

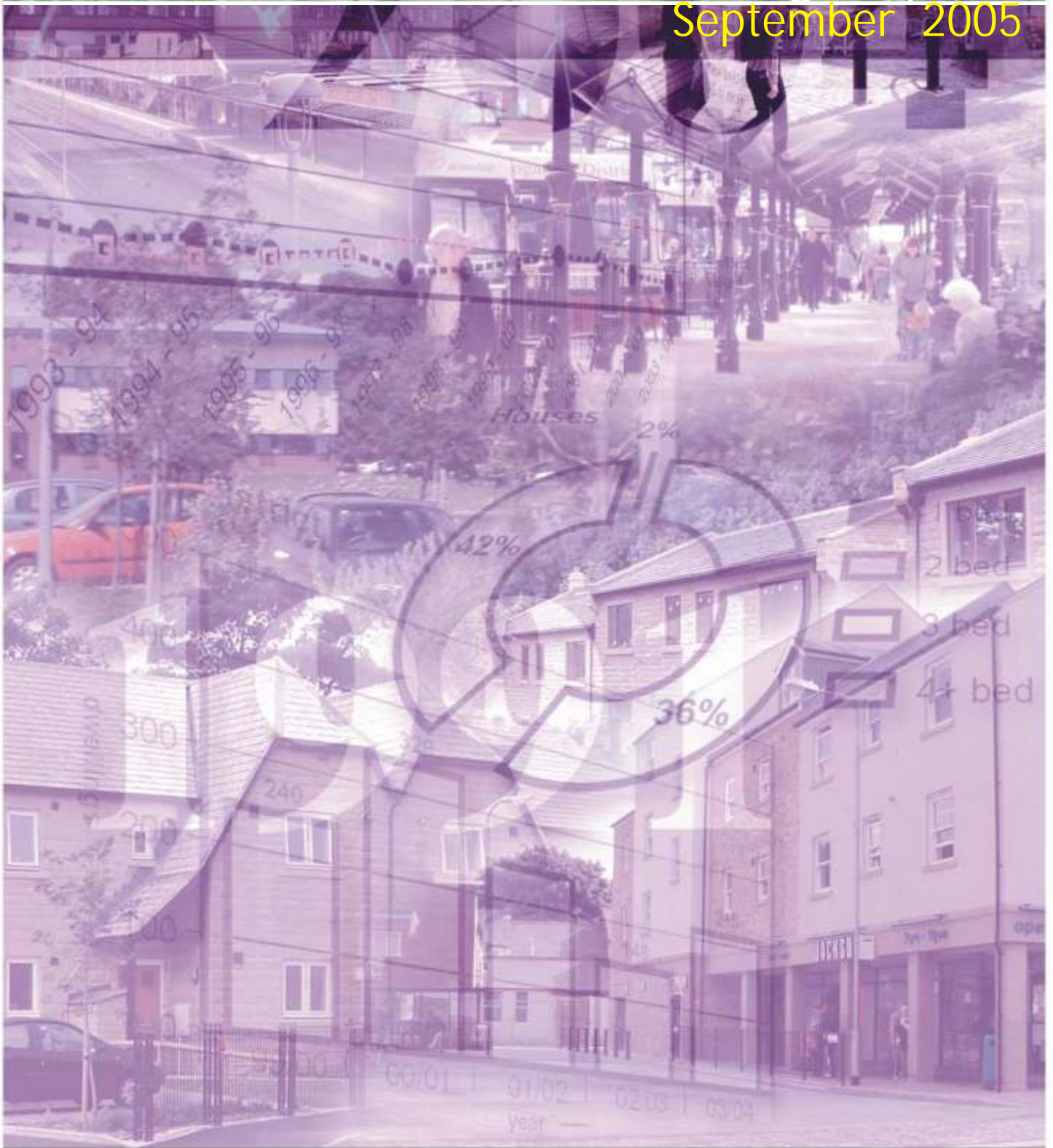
HARROGATE
DISTRICT



LOCAL PLAN

Annual Monitoring Report

September 2005



T P Richards Dip T&RP, MRTPI, Head of Planning Services

PLANNING DIVISION

Department of Development Services, Knapping Mount, West Grove Road, Harrogate HG1 2AE.

www.harrogate.gov.uk/planning

Harrogate
BOROUGH COUNCIL

Contents (Chapter of the Local Plan in brackets)

Introduction	1
Housing (Chapter 9)	2
Employment (Chapter 10)	12
Retail (Chapter 11)	16
Transportation (Chapter 12)	21
Recreation (Chapter 7)	24
Community Facilities (Chapter 14)	27
Heritage & Design (Chapter 6)	30
Selective Alteration	32
Local Development Framework for Harrogate District	33

Introduction

This is the fourth report to be published on an annual basis, monitoring the progress of the implementation of the Harrogate District Local Plan adopted in 2001 and the Selective Alteration adopted in 2004.

Local Development Framework for Harrogate District

The Planning and Compulsory Act came into operation in September 2004. This introduced a new type of development plan system. Local Plans are to be replaced with a series of Development Plan Documents and these, along with Supplementary Planning Documents will form the Local Development Framework for Harrogate District.

Paragraph 4.45 of Planning Policy Statement 12 (PPS12) states that review and monitoring are key aspects of the government's "plan, monitor and manage" approach to the new planning system. Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations, 2004 requires local planning authorities to produce an Annual Monitoring Report.

Paragraph 3.28 of Local Development Framework Monitoring: A Good Practice Guide states that monitoring LDFs should be seen as a continuation of good practice that already exists in terms of monitoring development plans. Where applicable, authorities should build upon their existing monitoring systems.

As required by the new legislation, the Harrogate Local Development Framework Annual Monitoring Report will be submitted to the Secretary of State by the end of December 2005. This will take the form of a separate report outlining the Council's progress on preparing local development documents and setting out a new monitoring framework and will incorporate the Local Plan Annual Monitoring Report.

Content of the Report

The report is divided into nine 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
- Planning Policy Statement 6

Transportation

- Harrogate & Knaresborough Integrated Transport Study
- Local Transport Plan 2006-2011
- Improvements to bus infrastructure/provision
- Improvements to rail service
- Transport Interchange
- Ripon railway reinstatement
- Cycle and pedestrian developments
- Parking provision/Park & Ride
- Regeneration in Ripon

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

Local Development Framework

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. However, there has been a significant reduction in housbuilding over the last few years as Policy Hx has taken effect. 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 Spatial Strategy for Yorkshire and the Humber to 2016 based on selective Review of 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 2005 and forecasting growth to 2006.

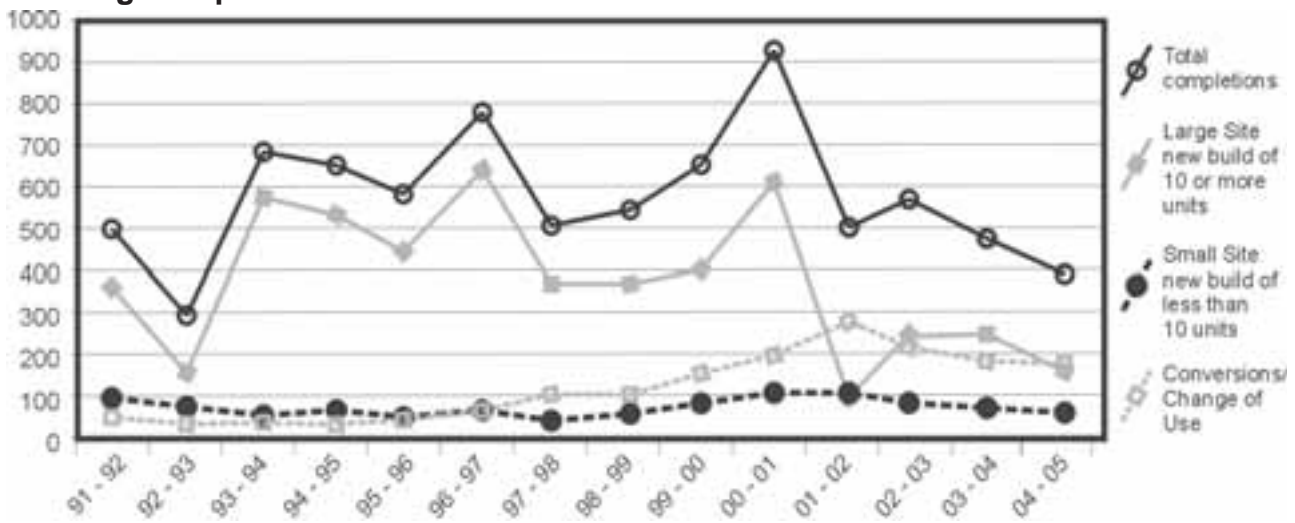
Housing Completion Rates

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
2003 -2004	476	228	76	172
2004 - 2005	398	159 (40%)	74 (19%)	165 (41%)
Total	8141	5256	1136	1749

The results show that there were 398 completions in the year from April 2003 to March 2005. This is a decrease in the annual completion rate from the previous year and the lowest annual completions rate since 1992-1993. The Large Site New-Build completions make up 40% of the annual total. Of these, the former MOD site at St. Georges Road, Harrogate and the site at Ripon College make up approx 47% of all the large site completions.

