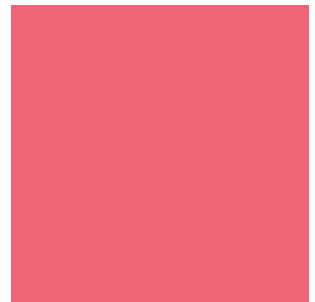
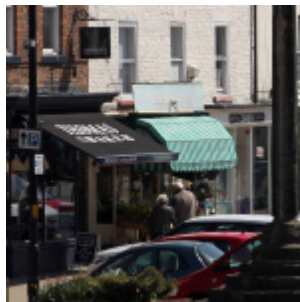


AUTHORITY MONITORING REPORT

2018/2019 - Planning Policy



FOREWORD

This is the 14th Authority Monitoring Report covering the period 1st April 2018 to 31st March 2019 for the Local Development Framework for Hambleton District for the area outside the National Park ,which is required to be published under the Town and Country Planning (Local Planning) (England) Regulations 2012.

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EXECUTIVE SUMMARY

INTRODUCTION AND BACKGROUND (CHAPTER 1)

This monitoring report covers the period 01 April 2018 to 31 March 2019. In accordance with the Regulations, it concentrates on monitoring the progress of the implementation of adopted planning policies. It also provides an update on production of the Local Plan against the Local Development Scheme (LDS). The document is structured to reflect the schedule of adopted Core Strategy policies (and subsequent Development Policies), as outlined in the chapter summaries below.

MEETING LOCAL DEVELOPMENT NEEDS SUSTAINABLY (CHAPTER 2)

- The LDF target is 55% completions on Brownfield land, in 2018/2019 just 23.2% were completed on Brownfield sites, compared to 39% in 2017/2018.
- In 2018/2019, the total number of dwellings permitted on brownfield sites was 37.6% of the total, this included 112 units permitted at Furlong Park on the former Austin Reed site in Thirsk. In 2017/2018, the figure was 17%. (Figure 2.1).
- The North Northallerton Link Road scheme is progressing. A planning application for both housing & road was submitted in May 2015, work started in March 2017, residential development was well underway by March 2019, with nearly 40% phase 1 complete, the link road is due for completion by October 2020.

DEVELOPING A BALANCED HOUSING MARKET (CHAPTER 3)

- During the period 2018/2019, the number of homes completed was 472 net against a target of 280 per year net.
- Generally demolition numbers are very low for Hambleton. During 2018/2019 there were 15 notified demolitions of which only applications led to the loss of 2 dwellings from the residential stock. Most were for replacement dwellings (which are excluded from HDC's housing supply figures) or for other non-residential structures. Therefore, during the year 2018/2019 gross completions numbered 474 units, which equates to 472 net
- The Council achieved a gain of 192 dwellings (68% above the target). This is more than the 415 net dwellings completed in the previous year.
- There were 92 (19.4% of the 2018/19 total) new build affordable homes completed in this monitoring period compared with 65 during 2017/2018 (see Figure 3.15).
- Five Year Supply - Hambleton has a five year supply for period ending 31st March 2019.
- As at 01 April 2019, there were a potential total of 3,012 units expected to be delivered within the next 5 years, this equates to a 9.1 year supply.

SUPPORTING PROSPEROUS COMMUNITIES (CHAPTER 4)

- The Allocations DPD reflects Core Strategy Policies CP10 and CP10A by allocating 75 hectares of land for employment purposes in the District's five Sub Areas.
- The Council's Employment Land Review (2016) shows that the current demand lies within the range of 13 to 50 hectares. The supply at that time was assessed as being 60.25 hectares.
- In monitoring the retail areas of the principal five market towns it was found that:
 - the number of vacant properties in Thirsk had decreased from 11 to 8.
 - Northallerton vacancies reduced slightly from 17 to 15.
 - in 2017/2018 in the primary shopping area at Stokesley just one shop unit was vacant, this year just two units were unoccupied.
 - in 2017/2018 there were eight vacant units in Easingwold's primary retail area, this improved during 2018/2019 with just three units vacant.
 - in Bedale, there were four vacancies in 2018/2019, an increase of one from the previous year.

