

# Pateley Bridge - current profile '05



- ◆ Provides a service, education and employment centre for Nidderdale
- ◆ High quality built heritage
- ◆ Set within attractive countryside (AONB)
- ◆ Popular centre for tourism
- ◆ High car ownership
- ◆ Poor access to public transport
- ◆ Access to a range of leisure facilities
- ◆ High house prices
- ◆ High level of need for affordable housing

# Housing and the Economy

*Do you think that a mix of housing and employment uses should be sought on any suitable and sizeable sites coming forward within the urban area for redevelopment?*

Issues Consultation

6 respondents said YES

1 respondent said NO

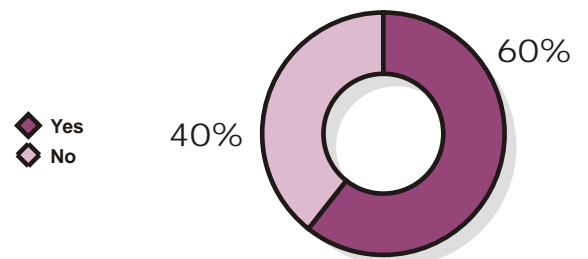
*Can you suggest below any such land in, or adjacent to, the built up area of Pateley Bridge and Beverley which might be suitable for affordable housing for local people?*

Issues Consultation

- ◆ "There are no sites in these areas adjacent to Pateley Bridge where such housing could be absorbed"
- ◆ "The Council depot could accommodate some housing"
- ◆ "The field to the west of the cemetery"
- ◆ "Top Wath Road"
- ◆ "Field off Southlands"
- ◆ "The Sidings"

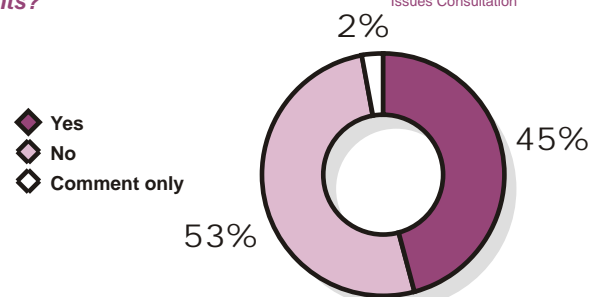
*If possible when new national policy is published, should some new sites be allocated for 100% affordable housing for local people?" (In rural areas)*

Issues Consultation



*If possible when new national policy is published, should the Council be seeking to provide affordable housing for local people on smaller site sizes than current requirements?*

Issues Consultation



“What do you think might make Pateley Bridge a better place by 2021?”

sample responses:

- ◆ Development for local people only
- ◆ Continuing protection of the AONB
- ◆ Provide sites for industry, shops or housing
- ◆ Provide more affordable housing for local people
- ◆ Increase employment opportunities to prevent the young leaving Pateley Bridge
- ◆ Improve the flow of traffic on Pateley Bridge High Street
- ◆ Pedestrianise the High Street
- ◆ Encourage the provision of independent shops
- ◆ Increase access to local services for people with poor mobility
- ◆ Ensure the continuing management of agricultural land
- ◆ Provide more car parking spaces in line with increasing car usage



PLAN  
YOUR  
FUTURE

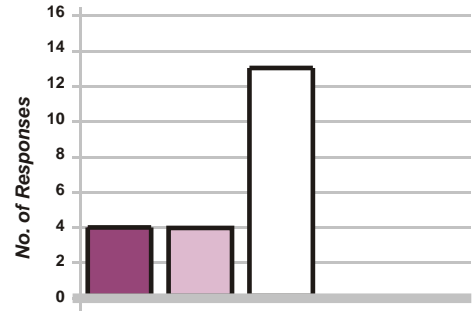
*“More employment in and around the town centre (Pateley Bridge) would be beneficial”*

District Panel



*“More housing in and around the town centre (Pateley Bridge) would be beneficial”*