Housing Completion Rates



Total Completions (91-05): **8141** Average Completions per annum: 582

Permissions

Dwellings outstanding at: 31/03/05:

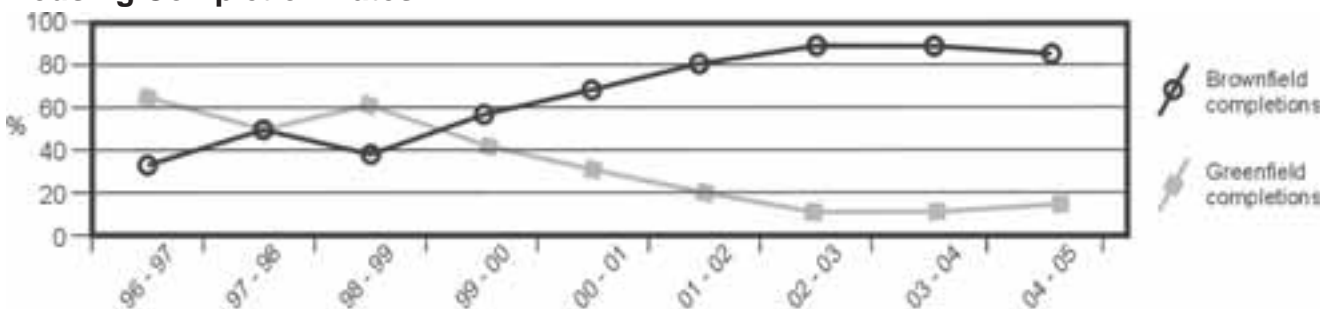
Total commitments: 1933 (with planning permission)	Large* Sites - 622	Small* Sites - 1311
	Conversion - 980	New build - 952
	Brownfield - 1256 (65%)	Greenfield - 677 (35%)
	Detailed permissions - 1691	Outline permissions - 242

* 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
2003 - 2004	411	86%	65	14%	476
2004 - 2005	331	83%	67	17%	398
Total	3405	63%	1994	37%	5399

Housing Completion Rates



The high proportion of brownfield completions in the last 3 years has been sustained in 2004 - 2005 at 83%.

Affordable Housing Completions (New build & Conversions April 1996 - March 2005)

	Settlement	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	Feb 2001/Apr 2004	5
	Albert Street	July 2001	13
	Fountains Avenue	August 2001	3
	Eleanor Rd/Park House Gr/Woodfield Rd/Scargill Rd	October 2001	14
	Studley Road	January 2002	9
	Dragon Parade	May 2002	16
	Former MOD site, St Georges Road	<i>ongoing</i>	89
	Former Josephine's night club	August 2003	16
	Chapel Works, Skipton Road	October 2003	15
	3 Bower Street	January 2004	1
	9-11 Westcliffe Grove	<i>ongoing</i>	4
	5-6 Bower Street	August 2003	9
	Belmont Road	March 2005	6
		Total	
Knaresborough:	Manor Crescent	August 1997	6
	York Place	November 1998	14
	Finkle Keep	August 2000	11
	Park Place	November 2001	7
	Bus station	May 2003	15
	Manor Grange	August 2004	40
	Total		93
Ripon:	St. Wilfrids	September 1996	14
	Doublegate's Quarry	August 1998	48
	Oak Road	October 2001	6
	North Road	September 2002	8
	Former Ripon College	September 2003	15
	Land adj Mill House, Skellgarths	January 2004	8
	14 North Street	October 2004	1
	71-73 North Street	October 2003	4
	84 North Street	November 2004	2
Kirkgate	April 2004	6	
	Total		120
			URBAN GRAND TOTAL 573
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 2000/2004	9
	Weeton	September 2001	2
	Pateley Bridge	March 2003	24
	Low Laithe	May 2003	1
	Fewston	September 2003	6
	Rainton	August 2004	2
	Hampsthwaite	March 2005	5
		Total	
			GRAND TOTAL 658

*Rural Exceptions site (Policy H8)

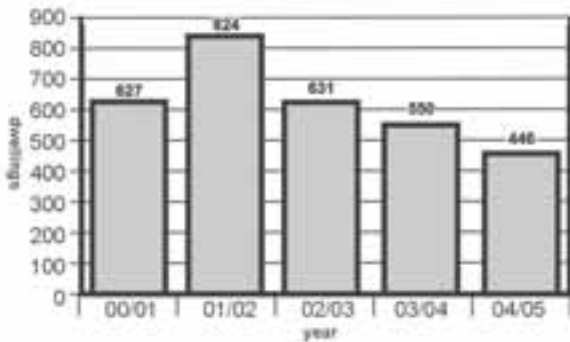
Planning Permissions (2004 - 2005)

203 applications totalling 446 new dwellings were granted permission between 01/04/2004 and 31/03/2005.

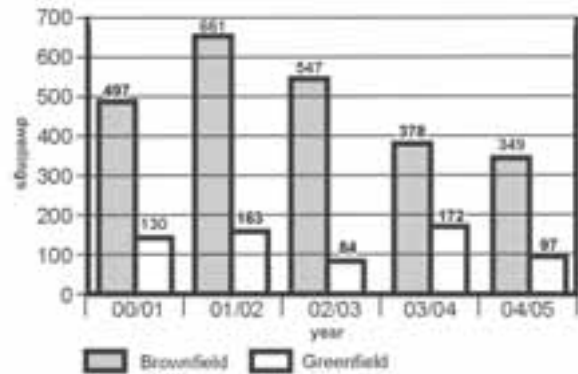
16 applications were outline and 187 detailed. This totals 28 outline dwelling plots and 418 detailed dwelling plots. 175 dwellings had previously been approved in outline or detail and therefore were represented in previously produced figures.

The following charts and graphs show a more detailed analysis of the 446 dwellings permitted between April 2004 and March 2005. Where possible the same breakdown for permissions from the previous years back to 2000/2001 is provided.

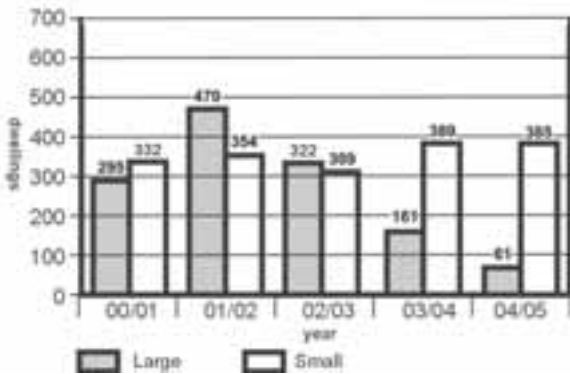
Total Permissions



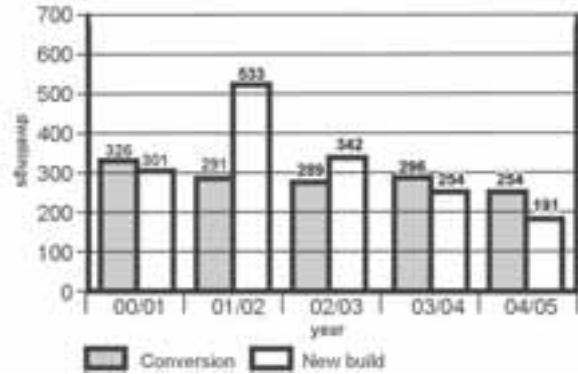
Land Type



Site Size



Dwelling Type



Situation

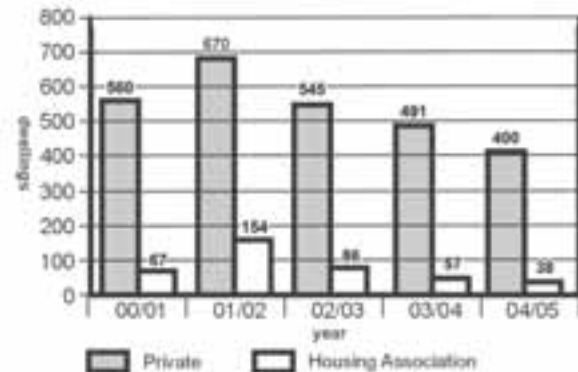


2004 - 2005

- Inside Development Limits/built confines 392 dwellings
- Outside Development Limits/built confines (countryside) 54 dwellings

