

## **LDF Workshop**

**Leisure Centre, Boroughbridge, 6.45 pm Wednesday 4 May 2005**

## The Growth of Boroughbridge?

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

The Regional Spatial Strategy (RSS) states that it is up to the LDF to determine whether settlements like Boroughbridge should:

1. be the focus for economic, housing, local services and transport in the area appropriate to its role as a service centre, or
2. only provide for housing to meet local needs and/or support local services.

RSS advises that in deciding what centres should be the focus for development, the settlement should be in a location which supports sustainable development objectives, provide a good range of local services and which are the most accessible in the area by a range of transport modes.

We have gathered some views already from:

- Responses to the District Panel Questionnaire
- Responses received to the Issues Consultation in Summer 2004
- Feedback from business and retail stakeholders
- Output from the Draft Renaissance Market Town Delivery Plan

### **Where could the development be located?**

Option 1: What type of development and where?

Option 2: What type of housing and where?

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

Constraints such as green belt, landscape designations, flood risk etc.

Character and setting of the town;

Traffic/Transport issues.

# Boroughbridge - current profile '05

- ◆ The town is a local service centre
- ◆ Good quality retailers and small shops
- ◆ Although employment in manufacture has declined it has increased in transport/haulage
- ◆ Proximity of the A1(M) provides easy access to the rest of the county and beyond
- ◆ Retail is the main source of employment
- ◆ Free car parking
- ◆ High levels of car ownership
- ◆ Town of historic character and river setting

## “What do you think might make Boroughbridge a better place by 2021?”

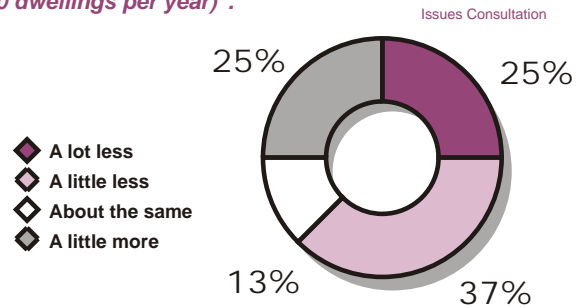
(from Issues Consultation in 2004)

### Development (excluding infrastructure):

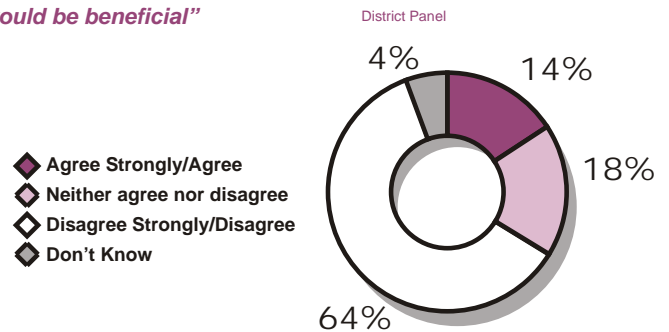
- ◆ No substantial housing unless for locals
- ◆ Potential to provide road haulage and other location sensitive employment opportunities
- ◆ Independent shops and alternative retail systems
- ◆ Priority to be given to enhancing and protecting town centre provision
- ◆ Limited building of new homes to reflect the character of a particular neighbourhood
- ◆ Provision of motorway service area would provide employment
- ◆ The addition of a budget hotel would attract people to the area
- ◆ Boroughbridge is overdeveloped
- ◆ Adoption of Market Town Concept subject to public consultation
- ◆ Housing should focus on existing centres of employment such as Boroughbridge

# Housing and the Economy

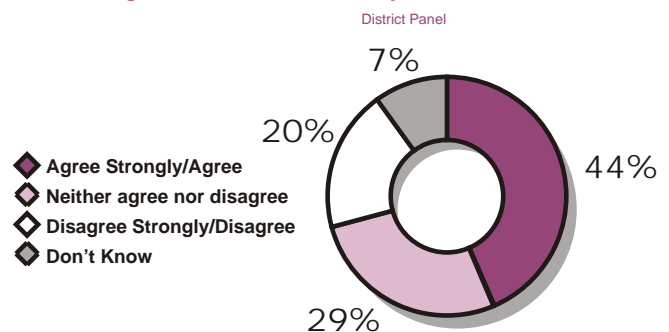
“What rate of housing growth should be provided for in the future compared to the last 10 years (this rate averaged about 30 dwellings per year)”.



