date Issued: 27.05.1995 Progress: No longer required - toilets now open on High Skellgate

Proposal CF4 - New Public Library

Proposal	Site	Application Ref	Proposal	Status
CF4	East of the Market Place, Ripon	6.31.506.I.FUL	Library, Land to rear of Market Place Ripon	Decision: Approved Date Issued: 12.04.2000 Progress: Completed

Proposal CF5 - Cemetery Extensions

Proposal	Site	Application Ref	Proposal	Status
CF5a	Wetherby Road, Knaresborough	6.100.620.D.RG3	Change of Use of Land to form Cemetery, Land to south east of Cemetery, York Road, Knaresborough	Decision: Approved Date Issued: 08.03.2002 Progress: Likely implementation in the near future
CF5b	Kirkby Road, Ripon	-	-	Progress: HBC own land - no need for extension at present time

CHAPTER 6: HERITAGE & DESIGN

Policy HD11: Townscape & Environmental Improvement

26 areas are identified on the Local Plan Proposals Map under Policy H11 as Townscape and Environmental Improvement Areas. The areas are designated on the basis that they present very little merit in townscape terms or, indeed, detract from the general quality of the local environment. Within these areas, priority will be given to their visual improvement through refurbishment or redevelopment or environmental works, as appropriate. The current position in respect of each area is outlined in the table below.

Proposal Ref.	Site	Status 2003
HD11a	Cheltenham Parade/Crescent, Harrogate	A scheme for improving the appearance of Town Centre House has been received.
HD11b	Commercial Street, Harrogate	Environmental improvement on part of this site has taken place. The Oxford Street car park has been replaced by the Jubilee car park which won the 2002 New Car Park of the Year Award.
HD11c	Copthall Tower, Station Parade, Harrogate	A re-facing scheme has been carried out.
HD11d	Gas Holder, Skipton Road, Harrogate	As at February 2001 (see Local Plan).
HD11e	Kings Road / Cheltenham Crescent / Union Street, Harrogate	Union Street/Jubilee Car Park complete. Building on corner of Kings Road has recently been tidied up.
HD11f	Montpellier Square, Harrogate	As at February 2001 (see Local Plan).
HD11g	North of Eastville Terrace, Ripon Rd, Harrogate	As at February 2001 (see Local Plan).



The re-faced Copthall Tower in the centre of Harrogate.

Proposal Ref.	Site	Status 2003
HD11h	Royal Baths Western Block, Harrogate	Western block demolished, but site not yet redeveloped. Planning permission granted for 24 flats.
HD11i	Springfield Avenue, Harrogate	As at February 2001.
HD11j	Station Parade, Harrogate	The completion of the new Harrogate Bus Station in 2002/2003 forms the first phase of comprehensive environmental, transportation and other improvements envisaged for this site. Discussions are currently being held with landowners and other interested parties with a view to preparing a development brief to guide the comprehensive development/refurbishment of the remainder of the site.
HD11k	Starbeck High Street, Harrogate	As at February 2001.
HD11l	Victoria Avenue/Library, Harrogate	As at February 2001.
HD11m	York Place/Prince of Wales Mansions, Harrogate	As at February 2001 (over-large scheme for redevelopment has recently been rejected).
HD11n	Back Park Place, Knaresborough	As at February 2001.
HD11o	Bowling Green Yard, Knaresborough	As at February 2001.
HD11p	High Street, Knaresborough	There have been improvements to buildings enabled by CAP and HERS grants. However, generally as at February 2001.
HD11q	Above Railway Tunnel, Off High Street, Knaresborough	As at February 2001.
HD11r	East of Market Place, Ripon	The bus station is complete, but enhancements are needed between this and the rear of Queen Street. It is hoped that an SRB grant will be available to fund these works during 2004. Enhancement is also needed to the north and west of the area.
HD11s	Hutton Bank, Ripon	As at February 2001.
HD11t	Kirkgate/Bedern Garth/Skellgarths, Ripon	SRB is dealing with remaining eyesores on shopping streets. The empty site on Skellgarths is now being developed.
HD11u	Market Place/Water Skellgate, Ripon	SRB is dealing with remaining eyesores on shopping streets. However, there are derelict buildings in the backlands of this area.
HD11v	North of Kirkgate, Ripon	SRB is dealing with remaining eyesores on shopping streets. However, the west of this area is poor and requires enhancement.
HD11w	North of Quarry Moor, Harrogate Road, Ripon	Garage site was redeveloped, but the remainder of the site is untouched.
HD11x	North Road/Princess Road/Magdalens Road, Ripon	As at February 2001. Possible plans for next year.
HD11y	Westgate/High Skellgate/Somerset Row/Firby Lane, Ripon	SRB is dealing with eyesores on Westgate and High Skellgate, but the remainder of the site requires enhancement.
HD11z	West of Market Place, Ripon	As at February 2001. However, an application for redevelopment should be submitted soon.

SRB = Single Regeneration Budget
 CAP = Conservation Area Partnership
 HERS = Heritage Economic Regeneration Scheme

Selective Alteration

In considering Proposed Modifications to the District Local Plan in 2000 it was agreed that a Selective Alteration of the Plan should be pursued, as soon as possible following its adoption, to address important discrete policy issues, which needed urgent incorporation in the adopted Plan rather than await the review of the Local Plan. On the 17th July 2002, Harrogate Borough Council approved the first stage deposit version of the Selective Alteration to the adopted Harrogate District Local Plan for development control purposes and deposit in August/September.

The Alteration focuses on housing, tourism and community facilities and introduces the following new policies:

- managed release of housing sites (Policy HX)
- hotel protection (Policy TRX)
- community facilities protection (Policy CFX)

and changes are proposed to the Plan's existing policies on:

- renewal of planning permission for housing (Policy H3)
- affordable housing (Policy H5)
- housing density (Policy H13)
- housing type (Policy H17)

New Policies

Policy HX Managed Housing Site Release

This policy aims to manage housing permissions in accordance with PPG3, Policy H3 of RPG 12 and the Government's better practice guide "Planning to Deliver" in view of the forecast likely over-provision in the District by 2006. The housing forecast is produced on page 6 of this report. The figures reinforce the justification for the policy of housing restraint and it has therefore been put forward as an Alteration. The policy lists a number of types of housing development which will be permitted.

Policy TRX Hotel Protection

The Plan currently lacks any protection for hotels and it is necessary to have a policy in place as a matter of urgency as they have come under increasing pressure recently for conversion and redevelopment to other more lucrative uses such as housing. It is considered vital to protect these uses for the benefit of the local conference/exhibition business and holiday tourism sectors, which are major drivers of the economy of Harrogate and the wider District.

Policy CFX Community Facilities Protection

The loss of community facilities to which the public have access (e.g. pubs, halls, care homes, health & education facilities), particularly in the rural areas, has become an increasing problem in recent years. At the same time providers have experienced difficulties in finding new development opportunities due to the competing pressures for new housing.

Adoption of the Selective Alteration

The objections to the Selective Alteration were examined at a Public Inquiry between 24th June and 24th July 2003, and the Inspector's Report is due to be published later this year. It is hoped therefore that the Selective Alteration will be adopted in April 2004.