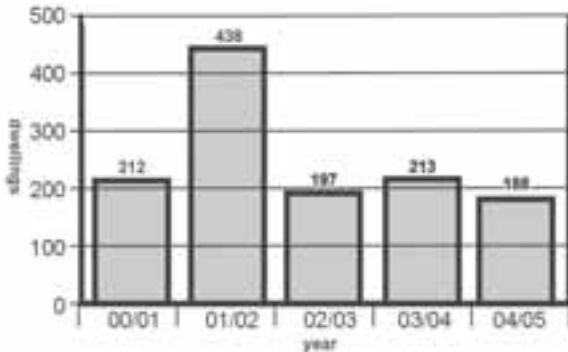
Compared with the previous year (2003-04) where:
 Inside = 428 (78%)
 Outside = 122 (22%)

Tenure

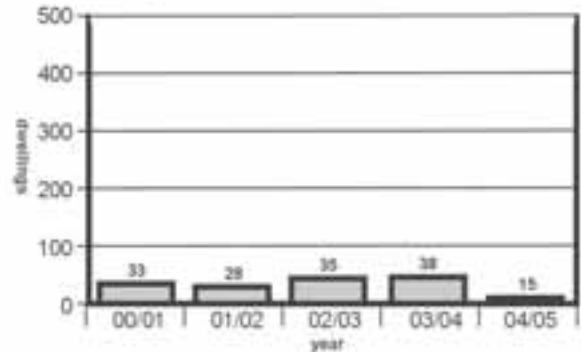


Location

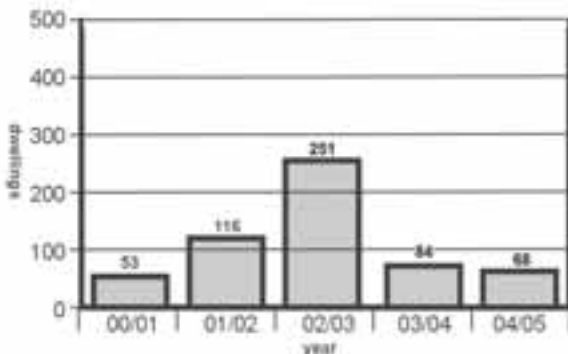
Harrogate



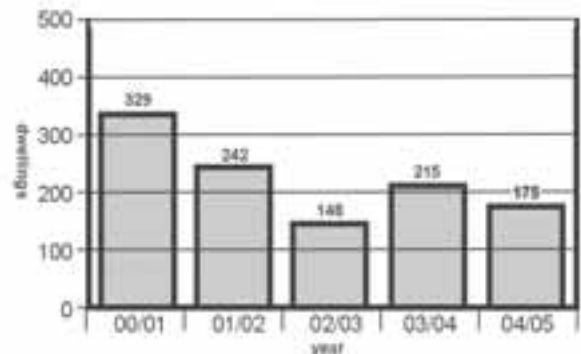
Knaresborough



Ripon



Rest of District



Forecasts of Harrogate District Housing Growth to 01.04.06

Completions (01.04.91 - 31.03.04)	8141
Losses from conversion/demolition (from 1.4.97+)	-154
Large site commitments	488
Small site allowance	97
Conversions allowance	212
New allocations:	0
Large site windfall allowance	62
Total	8846
Oversupply	26%

(Based on information at 31.03.05)

Notes:

Losses from demolitions includes those where there has been a net gain but *excludes* those where there has been just a straight replacement of the original dwelling.

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 (97 p.a).

Conversion Allowance - All conversions and change of use based on 5 year average (212 p.a).

New Allocations - It is assumed that Westholme Road, Masham, Site H4c will not be developed and, as the Secretary of State has refused the Harrogate Rugby Club application, there are no new allocations.

Large Site Windfall Allowance - Based on residential permissions granted between 01/04/2000 - 31/03/2005 allowing large site, new build development on previously-developed, non-allocated sites, completed between 01/04/2000 - 31/03/2005. The average over 5 years is 65 pa.

Total - NY Structure Plan and Harrogate District Local Plan requirement is for about 7000. Forecast predicts an excess of 1846, therefore an oversupply of 26%.

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

* 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.

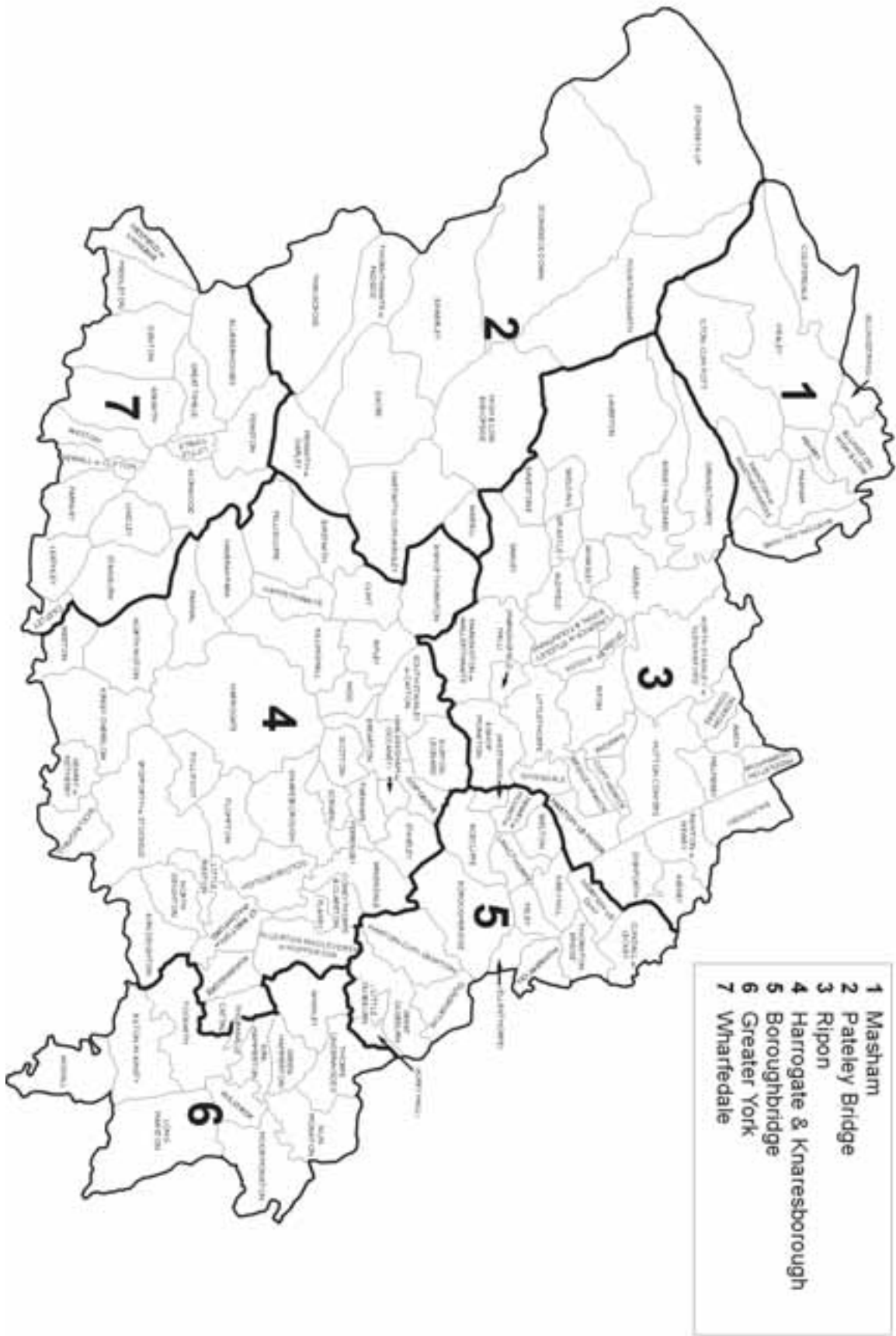
Housing Supply 1991 - 2006 by Housing Market Sub-Area

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 (01/04/1991 - 31.03.2005) *	88	288	1472	5161	619	362	101	8091
Large site commitments	0	0	186	266	25	11	0	488
New allocations	0	0	0	0	0	0	0	0
Small sites allowance ‡	1	8	20	54	9	3	2	97
Conversions/cou allowance‡	4	17	37	136	8	3	7	212
Large windfall allowance ‡	0	0	21	41	0	0	0	62
Total supply	93	313	1736	5658	661	379	110	8950
Percentage of total supply	1%	4%	19%	64%	7%	4%	1%	100%
Requirement	91	322	1092	4837	308	245	105	7000
% Over & undersupply	+2%	-2%	+59%	+17%	+115%	+55%	+5%	+28%

* 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 April 2000 - March 2005.