MAINTAINING QUALITY ENVIRONMENTS (CHAPTER 5)

- Of the 48 designated conservation areas within Hambleton District outside the National Park, 5 (10%) have been subject to a character appraisal. Appraisals for all 5 of the market town conservation areas were completed and form part of the adopted Conservation Area Appraisals SPD (December 2010).
- English Heritage records show there are 1,462 listed buildings in Hambleton of which 35 are Grade I and 72 are Grade II*. Six of these are on the 2019 Heritage at Risk Register compared to 8 in 2018.(See Appendix 7).
- There is over 135 sq. km of land with a specific environmental designation, including 70 identified Sites of Importance for Nature Conservation (SINCs).
- Policy DP31, which is concerned with the protection of natural resources, was used in the determination of 65 planning applications, 7 of which were refused.
- Through Policy DP36, the Council has set itself a local target to improve the District's recycling rate by 50% by the year 2010 (using the 2004 tonnage as the base line figure). In March 2018 the Allerton Waste Recovery Park became fully operational, in 2018/2019 during its first full year of operation, while the recycling and composting rate attained the 50% target during 2018/2019, landfill has virtually been eliminated with nearly 17,000 tonnes of rubbish being used to derive energy from waste.

CREATING HEALTHY AND SAFE COMMUNITIES (CHAPTER 6)

- During this monitoring period Policy DP37 which covers Open Space & Recreation was used in the determination of 26 planning applications. Of these, a total of 13 were permitted, 2 were refused and 11 were withdrawn.

CHAPTER 1

INTRODUCTION AND BACKGROUND

NEED AND PURPOSE OF THIS MONITORING REPORT

- 1.1 Monitoring, evaluation and review is an essential and integral part of the plan making process and is the means by which the Council establishes what is happening now and what is likely to happen in the future. It is also a means of checking whether the policies in the adopted Plan are being applied as intended and are achieving their intended purpose.
- 1.2 From 2010 when the Coalition Government introduced a number of fundamental changes to planning legislation and policy. These notably include the Localism Act 2011, the National Planning Policy Framework (NPPF) which was first published in March 2012 then revised in February 2019, the Neighbourhood Planning Regulations 2012 and the Town and Country Planning (Local Planning) Regulations 2012.

Localism Act (2011)

- 1.3 The Localism Act has been introduced with the purpose of setting out ‘a series of measures with the potential to achieve a substantial and lasting shift in power away from central government and towards local people’¹.
- 1.4 The Localism Act also repealed some sections of the Local Democracy, Economic Development and Construction Act (2009) including section 70(5) which related to Regional Spatial Strategies (RSS). On 22 February 2013, following the outcome of a Strategic Environmental Assessment, the Yorkshire and Humber RSS was partially revoked, retaining only those policies pertaining to the York Green Belt (part of which lies within Hambleton), until such time as the City of York has an adopted Local Plan in place.

National Planning Policy Framework (2019)

- 1.5 The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. This document contains a ‘*presumption in favour of sustainable development*’².
- 1.6 Of particular note with respect to Local Planning Authorities is paragraph 11 which states that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted³. Hambleton has an adopted Development Plan which is up-to-date. The Council does not believe that there are any significant conformity issues with the NPPF. In light of this the Council is of the opinion that the currently adopted policies provide a sufficiently robust framework within which to take decisions and manage development.
- 1.7 On 7 April 2015 Council approved an indicative timetable and resources for a new Local Plan, along with the creation of a Member Working Group to facilitate its progress.

¹ A Plain English Guide to Localism Act (2011), p.4

² National Planning Policy Framework (2019)

³ There are certain exceptions to this, see NPPF para 11

Duty to Co-operate

- 1.8 The Localism Act also introduced the duty to co-operate, which requires Local Planning Authorities *'to co-operate on planning issues that cross administrative boundaries [and to] work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual local plans'*⁴.
- 1.9 Section 34(6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 states that:
- 'where a local planning authority have co-operated with another local planning authority, county council, or other body or person prescribed under section 33A of the Act⁵ the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report'*.
- 1.10 Council Officers will also be attending regular sub-regional Development Plans meetings with neighbouring authorities to work collaboratively on strategic cross boundary issues.
- 1.11 The Council continues to co-operate with information requests from other organisations including those carrying out studies on behalf of neighbouring Local Planning Authorities.

MONITORING OF DEVELOPMENT PLANS

- 1.12 The requirement to produce an AMR was initially introduced by the Planning and Compulsory Purchase Act 2004 in order to outline the implementation of the Local Development Scheme and the extent to which the policies are achieving the development plan's objectives.
- 1.13 On 30 March 2011 the Government withdrew the following guidance on local plan monitoring:
- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
 - Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
 - Regional Spatial Strategy and Local Development Framework: Core Output indicators – Update 2/2008 (CLG, 2008)
- 1.14 At the same time the Government announced that *'it is therefore a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation'*⁶. As the Council has a full suite of adopted DPDs, each containing the former statutory set of Core Output indicators, this AMR will continue to report on these where such information is readily available.
- 1.15 The Localism Act states that *'[an annual monitoring report] must be in respect of a period which the authority considers appropriate [and] which is not longer than 12 months'*⁷. In the interests of consistency and continuity the Council has decided to maintain a reporting period from 01 April to 31 March, providing up to date information where practicable.