District Panel



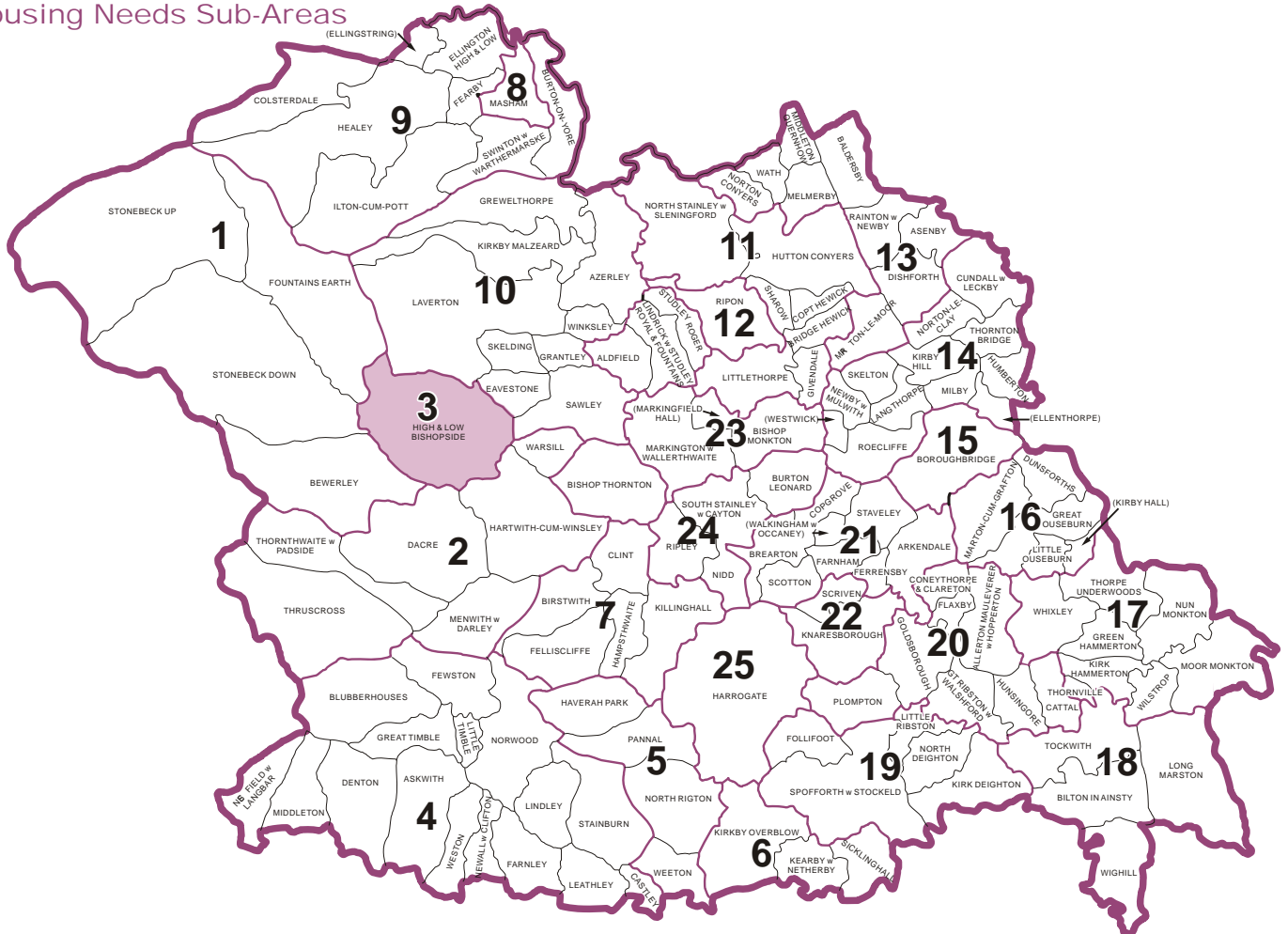
**Pateley Bridge is in the sub-area of Bishopside for the purposes of the Housing Needs Survey**

**The Bishopside sub-area has a housing need of 16 affordable houses per year to 2005 (as identified in the Needs Survey Up-date 2003)**