Housing Market Sub-Areas



MAP 1.

Large Sites Commitments (31/03/05)

(new-build excluding conversions)

Application	Location	Land	Market Sub Area	Decision Date	Site Total	Outstanding	Commenced	Completed
6.12.5.M.OUT & N.REM + U.REM	Watermill Estate, Watermill Lane, North Stainley	G	3 - Ripon	23/10/00	91	46	3	42
6.24.20.R.REM	Back Lane, Kirkby Malzeard	G	3 - Ripon	31/10/01	20	0	8	12
6.31.2.P.FUL	Doublegates Quarry, Ripon	G	3 - Ripon	29/08/02	232	2	1	229
6.31.650.U.FUL + AC.FUL	Ripon College, Ripon (excl. conversions)	B	3 - Ripon	16/07/02	165	64	62	39
6.79.1908.H.FUL + J.FUL	Princess Mary House, 14 Queen Parade, Harrogate	B	4 - H'gate & K'oro'	10/01/02	18	1	0	17
6.79.6863.S.FUL	The Royal Baths, Harrogate	B	4 - H'gate & K'oro'	10/05/02	24	24	0	0
6.79.5112.L.FUL	Ministry of Defence Site, St. Georges Road, Harrogate	B	4 - H'gate & K'oro'	22/10/01	227	5	0	222
6.79.HA9537.FUL	Allotment Gardens, The Avenue, Starbeck	B	4 - H'gate & K'oro'	20/07/72	25	24	1	0
6.92.44.K.REM	Dale Hall Garage, Hollins Lane, Hampsthwaite	B	4 - H'gate & K'oro'	28/06/01	12	2	0	10
6.92.66.L.OUT	The Abattoir, Hampsthwaite	B	4 - H'gate & K'oro'	23/01/01	1	0	0	18
6.100.1685.C.OUT	Former Nursery site, Halfpenny Lane, Knaresborough	G	4 - H'gate & K'oro'	12/05/99	120	120	0	0
6.100.156.M.FUL	The Abattoir, Castle Ings Rd, Knaresborough	B	4 - H'gate & K'oro'	07/01/03	11	11	0	0
6.122.51.E.FUL	Spofforth Hall, Spofforth (excl. conversions)	B	4 - H'gate & K'oro'	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	10	3	3
6.79.1700.O.RM	Hall Farm, Pannal	G	4 - H'gate & K'oro'	01.04.03	24	11	0	13
6.100.1322.I.FUL	Thistle Hill Nursing Home, Knaresborough (excl. conversions)	B	4 - H'gate & K'oro'	26.09.03	18	18	0	0
6.79.6695.C.FUL	The Avenue, Harrogate	G	4 - H'gate & K'oro'	20.02.04	42	36	0	4
6.64.63.C.FUL	The Three Horseshoes Hotel, Bridge Street, Boroughbridge (excl. conversions)	B	5 - B'bridge	02.02.04	17	9	0	0
6.125.12.B.FUL	Hall Farm, Tockwith Rd, L. Marston	G	6 - Gtr York	25.07.04	11	11	0	0
6.56.20.J.FUL	The Maltings, Langthorpe	B	5 - B'bridge	07.07.04	2	2	0	0
6.79.10223.FUL	Land at Sykes Grove, Harrogate	B	4 - H'gate & K'oro'	30.07.04	10	10	0	0
6.79.3131.I.FUL	56 Cheltenham Mount, Harrogate	B	4 - H'gate & K'oro'	16.08.04	1	1	0	0
Totals:					1107	391	97	619

Overall Total Outstanding = **488**

Notes: Land G = Greenfield B = Brownfield

Allocations

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

H4a* HRUFC, Claro Road, Harrogate - application called in and subsequently refused by the 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.

H4c* Westholme Road, Masham - no planning application submitted.

H4d Melmerby Green Lane, Melmerby - site completed, 20 x 3/4 bed dwellings constructed. David Wilson Homes.

H4e Millfield Street, Pateley Bridge - site completed.

Broadacres Housing Association - 24 dwellings - mix of bungalows, flats and houses.

** not to proceed through Policy HX of the Harrogate District Local Plan*

House Price Information

Residential Property Price Report (Jan - Mar 05)

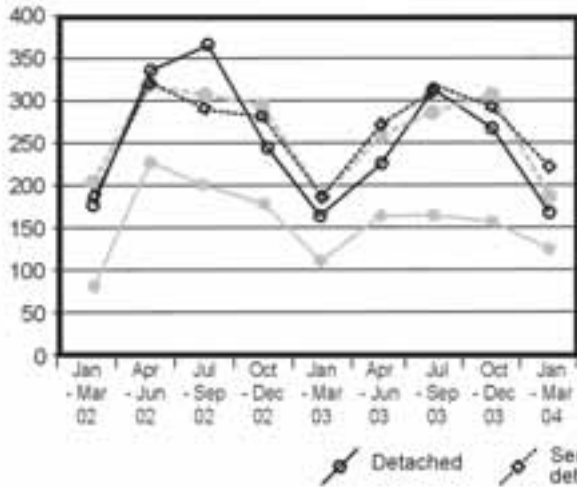
House Type	Harrogate District	North Yorks	Yorks & Humber
Detached (avge price £)	343,577	280,459	231,501
No. of sales	121	497	3,022
Semi-detached (avge price £)	198,282	170,832	127,708
No. of sales	147	559	5,387
Terraced (avge price £)	173,924	145,851	93,068
No. of sales	136	564	7,278
Flats/Maisonettes (avge price £)	178,230	143,604	120,453
No. of sales	78	202	1,578
Overall (avge price £)	224,638	189,984	130,610
No. of sales	482	1,822	17,265

Source: H.M.Land Registry

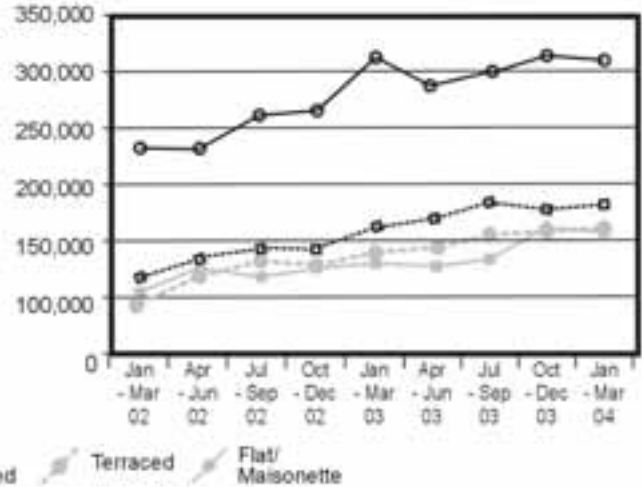
Previous Property Prices for Harrogate District only

Period	Detached		Semi - D		Terraced		Flat/Maisonette		Overall	
	Avge £	Sales	Avge £	Sales	Avge £	Sales	Avge £	Sales	Avge £	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	1,179
Jul - Sep 02	260,775	365	143,768	287	129,550	304	113,441	203	171,575	1,159
Oct - Dec 02	264,446	249	142,875	283	126,297	292	128,309	176	165,741	1,000
Jan - Mar 03	316,004	159	160,467	175	140,386	167	136,282	106	191,460	607
Apr - Jun 03	287,064	225	164,329	271	143,385	260	131,674	160	182,828	916
Jul - Sep 03	299,678	314	177,497	311	150,955	287	137,938	161	200,216	1,073
Oct - Dec 03	301,153	265	168,009	299	152,340	304	157,340	153	196,302	1,021
Jan - Mar 04	308,688	160	170,133	226	154,952	171	154,066	125	195,887	682
Oct - Dec 04	358,781	196	196,410	229	174,083	200	177,626	141	228,669	766

