

# (Handout) Housing Topic Group

## What do we know already?

### Regional Spatial Strategy

- The RSS requirement for Harrogate District up to 2021 is in the range of 400 – 500 dwellings per year.
- For the purposes of discussion assume 400 per annum.
- Based on a pro rata population calculation, this means approximately 50% of the Districts housing requirement needs to be located in Harrogate town. Land needs to be found for 200 dwellings per year.

Is this level appropriate?

Some of the requirement will be met from a combination of:

- Outstanding commitments on large sites (5+ dwellings) already with planning permission
- Sites identified in the 2004 Urban Housing Capacity Study

This represents about 1200 dwellings and means that there is land available to meet the housing requirement in the immediate future.

It is estimated that land will be required to accommodate up to 2200 dwellings to meet the housing needs up to 2021. At 30 dwellings per hectare this amounts to 73 hectares.

This can be found on previously developed land or greenfield sites. The amount of land required will be dependent on various factors including density of development, the rate at which windfalls come forward and the availability of land currently in other uses.

## Where could this development go?

- Within the urban area?
- On the edge of the urban area?
- Somewhere else?
- Grouped together / grouped with other land uses?

## What are the implications of this scale of development?

Need to concentrate on the impact of development on the character and setting of the town.

Constraints such as the green belt, landscape designations, flood risk and traffic need to be taken into account.

Future development should have a minimal impact on the environment. Technical details regarding the traffic implications will be considered at the next stage of consultation. This stage is concerned with considering options for future development.

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## **AN OPTION**

Major Land requirements:

Housing	73 Hectares
Employment	10 Hectares
Food superstore	4 Hectares
Non Food Retailing	? Hectares
Sports Clubs	11 Hectares
New Primary School	2 Hectares

## **OTHER POSSIBLE LAND REQUIREMENTS:**

- Civic Amenity Site
- Park and Ride Facilities
- Rail Halts
- New Infrastructure
- Hospital Facilities

# LDF Issues Consultation (Summer '04)

sample question:

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

sample responses:

- ◆ Reduction in development
- ◆ Provision of stronger retail core in the town centre
- ◆ Provision of a supermarket to the NW of Harrogate
- ◆ Additional housing and employment opportunities
- ◆ Construction of science park to provide high quality employment opportunities
- ◆ A new and suitable rugby stadium
- ◆ Development of sport and recreational opportunities for young people and construct a centre of excellence for sport
- ◆ Provision of more amenity tips
- ◆ Discourage car use by increasing retail provision in residential areas

## Harrogate Town - current profile '05

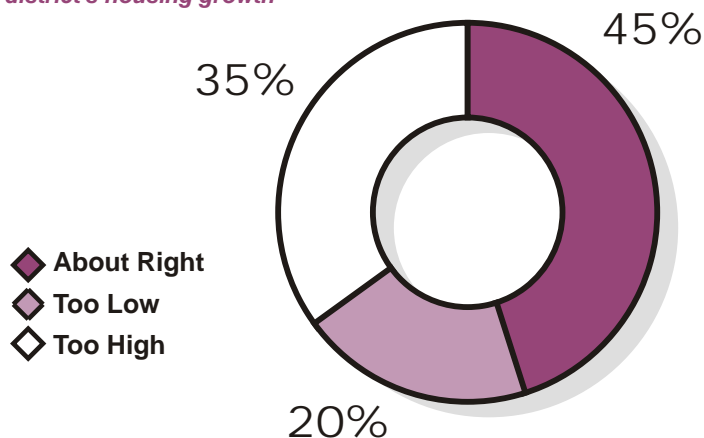
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- ◆ High levels of traffic congestion
- ◆ High house prices
- ◆ Very high level of need for affordable housing, by far the highest in the District
- ◆ A prosperous employment centre
- ◆ An international centre for conference and business tourism



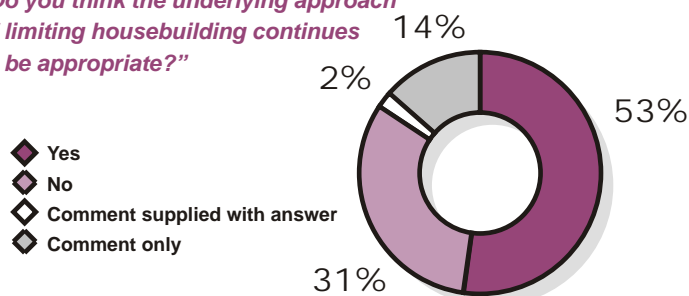
PLAN  
YOUR  
FUTURE

# Housing

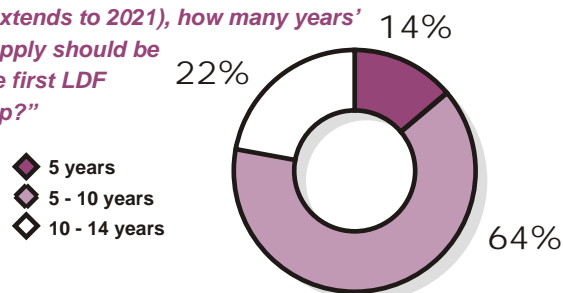
On the basis of a number of indicators including using the existing population as an approach to divide up the housing requirement cake, the Issues Consultation asked respondents to: “indicate whether Harrogate town should take 50% of the district's housing growth”



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



“Given the Government require the LDF to allocate land for at least 5 years' housing supply after adoption in 2007 (plan period extends to 2021), how many years' of housing supply should be marked on the first LDF Proposals Map?”