**The total number of households in the Bishopside sub-area is 985**

**(Bishopside sub area is highlighted below).**

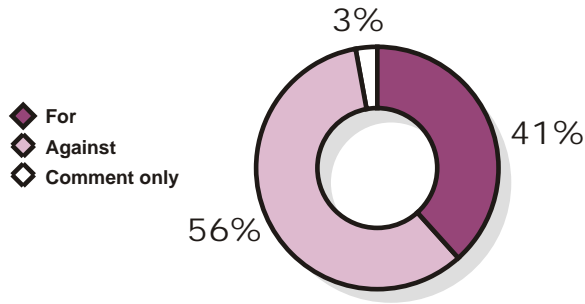
### Housing Needs Sub-Areas



# Other Issues

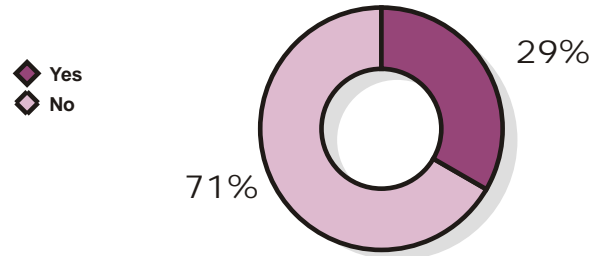
Are you for or against more strict control over residential re-use of rural buildings outside settlements?

Issues Consultation



Is it reasonable to not allow residential developments through rural building conversions unless it is within easy walking distance of public transport for travel to work in one of the 6 main settlements (or larger ones outside the District)?

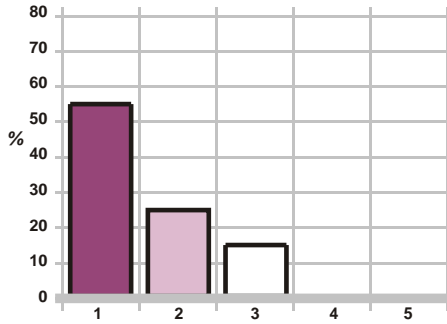
Issues Consultation



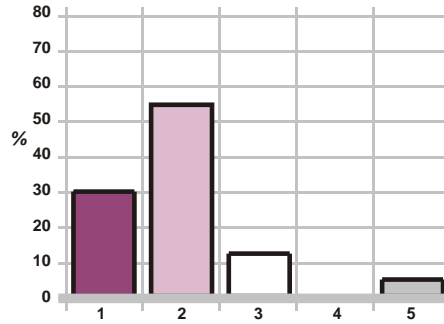
If stricter control was introduced, rank the following five options for the future of the building in order of preference. (1 = first preference, 5 = least preferred)

Issues Consultation

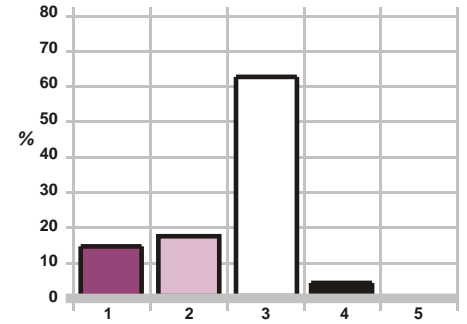
USE ONLY FOR AFFORDABLE HOUSING/  
HOUSING FOR LOCAL NEED



