

# LDF Issues Consultation (Summer '04)

sample question:

“What <development, excluding infrastructure> do you think might make Ripon city a better place by 2021?”

sample responses:

- ◆ Need more and a better variety of shops
- ◆ Enhanced retail provision in residential areas
- ◆ Re-open the railway station & line
- ◆ Rail links to Northallerton, Harrogate and Leeds
- ◆ More parking facilities
- ◆ Improved tourist facilities (e.g. parking)
- ◆ More cultural/community facilities
- ◆ More hotels and restaurants
- ◆ More affordable housing for young people
- ◆ Development of the Auction Mart site
- ◆ Increased access for people with poor mobility
- ◆ More high quality office space
- ◆ More business units
- ◆ Improved sport & leisure facilities
- ◆ Improvement of derelict areas
- ◆ Better maintenance & regeneration of inner city green areas

## Ripon City - current profile '05

- ◆ Main service & employment centre for the northern part of the District
- ◆ House prices are higher than the national average
- ◆ Retail provides the main source of employment
- ◆ Ripon Community Hospital has in & outpatient facilities
- ◆ Relatively good indoor sports facilities
- ◆ Tourist destination
- ◆ Gateway to the Nidderdale AONB & Yorkshire Dales
- ◆ Quality built & cultural heritage
- ◆ Situated in an attractive rural setting
- ◆ Car ownership is high
- ◆ Good bus links with Harrogate & Leeds
- ◆ No rail services
- ◆ The host of major events (e.g. races & festival)

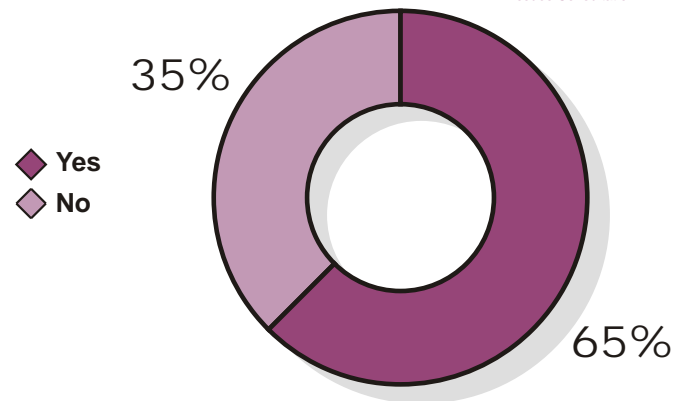


PLAN  
YOUR  
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# Housing

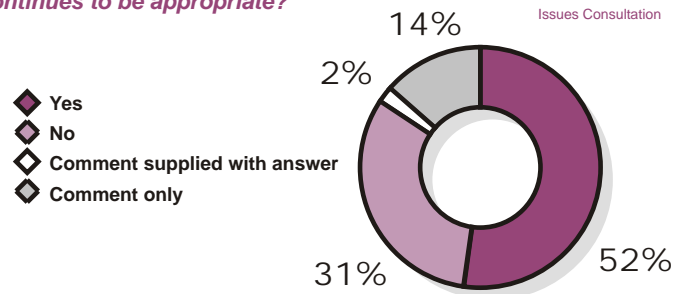
Should Ripon take a greater proportion of the District's housing requirement than in the past to continue the progress towards its regeneration?

Issues Consultation



“Do you think the underlying approach of limiting housebuilding continues to be appropriate?”

Issues Consultation



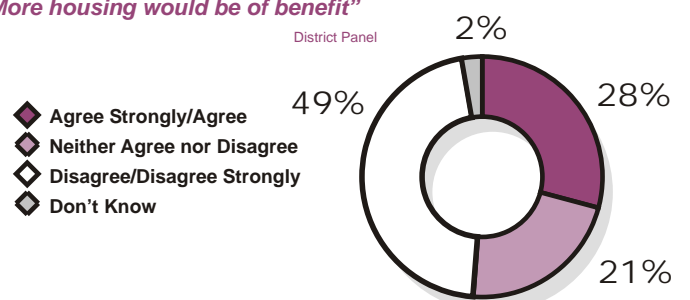
It is not envisaged that Ripon's housing needs up to 2021 requires development on greenfield land beyond the existing built-up area. However, if this type of site was required for housing (and possibly other uses) can you suggest any locations?

Issues Consultation

- “Land between Kirkby Road and Palace Road for limited number of exclusive houses”
- “Land south of Roecliffe Lane, Boroughbridge (given close proximity to Ripon)”
- “The site adjacent to Morrisons, of Harrogate Road”
- “The Beeches, Magdalenes Road”
- “Land to the north of Ripon at Snow Close Farm”
- “Land between the bypass and Ripon, adjacent to Morrisons”
- “Land between Palace Road and College Road”
- “Whitcliffe Lane/Hellwath”

“More housing would be of benefit”