Number of Sales



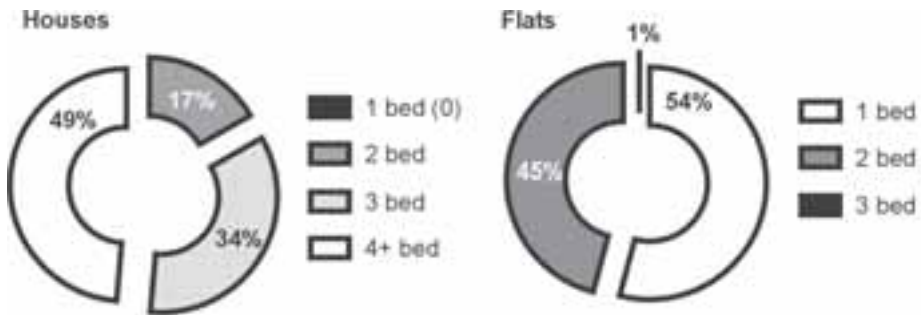
Average Price (£) for Harrogate District



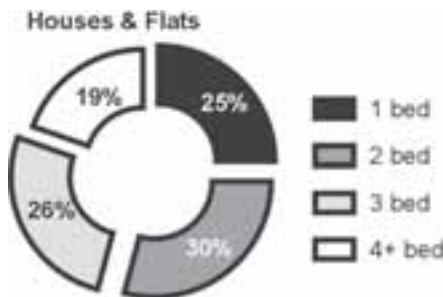
Source: H.M.Land Registry

House Type and Size

There were 398 completions between 01/04/04 and 31/03/05. Of these, 215 (54%) were houses/bungalows and 183 (46%) were flats.



The pie chart (right) shows how the 398 total completions are split by number of bedrooms. The largest category is for 2 bedroomed properties (30%) the other three categories having (1, 3 and 4+ bed) have similar proportions. It shows a reasonable mix of dwelling sizes. However, as the pie charts above indicate, the vast majority of houses (83%) are 3 - 4+ bedroomed size, whilst flats are mostly 1 or 2 bedroom with the highest proportion being 2 bedroom (45%).



Note: this section now details all completions compared to previous reports which only looked at new build completions.

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 Local Plan, which make up the employment land position.

Employment Land Position

Below and overleaf are tables 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 2005.

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	1.64	3.26
E4f Harrogate Road, Ripon	3.3	0	3.3**
E4g Hutton Bank, Ripon	0.2 (0.3)	0.1	0.2
Total for Allocations	31.9 (32.0)	7.08	24.92

* Part of this employment allocation lies within an area at risk from flooding. The Environment Agency's latest information indicates that approximately 6.2ha in the north east section of allocation E4b is at risk from flooding. The Agency's new modelled information suggests that the 1:100 year flood level for the site is in the region of 35.6m AOD which is much higher than the 32.4m AOD that was previously estimated.

** The land available/allocated for employment purposes is reduced due to the approval of an application which also includes an element of non-food retail which has been deducted from the total site area.

Beckwith Head Road, Harrogate

Allocation E4a was granted planning permission in November 2003 for the erection of 2 No. B1 office buildings totalling 7179 sqm gross with associated car parking and landscaping on the cricket pitch site. However, at the time of writing this development has not yet begun.

St James Park (phase 2), Knaresborough

An application for formation of infrastructure including new roads, lagoon and landscaping was permitted on 04.04.05 on this site.

Fearby Road, Masham

Allocation E4c was granted permission in January 2005 for the erection of a building to house beer packing plant and distribution facility with associated car parking and landscaping for the Black Sheep Brewery. No development has taken place as yet.

Harrogate Road, Ripon

Allocation A4f was granted outline permission, on appeal, in November 2004 for employment, non-food retail, car parking, landscaping, open space and access. No development has taken place as yet.

Ripon College, Ripon

The employment commitment as shown in the Local Plan has been reduced by an application on this site for a mixed scheme (ref. 6.31.650.V.FUL). Express Terminals and the Inland Revenue Offices are the existing employment uses that currently occupy this site. The remaining 0.33 hectares of land available is realistically unlikely to be taken up for further employment development due to ground conditions. However, in considering employment land availability in Ripon, the mixed used development includes the provision of 2 business units of 465 sqm and 836 sqm gross respectively which fall just outside the employment commitment to the east but are within the Ripon college site. The site of the 2 business units is approximately 0.38 hectares. The construction of these units has not yet begun.

Commitments

SITE	AREA (HECTARES)		
	Local Plan	Under Construction/ Developed	Available
Harlow Court/Cardale Park, Harrogate	3.00 (3.2)	2.74	0.46
Hornbeam Park, Harrogate	5.85 (6.3)	6.30	0
St James Park (Phase I), Knaresborough	7.08 (7.12)	5.85	1.27
Ripon College, Ripon	1.48 (2.33)	2.00	0.33 **
Bar Lane, Becklands Close, Boroughbridge	2.40	2.40	0
Bar Lane, Brickyard Road, Boroughbridge	1.66 (1.17)	0.76	0.41
Melmerby Industrial Estate, Melmerby	6.15 (8.14)	7.22	0.92
Total for Commitments	27.62 (30.66)	27.27	3.39

** 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.

St James Park (phase 1), Knaresborough

The south-western corner of the St James commitment is developed for a technology centre and associated offices. The site that is subject to planning permission ref. 6.100.1614.T.FUL is approximately 1.7 hectares in area. The developed area of the site actually only occupies about half of this area. It is understood that the remainder of the site is to be used by the company should it wish to expand in the future and this remaining land cannot therefore be taken into account as employment land that is still available, in line with Structure Plan Policy I4. However, this area could become available in the future should the expansion plans of the technology centre change.

County Structure Plan Policy I5 Calculation

ELEMENTS OF CALCULATION	Local Plan	Under Construction/ Developed	Available
Total for Allocations	31.9 (32.0)	7.08	24.92
Total for Commitments	27.62 (30.66)	27.27	3.39
Other land developed 1991 - 1996 *	9.70	9.70	0
Allowance for small sites	0.90	0.90	0
District Total	70.12 (73.26)	44.95	28.31
Structure Plan Requirement = 65.0			

* land developed on the commitments and allocations

Therefore the District employment land position is:

- 73.26 hectares allocated or committed which is considered to be broadly in line with the Structure Plan requirement.
- 44.95 hectares of employment land developed on these sites between April 1991 and April 2005.
- This represents an annual rate of 3.20 hectares.
- Based on the annual past rate, a further 3.20 hectares could be developed April 2005 - April 2006.
- It is estimated therefore that 48.15 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 Boroughbridge Road, Ripon although there have been a number of new applications permitted on allocations such as St James Park (Knaresborough), Fearby Rd (Masham) and Harrogate Road (Ripon). 24.92 hectares are still available on the allocated 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.



New industrial units at Hornbeam Business Park, Harrogate.

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	0.20
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	0.20
Total for Commitments	1.85	1.85	0
Total	3.95	3.75	0.20

E4i, Royal Baths, Harrogate and E4j, Fisher Street/Chapel Street, Knaresborough are part of sites designated for mixed use. However, Proposal E4i has been constructed and has not yet provided any B1 business floorspace. Proposal E4j is also unlikely to provide B1 business floorspace.

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 January 2004. 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 January 2005 report are as follows:

Land Values - Industrial

Range of values reported at January 2005 ranged between £400,000 per hectare and £675,000 per hectare, creating a 'typical' land value of £625,000 per hectare. This compares to a 'typical' land value of £600,000 in July 2004.

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	£140	Starter Units (c25-75 sqm)	£90
Secondary Position	£750	Town Centre 150-400 sqm	£145	Nursery Units (c150-200 sqm)	£65
Out of Town	£200	Off town centre 50-150 sqm Conversion	£130	Industrial Units (c500 sqm)	£55
				Industrial Units (c1000 sqm)	£55

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.