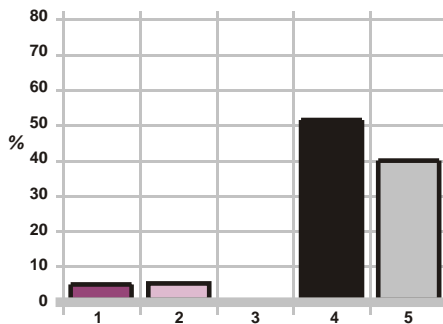
USE FOR EMPLOYMENT PURPOSES



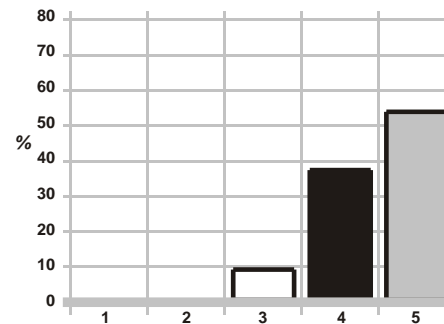
USE FOR TOURISM/SPORT/RECREATION



LEAVE BUILDING VACANT



ENCOURAGE USE OF MATERIALS FOR  
BUILDING ELSEWHERE IN THE AREA



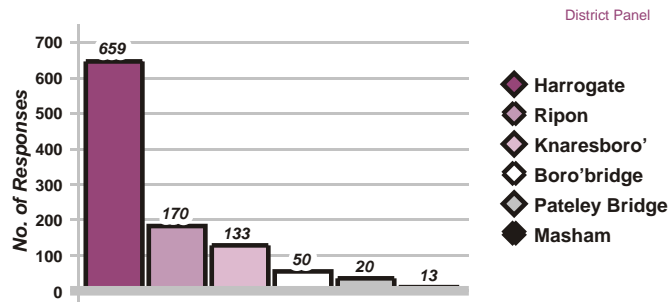
Do you have any comments about the vision, planning strategy and policy for the future of the countryside in Harrogate District up to 2021?

Issues Consultation

- “Our countryside looks like it does because of the huge amount of work put into it by the local farming community. It is important that farms are sufficiently viable so that this can continue”
- “Farmers play an important role in maintaining the countryside and should be given help and encouragement”
- “More housing for local people”

- “increase rail development and maintain bus links to the remote areas”
- “The importance of the countryside and rural businesses to the economic life of the Borough should be recognised”
- “To develop a countryside with growing economic framework stimulated by small scale developments allowing e-commerce to grow and home working to develop”

## Retail/Town Centres: most visited by the District's Residents



Please summarise your comments on any other issues relating to the future development of Pateley Bridge which the Council, in planning up to 2021 should consider.

Issues Consultation

“Ensure that Pateley Bridge remains a sustainable community by supporting an increase in population, new facilities, services and employment opportunities”

“Would building the projected affordable housing over the next 5 years lead to increased transportation to places of work?...do these people need to stay in Pateley Bridge?”

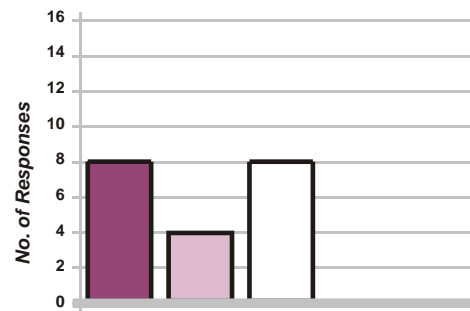
“All development should take into account the implications on traffic movements”

“It is thought that the Council Depot site at the end of Millfield Street should be considered for development in the future”

“Need to preserve existing public rights of way particularly definitive footpaths and bridleways”

## “There should be more leisure facilities in this centre”

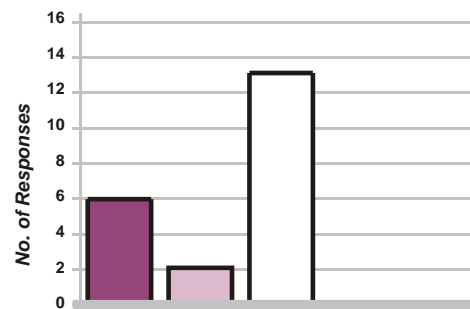
District Panel



Agree Strongly/Agree Disagree/Disagree Strongly  
Neither Agree nor Disagree Don't Know

## “Another/A large food store is needed in Pateley Bridge”

District Panel



Agree Strongly/Agree Disagree/Disagree Strongly  
Neither Agree nor Disagree Don't Know

## “Planning For Real”: Results Summary (by The Neighbourhood Initiative Foundation)

Community Consultation Exercise: Pateley Bridge (April-September 2004)

Issues identified in order of priority as being of most concern, with associated needs:

### 1. Traffic and transport issues (30%)

- ◆ need to slow traffic speeds (traffic calming).
- ◆ need to reduce “density” of traffic.
- ◆ need for footbridge over river, linking to the High School.

### 2. Problems caused by lack of Community and Leisure facilities for all ages, but particularly young people (29%)

- ◆ need for improved permanent library (with disabled access).
- ◆ need for mobile library sites.
- ◆ need for youth shelter (currently being progressed) and youth facilities/club.
- ◆ need for day centre for elderly.
- ◆ need for a community centre..
- ◆ demand for shops aimed at young people (clothes, beauty salons).