District Panel

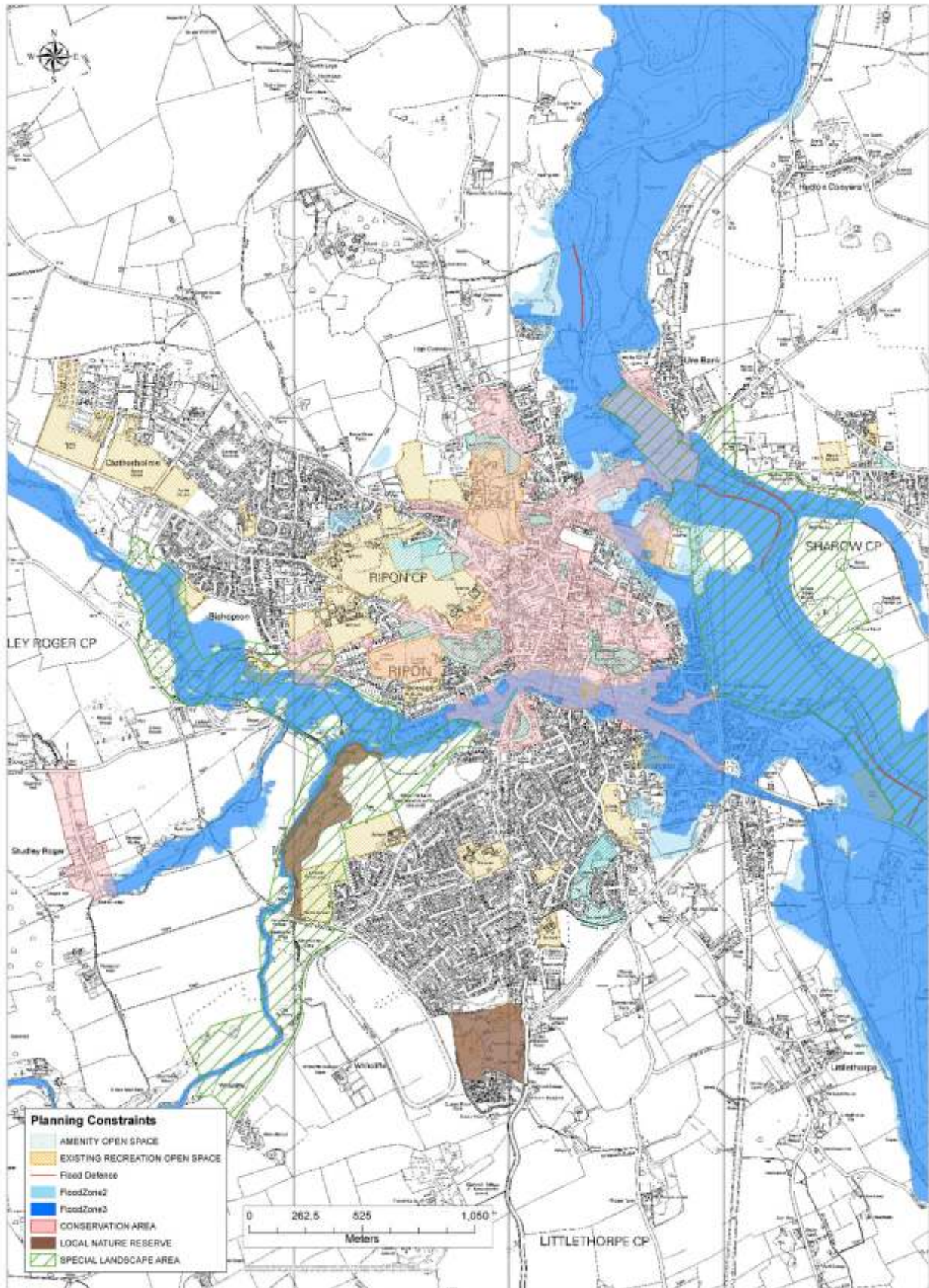


*“Ripon needs more shops, better parking, more hotels and restaurants and other things to attract people to the city to stay a while”*

*“Need to provide for the needs of the local economy”*

*“Ripon needs office accommodation, which would have positive consequences for employment and enterprise in the area”*

*“Need to increase the diversity and quality of comparison goods to make Ripon an attractive shopping destination”*



*“More quality housing is needed in Ripon”*

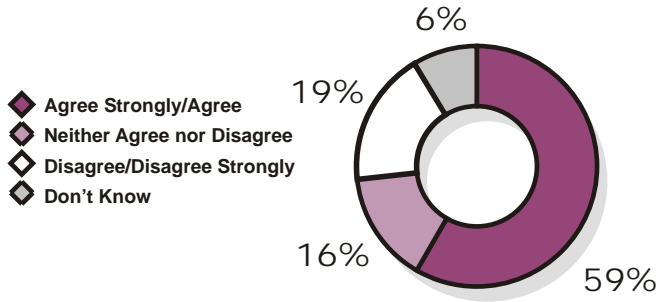
*“Need to protect the City’s open spaces and architectural design”*

*“More housing may assist in the regeneration of Ripon provided it ensures mixed and inclusive communities including a significant proportion of affordable houses”*

*“Re-open the Ripon-Harrogate railway line”*

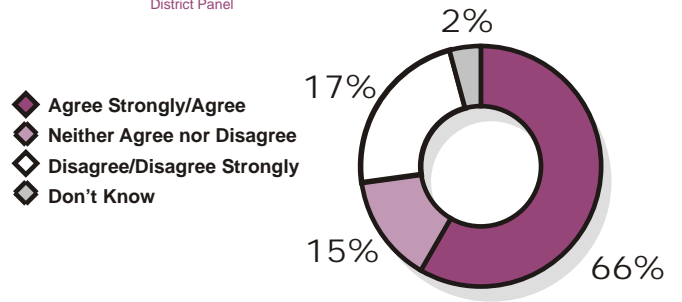
**“More housing is needed for the young”**