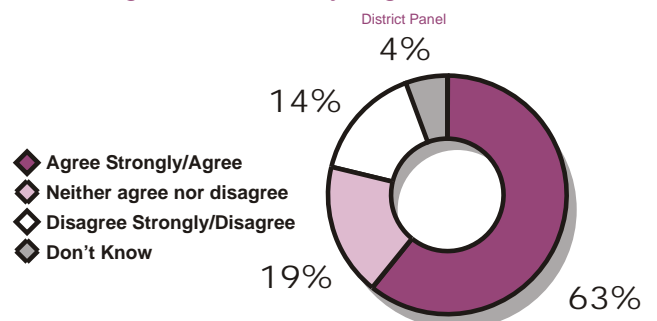
“More housing in and around the town centre would be beneficial”



“More housing is needed for the elderly.”



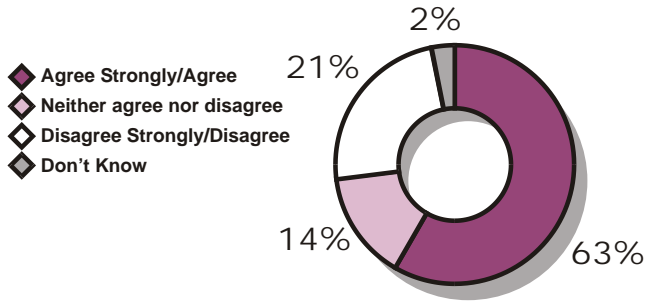
“More housing is needed for the young.”



PLAN  
YOUR  
FUTURE

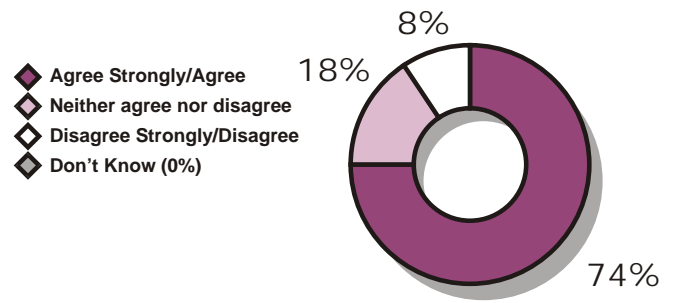
**"More housing is needed for those who cannot afford market house prices."**

District Panel



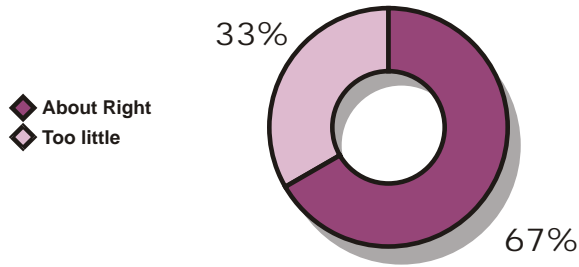
**"The priority for new housing should be to provide homes for local people."**

District Panel



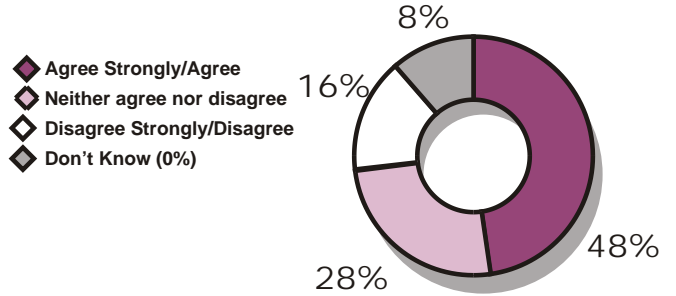
**"In planning for employment land up to 2021, do you think an additional 19.5 Ha for the District as a whole is:"**