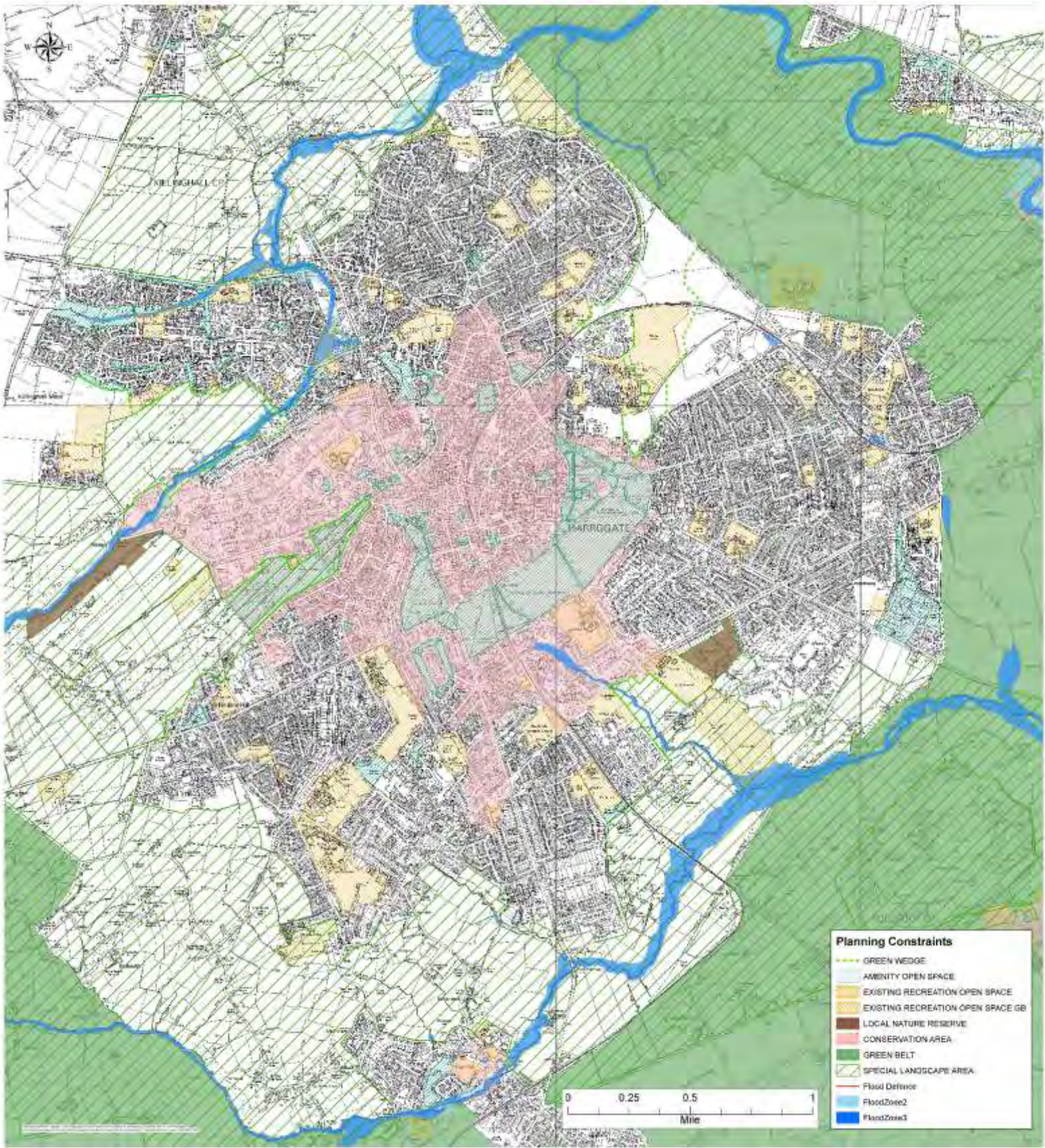
“What do you think are the 5 most important factors which should determine the suitability of sites for housing in the District?”

Proximity to jobs, shops & services by non-car travel modes	18%
Schools, hospitals etc. to have appropriate capacity	17%
A site's ability to improve an area's environment	14%
No significant increase in traffic congestion	13%
A high proportion of affordable housing for local people	12%
A site's ability to enable measures to reduce congestion	7%
A site's ability to enable the improvement of local major sports and community facilities	7%
A site's ability to bring forward necessary employment land and buildings	7%
The removal of 'on-site' contamination	5%

*“By reducing the affordable housing target below 50% more sites would be viable”*

*“50% affordable housing on a site means 50% ordinary market housing, too much of which has been provided for many years”*

*“It is hard to attract people to unskilled / low paid work in an area which they cannot afford to live”*



*“It needs to be considered where people want to live and it is clear that Harrogate District is highly desirable”*

*“given the development and migration pressures arising from the growth of the Leeds economy recent levels of restraint imposed have been too restrictive”*

# District Panel: Results

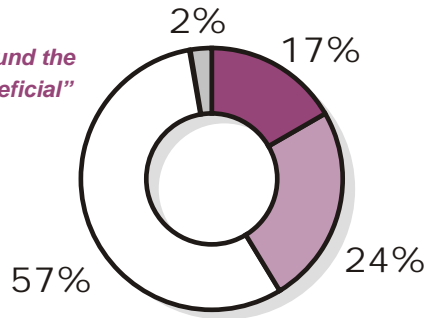
A questionnaire was distributed in March 2004 to 1,500 residents who represent the community of the Harrogate District with regard to age, gender and address.

These are some of the responses regarding housing in the town of Harrogate. The full District Panel Results Report can be viewed on the Council's website.

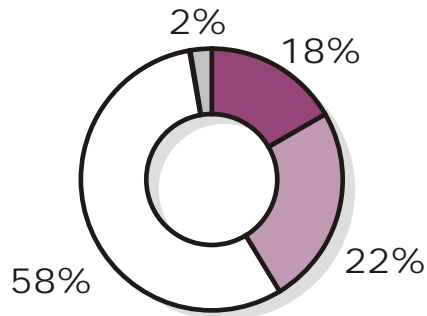
KEY (to all graphs on this panel)

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

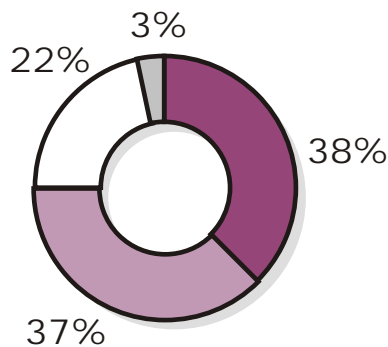
*"More housing in and around the town centre would be beneficial"*



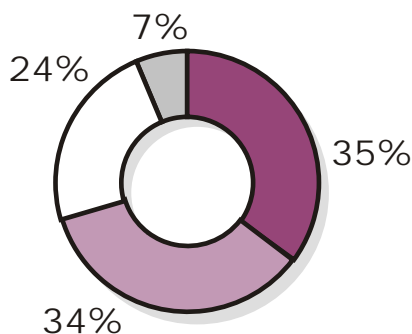
*"More housing would be of benefit"*



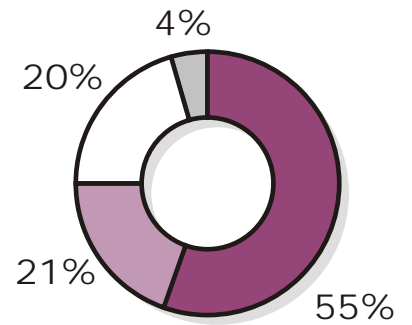
*"Too much housing has been built in this area over the past 5 years"*



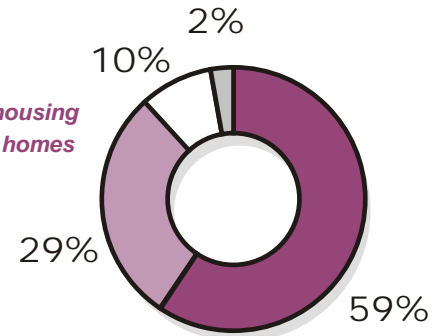
*"More housing is needed for the elderly"*



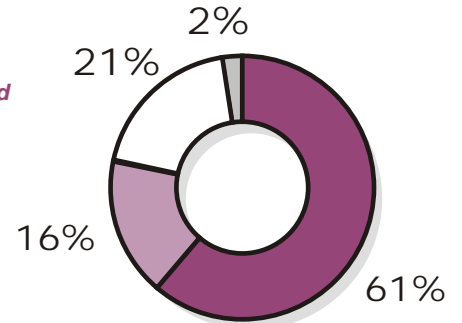
*"More housing is needed for the young"*



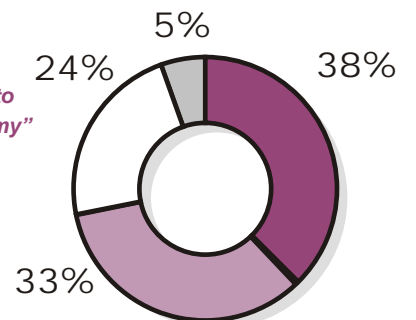
*The priority for new housing should be to provide homes for local people"*