District Panel



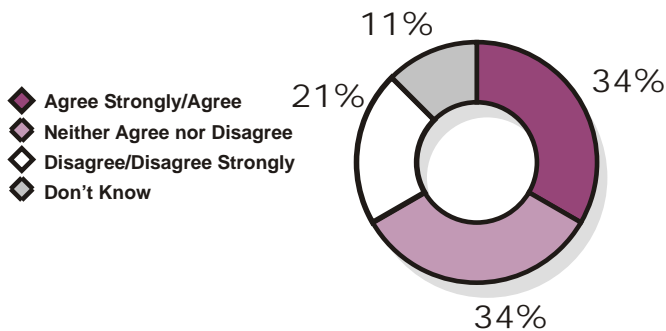
**“More housing is needed for those who cannot afford market house prices”**

District Panel



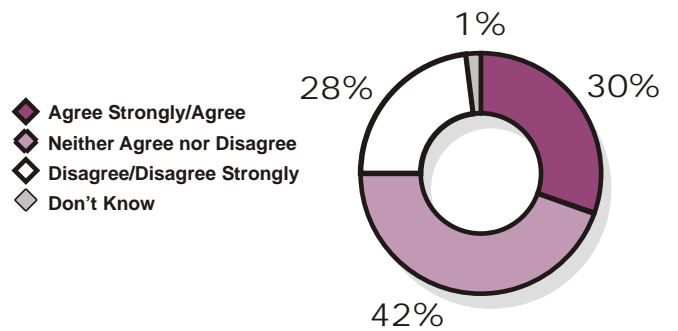
**“More housing is needed for key workers to support the economy”**

District Panel



**“Too much housing has been built over the past 5 years”**

District Panel

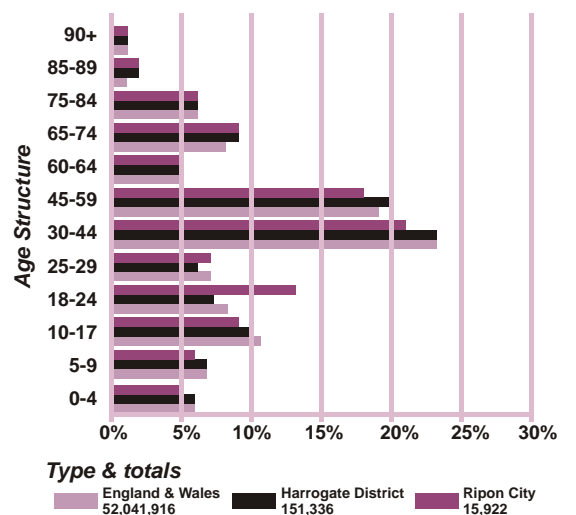


# Census 2001: Ripon City

HEALTH	ENGLAND & WALES	HARROGATE DISTRICT	RIPON CITY
All people	52041916	151336	15922
Limiting long-term illness	18	16	16
Working age population with limiting long-term illness	14	10	10
General health: Good	69	72	71
General health: Fairly good	22	21	21
General health: Not good	9	7	8

POPULATION	ENGLAND & WALES	HARROGATE DISTRICT	RIPON CITY
1991 All people	49890278	138844	13805
1991 Males	24182994	66446	6730
1991 Females	25707284	72398	7075
2001 All people	52041916	151336	15922
2001 Males	25325926	73183	7683
2001 Females	26715990	78153	8239

Age Structure Comparisons (2001)



## Census 2001: Ripon City (continued)

ACCOMMODATION TYPES (%)	ENGLAND & WALES	HARROGATE DISTRICT	RIPON CITY
Households with residents	21660475	63077	6347
Vacant Households	727448	2354	231
Households: Second residence/holiday home	150718	653	30
<b>Whole house or bungalow:</b>			
Detached	23	32	26
Semi-detached	32	31	31
Terraced	26	20	25
<b>Flat maisonette or apartment:</b>			
Purpose built block of flats or tenement	14	9	11
Part of converted/shared house (inc. bed-sits)	4	6	3
In a commercial building	1	1	2
Caravan or other mobile or temporary structure	0	1	1

TENURE (%)	ENGLAND & WALES	HARROGATE DISTRICT	RIPON CITY
All households	21660475	63077	6347
<b>Owner occupied:</b>			
Owns outright	29	34	31
Owns with a mortgage or loan	39	41	39
Shared ownership	1	1	1
<b>Rented:</b>			
Council (local authority)	13	6	10
HA / Registered Social Landlord	6	3	4
Private landlord or letting agency	9	10	9
Other	3	4	6