Issues Consultation



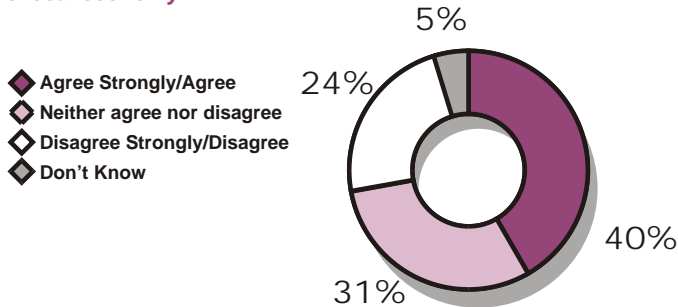
**"More employment in and around the Town Centre would be beneficial."**

District Panel



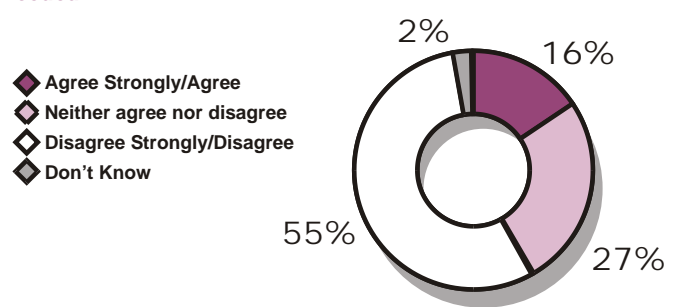
**"More housing is needed for key workers to support the local economy."**

District Panel



**"More employment land for new businesses is needed."**

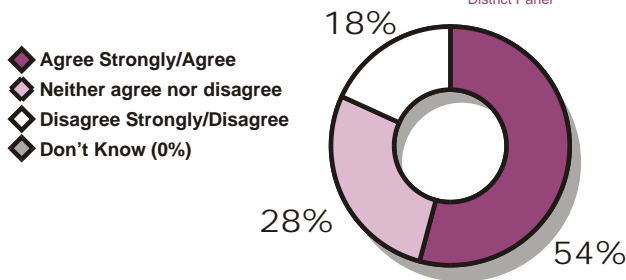
District Panel



# Other Issues

**"There should be more leisure facilities in Boroughbridge."**

District Panel



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

COMMENT	Freq
Improve community/visitor facilities (swimming pool)	10
No improvement needed	9
Parking/traffic	6
Improved shops/cafés	6
More policing	5
Cleaner well maintained environment	4
Preservation of character/history	4