### 3. Environmental issues (13%)

- ◆ dog fouling blighting green open space need for poop scoop bins, dog-free zones, dog walking areas.
- ◆ provide more litter bins.
- ◆ need for general “clean up”.
- ◆ need for more landscaping/planting to encourage wildlife.
- ◆ provide a community garden .
- ◆ provide more seating.

### 4. Crime and safety (9%)

### 5. Housing (7%)

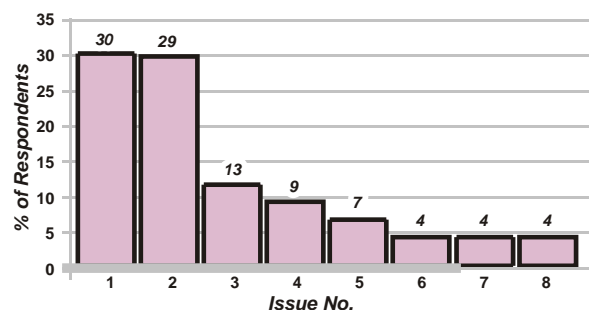
- ◆ provide affordable housing for all ages (starter homes, family homes, flats and bungalows for elderly, self-build, housing for disabled).
- ◆ address problem neighbours.
- ◆ provide more wheely bins.

### 6. Work, jobs and training (4%)

- ◆ improve public transport.
- ◆ set up a local job-search club.
- ◆ provide a local job information point.
- ◆ provide community work spaces/arts spaces.
- ◆ encourage locally-run schemes for growing/selling food.
- ◆ provide for light industry.
- ◆ set up a volunteer centre.

### 7. Health (4%)

### 8. Other (4%)



# Census 2001:

POPULATION	ENGLAND & WALES	HARROGATE	Bewerly and High & Low Bishopside	Pateley Bridge, Lower Nidderdale and Nidd Valley
1991 All people	49890278	138844	2704	7839
1991 Males	24182994	66446	1315	3887
1991 Females	25707284	72398	1389	3952
2001 All people	52041916	151336	2883	8851
2001 Males	25325926	73183	1391	4359
2001 Females	26715990	78153	1492	4492

## AGE STRUCTURE (%)

	52041916	151336	2883	8851
All people				
people aged: 0-4	6	5	6	6
people aged: 5-9	7	7	13	6
people aged: 10-17	11	10	7	10
people aged: 18-24	8	7	7	5
people aged: 25-29	7	6	4	4
people aged: 30-44	23	23	21	22
people aged: 45-59	19	20	25	23
people aged: 60-64	5	5	6	7
people aged: 65-74	8	9	9	9
people aged: 75-84	6	6	9	5
people aged: 85-89	1	2	2	2
people aged: 90 & over	1	1	1	1

## HEALTH (%)

	52041916	151336	2883	8851
All people				
Limiting long-term illness	18	16	15	14
Working age population with limiting long-term illness	14	10	No Data	10
General health: Good	69	72	72	74
General health: Fairly good	22	21	No Data	20
General health: Not good	9	7	No Data	6

## ECONOMIC ACTIVITY (%)

	37607438	109225	2085	6451
All people aged 16 - 74				
Economically active: In employment	61	67	68	67
Economically active: Not in employment	10	8	No Data	2
Economically active: Unemployed	3	2	1	1
Economically inactive	28	23	29	30

## QUALIFICATIONS(%)

	37607438	109225	2085	6451
All people aged 16 - 74				
No qualifications	29	22	No Data	21
Level 1: 1+ 'O' levels/CSE/GCSE (any grade); NVQ level 1; Foundation GNVQ.	17	16	No Data	15
Level 2: 5+ 'O' levels; 5+ CSEs (grade 1); 5+ GCSEs (grade A - C); School Certificate; 1+ A levels/AS levels; NVQ level 2; Intermediate GNVQ or equivalents.	19	22	21	21
Level 3: 2+ 'A' levels; 4+ AS levels; Higher School Certificate; NVQ level 3; Advanced GNVQ or equivalents.	8	9	35	9
Level 4/5: First degree; Higher Degree; NVQ levels 4 - 5; HNC; HND; Qualified Teacher Status; Qualified Medical Doctor; Qualified Dentist; Qualified Nurse; Midwife; Health Visitor or equivalents. Other qualifications/level unknown: Other qualifications (e.g. City and Guilds; RSA/OCR; BTEC/Edexcel); Other Professional Qualifications.	20	25		27
Other qualifications/level unknown.	7	6	No Data	6