HOUSEHOLD COMPOSITION (%)	ENGLAND & WALES	HARROGATE DISTRICT	RIPON CITY
All households	21660475	63077	6347
<b>One person:</b>			
Pensioner	14	15	15
Other	16	14	13
<b>One family and no others:</b>			
All pensioners	9	10	10
Married couple h/holds: no children	13	16	16
Married couple h/holds: with dependent children	18	20	20
Married couple h/holds: all children non-dependent	6	5	6
Cohabiting couple h/holds: no children	5	5	4
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	5
Lone parent h/holds: all children non-dependent	2	2	3
<b>Other h/holds:</b>			
With dependent children	2	1	2
All student	0	0	1
All pensioner	0	0	0
Other	4	3	3

# YOUR TOWNS YOUR FUTURE: LDF CONSULTATION - HOUSING WORKSHOPS, RIPON

18 MAY 2005

## Report of discussions

NB Unless otherwise stated, the following represents the comments of individual members of the Workshop groups. Where there was some consensus of opinion within the group it has been identified and shown as emboldened and underlined text

### WORKSHOP 1

#### 1. Housing development in the last 16 years:

##### 1.1 What has been good?

- Some well designed schemes
  - Canal basin
  - Allhallowgate
  - Infill sites generally better designed

##### 1.2 What has been bad?

- Doublegates as a whole – characterless
- Not enough private space left between houses
- Housing density generally too high (though accepted that above well designed schemes are high density)
- Green space is being taken away

##### 1.3 General Comments

- Amount of growth in the last 16 years has pushed city infrastructure to its limits (transport infrastructure and local services, parking, schools - both schools are full and with waiting lists and have nowhere to expand accommodation space).
- Newer resident of 3 years finds parking good and roads clear and easy – better than Bradford/London.
- **The group agreed that Ripon is better for traffic congestion than Harrogate and Knaresborough.**
- Leisure facilities –Ripon Leisure Centre is good, but not enough services generally eg no theatre/cinema. More housing growth might help support development of extra facilities in future.
- **The group generally didn't like Government pressure for high density housing.**

## 2. Options for Growth

### 2.1 General Discussion

- **Generally agreed Ripon should be the focus for the local rural area as the local market town**
- Need additional housing for families

### 2.2 Option A: Ripon to grow to 20,000 population by 2021?

*(The Ripon City Partnership clarified that it was not their formal position that the city should grow to this size. Rather it had been discussed and there was a split of opinion within the Partnership on this matter.*

*The workshop leader apologised for any misunderstanding, but indicated that as it had been discussed and some of the local community were in favour of this option, then it was important to discuss further at this workshop.)*

#### **Option B: Ripon to grow by about 40 dwellings per annum**

- No consensus emerged from the discussion of these two options.
- Those supporting the higher growth saw the potential benefits of additional facilities such as a cinema/theatre etc as attractive.
- Those concerned about the higher growth felt that Ripon's sense of community could be lost, that it could lead to 'anonymous' housing, a spoiling of its character, traffic congestion (unless relieved by another by pass) and that the schools were at capacity.
- **There appeared to be consensus that Ripon should be more self contained rather than a dormitory town**, but opinion was divide over whether significant growth was the right approach to achieve this.
- An increase in the city's economic activity and city centre offer could be preferable to Option A and provide similar benefits.
- **There was general support for an approach which brought forward small scale pockets of well designed housing on a 'steady' managed release basis.**
- A Councillor from Ripon City Council voiced support for local needs affordable housing

The workshop leader indicated that another by pass to the west or north of the city was not realistic with the level of development likely in either option being considered.

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## Group 2

### 1. Housing Development in the last 16 years:

#### 1.1 What has been good?

- Unattractive pockets of derelict land in the City centre have now been replaced with attractive houses – this improves the area and the city centre image. Eg Skellgarths affordable housing
- Some examples of good quality designs with some good areas of well designed open space.

#### 1.2 What has been bad?

- The imposition of affordable housing. Affordable housing should be elsewhere, not on any of the sites currently being developed.
- Some developments are completely out of character with their surroundings and unattractive eg. the affordable housing block facing Ripon College lifelong learning centre and Doublegates affordable housing.
- New housing is too expensive for local people
- Most new residents on Ripon College site have moved in to the area and commute to Bradford/Darlington – local people can't afford the houses on the College site.
- The Government edict on high density housing gives minimal space and prevents the quality of design/layout that makes a place nice to live in. On an area that should only accommodate 10 , 20 have to be fitted in.
- Too many developments already on the west of the A61 – Ripon needs a western bypass if any more housing to be developed on that side.

#### 1.3 General Comments

- **General agreement that Ripon is important as the service area for the rural hinterland,** but some concern that existing services are not sufficient for this catchment area.
- There is a desperate need for homes for younger people who want to set up their first home in Ripon and can't afford market prices, but they don't necessarily need Council housing. They just need something cheaper than market housing that they can afford. There is also a need for homes for other age groups who can't afford local prices
- There is a lot of stigmatisation of "affordable housing" as housing for people with problems, or who will cause problems – this isn't the case Affordable housing" is not just for young people on benefits - a lot of people of all ages even on reasonable incomes can't afford market housing We need to rebrand "affordable" housing.
- We need to have houses for rent, as well as for sale, at appropriate levels for local people/local incomes.