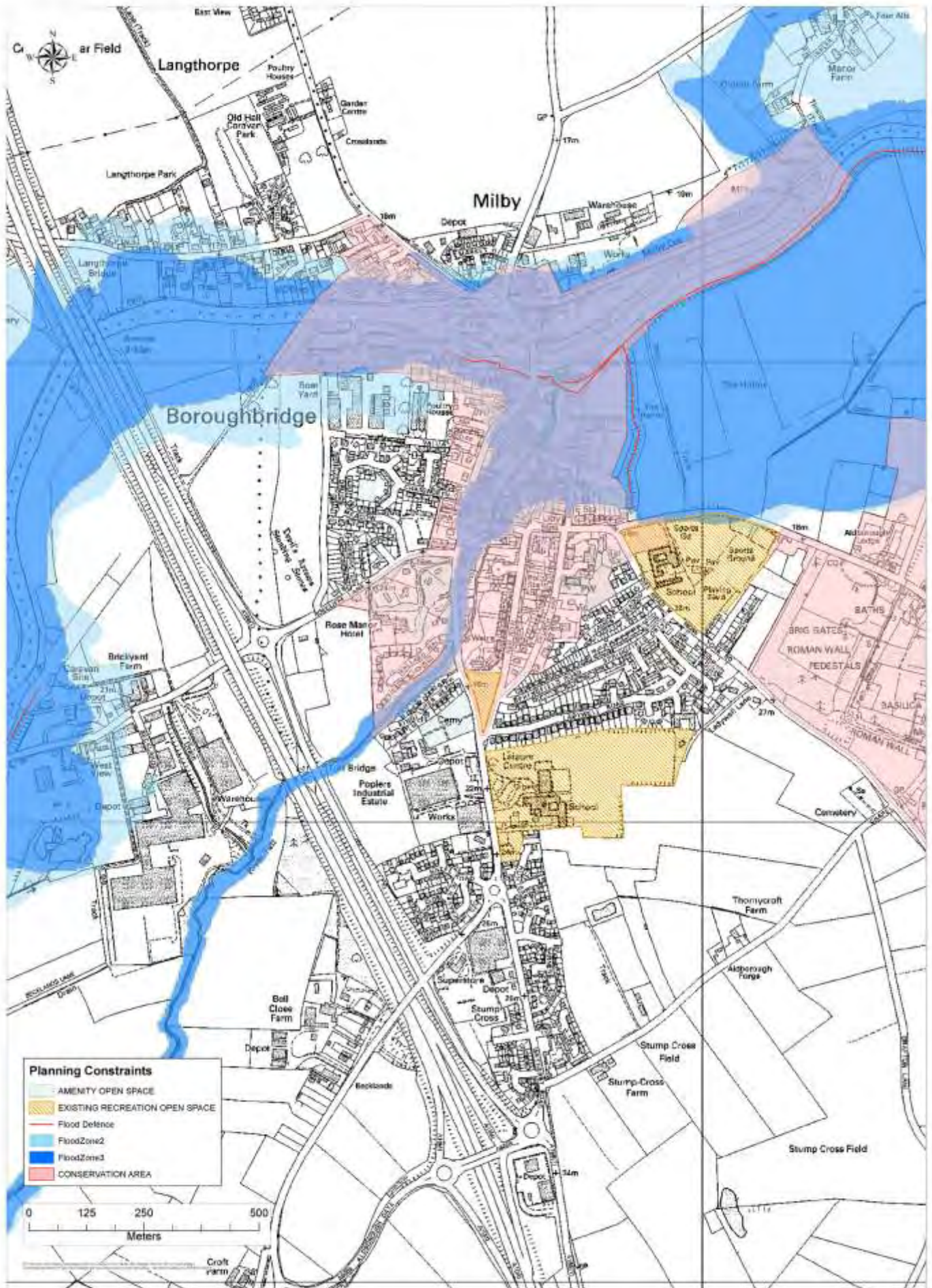
## Stakeholder's views on shopping in Boroughbridge (2003)

### STRENGTHS

- ◆ Free parking
- ◆ Management of parking short stay where appropriate
- ◆ Commuters? Mixed blessing re: spending; spend where they work.
- ◆ Good quality retailers
- ◆ Morrisons attracts from wide area (e.g. York) brings people into the area who otherwise wouldn't come.
- ◆ Good communications
- ◆ Self sufficiency
- ◆ Good range of small shops

### WEAKNESSES

- ◆ Not enough marketing of market towns
- ◆ More retailing needed - housing is taking its place
- ◆ Heritage restricts scope for retailing
- ◆ No fashion shops
- ◆ Very dependant on Morrisons being a good retailer



- Planning Constraints**
- AMENITY OPEN SPACE
  - EXISTING RECREATION OPEN SPACE
  - Flood Defence
  - FloodZone2
  - FloodZone3
  - CONSERVATION AREA

0 125 250 500  
Meters

# Boroughbridge Market Town Initiative

The Renaissance Market Town (RMT) initiative is being progressed by the Boroughbridge Town Team which comprises volunteers from the local community who have an interest in the town's future. The initiative is sponsored by Yorkshire Forward and supported by Harrogate Borough Council and North Yorkshire County Council.

The following is taken from the emerging Knaresborough RMT Delivery Plan (March 2005):

## Boroughbridge Renaissance Market Town (RMT) Charter

Boroughbridge will be a town that:

- ◆ Continues to be the service centre for Boroughbridge and its hinterland;
- ◆ Provides employment opportunities for residents throughout their career life, from school leavers through to retirement;
- ◆ Has a unique waterside environment for recreation activities such as boating, walking and fishing;
- ◆ Preserves the heritage assets of Boroughbridge and surrounding areas for local residents, businesses and visitors;
- ◆ Continues to support and encourage its local independent retailers and producers;
- ◆ Works to balance the needs of pedestrians and motorists in the town centre;
- ◆ Continues to adapt and develop in a sustainable manner to meet the demand for diverse and affordable residential development;
- ◆ Provides a safe and friendly place for children to grow up with support for local education as a core foundation;
- ◆ Benefits from its location near the A1 and actively utilises this in terms of promoting employment, tourism and retailing opportunities;
- ◆ Is rich in sports and recreational activities and facilities.