TRAVEL TO WORK (%)	ENGLAND & WALES	HARROGATE	Bewerly and High & Low Bishopside	Pateley Bridge, Lower Nidderdale and Nidd Valley
All people aged 16 - 74 in employment	23627754	75755	1463	4444
Work mainly at or from home	9	13	18	21
Underground metro light rail/tram	3	0	0	0
Train	4	2	0	1
Bus mini bus/coach	7	4	2	1
Motorcycle scooter/moped	1	1	0	0
Driving car/van	55	58	60	60
Passenger in car/van	6	6	7	5
Taxi	1	0	0	0
Bicycle	3	2	2	1
On foot	10	14	10	10
Other	0	1	1	1
Avg distance (km) travelled to fixed place of work			20	19
% of public transport users in households with car/van	69	77	No Data	85
% of public transport users in households without a car/van	30	22	No Data	13

ACCOMMODATION TYPES (%)	ENGLAND & WALES	HARROGATE	Bewerly and High & Low Bishopside	Pateley Bridge, Lower Nidderdale and Nidd Valley
Households with residents	21660475	63077	1263	3602
Vacant Households	727448	2354	68	162
Households: 2nd residence/holiday home	150718	653	62	160
Whole house or bungalow:				
Detached	23	32	40	49
Semi-detached	32	31	48	24
Terraced	26	20		19
Flat maisonette or apartment:				
Purpose built block of flats or tenement	14	9	13	3
Part of a converted or shared house (including bed-sits)	4	6		3
In a commercial building	1	1		2
Caravan/other mobile or temp structure	0	1		1

CAR OWNERSHIP (%)	ENGLAND & WALES	HARROGATE	Bewerly and High & Low Bishopside	Pateley Bridge, Lower Nidderdale and Nidd Valley
All households	21660475	63077	1263	3602
None	27	18	16	11
One	44	44	43	39
Two	24	31	42	38
Three	5	6		8
Four or more	1	2		3
All cars or vans in the area	23936250	82399	1784	5626

TENURE (%)	ENGLAND & WALES	HARROGATE	Bewerly and High & Low Bishopside	Pateley Bridge, Lower Nidderdale and Nidd Valley
All households	21660475	63077	1263	3602
Owns outright	29	34	65	39
Owns with a mortgage or loan	39	41		33
Shared ownership	1	1		1
Rented:				
Council (local authority)	13	6	9	6
HA / Registered Social Landlord	6	3		1
Private landlord or letting agency	9	10	16	13
Other	3	4		8

HOUSEHOLD COMPOSITION (%)	ENGLAND & WALES	HARR-OGATE	Bewerly and High & Low Bishopside	Pateley Bridge, Lower Nidderdale and Nidd Valley
All households	21660475	63077	1263	3602
One person:				
Pensioner	14	15	17	13
Other	16	14	14	11
One family and no others:				
All pensioners	9	10	10	11
Married couple h/holds: No children	13	16	See Supplementary Table	20
Married couple h/holds: With dependent children	18	20		21
Married couple h/holds: All children non-dependent	6	5		6
Cohabiting couple h/holds: No children	5	5		5
Cohabiting couple h/holds: With dependent children	3	2		2
Cohabiting couple h/holds: All children non-dependent	0	0		0
Lone parent h/holds: With dependent children	6	5		3
Lone parent h/holds: All children non-dependent	3	2	No Data	2
Other H'holds:				
With dependent children	2	1	5	2
All student	0	0		0
All pensioner	0	0		1
Other	4	3		2