## 2. Growth Options

**Option A: Ripon to grow to 20,000 population by 2021**

**Option B: Ripon to grow by about 40 dwellings per annum.**

*(See note in italics under this heading for Workshop 1)*

- Boundary of existing Ripon development limit needs extending to allow small pockets of additional houses in a range of places, rather than one large site.
- **General agreement that if any significant development takes place to west of A61, the existing traffic infrastructure would be very congested.**
- **Support for slow, sensible growth, but not rapid expansion.**
- Car ownership has increased exponentially against population growth and will continue to do so, so effects on transport infrastructure will also continue to be exponential
- Ripon needs to change and grow otherwise it will fade away
- Need to have affordable homes for Ripon people, but concern that the railway expansion is supported by Leeds because they view Ripon as a potential extra dormitory town for Leeds → any new homes would be aimed at those on high incomes who work in Leeds and not for local Ripon people.
- If high growth option adopted – “no-go” areas include Fisher Green or anywhere which spoils the view of/to the Cathedral or the Studley/Fountains views; also need to be mindful of gypsum pockets
- Query over Army’s continued presence to 2021 → this may give potential site for appropriate growth if Army moved out.
- In an ideal world, with no improvements to infrastructure, growth should be limited to 40 units per year.
- An integrated and comprehensive plan needs to be developed considering sight lines to Cathedral, general design, road structure and green spaces – shouldn’t look at any of these in isolation.
- To increase population by any large number would totally spoil the character of Ripon. Large housing estates would result in loss of character
- Growth needs to be “organic”

# LDF Issues Consultation (Summer '04)

sample question:

“ What <development, excluding infrastructure> do you think might make Ripon City a better place by 2021? ”

sample responses:

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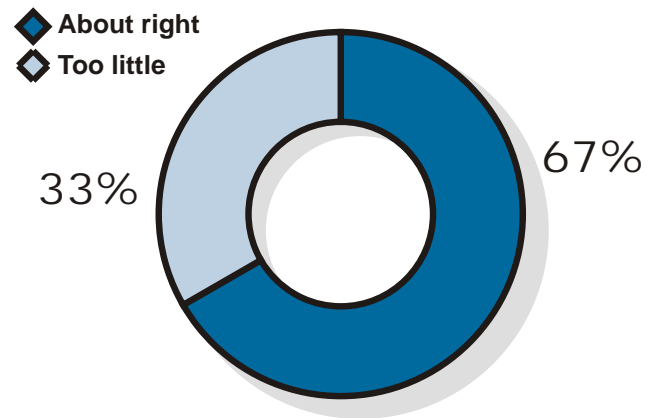


PLAN  
YOUR  
FUTURE

# Economy

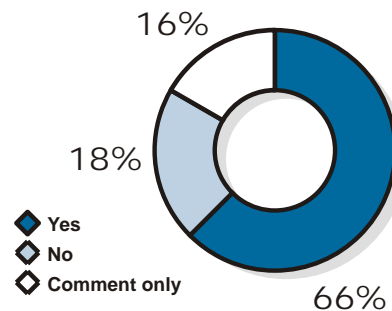
“In planning for employment land up to 2021, do you think an additional 19.5 Ha for the District as described is:”

Issues Consultation



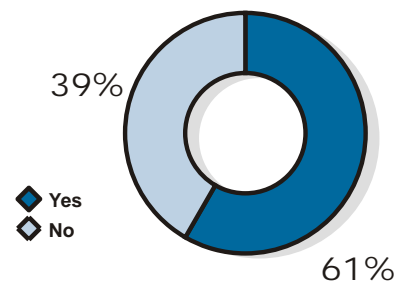
Do you think the Council should continue with it's general policy to protect these industrial/business areas to minimise the need for allocation new sites?

Issues Consultation



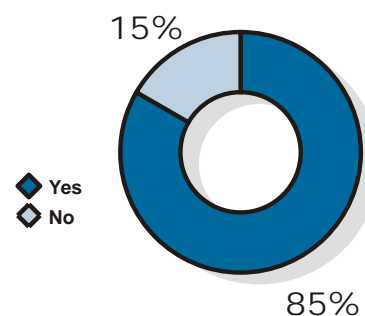
There is a significant net out-migration of workers from Harrogate District. Should the Council allocate employment land in an effort to reduce out commuting?

Issues Consultation



Do you think that additional non-food shopping facilities should be planned for in Ripon City centre?