A number of possible projects have been identified;

### TOURISM

- ◆ Boroughbridge visitor/interpretation centre
- ◆ Devil's Arrows Country Park
- ◆ Alborough Roman site
- ◆ Waterside facilities and improvements

### DEVELOPMENT SITES

- ◆ Potential re-development of John Boddy Timber Ltd site
- ◆ Potential re-development of Advance Power site
- ◆ Potential development of an Arts/Business Forum

### COMMUNITY

- ◆ Youth facility/provision
- ◆ Housing Pilot Study

### ENTERPRISE, EDUCATION & COMMERCE

- ◆ Improving the retail offer/independent shops
- ◆ Enterprise in Education
- ◆ Centre of Rural Enterprise
- ◆ Boroughbridge and District Learning Partnership

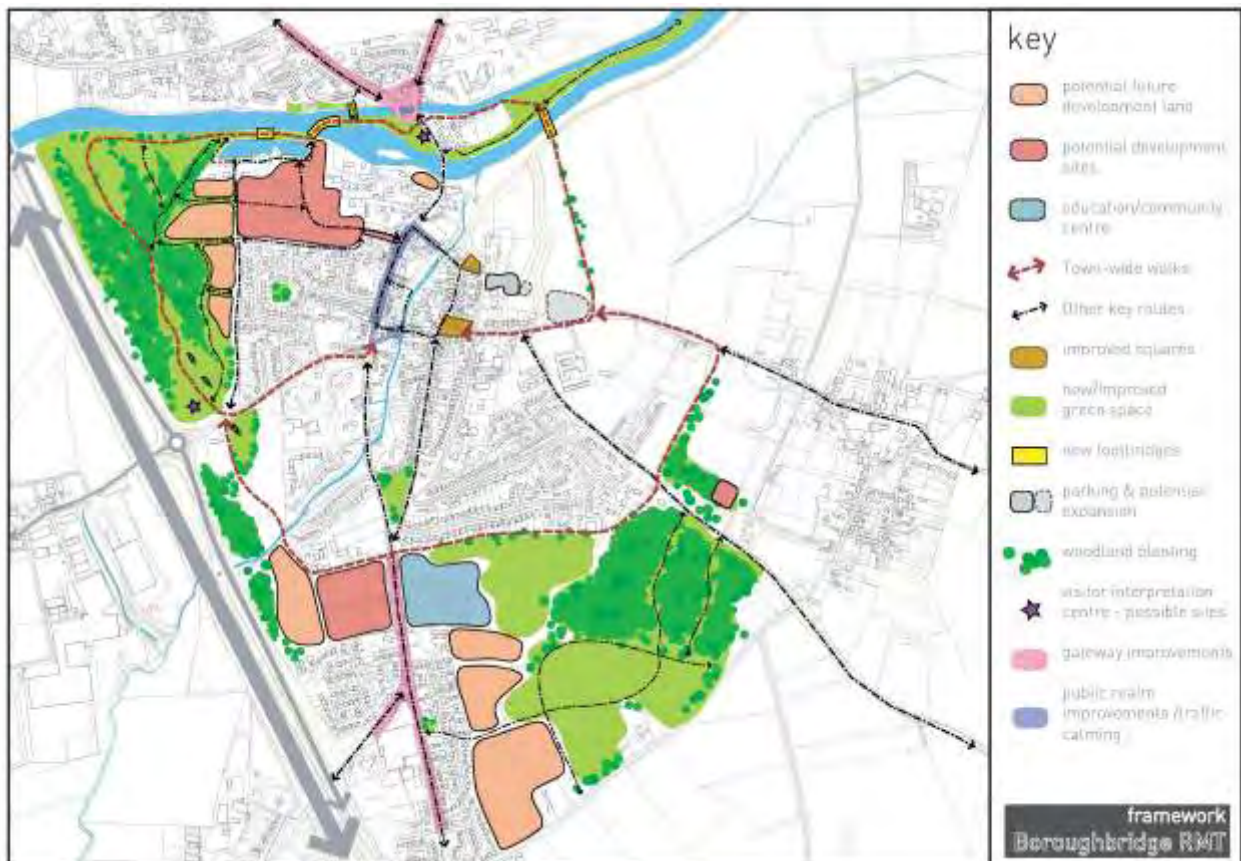
### BUILT ENVIRONMENT

- ◆ Horsefair and Fishergate improvements
- ◆ St James square

### SPORT, LEISURE & CULTURE

- ◆ Swimming pool
- ◆ Riverside walks
- ◆ Play parks

Map extract from DRAFT Boroughbridge RMT Charter



## CENSUS 2001 : Boroughbridge

POPULATION	ENGLAND AND WALES	HARROGATE	BORO'BRIDGE
<b>1991 All people</b>	<b>49890278</b>	<b>138844</b>	<b>2906</b>
1991 Males	24182994	66446	1371
1991 Females	25707284	72398	1535
<b>2001 All people</b>	<b>52041916</b>	<b>151336</b>	<b>2878</b>
2001 Males	25325926	73183	1353
2001 Females	26715990	78153	1525

## Economy

ECONOMIC ACTIVITY (%)	ENGLAND AND WALES	HARROGATE	BORO'BRIDGE
<b>All people aged 16 - 74</b>	<b>37607438</b>	<b>109225</b>	<b>2084</b>
Economically active: In employment	61	67	71
Economically active: Not in employment	10	8	1
Economically active: Unemployed	3	2	2
Economically inactive	28	23	26

OCCUPATION (%)	ENGLAND AND WALES	HARROGATE	BORO'BRIDGE