Harrogate Town Centre

Harrogate has many attractions as a shopping centre and is the largest in the District. It has a good range of national multiples including Marks and Spencer, Boots and Debenhams and a large number of exclusive clothes and footwear shops and other independent stores. 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 in the town centre since 2002.

In common with many shopping centres across the country, Harrogate has seen increases in the number of 'A3' food and drink uses. For instance, the percentage of 'A3' food and drink uses on the Secondary Shopping Frontage on Parliament Street, which excludes the Royal Baths in the 2002 Study, 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
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 the 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 has produced a Development Brief for the site in discussions with landowners and interested parties. The brief went out for public consultation from 6 Aug - 17 Sept 2004 and, after consequential amendments, was adopted as Supplementary Planning Guidance in May 2005. This will determine the potential for retail floorspace on 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. This was appealed but the applicant withdrew the original application once the draft brief was published. A further application from the same applicant was refused in June 2004 and the inquiry started in September.

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.

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 (11,954 sq ft) 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.

Changes in local retail provision

A new foodstore has opened on the former Hill & Amos garage premises at 139-149 Kings Road, Harrogate: an application was submitted in May 2002 for conversion of this site's ground floor to a Budgens Supermarket with a floorspace of 4,400 sq ft (417sq m) net and 6,978 sq ft (661 sq m) gross. The proposal also included 5 flats on the upper floors. This application was not pursued by Budgens as they felt unable to commit to the residential lease. In February 2005 permission was granted for two retail units on the ground floor with 5 flats above. One of the units is now occupied by 'Sainburys at Jacksons' 2,201 sq ft (204 sqm) net, 3,636 sq ft (337 sq m) gross. The remaining unit, 2,578 sq ft (239 sq m) is currently being marketed.

Knarborough Town Centre

Knarborough 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 3,000 sq ft (284 sq m) in 1986 to 7,571 sq ft (717 sq m) in 2002. There was an improvement from 10.1% in 2002 to 7.4% in 2004, although this situation can change rapidly. In the town centre, 39% of retail floorspace in the 2002 Study is dedicated to selling books/jewellery and recreation/miscellaneous goods which reflects the number of gift and charity shops in the centre.

Knareborough 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	1,091sq 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

Allocated Retail Sites in Knareborough 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 Knareborough serving a wide rural area. It has national multiples, such as Marks and Spencer (food only), Superdrug, W H Smith and some of the main fashion retailers. The City also benefits from a large Sainsbury's supermarket in the Market Place, in the premises previously occupied by Morrisons which itself has moved to the former Safeway site. It has a popular Thursday market and its historic market town character is a strong draw for the shopper. 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 is complete 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 have been in discussion with a developer for this site who, having assembled sufficient land, submitted a planning application for development in the site. Planning permission was granted in May 2005 for the erection of a food supermarket 19,961 sq ft (1,850 sq m) gross and 5 retail units for comparison goods 124,84 sq ft (1,157 sq m) gross in total.

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 were as follows:

Retail Warehouse	Total Floorspace (sq m)	Total Floorspace (sq ft)
Barker & Stonehouse, St James Retail Park, Knaresborough	2367	25,000
Allders At Home, St James Retail Park, Knaresborough	1,609	17,000
Matalan, St James Retail Park, Knaresborough	3,314	35,000
MFI, St James Retail Park, Knaresborough	1,562	16,500
Comet, West Park, Harrogate	473	5,000
Allied Carpets, West Park, Harrogate	653	6,895
Focus DIY, West Park, Harrogate	1,420	15,000
Focus DIY, Oak Beck Park, Harrogate	1,969	20,800
Charlie Browns, Ripon Road, Harrogate	303	3,200
Magnet, Ripon Road, Harrogate	331	3,500
P C World, Plumpton Park, Harrogate	977	10,315
Curry's, Plumpton Park, Harrogate	1,013	10,700
Power House, Plumpton Park, Harrogate	663	7,000
Homebase, Plumpton Park, Harrogate	4,260	45,000
Total:	20,914	220,910

Changes in Retail Warehousing Provision

Planning permission was granted for the removal of a size condition to allow the change from one to two units of similar size in the MFI unit at St James Retail Park, Knaresborough in September 2004. This unit is now occupied by Argos (unit 1A) and Next (unit 1B). Next has introduced a mezzanine floor increasing the retail floorspace in this unit by approximately 6,474 sq ft (600 sq m)

Outstanding Commitments for Retail Warehousing

Oak Beck Park, Harrogate – extant permission for a bulky goods retail warehouse (1858 sqm net/2,323 sqm gross) permitted April 2001, with 2 further applications to extend the time limit for submitting Reserved Matters to 2006.

Hutton Bank, Ripon – outline planning permission was granted in August 1994 for the erection of a non-food retail warehouse totalling 1,560 sqm 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.

Land adjacent to Bypass, Harrogate Road, Ripon – an application was submitted in August 2002 for a non-food 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 sqft (2044 sqm), the second unit measures 14,784 sqft (1400 sqm). This application was refused in May 2004. The refusal was overturned on appeal and permission granted on 10 December 2004 (however the decision letter was amended and reissued on 20 June 2005).

Current Applications for Retail Warehousing – Decisions Pending

Oak Beck Park, Harrogate – applications for a bulky goods retail warehouse 40,095 sq ft (3,716 sq m), a garden centre 7,941 sq ft (736 sq m) and the partial demolition of the existing Focus DIY store and the construction of a new elevation to form a 10,000 sq ft (929 sq m) retail warehouse is currently under consideration. If permission is granted this development will provide 8,016 sq ft (743 sq m) more floorspace than the extant permission referred to above as an outstanding commitment.

Large Foodstores/markets

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

Superstore/Supermarket	Total Floorspace (sqm)	Total Floorspace (sqft)
Morrisons, Harrogate Road, Ripon (formerly Safeways)	2,414	25,500
Sainsbury's, Market Place, Ripon (formerly Morrisons)	2,506	26,474
Co-op, Chain Lane, Knaresborough	1,070	11,300
Marks and Spencer, Cambridge Street, Harrogate	2,073 †	21,900
Asda, Bower Road, Harrogate	3,882	41,000
Waitrose, Station Parade, Harrogate (formerly Safeways)	2,414	25,500
Co-op, Jennyfield Drive, Harrogate	975	10,300
* Morrisons, Plumpton Park, Harrogate	4,355	46,000
Sainsburys, Wetherby Road, Harrogate	4,260	45,000
Morrisons, Stump Cross, Boroughbridge	3,314	35,000
Total	27,263	339,074

† Floorspace relates to sale of convenience goods

Outstanding Commitment for Foodstores

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 34163 sq ft (3,175 sq m) gross retail floorspace (increase of 12,756 sq ft (1,185 sq m) over existing supermarket) has lapsed.

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. However, this proposal was amended to the erection of 23,252 sq ft (2,155 sq m) gross extension to the existing supermarket, to be used for the sale of bulky goods. This was minded to be approved by members in December 2003 and a legal agreement was signed on 28 October 2004.

Increase in Foodstore floorspace since 2002

Morrisons, Plumpton Park, Harrogate - planning permission was granted in April 2004 for the erection of a side extension to form a preparation/sales area, a front extension to form a new entrance and canopy and conversion of the existing covered entrance to form a café. This proposal has been implemented resulting in an increase of 6,136 sq ft (570 sq m) to the sales area.

Planning Policy Statement 6, Planning for Town Centres, March 2005

National policy for town centres is to promote their vitality and viability by planning for growth and development of existing centres. This means promoting and enhancing existing town centres in the District by focusing, as far as possible, new retail development in existing urban centres, and encouraging the development of a wide range of facilities in town centres where they are accessible to all.

New planning policy guidance¹ (PPS6) encourages the Council to be innovative and active in identifying opportunities for town/ edge of town centre development opportunities, including taking the lead by purchasing sites for development where this would help bring forward shopping development that would help enhance town centres retail and social function. The new planning policy guidance also makes clear that where sites cannot be found in or on the edge of town centres, out of centre sites will have to be considered where need for retail development can be demonstrated.

PPS6 emphasises the importance of providing a network of local centres to provide easily accessible shopping to meet people's on day to day needs that should be the focus for accessible local services.