Issues Consultation

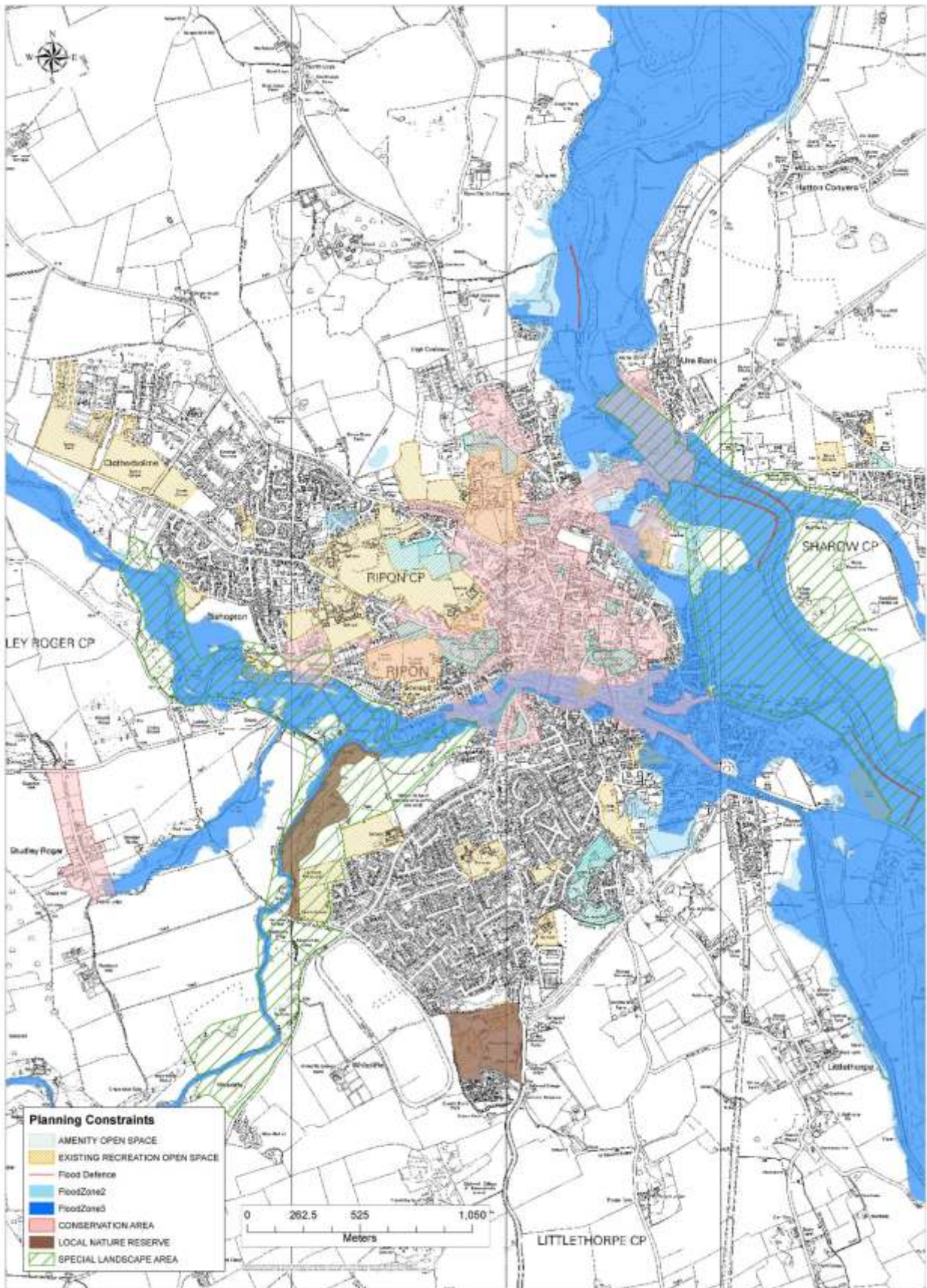


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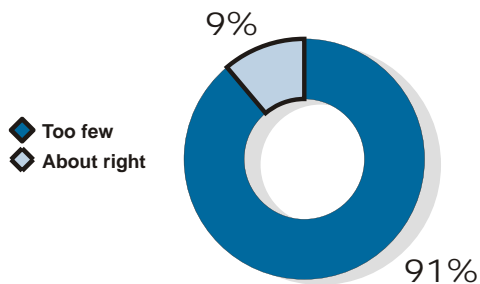
Thinking creatively and not constrained by a site's existing use, what land and buildings in or close to the City's shopping centre, do you think offer the potential for more shopping or leisure development?

Issues Consultation

- “Ripon’s central shopping area could be expanded... and many courtyards in this area could also be utilised”
- “Behind Kirkgate north to Sainsbury's boundary, fully utilise all the area of Market Place West, behind the Town Hall, Multi-storey car park at Market Place East, the stone masons yard opposite the Cathedral”
- “The Spa Gardens”
- “The old bus station and the park space opposite Spa Gardens”
- “Area between Kirkgate and the former Morrisons store to the area adjacent to the cathedral”
- “Area behind the Town Hall off Water Skellgate”
- “Area off south of Water Skellgate”
- “The old gas works”
- “West of the Market Place”
- “The former Cattle Market”

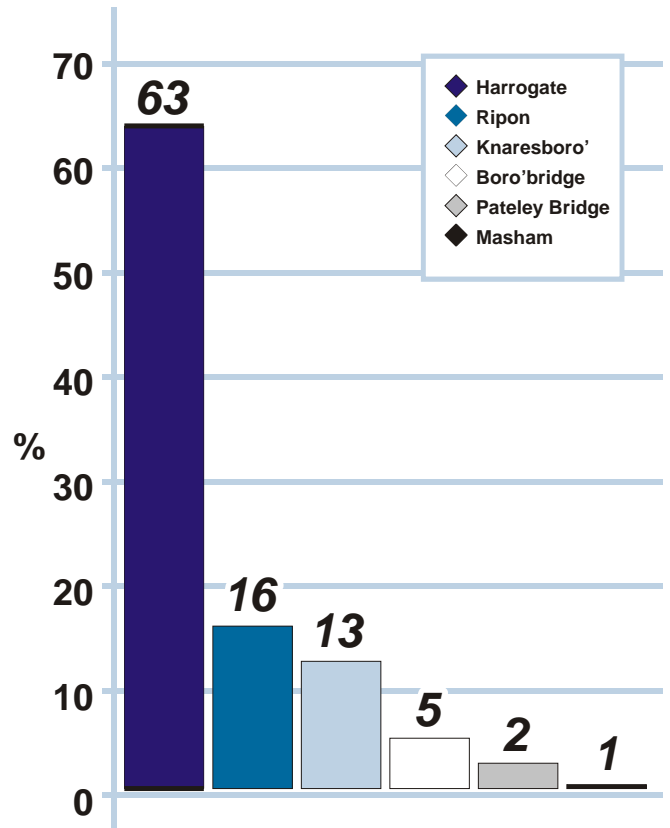
With regard to leisure and entertainment facilities (overall) to serve Ripon as a whole, which of the following most accurately describe current provision?