<b>All people aged 16 - 74 in employment</b>	<b>23627754</b>	<b>75755</b>	<b>1506</b>
Managers and senior officials	15	19	21
Professional occupations	11	12	8
Associate professional and technical occupations	14	16	12
Administrative and secretarial occupations	13	12	12
Skilled trades occupations	12	12	13
Personal service occupations	7	7	7
Sales and customer service occupations	8	7	7
Process; plant and machine operatives	9	5	10
Elementary occupations	12	10	10

QUALIFICATIONS (%)	ENGLAND AND WALES	HARROGATE	BORO'BRIDGE
<b>All people aged 16 - 74</b>	<b>37607438</b>	<b>109225</b>	<b>2084</b>
No qualifications	29	22	23
<b>Level 1: 1+ 'O' levels/CSE/GCSE (any grade); NVQ level 1; Foundation GNVQ.</b>	<b>17</b>	<b>16</b>	<b>18</b>

<b>Level 2:</b> 5+ 'O' levels; 5+ CSEs (grade 1); 5+ GCSEs (grade A - C); School Certificate; 1+ A levels/AS levels; NVQ level 2; Intermediate GNVQ or equivalents.	19	22	22
<b>Level 3:</b> 2+ 'A' levels; 4+ AS levels; Higher School Certificate; NVQ level 3; Advanced GNVQ or equivalents.	8	9	8
<b>Level 4/5:</b> 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	20
Other qualifications / level unknown	7	6	8

<b>BOROUGHBRIDGE IN COMMUTING</b>	<b>ELSEWHERE IN DISTRICT</b>	<b>ELSEWHERE IN DISTRICT %</b>	<b>OUT OF DISTRICT</b>	<b>OUT OF DISTRICT %</b>
<b>TOTAL</b>	740	59	511	41
<b>TRAVEL / CIRCUMSTANCES</b>				
<b>Works or studies mainly at or from home</b>	0	0	0	0
<b>Underground, metro, light rail, tram</b>	0	0	3	1
<b>Train</b>	0	0	6	1
<b>Bus, minibus or coach</b>	63	9	43	8
<b>Taxi</b>	0	0	3	1
<b>Car – driver</b>	562	76	378	74
<b>Car – passenger</b>	59	8	36	7
<b>Motorcycle etc</b>	0	0	6	1
<b>Bicycle</b>	13	2	9	2
<b>On foot</b>	40	5	27	5
<b>Other</b>	3	0	0	0