*"More housing is needed for those who can not afford market house prices"*

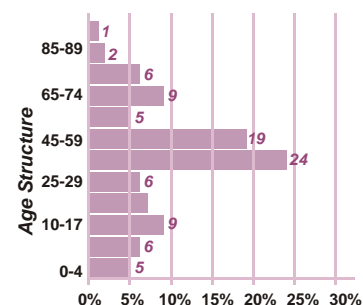


*"More housing is needed for key workers to support the local economy"*



# Census 2001: Harrogate Town

Age Structure for Harrogate Town (2001)



## Harrogate Town Housing (NB Harrogate Town figures include Pannal Ward)

POPULATION	HARROGATE	HARROGATE %	HGATE TOWN	HGATE TOWN %
1991 All people	138844	100	67474	100
1991 Males	66446	48	31409	47
1991 Females	72398	52	36065	53
2001 All people	151336	100	72979	100
2001 Males	73183	48	34588	47
2001 Males	78153	52	38391	53

ACCOMMODATION TYPES (%)	ENGLAND & WALES	HARROGATE	HGATE TOWN
All Households (TOTAL)	22538641	66084	33163
Households with residents	96	95	96
Vacant Households	3	4	3
Households: Second residence/holiday home	1	1	1
Whole house or bungalow:			
Detached	23	32	23
Semi-detached	32	31	33
Terraced	26	20	21
Flat maisonette or apartment:			
Purpose built block of flats or tenement	14	9	12
Part of converted/shared house (inc. bed-sits)	4	6	9

TENURE (%)	ENGLAND & WALES	HARROGATE	HGATE TOWN
All households	21660475	63077	31820
Owner occupied:			
Owns outright	29	34	34
Owns with a mortgage or loan	39	41	43
Shared ownership	1	1	1
Rented:			
Council (local authority)	13	6	5
HA / Registered Social Landlord	6	3	4
Private landlord or letting agency	9	10	10
Other	3	4	3

HOUSEHOLD COMPOSITION (%)	ENGLAND & WALES	HARROGATE	HGATE TOWN
All households	21660475	63077	31817
One person:			
Pensioner	14	15	16
Other	16	14	16
One family and no others:			
All pensioners	9	10	10
Married couple h/holds: no children	13	16	14
Married couple h/holds: with dependent children	18	20	19
Married couple h/holds: all children non-dependent	6	5	4
Cohabiting couple h/holds: no children	5	5	6
Cohabiting couple h/holds: with dependent children	3	2	3
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	2
Other h/holds:			
With dependent children	2	1	1
All student	0	0	0
All pensioner	0	0	0
Other	4	3	3

# YOUR TOWN YOUR FUTURE

## LDF WORKSHOP TOPIC GROUP: HOUSING.

### Report of Discussion

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

### How much growth?

1. Initially, there was no clear view expressed on the level of growth. It was considered that this was difficult to assess in isolation without further information. This included a request for further information regarding how the RSS requirement was determined.
2. The provision of more than 400 – 500 houses per annum, as proposed in the RSS, would assist in meeting the identified affordable housing need and could make housing generally more affordable. Considerable discussion took place noting the affordable housing need and the actual number of affordable housing completions compared to the overall number of housing completions. Other points made during this discussion included:
  - a. Greater emphasis should be given to the role of Housing Associations.
  - b. A set percentage of each new housing site should be dedicated to affordable housing.
3. Given the importance attached to this issue the suggestion was made that it may be appropriate to arrange a separate meeting / workshop to concentrate solely on this topic.
4. Clarification was given by the workshop leaders confirming that the estimate of net housing required for Harrogate town had already taken account of the findings of the Urban Housing Capacity Study and outstanding planning permissions and would be found mainly on greenfield sites.
5. The number of houses should not be based on the number of houses that could be sold.
6. Housing growth should be linked to other issues particularly the provision of employment opportunities.
7. It was noted that public responses to the Issues Consultation (2004) had indicated that 50% of the RSS requirement was considered appropriate for Harrogate town.
8. **The general consensus at the end of the discussion was that around 400 – 500 houses per annum was appropriate as a starting point in the District as a whole, as set out in the RSS, with around 50% of this requirement being located in Harrogate town.**

### Where should development go?

1. **There was some support in the Group to considering the future growth of Harrogate town along with Knaresborough as has happened in the past.**
2. **It was generally agreed that it would be difficult to find a large number of smaller sites to accommodate this level of growth.**
3. There was some support in the Group that large scale development would enable better provision of the necessary infrastructure required
4. The Bilton triangle was mentioned as a possible location for large-scale development, but no other areas were specifically referred to.
5. There should be more mixed-use development, even at a small scale (housing above workshops).

## Implications

1. There is a need to identify all constraints. A map showing the topography of the area would be useful to show where development would be particularly prominent in the landscape.
2. Special landscape areas and other policy constraints to development should be reviewed if necessary in order to accommodate future growth, but there should be a presumption in favour of retaining such designations.
3. In response to the question about development in the Green Belt, the workshop leaders informed the Group that the Green Belt has only recently been reviewed and the boundary set for the long term. It could only therefore be revised as a last resort.
4. Whatever the scale of new growth there is a need to consider and plan now for other requirements such as education (the implications of traffic had already been stressed in the introduction).
5. The difficulty of finding skills locally to support local firms was mentioned.

# (Handout) Economy Topic Group

## What do we know already?

### **Regional Spatial Strategy (to 2016 based on Selective Review of RPG12)**

- Regional Employment Land Survey should be used to provide guidance on the broad location and number of employment sites
- Local authorities should undertake a rigorous assessment of the amount of employment land

### **New Draft Regional Spatial Strategy**

- Draft RSS is unlikely to set a precise allocation figure for employment land but will provide a regional framework.
- Approaches need to reflect local circumstances and therefore must be driven by the LDF process

### **Harrogate Employment Land Requirements**

For the purposes of an Issues Consultation carried out during Summer 2004 the Borough Council prepared some data on likely future land requirements to 2021 based on past take up rates. This estimated that in addition to land that was already allocated for employment use there could be a need for a further 20 hectares (approximately) for the District as a whole. This was based on past take up rates. This would mean 10 hectares of employment land for Harrogate, assuming Harrogate would accommodate 50% of the total District requirement

## Where could this development go?

- Within the urban area?
- On the edge of the urban area?
- Somewhere else?
- Grouped together / grouped with other land uses?