Issues Consultation



Indicate which of the District's main settlements you visit the most

District Panel

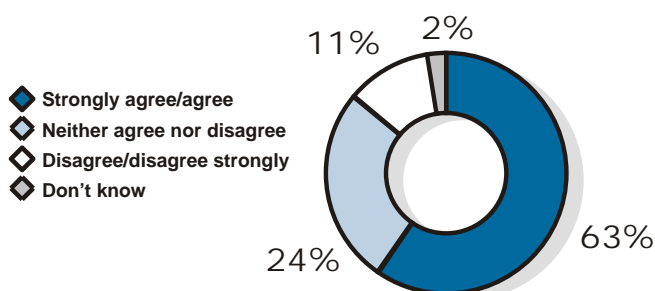


What would you like to see happen in Ripon over the next 10 to 20 years?

Comment	Frequency
More parking inc. Multi storey, Traffic issues	78
Better shops	49
Community facilities (cinema)	25
Improved environment, litter	13
More policing	10
Transport improvement inc. rail link	10
Open space/sitting areas	6
More cafés/bars	6
Other	5

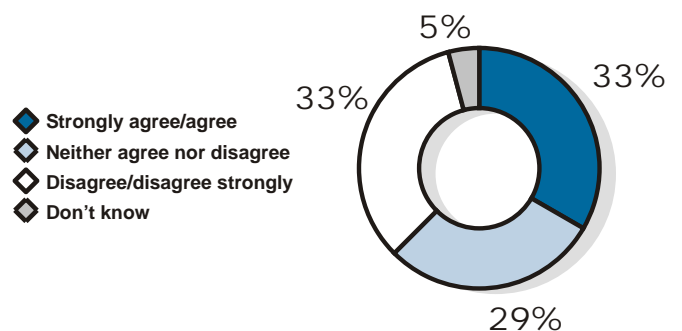
More employment in and around the City centre would be beneficial.

District Panel



More employment land for new businesses is needed.

District Panel



# Census 2001: Ripon City Economy

ECONOMIC ACTIVITY (%)	ENGLAND & WALES	HARROGATE DISTRICT	RIPON CITY
All people aged 16-74	37607438	109225	11439
Economically active: In employment	61	67	64
Economically active: Not in employment	10	8	3
Economically active: Unemployed	3	2	2
Economically inactive	28	23	31

OCCUPATION (%)	ENGLAND & WALES	HARROGATE DISTRICT	RIPON CITY
All people aged 16 - 74 in employment	23627754	75755	7588
Managers and senior officials	15	19	14
Professional occupations	11	12	8
Associate professional and technical occupations	14	16	16
Administrative and secretarial occupations	13	12	11
Skilled trades occupations	12	12	12
Personal service occupations	7	7	8
Sales and customer service occupations	8	7	8
Process; plant and machine operatives	9	5	9
Elementary occupations	12	10	13

QUALIFICATIONS (%)	ENGLAND & WALES	HARROGATE DISTRICT	RIPON CITY
All people aged 16 - 74	37607438	109225	11439
No qualifications	29	22	26
Level 1: 1+ 'O' levels/CSE/GCSE (any grade); NVQ level 1; Foundation GNVQ.	17	16	18
Level 2: 5+ 'O' levels; 5+ CSEs (grade 1); 5+ GCSEs (grade A - C); School Cert; 1+ A levels/AS levels; NVQ level 2; Intermediate GNVQ or equivalents.	19	22	22
Level 3: 2+ 'A' levels; 4+ AS levels; Higher School Cert; NVQ level 3; Advanced GNVQ or equivalents.	8	9	11
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	17
Other qualifications / level unknown	7	6	7

RIPON CITY:	IN COMM-UTING	ELSEWHERE IN DISTRICT	%	OUT OF DISTRICT	%	OUT COMM-UTING	ELSEWHERE IN DISTRICT	%	OUT OF DISTRICT	%	INTERNAL COMMUTING	%
<b>TOTAL</b>		1501	58	1097	42		2057	60	1359	40	4205	100
<b>TRAVEL/CIRCUMSTANCES:</b>												
Works/studies mainly at or from home	0	0	0	0	0	0	0	0	0	0	569	14
Underground, metro, light rail, tram	0	0	0	3	0	0	0	0	0	0	0	0
Train	0	0	0	21	2	3	0	18	1	11	0	0
Bus, minibus or coach	57	4	4	15	1	191	9	59	4	51	1	1
Taxi	9	1	1	3	0	6	0	0	0	27	1	1
Car – driver		1203	80	845	77		1532	74	1083	80	1586	38
Car – passenger		97	6	84	8		134	7	92	7	281	7
Motorcycle etc		15	1	9	1		31	2	15	1	20	0
Bicycle		15	1	9	1		37	2	12	1	271	6
On foot		99	7	96	9		117	6	66	5	1378	33
Other		6	0	12	1		6	0	14	1	11	0