<b>BOROUGHBRIDGE OUT COMMUTING</b>	<b>ELSEWHERE IN DISTRICT</b>	<b>ELSEWHERE IN DISTRICT %</b>	<b>OUT OF DISTRICT</b>	<b>OUT OF DISTRICT %</b>
<b>TOTAL</b>	533	58	381	42
<b>TRAVEL / CIRCUMSTANCES</b>				
<b>Works or studies mainly at or from home</b>	0	0	0	0

Underground, metro, light rail, tram	0	0	0	0
Train	0	0	6	2
Bus, minibus or coach	0	0	0	0
Taxi	3	1	0	0
Car – driver	452	85	330	87
Car – passenger	26	5	18	5
Motorcycle etc	6	1	3	1
Bicycle	13	2	0	0
On foot	33	6	12	3
Other	0	0	12	3

<b>BOROUGHBRIDGE INTERNAL COMMUTING</b>		<b>%</b>
<b>TOTAL</b>	589	<b>100</b>
<b>Works or studies mainly at or from home</b>	196	<b>33</b>
<b>Underground, metro, light rail, tram</b>	0	<b>0</b>
<b>Train</b>	0	<b>0</b>
<b>Bus, minibus or coach</b>	3	<b>1</b>
<b>Taxi</b>	0	<b>0</b>
<b>Car – driver</b>	172	<b>29</b>
<b>Car – passenger</b>	13	<b>2</b>
<b>Motorcycle etc</b>	3	<b>1</b>
<b>Bicycle</b>	19	<b>3</b>
<b>On foot</b>	183	<b>31</b>
<b>Other</b>	0	<b>0</b>

## Housing

<b>ACCOMMODATION TYPES (%)</b>	<b>ENGLAND AND WALES</b>	<b>HARROGATE</b>	<b>BORO'BRIDGE</b>
<b>Households with residents</b>	<b>21660475</b>	<b>63077</b>	<b>1255</b>
<b>Vacant Households</b>	<b>727448</b>	<b>2354</b>	<b>66</b>
<b>Households: Second residence/ holiday accommodation</b>	<b>150718</b>	<b>653</b>	<b>5</b>
<b>Whole house or bungalow</b>			
Detached	23	32	38
Semi-detached	32	31	28
Terraced	26	20	21
<b>Flat maisonette or apartment</b>			
Purpose built block of flats or tenement	14	9	8
Part of a converted or shared house (including bed-sits)	4	6	2
In a commercial building	1	1	3
<b>Caravan or other mobile or temporary structure</b>	<b>0</b>	<b>1</b>	<b>0</b>

<b>TENURE (%)</b>	<b>ENGLAND AND WALES</b>	<b>HARROGATE</b>	<b>BORO'BRIDGE</b>
<b>All households</b>	<b>21660475</b>	<b>63077</b>	<b>1255</b>
<b>Owner occupied</b>			

Owns outright	29	34	29
Owns with a mortgage or loan	39	41	44
Shared ownership	1	1	1
<b>Rented</b>			
Council (local authority)	13	6	8
HA / Registered Social Landlord	6	3	3
Private landlord or letting agency	9	10	10
Other	3	4	4

HOUSEHOLD COMPOSITION (%)	ENGLAND AND WALES	HARROGATE	BORO'BRIDGE
<b>All households</b>	<b>21660475</b>	<b>63077</b>	<b>1255</b>
<b>One person</b>			
Pensioner	14	15	16
Other	16	14	13
<b>One family and no others</b>			
All pensioners	9	10	10
Married couple households: No children	13	16	16
Married couple households: With dependent children	18	20	19
Married couple households: All children non-dependent	6	5	6
Cohabiting couple households: No children	5	5	6
Cohabiting couple households: With dependent children	3	2	3
Cohabiting couple households: All children non-dependent	0	0	0
Lone parent households: With dependent children	6	5	4
Lone parent households: All children non-dependent	3	2	2
<b>Other households</b>			
With dependent children	2	1	2
All student	0	0	0
All pensioner	0	0	0
Other	4	3	2

## **LDF WORKSHOP: BOROUGHBIDGE – REPORT OF DISCUSSION**

### **Introduction**

The group viewed and discussed the display material provided at the meeting.