The LDF will need to define a hierarchy of shopping centres and decide where to put new shopping development that will be needed to provide for the growing population of the District and expected growth in retail spending. Given the need for new comparison retail floorspace in Harrogate and the acknowledged changes in the level of convenience retail provision in District Centres in Harrogate Town, a Retail Allocations DPD may be required as part of the ongoing development of the Local Development Framework. If a Retail DPD proves necessary, PPS6 requires the identification of a five year supply of retail sites/floorspace from the date of the adoption of a DPD. As the 2002 Survey only gives estimates of retail need up to 2011 a new/update survey will be necessary to allocate sites beyond this date.

¹ Planning Policy Statement 6: Planning for Town Centres, ODPM, March 2005

TRANSPORTATION - Chapter 12

A number of developments have taken place 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:

Harrogate & Knaresborough Integrated Transport Study (HAKITS)

The Council is a partner with the County Council in work currently being undertaken on the Harrogate and Knaresborough Integrated Transport Study (HAKITS). This work is a very significant study for Harrogate and Knaresborough that will result in the development of a new Transportation Strategy for the period up to 2016. The study has involved the collection of necessary transport data, the building and validation of transport models of the existing situation in the study area and a preliminary traffic and economic assessment of the Harrogate Northern Relief Road and three options for a stand alone Killinghall Bypass (**Policy T5 New Highways**).

Early in 2005 a comprehensive consultation exercise was undertaken on a recommended package of measures put forward by the study to tackle traffic congestion. The results of this consultation exercise and a recommended package of measures will be reported to the County Council's Harrogate Area Committee before the end of 2005. Following which a list of detailed schemes to implement this strategy will be drawn up between the County and District Councils and provision for their funding made through the County Council's new Local Transport Plan 2006-2011.

The Local Development Framework will take on board the spatial planning implications of the recommended package of measures, which includes improvements for walking and cycling, bus and rail services and infrastructure, park and ride facilities, travel plans and other green transport measures.

In addition the HAKITS Study examined a number of options for a Harrogate and Knaresborough Northern Relief Road and recommended that this be kept under review as the impacts of other measures proposed by the study are assessed, and as more detail of future land allocations as part of the LDF become clear. The Killinghall By Pass A61/B6161 is included within the County Council's Local Transport Plan 2006-2011 as a major scheme for which the County Council intends to submit a bid before 2011. Route options are being investigated prior to public consultation. (**Policy T5 New Highways**)

The A1(M) Wetherby to Walshford scheme was partially opened to traffic in December 2004 and completed later in 2005. (**Policy T5 New Highways**)

Local Transport Plan 2006-2011

North Yorkshire County Council's second Local Transport Plan 2006-2011 has the vision of better access and sustainable communities for all. This is supported by seven key objectives that relate to: accessibility, safety, environment, congestion, quality of life, economy and efficiency.

The approach of LTP2 is to develop service centre Transportation Strategies for the main service centres of Harrogate and Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge/ Nidderdale. These will consider all the transportation related issues for both the service centre and the rural hinterland. The rural hinterland for each service centre area is to be defined through public consultation. The County also intend to prepare an accessibility index for each service centre. The definition of service centre areas and the assessment to be made of their accessibility could therefore have implications for the preparation of the LDF.

Improvements in Bus Infrastructure/Provision

The Local Plan allocates sites for improved bus stations at Harrogate, Knaresborough and Ripon (**T19 – Bus Stations**). Contributions towards these schemes have been made through the Local Transport Plan and bus stations in each location have now been completed. Improvements to services and facilities continue through partnership working with the County Council and service providers with the provision of Real Time Passenger Information, bus priority at traffic lights through the SCOOT system, and improvements to bus stops and shelters. (**T20 Bus access**)

The Council continues to work with Community Transport and the Rural Transport Partnership to provide services for those who do not have access to scheduled bus services.

Improvements to the Rail Service

Sites for new rail halts are allocated at Bilton, Harrogate and at Halfpenny Lane, Knaresborough. **(T18 Railway Stations)**. Progress on improvements to rail infrastructure and services on the Leeds-Harrogate-York line has been progressed through a joint working group which includes the Borough Council, County Council, York City Council, Metro, Network Rail, Northern Rail and the Harrogate Chamber of Trade. The first stage of a significant study looking at the whole line, Leeds-Harrogate-York, in a comprehensive way is complete and sets out a 'vision' for this line identifying ways in which it could be transformed into a successful commuter line. The second stage of this work is also now nearing completion and considers specific service and infrastructure improvements. Provision of rail halts at Bilton, Harrogate and Knaresborough East are considered as part of this work.

Transport Interchange

Provision has been made at Station Parade, Harrogate for significant improvements to enable the better integration of bus and rail services. The Local Plan provides the planning policy context for comprehensive and substantial environmental, economic and transportation improvements including the provision of a transport interchange. The Council in partnership with the County Council, Network Rail and Northern Rail commissioned consultants Arup, DLG Architects and Colliers CRE to prepare a comprehensive design/development brief for the site in consultation with landowners and other interested parties. Consultation on a draft Brief was undertaken in Summer 2004 following which a number of amendments to the brief were made. A summary of comments made, including an officer response, and a revised development brief which includes an indicative scheme for the site, was approved by the Council's Area 3 Development Control Committee on 10 May 2005 and adopted as Supplementary Planning Guidance **(IMP1- Preparation of Development Briefs, T19- Bus Stations, HD11j – Townscape and Environmental Improvement Area, S6b- New Shopping Sites in the Main Centres, CF3c – New Public Toilets)**. A Planning Inquiry into a refusal of planning permission to develop part of the site started in September 2005.

Ripon Railway Reinstatement

The former Countryside Agency's audit of former railway lines in Yorkshire and Humberside entitled 'Railway Re-Openings' published in April 2003, identified the former Harrogate Ripon, Thirsk Northallerton line as worthy of further investigation to assess the potential for reinstatement. Thereafter, a study of the route was undertaken by consultants which concluded that there was a positive economic case for reopening the Harrogate to Ripon section of the route as part of the existing Leeds Harrogate York service. Following this positive conclusion the County Council, together with the Countryside Agency, the Ripon Partnership and the Ripon Railway Reinstatement Association commissioned consultants to consider the infrastructure requirements of reinstatement and possible route options. A report will be available later in 2005 and this will consider the next steps for the project.

The Local Plan protects the routes of former railway lines from development encouraging their use for cycle paths under Policy **T22A – Measures to Promote Cycling**. Proposals for any reinstatement of the railway would need to take into account this policy. The Development Brief for land at Station Parade and the study of the Leeds Harrogate York line have taken into consideration the potential to reopen this line so that the option for reinstatement is not lost in the future.

Cycle and Pedestrian Improvements

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)**. For example a new cycle track/footpath has been constructed linking the St. James Business Park development in Knaresborough with the existing cycle route network at Abbey Road. Other schemes include the Rossett Drive Cycle Route and a link between the Avenue and Bilton Triangle in Harrogate.

A review of the Implementation plan is currently underway and is expected to be complete by the end of 2005. This will inform work currently being undertaken for the Core Strategy and Issues and Options for the Local Development Framework. In particular, a potential development site's accessibility to the defined cycle network and the ability to provide a link to it will be important factors in assessing a site's sustainability. North Yorkshire County Council in consultation with the Borough Council and others is currently preparing a Cycling Plan for Ripon. A plan for Boroughbridge is also proposed **(T22 – Measures to Promote Cycling)**.

Environmental improvements continue to be implemented on shopping streets in Harrogate and Knaresborough that seek to reduce pedestrian/vehicle conflict and encourage pedestrian activity and improve the attractiveness of the shopping areas. The Council continues to improve facilities for the disabled. Individual improvement schemes to assist pedestrian movement are also being introduced at key locations on the district and local distributor road network. Pedestrian Strategies for Harrogate and Knaresborough are currently being prepared and are expected to be complete by the end of 2005. The County Council has also prepared a pedestrian strategy for Ripon. This work will also inform the preparation of the Local Development Framework. The Borough Council also seeks to ensure that pedestrian facilities are provided or improved through developer contributions where appropriate in relation to development proposals (**T3 Traffic Management, T4 Traffic Calming, T22B Measures to promote walking and T23 Pedestrian priority**).

Parking provision/park and ride

A review of parking needs and provision in Harrogate is now necessary and this will be undertaken as part of the Harrogate and Knaresborough Integrated Transportation Study. Car parking studies have been undertaken in Ripon and Knaresborough and consultants are currently investigating the provision of a multi-storey car park at Chapel Street in Knaresborough and to the East of the Market Place in Ripon (**Proposal T10d and e- New Car Parks**).