## What are the implications of this scale of development?

- Focus for tonight is the effect on the character and setting of the town
- Constraints such as green belt, landscape designations and flood risk to be taken into account
- Traffic issues are also important but these will be dealt with at the next stage of consultation

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## **AN OPTION**

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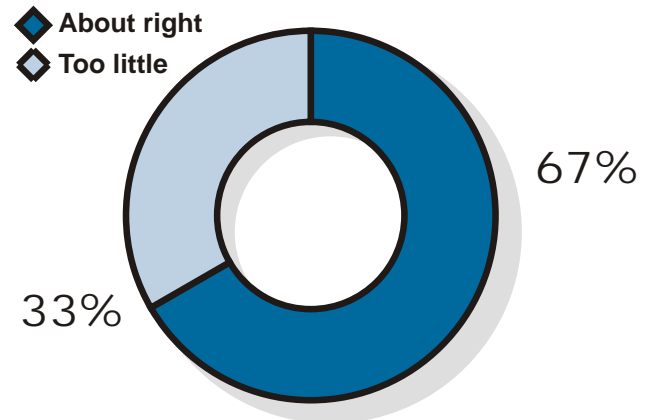
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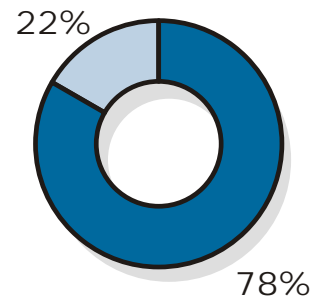
# Economy

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



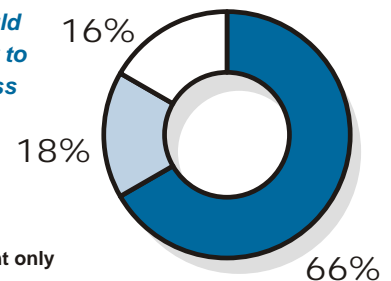
“Do you think that employment allocations should be phased to ensure a continuous supply of employment land up to 2021 and avoid unnecessary development on greenfield land?”

◆ Yes  
◆ No



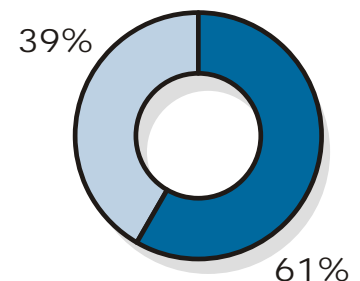
“Do you think the Council should continue with its general policy to protect these industrial/business areas to minimise the need for allocating new sites?”

◆ Yes  
◆ No  
◆ Comment only



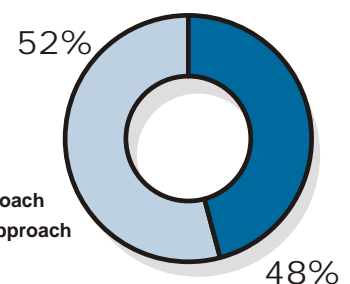
“There is a significant daily net out-migration of workers from the Harrogate District. Should the Council allocate additional employment land in an effort to reduce out commuting?”

◆ Yes  
◆ No



“What do you think to an approach in the LDF which does not seek to release any further employment land to serve Harrogate town until after 2012?”

◆ Agree with this approach  
◆ Disagree with this approach

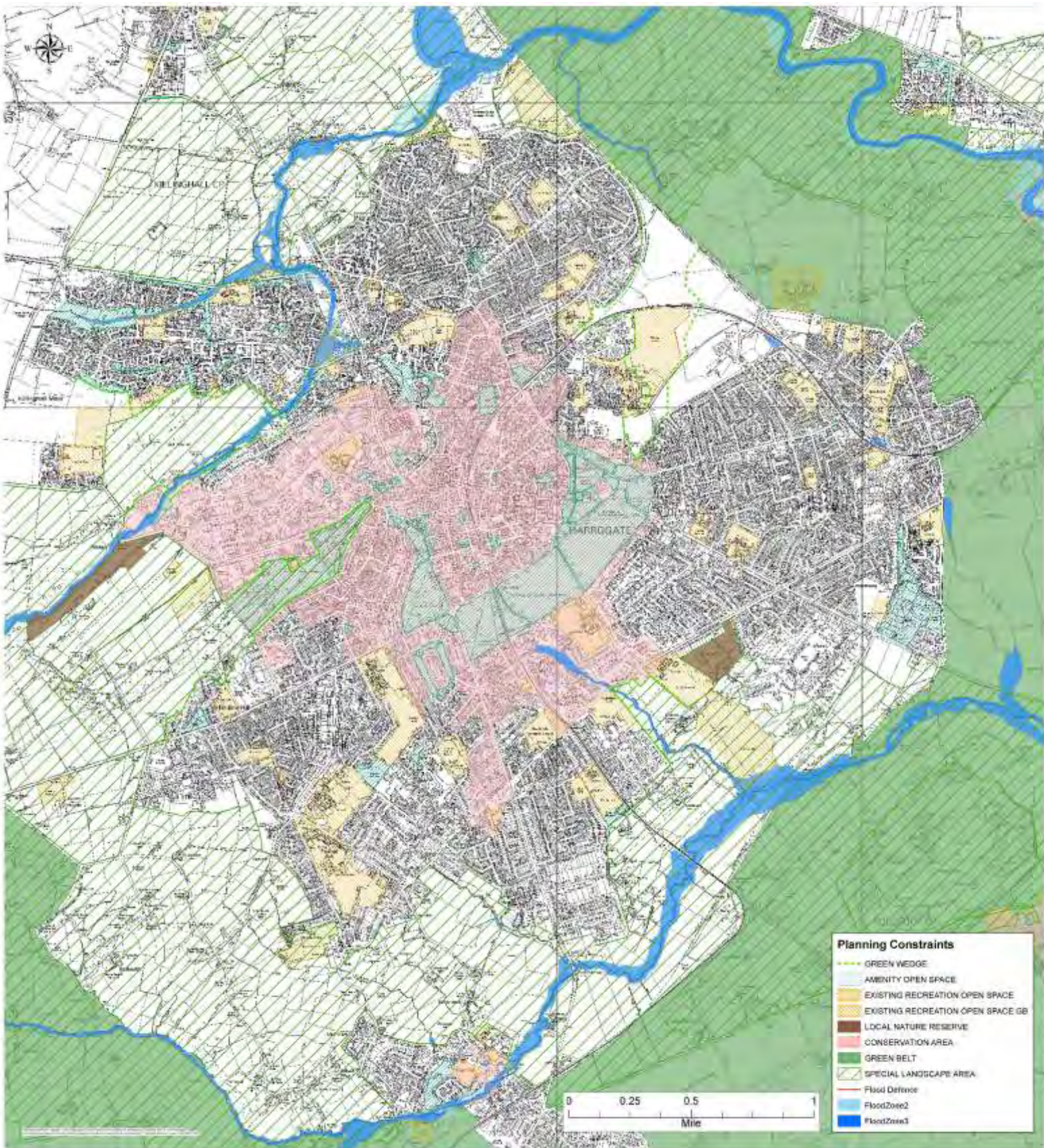


*“sufficient land must be available to enable unforeseen employment opportunities to be developed”*

*“An increase in employment land would improve the economy of the District and will also provide a demand for further housing”*

*“Industrial/business premises should be moved away from residences for easier use of the sites.”*

*“Many existing employment sites are poorly located”*



*“Encourage inward investment of better quality employment opportunities to reduce out commuting”*

*“Land identified as employment land should be safeguarded for that purpose”*

*“There is no need to attract new businesses as there is no significant pool of unemployed people so new businesses would either lead to more housing for new people or more commuting in.”*

**“How should the strategy for the LDF reflect the need to protect and enhance the future prospects for the town's conference and business tourism and any land use/transport matters re: the operation of the HIC which need consideration?”**

*“LDF housing policies should facilitate the provision of sufficient houses to both retain and attract suitable personnel to service the town and its conference and business tourism industries”*

*“Protect the provision of hotels in the area, improve on parking long stay around the hotels for guests and exhibitors”*

*“Provide an urban extension to the north of Harrogate to include retail, employment and housing to reduce car journeys into the centre of Harrogate”*

*“Expansion of conference and business tourism should take place within the district and not just in Harrogate”*