The group were reminded by the workshop leader that the Regional Spatial Strategy states that it is up to the LDF to determine whether settlements like Boroughbridge should:

- Option 1: Be the focus for economic, housing, local services and transport in the area appropriate to its role as a service centre, or
- Option 2: Only provide for housing to meet local needs and/or support local services.

Comments were made by individuals - however where there was general consensus within the group these have been highlighted below:

### **Workshop Discussion**

A view was expressed that Boroughbridge does not want to see further development solely for shopping and services. There is a need to consider further growth in terms of industry. Boroughbridge should not be viewed as a dormitory town or 'twee market town'.

In response to a question from the workshop, the workshop leader explained that Option 1 did not necessarily mean lots of growth and that Boroughbridge was already a service centre.

**There was general consensus that Option 1 was the most appropriate for Boroughbridge.** This was reflected in the work of the Renaissance Market Town Initiative (RMT). However, whilst there was further discussion around the growth issue there was no conclusions as to what would be an appropriate level for Boroughbridge.

Any sustained development within Boroughbridge should be to the benefit of Boroughbridge and its residents and not simply as part of growth of the wider District.

There was discussion regarding further industrial development within the Bar Lane area. A view was expressed the existing employment land should be expanded both to the north and the south to facilitate food related cluster development. It was recognised that Boroughbridge is unique in terms of its location to the A1.

An alternative view was also expressed. This being that there should not be any additional employment land allocated within the Bar Lane area as this would have a detrimental impact on the residents who lived within the area.

The representatives from the Town Team expressed the view that those sites identified for mixed use in the RMT should be retained for full employment use. A

view was expressed that mixed development did not work. It was difficult for industry and housing to work successfully in close proximity.

There was some discussion about the role and influence of Yorkshire Forward and the weight that would be given by Harrogate Borough Council to the ideas set out in the Renaissance Market Town Initiative. The workshop leader explained that it was difficult to comment at this stage, but that in preparing the LDF policies and potential allocations they would need to be in line with national and regional planning policy.

It was acknowledged that Boroughbridge was a service centre for the rural hinterland but there was a need to preserve the openness between Boroughbridge and its hinterland.

A view was expressed that affordable housing was only affordable once. The Council's Housing Officer explained that the types of affordable housing pursued resulted in affordable housing in perpetuity.

### **There was workshop support for housing for local needs.**

A view was expressed that the provision of affordable housing is piecemeal and that it was often situated in the worst part of the overall development. The Council's housing officer agreed that mistakes had been made in the past but that lessons had been learned and such issues are now being addressed.

### **Workshop attendees**

Susan	Beaumont	Harrogate Borough Council (Estates)
Keith	Boardall	Reed Boardall
Marcus	Boardall	Reed Boardall
Frank	Boddy	John Body Timber
C & S	Burley (Part)	Resident
Gerry	Choat	Commercial Estates Group
Anne	Collins	Resident
Mike	Collins	Langthorne Parish Council
G	Craggs	Boroughbridge Town Council
Michael	Fisher	Resident
Chris	Fordy	Strutt & Parker
Cllr Ian	Gibson	Boroughbridge Town Council
Scott	Green	Roecliffe Parish Council
Michael	Hepburn	Nathaniel Lichfield
John	Hoddinot	Peter Greenwood
Cllr G	Owens	Kirby Hill Parish Council
Peter	Phillips	Ward Member
Janet	Plowright	Resident
Elvina	Seldon	Boroughbridge & District Chamber of Trade
Cllr	Smailes	Kirby Hill Parish Council

Rob Smith	Peacock & Smith
Graham Titchener	Highways Agency
P & W Tucker	Philip Tucker Landscapes
Cllr J M Wilkinson	Boroughbridge Town Council

#### Harrogate Borough Council Planning/housing Officers

Tim Richards	Head of Planning Services
Dave Sykes	Planning Policy Manager
Tracey Rathmell	Principal Planner
Jenny Wood	Housing Development Officer