The provision of park & ride in Harrogate forms an important element in the Local Transport Plan and in the recommended package of measures produced by HAKITS .

Consultants have previously undertaken work to consider suitable corridors for park and ride but this work may now need updating. The Local Plan allocates a site for park & ride at Wetherby Road, Harrogate (**T11a - Park & Ride**) and identifies the need for a site to the north to serve traffic entering Harrogate from the Skipton and Ripon directions. More recent work suggests that provision for the A61 corridor south of Harrogate is also required.

However, the implementation of schemes so far 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. The provision of park & ride in Harrogate has, however, had a positive response in a number of consultation exercises undertaken recently, including at the Issues Consultation Stage and through a questionnaire sent to the Council's District Panel, and further work is expected to take place on the provision of park & ride facilities during 2006/2007.

Further investigation of the site allocated for park and ride in Ripon, adjacent to the city centre link road, indicates that ground conditions are very poor and this will prevent the development of the site for park and ride (**T11b Park & Ride**).

Regeneration in Ripon

A significant brownfield development site, which is in the City centre and located to the West of the Market Place, has offered significant potential for regenerating the City for many years. The site is seen as the "last major piece in the jigsaw" in terms of regeneration in the City. Permission for the redevelopment of the site has now been granted and includes a new road linking Blossomgate and Coltsgate Hill which is being funded jointly between the developer of the site and North Yorkshire County Council (**T5b, T6i, T10f, S6f, HD11z**).

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) 2004	Area (Ha) 2005
Currently in use/or secured for Public Open Space	9.7	12.2
Negotiations/progress ongoing	6.8	3.7
Unlikely to progress at present time	12.1	13.6
Total (Ha)	28.6	29.5

Progress on Allocations

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: 14/10/98 Allocated for children's equipped play area, youth and adult play. Progress: Village Hall developed. Bowling green developed. Football pitch and playing field developed. £13,070 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 Council's Estates Division has purchased this site for Open Space.
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.
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. £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.

Proposal	Site	Area (Ha)	Status
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. Site purchased by Parish Council from Diocese of Ripon. Parish wish to provide a LEAP standard children's equipped play area and teenage facilities on-site. £109 commuted sums remain allocated to site.
R3g	Halfpenny Lane, Knaresborough	0.9	Decision: Pending Consideration (application 6.100.1885.G.REMMAJ) Date Issued: N/A Allocated for children's equipped play area, casual play and informal recreation. Progress: Recreation approved subject to Section 106 Agreement, comprising provision for two children's equipped play areas and a leisure area/casual play area on-site.
R3h	Hay-a-Park Lane, Knaresborough	1.6	Decision: Approved Date Issued: 09/03/04 Allocated for youth and adult play. Delivery is linked to R3g provision. Developer to provide and layout two playing pitches,. Developer providing maintenance funds. £5,923 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.
R3j	Melmerby Green Lane, Melmerby	0.5	Decision: Approved (Application 6.15.84.COU) Date Issued: 16/11/01 Progress: Allocated for children's equipped play area, casual play and informal recreation. Site transferred to Parish Council. Children's play area has been delivered, leaving commuted sums available for the development of youth and adult facilities. £9,942 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. Progress: Children's play area has been delivered. £5,865.91 commuted sums available.
R3l	Millfield Street, Pateley Bridge	1.7	Decision: Approved (Application: 6.49.241.F.FUL) Date Issued: 15/12/99 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. £597 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.

Proposal	Site	Area (Ha)	Status
R3o	East Park Road, Spofforth	1.8	Decision: N/A Date Issued: N/A Allocated for children's equipped play area, youth & adult play and informal recreation. Progress: a Planning application has been received for the provision of a children's equipped play area on the site. £15,027 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 in the past year for a number of other sports and recreational facilities under Policy R5. This has included:

- The formation of a recreational area, including the installation of play equipment and the erection of a boundary fence, at the Galphay Village Institute. This was permitted on the 7th September 2004.
- The erection of a replacement sports pavilion at the Max Pullan Sports Club in Dacre. This was permitted on the 4th February 2005 (application ref. 6.65.62.H.FUL).
- The erection a sports pavilion and associated car parking on land comprising OS Field Nos 0086 and 0074 in Aldborough, which was permitted on the 8th March 2005 (application ref. 6.64.574.A.OUT).
- The erection of a sports and community hall, with formation of 32 car parking spaces and ball netting around the play area, at Green Hammerton Sports Field (application ref. 6.103.86.C.FUL). This was permitted on the 3rd August 2005.

Review of the Council's Open Space Policy

Officers from the Council's Department of Development Services Planning Division and Department of Community Services Parks and Sport and Leisure Divisions have been working together to review Policy R4 of the Local Plan, which requires developers to provide, or make a financial contribution towards providing open space in connection with new housing development.

The review has been prompted by publication of revised Government guidance (PPG17). As a result of the review, Policy R4 will be replaced by a new Supplementary Planning Document (SPD), to be adopted in June 2006. A consultation on Issues and Options for the SPD took place during June and July 2005, the results of which will be used to inform the final document.

Provision for Village Halls Supplementary Planning Document

Alongside the review of Policy R4, the Council has also been working to prepare a Supplementary Planning Document (SPD) that will require developers to contribute towards the provision and enhancement of village halls in the District. Again, this work has been prompted by publication of revised Government guidance (PPG17), which now allows local authorities to seek developer contributions towards sport and recreational facilities including village halls.

The SPD is to be adopted in June 2006. A consultation on Issues and Options for the SPD took place during June and July 2005, the results of which will be used to inform the final document.

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: 18/05/00 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: 23/05/00 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: 03/12/01 Progress: Developed.
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: 18/03/97 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: 12/01/99 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: 13/10/98 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: 06/11/90 Progress: HBC not pursuing at present time
CF3b	Royal Baths, Montpellier 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: 20/12/99 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 Development Brief for this was approved by Area 3 Development Control Committee on 10th May 2005 as a Supplementary Planning Document. The provision of 24 hours access public toilets at ground level, together with other facilities for the travelling public, are included in the Brief.
CF3d	Bus Station, Fisher Street, Knaresborough	6.100.1465.I.FUL	Redevelopment of the existing bus station.	Decision: Approved Date Issued: 03/05/02 Progress: Public Toilets exist on Fisher Street. The public toilets were 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: 07/11/89 Progress: No longer required - toilets now open at Conyngham Hall and along waterfront area.

Proposal	Site	Application Ref	Proposal	Status
CF3f	East of Market Place, Ripon	6.31.506.I.FUL	Public Convenience, Land to rear of Market Place, Ripon.	Decision: Approved Date Issued: 12/14/00 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: 27/05/95 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: 12/04/00 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: 08/03/02 Progress: Extension opened in Spring 2005.
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 2005
HD11a	Cheltenham Parade/Crescent, Harrogate	A scheme for improving the appearance of Town Centre House is now complete.
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).
HD11h	Royal Baths Western Block, Harrogate	Development of 24 flats, Almost complete.
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. A brief to guide the development /refurbishment of the remainder of the site was approved as a Supplementary Planning Document by Area 3 Development Control Committee on 10th May 2005.
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,	As at February 2001.
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 some significant improvements to buildings enabled by CAP and HERS grants, most notably nos. 49/50 and 53. Many shops have been upgraded. However, some areas of poor maintenance and dereliction remain. There are current planning applications relating to nos. 82/82A to install new shopfront and convert upper floors to flats.
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. Enhancement is also needed to the north and west of the area.
HD11s	Hutton Bank, Ripon	As at February 2001.

Proposal Ref.	Site	Status 2005
HD11t	Kirkgate/Bedern Garth/Skellgarths, Ripon	The empty site on Skellgarths is now being developed.
HD11u	Market Place/Water Skellgate, Ripon	As at February 2001.
HD11v	North of Kirkgate, Ripon	As at February 2001.
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 has dealt with many eyesores on Westgate and High Skellgate, but the remainder of the site requires enhancement.
HD11z	West of Market Place, Ripon	The Council has approved an application to redevelop this site. Development is planned in 2006.

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



The recent facade to Town Centre House, Cheltenham Crescent/Parade, Harrogate .

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 focused on housing, tourism and community facilities and introduced the following new policies:

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

and changes were 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. The Inspector's Report was published on 19 November 2003 and the Selective Alteration was adopted on 29 May 2004.