## District Panel: Results

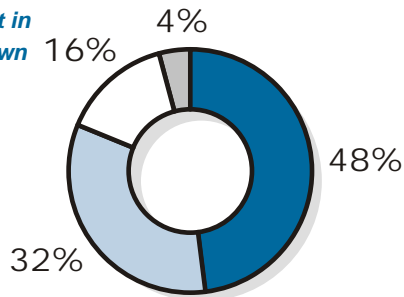
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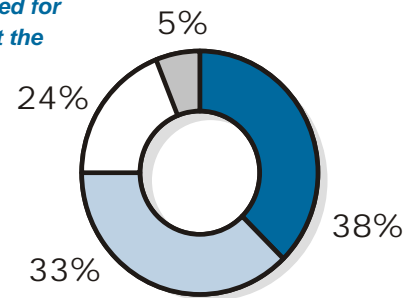
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- ◆ Agree Strongly/Agree
- ◆ Disagree/Disagree Strongly
- ◆ Neither Agree nor Disagree
- ◆ Don't Know

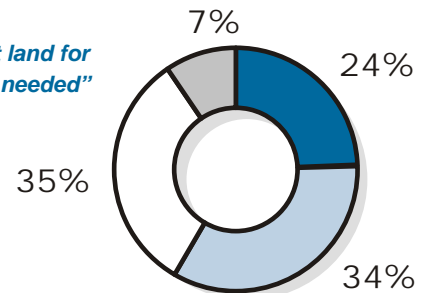
**“More employment in and around the Town Centre would be beneficial.”**



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



**“More employment land for new businesses is needed”**



## On Location: Extract from Spring '05 issue

PASTED PAGE FROM 'ON LOCATION'  
(extracted from Spring '05 issue)

# Census 2001: Harrogate Town Economy

(NB Harrogate Town figures include Pannal Ward)

ECONOMIC ACTIVITY (%)	ENGLAND & WALES	HARROGATE	HGATE TOWN
All people aged 16-74	37607438	109225	52143
Economically active: In employment	61	67	67
Economically active: Not in employment	10	8	8
Economically active: Unemployed	3	2	2
Economically inactive	28	23	23

OCCUPATION (%)	ENGLAND & WALES	HARROGATE	HGATE TOWN
All people aged 16 - 74 in employment	23627754	75755	36149
Managers and senior officials	15	19	19
Professional occupations	11	12	13
Associate professional and technical occupations	14	16	16
Administrative and secretarial occupations	13	12	13
Skilled trades occupations	12	12	10
Personal service occupations	7	7	7
Sales and customer service occupations	8	7	7
Process; plant and machine operatives	9	5	5
Elementary occupations	12	10	10

QUALIFICATIONS (%)	ENGLAND & WALES	HARROGATE	HGATE TOWN
All people aged 16 - 74	37607438	109225	52143
No qualifications	29	22	21
Level 1: 1+ 'O' levels/CSE/GCSE (any grade); NVQ level 1; Foundation GNVQ.	17	16	16
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	9
Level 4/5: First degree; Higher Degree; NVQ levels 4 - 5; HNC; HND; Qualified Teacher Status; Qualified Medical Doctor; Qualified Dentist; Qualified Nurse; Midwife; Health Visitor or equivalents. Other qualifications/level unknown: Other qualifications (e.g. City and Guilds; RSA/OCR; BTEC/Edexcel); Other Professional Qualifications.	20	25	26
Other qualifications / level unknown	7	6	6

HARROGATE TOWN IN COMMUTING	ELSEWHERE IN DISTRICT	ELSEWHERE IN DISTRICT %	OUT OF DISTRICT	OUT OF DISTRICT %
TOTAL	6530	53	5870	47
Train	64	1	164	3
Bus, minibus or coach	549	8	236	4
Car driver	4955	76	4902	84
Car passenger	504	8	334	6
Bicycle	97	1	30	1
On foot	243	4	141	2

HARROGATE TOWN OUT COMMUTING	ELSEWHERE IN DISTRICT	ELSEWHERE IN DISTRICT %	OUT OF DISTRICT	OUT OF DISTRICT %
TOTAL	4428	33	8895	67
Train	9	0	571	6
Bus, minibus or coach	296	7	385	4
Car driver	3448	78	7098	80
Car passenger	331	7	429	5
Bicycle	105	2	30	0
On foot	164	4	166	2

HARROGATE TOWN INTERNAL COMMUTING		%
TOTAL		100
Train	121	1
Bus, minibus or coach	1258	5
Car driver	10517	46
Car passenger	1629	7
Bicycle	753	3
On foot	4755	21

(NB Percentages in the above figures may not total 100%, because not all categories are shown in these tables.)

# YOUR TOWN YOUR FUTURE

## LDF WORKSHOP TOPIC GROUP: ECONOMY

### Report of Discussion

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

### How much growth?

- No more than 10ha should be allocated
- Case could be made for a reduced level of employment land
- No land allocated at all because unemployment levels are very low
- A view was expressed that the current employment land was not well matched to Harrogate's changing economy
- There should not be 50% in Harrogate Town, should go to other areas of the District eg Ripon, Knaresborough
- **General group scepticism for the idea that out commuting could be reduced by simply adding more employment land – this led to the conclusion that the issue was more about the right type of employment (land)**

### Where should employment land go?

- **There appeared to be general group support for providing employment uses as far as possible in the town centre**
- Build employment development above the railway line in the town centre
- **There was some support from the Group for the statement that the employment land requirement should be dispersed throughout the town and not put in one place**

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

- Loss of residential amenity
- Loss of attractive countryside
- Encourages a greater demand for housing
- Increased traffic resulting in congestion
- Potential to attract greater investment
- There was no time left to discuss possible measures to reduce negative impacts.

# **(Handout) Shopping, Sport and Leisure Topic Group**

## **What do we know already?**

### **Shopping**

Retail consultants, on behalf of the Council have concluded that there is now scope for an additional food superstore in the town. They have suggested that the north of Harrogate would be best placed to accommodate a new food superstore. There is also scope for additional town centre retailing up to 2011.

### **Sport**

Harrogate Rugby Union Football Club at Claro Road are looking for more and better facilities, and would like to relocate. Harrogate Town Football Club on Wetherby Road would benefit from better facilities. Other sporting aspirations / the young?

### **Leisure**

No strong views from the District Panel.

Do you have any views on these statements?

## **Where could this development go?**

- Within the urban area?
- On the edge of the urban area?
- Somewhere else?
- Grouped together / grouped with other land uses?