One family and no others: Couple h/holds with no children

24

One family and no others: Couple h/holds with dependent children

20

3 PARISHES IN COMMUTING	ELSEWHERE IN DISTRICT	ELSEWHERE IN DISTRICT %	OUT OF DISTRICT	OUT OF DISTRICT %
TOTAL	1845	84	347	16
TRAVEL/CIRCUMSTANCES:				
Works or studies mainly at or from home	0	0	0	0
Underground, metro, light rail, tram	0	0	0	0
Train	0	0	6	2
Bus, minibus or coach	74	4	18	5
Taxi	0	0	0	0
Car – driver	1551	84	278	80
Car – passenger	124	7	9	3
Motorcycle etc	18	1	0	0
Bicycle	21	1	3	1
On foot	45	2	18	5
Other	12	1	15	4

3 PARISHES OUT COMMUTING	ELSEWHERE IN DISTRICT	ELSEWHERE IN DISTRICT %	OUT OF DISTRICT	OUT OF DISTRICT %
TOTAL	1145	57	857	43
TRAVEL/CIRCUMSTANCES:				
Works or studies mainly at or from home	0	0	0	0
Underground, metro, light rail, tram	0	0	3	0
Train	0	0	13	2
Bus, minibus or coach	39	3	15	2
Taxi	3	0	3	0
Car – driver	941	82	747	87
Car – passenger	60	5	28	3
Motorcycle etc	15	1	9	1
Bicycle	21	2	0	0
On foot	63	6	27	3
Other	3	0	12	1

3 PARISHES INTERNAL COMMUTING		%
<b>TOTAL</b>	<b>2520</b>	<b>100</b>
<b>TRAVEL/CIRCUMSTANCES:</b>		
Works or studies mainly at or from home	947	38
Underground, metro, light rail, tram	3	0
Train	6	0
Bus, minibus or coach	3	0
Taxi	0	0
Car – driver	1019	40
Car – passenger	120	5
Motorcycle etc	6	0
Bicycle	24	1
On foot	373	15
Other	19	1

BEWERLY AND HIGH & LOW IN COMMUTING	ELSEWHERE IN DISTRICT	ELSEWHERE IN DISTRICT %	OUT OF DISTRICT	OUT OF DISTRICT %
<b>TOTAL</b>	<b>256</b>	<b>72</b>	<b>99</b>	<b>28</b>
<b>TRAVEL/CIRCUMSTANCES:</b>				
Works or studies mainly at or from home	0	0	0	0
Underground, metro, light rail, tram	0	0	0	0
Train	0	0	0	0
Bus, minibus or coach	0	0	3	3
Taxi	0	0	0	0
Car – driver	220	86	87	88
Car – passenger	24	9	9	9
Motorcycle etc	0	0	0	0
Bicycle	0	0	0	0
On foot	12	5	0	0
Other	0	0	0	0

BEWERLY AND HIGH & LOW OUT COMMUTING	ELSEWHERE IN DISTRICT	ELSEWHERE IN DISTRICT %	OUT OF DISTRICT	OUT OF DISTRICT %
<b>TOTAL</b>	<b>600</b>	<b>65</b>	<b>319</b>	<b>35</b>
<b>TRAVEL/CIRCUMSTANCES:</b>				
Works or studies mainly at or from home	0	0	0	0
Underground, metro, light rail, tram	0	0	0	0
Train	0	0	0	0
Bus, minibus or coach	15	3	0	0
Taxi	0	0	0	0
Car – driver	501	84	283	89
Car – passenger	54	9	15	5
Motorcycle etc	6	1	0	0
Bicycle	12	2	6	2
On foot	9	2	15	5
Other	3	1	0	0

BEWERLY AND HIGH & LOW INTERNAL COMMUTING		%
<b>TOTAL</b>	<b>669</b>	<b>100</b>
<b>TRAVEL/CIRCUMSTANCES:</b>		
Works or studies mainly at or from home	264	39
Underground, metro, light rail, tram	3	0
Train	0	0
Bus, minibus or coach	3	0
Taxi	0	0
Car – driver	214	32
Car – passenger	33	5
Motorcycle etc	0	0
Bicycle	12	2
On foot	128	19
Other	12	2

# YOUR TOWN YOUR FUTURE

## LDF WORKSHOP: PATELEY BRIDGE.

### Report of Discussion

*N.B. No handout was provided at this workshop.*

*The group viewed and discussed the display material provided at the meeting and particular interest was shown to the Census information comparing the 3 wards of Nidderdale with the District as a whole and England and Wales. (See above)*