# YOUR TOWN YOUR FUTURE, LDF WORKSHOP TOPIC GROUP - ECONOMY (INCLUDING RETAIL)

## Report of Discussions

NB Unless otherwise stated, the following represents the comments of individual members of the Workshop Group. Where there was consensus of opinion within the Group it has been identified and **emboldened** below.

## FIRST GROUP DISCUSSION

### How much growth?

- **There was general agreement that the level of growth appropriate for the City required further investigation and justification.** There was uncertainty over whether or not the City needed to grow more than proportionately with its current size.
- Want to become a sustainable service centre rather than a commuter dormitory town. Need to look at the types of jobs people commute out of the City for.
- **General feeling that there was a lack of office space and that high value, high quality, high-density employment space is needed in Ripon.** High quality developments will attract others. Mini Science Park with links to education facilities, a Craft Village and an apprentices' college were suggested.

### Where should employment land go?

- **The conversion of historic buildings in the city centre- for offices and other uses.**
- Growing importance of 'working at home'.
- possible areas for development – Cathedral primary school site (but recognised there were differing views on this), **complete Boroughbridge Road first.**
- Build on existing clusters e.g. food at Melmerby also digital sector. But need to also look at opportunities for expansion in order to retain growing businesses.
- Potential of sites such as the Army Barracks if they became redundant (by pass needed)

### What are the implications of allocating land for employment?

- **The approach to the City is very important and this should be improved where possible. Better design of units and landscaping required. There are too many shed-type developments.**
- Development allocations should be tailored to a particular use – but it was recognised that this is difficult to achieve if reliant on the private sector. What can the Local authority do?

## RETAIL ISSUES

- **Need to regenerate existing shops and underused backland and derelict areas/ better quality shops needed /retain individuality and identity of the City.**
- Problem - unit sizes available do not meet the needs of larger 'national retailers'. **However, need to retain a balance so that Ripon does not become like everywhere else.**
- **Specific services lacking in the City** – including clothes shops for men and children, light fittings, cycle shop, DIY.
- Good hotel required with facilities for disabled - suitable for conferences and tourists.
- **The car parking situation provision needs to be sorted out. There is a lack of clear responsibility for highway matters. Transportation issues need further discussion.**

## SECOND GROUP DISCUSSION

### How much growth?

- **Need high quality, high value uses.**
- **Need to encourage business start up and retain businesses as they develop.**
- Need to encourage types of business to retain younger population
- Demand for small workshops
- Mixed development to include craft village, housing, retail - living above the shop idea.
- HBC's Economic Development Unit – Digital Industries Project – should have been wider consultation. Links to schools required – reflect technical status eg specialist engineering.
- **A more sophisticated approach to employment is required – make better use of what we have, make provision for expansion and link to education.**

### Where should employment land go?

- To the south of Ripon – but careful balance of development and environment required.
- **No large scale development – smaller sites with mixed uses.**

### What are the implications of further growth?

- **Need to balance development and the environment** – recognise the importance of the environment to tourism.
- East of Ripon – there are gypsum issues.
- Recognise impact of development on the setting of the Cathedral and City.
- Approaches to the town need to be improved – current industrial estates such as Dalamires Lane do not give the right image. **Better design and landscaping required.**

## RETAIL

- more non food uses required.
- The size of unit available is not always suitable for retailers.
- Area to the back of Kirkgate/Sainsbury's has development potential – cultural, retail, housing, live/work space. This area is seen as an area to target in the future but will require careful treatment because of location.
- Retailers need to be attracted to suit all age groups – particularly those attractive to younger people with 'street cred'. **Need to define and establish a niche market for Ripon – importance of keeping money/jobs within the local economy.**
- **Need to encourage improvement of parts of the town which could be more successful eg North Street and Kirkgate.**
- **Better signposting, town map, town trails required.**
- **West of Market Place development presents an opportunity for others to build on this improvement – development of rear yards, passageways and other properties needs to be encouraged.**

### LDF Delegates List - Ripon

<b>Delegate</b>	<b>Organisation</b>
Moira Smith	Ripon Civic Society
Rosamond Haw	
Nigel Rawlinson	Ripon Civic Society
Peter Horton	RCC
J Britton	
Martin Williams	Strutt and Parker
Colonel Rodney Harris	
Cllr Ian Humphries	HBC
Lynette Barnes	Ripon CVS
Mike Stanley	Ripon Cultural Partnership?
Brian Carroll	
Karen Maddison	HBC Estates
J Raynar	Swinton Estate
Fiona Sullivan	Ripon City Partnership
B Derbyshire	Ramblers Association
Mrs Helena Peck	
Craig Kersey	RABA
Mandy Whitehead	Ripon City Partnership
Alan Sandy	HBC
Dr A Morgan	