## **What are the implications of this scale of development?**

Tonight concentrating on the effect on the character and setting of the town and the effect on the countryside (Traffic / Transport will be dealt with at the next stage of consultation)

---

### **AN OPTION**

Major Land requirements:

Housing	73 Hectares
Employment	10 Hectares
Food superstore	4 Hectares
Non Food Retailing	? Hectares
Sports Clubs	11 Hectares
New Primary School	2 Hectares

### **OTHER POSSIBLE LAND REQUIREMENTS:**

- Civic Amenity Site
- Park and Ride Facilities
- Rail Halts
- New Infrastructure
- Hospital Facilities

# LDF Issues Consultation (Summer '04)

sample question:

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

sample responses:

- ◆ Reduction in development
- ◆ Provision of stronger retail core in the town centre
- ◆ Provision of a supermarket to the NW of Harrogate
- ◆ Additional housing and employment opportunities
- ◆ Construction of science park to provide high quality employment opportunities
- ◆ A new and suitable rugby stadium
- ◆ Development of sport and recreational opportunities for young people and construct a centre of excellence for sport
- ◆ Provision of more amenity tips
- ◆ Discourage car use by increasing retail provision in residential areas

## Harrogate Town - current profile '05

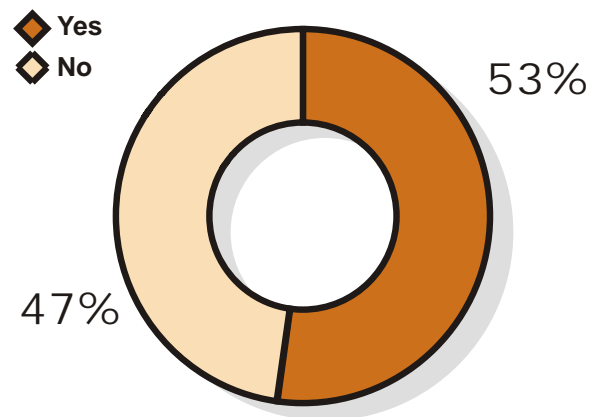
- ◆ High quality built heritage
- ◆ High quality and extensive open spaces
- ◆ Set within attractive countryside
- ◆ Green Belt to south and east protects the special character of Harrogate and Knaresborough
- ◆ By far the largest retail, service, administrative and education centre in the District
- ◆ Very good bus links to Leeds and Ripon
- ◆ Relatively good rail links to Leeds and York
- ◆ High car ownership
- ◆ High levels of traffic congestion
- ◆ High house prices
- ◆ Very high level of need for affordable housing, by far the highest in the District
- ◆ A prosperous employment centre
- ◆ An international centre for conference and business tourism



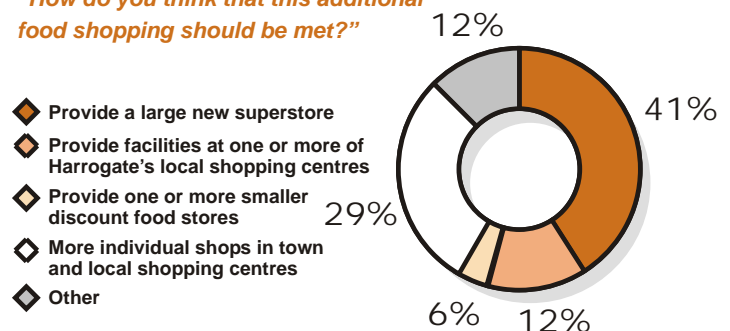
PLAN  
YOUR  
FUTURE

# Shopping, Sport & Leisure

“Do you think more food shopping facilities in Harrogate town would be of benefit to local people e.g. by easing congestion at existing stores or providing more choice?”

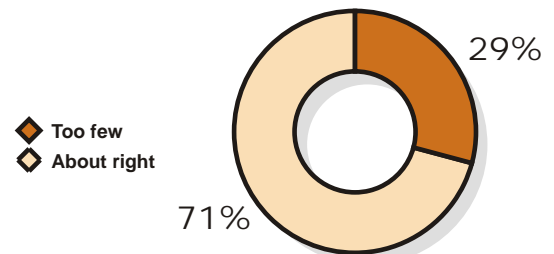


“How do you think that this additional food shopping should be met?”

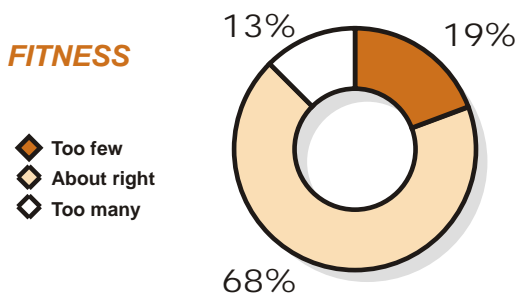


“With regard to leisure facilities to serve Harrogate town as a whole, which of the following do you think most accurately describes the current provision?”

### CINEMAS:



### HEALTH & FITNESS CLUBS:

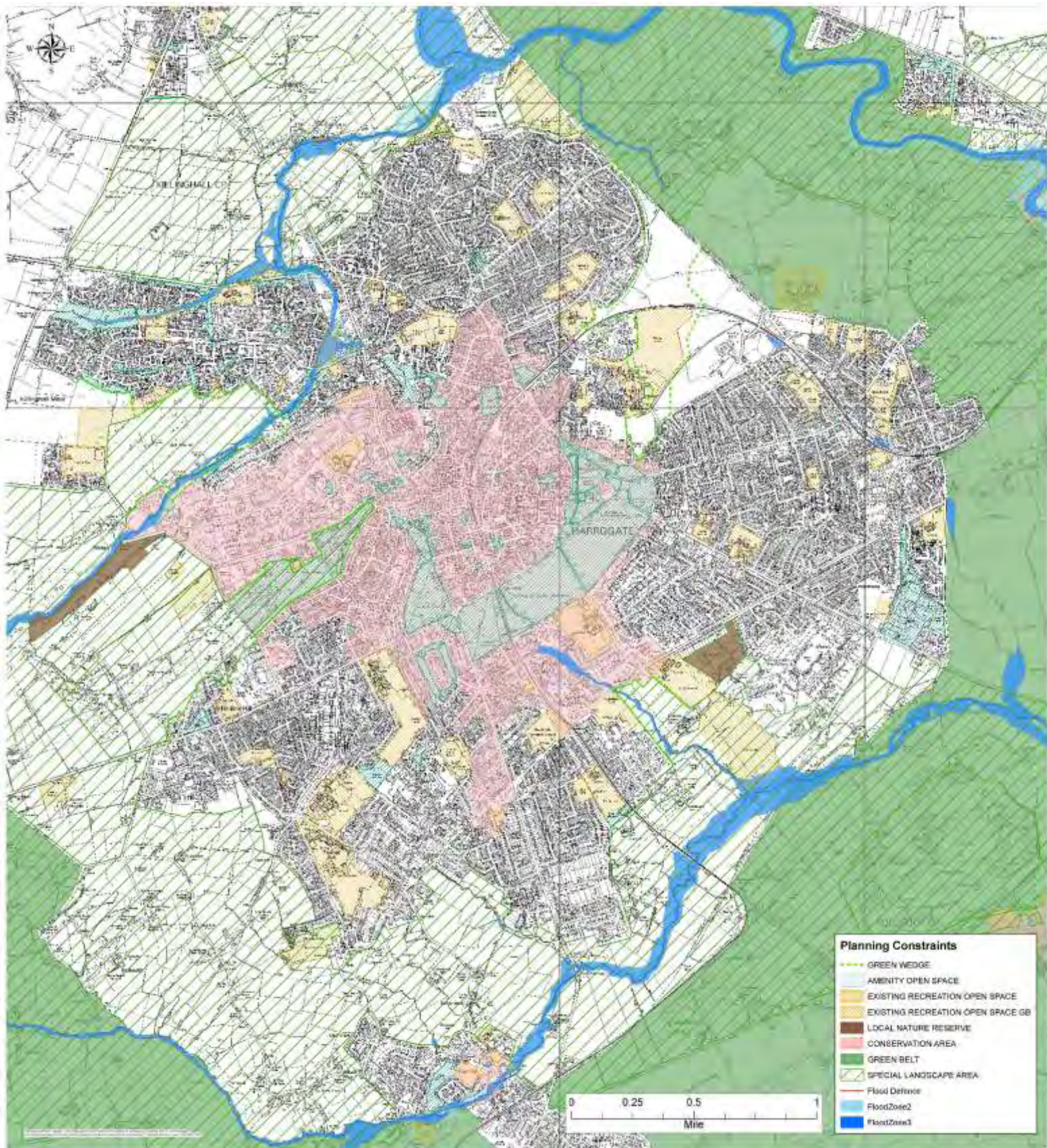


“Harrogate already has enough supermarkets”