*The group were reminded by the workshop leader that as far as the Regional Spatial Strategy is concerned there were two options which the LDF could consider for the growth of Pateley Bridge.*

*Option 1 : would be to secure economic, housing, service and transport development in Pateley Bridge appropriate to its role as a service centre for the area, or;*

*Option 2: would be to provide only for local housing needs.*

*Unless otherwise stated the notes below represent the comments of individual members of the workshop group. Where there was some consensus of opinion within the group this has been **emboldened**.*

### Local Housing Need

- 1) Need to explore the opportunities for securing affordable housing within the town before looking elsewhere e.g. the County Council' depot at Millfield St. .
- 2) The LDF should consider the wider area of the upper dale and not just Pateley Bridge.
- 3) The housing need should not be met all on one particular site. It should be distributed on smaller sites so that development retains a mix of uses.
- 4) Need to consider local needs generally, not just affordable housing need.
- 5) **There was a general consensus that the re-use of rural buildings should be supported rather than leave them vacant. It was agreed that this mainly related to traditional stone farm buildings, but not those in the middle of fields.**
- 6) This support was based on the likely difficulties of finding suitable land for growth. There was some debate over whether the number of farm buildings coming forward for conversion would continue and be able to provide for a reasonable supply of new dwellings.
- 7) **There was general consensus that rural buildings can be used for residential or mixed use with employment.**
- 8) There was some scepticism over the ability of rural building conversions to be viable when the Council were requiring within them an element of affordable housing
- 9) **The group agreed that there is a significant need for affordable housing in the area, but that sites on which to accommodate the need are going to be difficult to find.**
- 10) **There was general consensus that the residential development of the size of 'Springfield Farm' (2/3 hectares) is unlikely to be appropriate in the future.**

## Employment

The Workshop leader explained that the Council were undertaking a study to identify, amongst other things land requirements for employment and for the purposes of discussion suggested the group should consider the prospect of needing another employment site the size of the Summerbridge site in Nidderdale by 2021.

The Council's Economic Development Officer assisted the discussion on employment land with the following statements:

- 1) There is a considerable amount of floor space at New York Mills, Summerbridge used by locally generated businesses,
- 2) There are difficulties in encouraging businesses to locate in the Pateley Bridge area from elsewhere due to the costs incurred to relocate, but small businesses already in the dale and looking to expand are attracted to new premises.
- 3) The level of take-up indicates that there is demand
- 4) Recent information suggests there is some demand for offices in the area and town centre retailing.

## Workshop discussion

- 5) There was some scepticism over the need for further employment land.
- 6) The group discussed the need for further employment land and were unable to suggest any suitable sites around Pateley Bridge.
- 7) **It was generally agreed that site identification and economic strategy for the future should consider the wider dale and not just Pateley Bridge.**
- 8) **Tourism was considered an integral part of the economy in the dale and ways of stimulating tourism were discussed.**
- 9) Need to encourage forms of tourism that attract people in to the dale to spend money and improve facilities for visitors (e.g. car parking, toilets).

## Which Growth Option?

1. **The group agreed that there is a need for Pateley Bridge to provide for more than just local housing need, but that the high environmental quality around the town could well restrict its ability to accommodate all the future needs as a service centre.**
2. **The group emphasised again the need to consider the wider area of the dale as a whole with regard to its future needs.**

**Attendance List for LDF Pateley Bridge Workshop 21<sup>st</sup> April 2005 –  
Council Offices, Pateley Bridge:**

<b>Name</b>	
Cllr Stan Beer	HBC
Cllr Ellington	HBC
Mr Phillip Wilson	SIRP
Mr Pat Hutchinson	Nidderdale Plus
Lynn Cook	Nidderdale Plus
K Hardcastle	Darley Parish Council
Mr Chris Hawksworth	Pateley Bridge Town Council
Alison Liggins (and friend)	residents
Mr Rodger Hawksworth	resident
Mr Brian Hicks	resident
C.A. Weatherhead	resident
<b>Planning Officers/Workshop Leaders:</b>	
Dave Sykes	HBC
Linda Mckenzie	HBC
Katharine Lane	HBC
Nigel Avison (Economic Development)	HBC