“Harrogate already contains a greater number of retail and leisure services than is needed to cater for the town and its surroundings”

“There is an identified need for a large food store in northern Harrogate”

“There is a lack of leisure centres and sports halls”

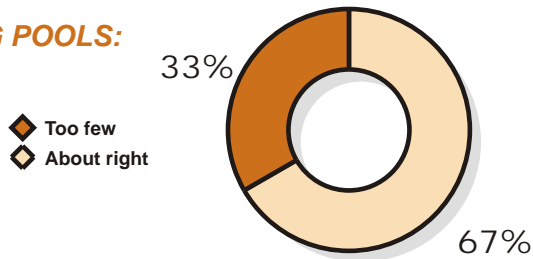


“Farmers markets, markets, re-use of existing building stock, farm shops, premises for box delivery schemes and food co-operatives, local parades, small scale local markets and other forms of retail that provide links both to the local community and local producers should be encouraged”

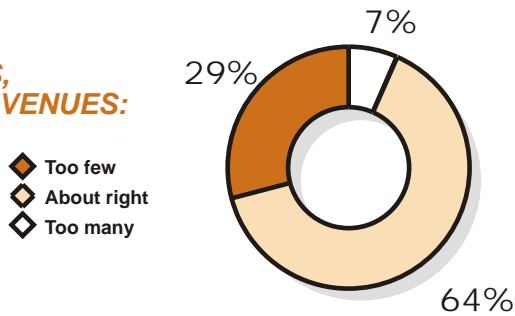
“The continued support of HBC in the development of sport and recreation within the district through the sporting clubs and organisations, with particular support to the development of sports and recreational activities for the children and youth of the District”

*"With regard to leisure facilities to serve Harrogate town as a whole, which of the following do you think most accurately describes the current provision?"*

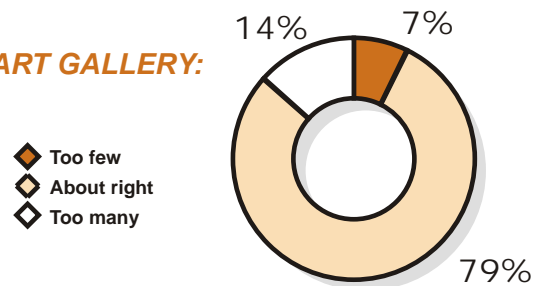
**SWIMMING POOLS:**



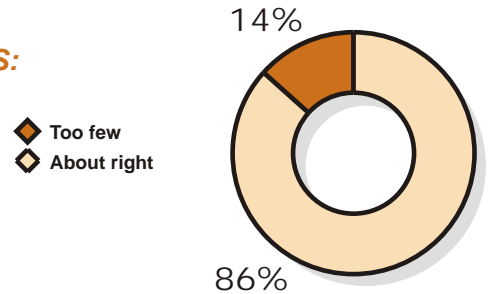
**THEATRES, CONCERT VENUES:**



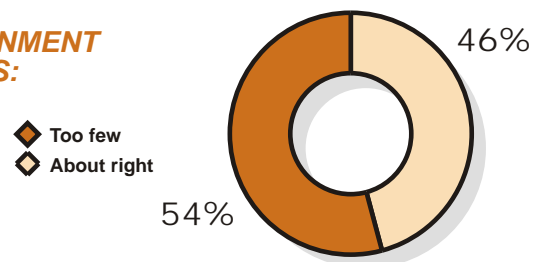
**MUSEUM/ART GALLERY:**



**LIBRARIES:**



**ENTERTAINMENT FACILITIES:**



# District Panel: Results

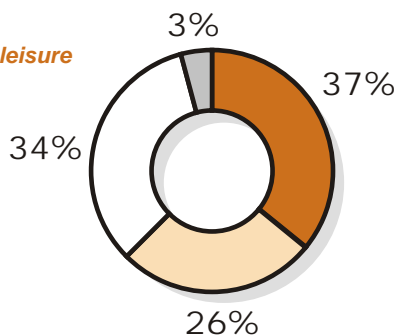
A questionnaire was distributed in March 2004 to 1,500 residents who represent the community of the Harrogate District with regard to age, gender and address.

These are some of the responses regarding shopping, sport and leisure in the town of Harrogate. The full District Panel Results Report can be viewed on the Council's website.

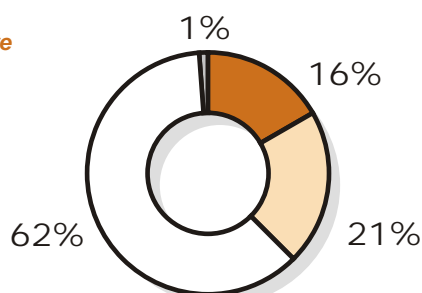
KEY (to all torus graphs on this panel)

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

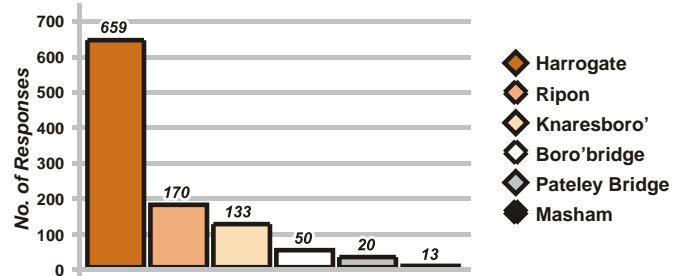
*"There should be more leisure facilities in this centre"*



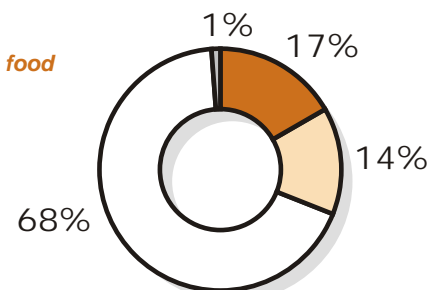
*"A discounted food store operator is needed"*



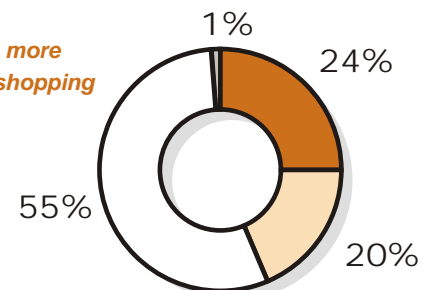
**Retail/Town Centres: most visited by the District's Responses**



*"A nother/A large food store is needed"*



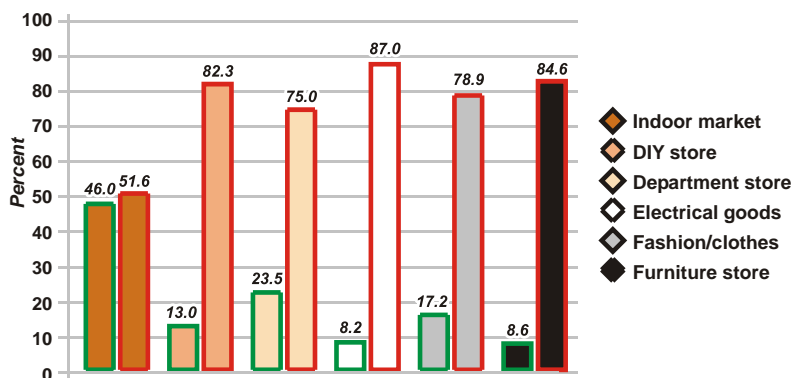
*"There should be more indoor/Mall type shopping facilities"*



"If there was an opportunity to increase the amount of shopping facilities in this centre, how would the addition of the following shops influence how often you would visit the centre?"

WOULD VISIT MORE OFTEN:

WOULD VISIT THE SAME:



NB. A very small percent of people suggested they would use the centre less often.

The views expressed in the above pie charts and tables are from those people who visit/use Harrogate the most.

"What would you like to see happen in Harrogate town centre over the next 10 to 20 years which would make it a better place to visit"?

COMMENT	FREQUENCY
Traffic and parking improvements/ Pedestrianisation/park and ride	147
Fewer bars/nightclubs	60
Indoor/Outdoor Market	59
Smaller specialist shops not multiples	58
Environmental improvement e.g. litter, beggars	32
Other	28
Keep as it is	23
Additional sport/leisure facilities	23
More shops	22
More policing	22
Additional Department store (John Lewis)	18
More residential development	7
Improve Rail Station	7

## Stakeholders' views on shopping in Harrogate Town Centre 2003:

STRENGTHS ✓	WEAKNESSES ✗	OPPORTUNITIES FOR ENVIRONMENTAL IMPROVEMENTS
Many high class shops	Harrogate perceived to be for high class retailers only.	Parliament Street looks tired, particularly Debenhams and Harrogate House.
Specialist shops	Decrease of specialist shops	Kings Road needs improvement.
Good mix of larger stores/department stores/multiples	Loss of Market Hall, to the detriment of non-car owners and those sectors of society that cannot afford to shop at in-centre food stores such as Marks and Spencer	Railway Station gives a poor first impression of the town to people arriving by train.
Compact shopping centre	Not enough range of types of shops to meet the needs of all sectors of society	
Pedestrianisation	Proliferation of charity shops	
Potential for linked trips between (top-up) food shopping (e.g. at Asda) and non-food shopping in the town centre	Physical constraints of the centre	
Right balance between out of town food stores and in centre stores	Current range of shops does not satisfy demand	
The "Harrogate Experience"	Vacancies in Victoria Shopping Centre - "wrong" shopping environment; scheme designed with too many small units	
Significant improvements in the last 7-8 years in some areas e.g. Montpelier, John Street	Some department stores do not compare well with their York and Leeds counterparts e.g. Debenhams	
Few vacancies.	Lack of vacancies is also a weakness as this prevents new retailers coming into the town.	
Victoria Shopping Centre is a plus for the town - covered shopping area.	"Old" image	
Conference town	Retailing hours in Harrogate are generally very restrictive (no late night shopping) and as a result Harrogate town centre (and district centres) cannot compete with the larger supermarkets which are open for longer hours.	
	Lack of shops such as HMV.	

# YOUR TOWN YOUR FUTURE

## LDF WORKSHOP TOPIC GROUP: SHOPPING, SPORT AND LEISURE

### Report of Discussion

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

The following developments were discussed:

A new food superstore in the town.  
More town centre shopping  
More bulky goods shopping  
Relocated and new sports facilities  
New leisure facilities

### A new food superstore in the town

1. **General support for the provision of a new food superstore in the town.**
2. The town's food superstore provision was currently lopsided in favour of the centre and east of the town.
3. **The north and north west of the town was supported as the most appropriate location for such a new store.** A member of the group suggested the possibility of a store in the south west of the town.
4. It was suggested that the land at the former gas works site off the A59, Skipton Road had been bought by a major food superstore retailer.
5. Other sites referred to as worthy of consideration were North of the A59, Skipton Road, South West of Killinghall Moor housing.
6. Some discussion took place about the problems of traffic and what impact a store in this area would have on the local shops, including the 'Jennyfield' food store. The prospect of linking such a development with needed community facilities in the area e.g. civic amenity tip, was discussed.

### New town centre shopping

1. **Support for more town centre shopping to retain spending in Harrogate, and increase its attraction to visitors.**
2. Possible types of shops suggested:
  - Small specialist shops to add to one of the town's strength in shopping
  - Fashion shops
3. Some concern was expressed at the current vacancy rate in the town.
4. Discussion took place with regard to where possible additional shopping might take place. The group were unable to suggest any easy options for this.
5. Discussion under the next heading brought up the idea of using some of the West Park stores e.g. Focus, Comet for smaller shops or other more appropriate town centre shops.

### **New bulky goods shopping (DIY, furniture etc.)**

1. No strong feelings were expressed that there was a major shortage of such shops in the area.
2. Some members of the group indicated that they travelled to Leeds and York for access to the larger B&Q DIY stores and that this type of store in Harrogate may reduce car trips to these locations.
3. However, one of the workshop leaders indicated that, under current company policy, B&Q would not be interested in coming to a town the size of Harrogate.
4. **The possibility of Comet relocating to another location and freeing up space in the town centre (along with the Focus store) for more appropriate shopping was a concept that had some support.**

### **Relocated and new sports facilities**

1. **Strong support for the principle of providing good quality facilities in the town, particularly in relation to encouraging the young to participate in sport.**
2. **Support for the principle of the town's rugby and football clubs to relocate and provide better facilities.**
3. **From a general discussion about where such facilities could be relocated, it emerged that the group had some sympathy with revisiting the potential of the Crimple Valley (see point 4, below).**
4. (At this point the workshop leaders indicated that conflict with national planning policy on site accessibility (compared to existing site) and adverse impact on the Crimple Valley Viaduct would be very difficult to override by local need. The local sensitivity of the clear open gap between Harrogate town and Pannal village was also explained)
5. **The potential of the open land to the east of the existing rugby club and the large area of open land between Bilton and Starbeck (outside the green belt) for improved/relocated facilities was discussed.**
6. **There was support for the prospect of such a facility in this area. However, the group realised that a major sports facility, possibly combining the rugby and football clubs, in this location would be difficult to access.**
7. The group were made aware that the County Council as highway authority were currently retaining the Northern Relief Road.
8. (Post meeting note: The position stated in the January 2005 consultation leaflet about the study on 'Integrated Transport for Harrogate and Knaresborough' is that "...the study has examined a number of options for a Harrogate and Knaresborough Northern Relief Road. A Northern Relief Road fits well with the overall strategy objectives but can not be delivered in the time frame of the strategy (to 2016). It is recommended that the Northern relief Road be retained and kept under review as impacts of the other measures are assessed, and as more detail of future land allocations for development become clear." A report of this consultation is due to be published in Summer 2005)

## **Leisure/Entertainment**

- 1. Again there was support for more facilities for the young.**
2. A member of the group emphasised the importance of linking Harrogate with the National Cycling Network and improve cycle routes within the town.