⁴ NPPF 2012 paras 178-179

⁵ Planning and Compulsory Purchase Act 2004

⁶ Letter from Bob Neill MP to Local Authority Chief Planning Officers (30 March 2011)

⁷ Localism Act 2011; 113(4)

SCOPE OF THIS MONITORING REPORT

- 1.16 This report considers the implementation of the adopted LDF Policies and reports on their delivery outcomes for this monitoring period (01 April 2017 to 31 March 2018).
- 1.17 This monitoring report is divided into 5 sections to reflect the key sections of the adopted Core Strategy DPD. It will therefore be possible to illustrate through monitoring, how the LDF is contributing to the delivery of those underlying objectives. A schedule of all LDF outputs (by policy) appears at Appendix 2.

PROGRESS AGAINST LDS MILESTONES

Local Development Scheme

- 1.18 Hambleton District Council's first Local Development Scheme (LDS) and came into effect on 15 March 2005. A new revised LDS to reflect production of the Local Plan review was published in December 2019 ([Hambleton - Latest LDS](#))
- 1.19 It should also be noted that the Planning Act 2008 in Section 180 and subsequently the Localism Act 2011, with regard to Local Development Documents, removed the requirements for both Supplementary Planning Documents and the Statement of Community Involvement to be specified in the Local Development Scheme. However for completeness, progress on both is set out in this report.

The Statement of Community Involvement

- 1.20 The current Statement of Community Involvement (SCI) was adopted by Council on 23 July 2013 and is divided into three documents. Document one provides an overview of community engagement and getting involved in the planning process. Document two provides more detail about getting involved with planning applications and document three relates to getting involved in the plan making process.
- 1.21 Current regulations require SCIs to be reviewed at least every five years and as such a review should have been completed by July 2018. The current SCI is considered to provide an appropriate framework for community engagement in planning processes. A new SCI will be produced following the adoption of the new Local Plan.

Local Development Framework – Key Milestones

Local Development Framework – Key Stages	Adopted
Core Strategy DPD	3 rd April 2007
Development Policies DPD	26 th February 2008
Allocations DPD & revised Proposals Map	21 st December 2010

Figure 1.1: Local Development Framework Milestones

Supplementary Planning Documents

DOCUMENT TITLE	ADOPTION
Affordable Housing SPD	07-Apr-15
Conservation Area Appraisals SPDs	21-Dec-10
Domestic Extensions SPD	22-Dec-09
Open Space, Sport and Recreation SPD	22-Feb-11
Size, Type & Tenure of New Homes SPD	01-Sep-15
Sustainable Development SPD	07-Apr-15

Figure 1.4: Supplementary Planning Document Adoption

New Local Plan

- 1.22 As stated earlier, in April 2015 Council approved resources and an initial timetable for a new Local Plan. There were two local development schemes in place during this monitoring period; the first was adopted on 1st October 2017 and the second adopted on 2nd November 2018 Please visit [HDC new Local Plan page](#) for the latest news on the Local Plan.

Local Plan Preparation Milestones Achieved to Date (Dec'19)	
Stage	Date
Stakeholder Workshops	Summer 2015
Call for Sites	Jun'15 to Feb'16
Issues & Options Consultation	Jan'16 to Feb'16
Preferred Options	Autumn 2016
Alternative Sites & Local Green Space Consultation	April to June 2017
Publication of the plan (Regulation 19)	June 2019
Statutory representations period (minimum 6 weeks) for the Publication draft	July to September 2019
Consultation on the draft final sustainability appraisal report	
Consultation on the draft infrastructure delivery plan	

Figure 1.5: Local Plan Progress to date

Local plan preparation milestones progress

- 1.23 During the monitoring year 2018/2019 there was continuing preparation to finalise the Publication Draft. It was envisaged that this would have occurred in April 2018, this milestone was not achieved, a new LDS was adopted in November 2018 with a revised date of June 2019 for completion of the publication draft local plan.

Local plan evidence base documents

The following documents have been produced since 1 April 2018 to assist in the production of the Hambleton Local Plan:

- Housing and Economic Development Needs Assessment (HEDNA), June 2018
- Local Green Space Assessment, November 2018
- Heritage Background and Impact Assessment Report (August 2018)

- 1.24 These documents are available on the Council’s local plan website: [New Local Plan : Evidence Base](#)

Future local plan preparation milestones:

Milestone	LDS December 2019 schedule
Submission to the Secretary of State (Regulation 22)	March 2020
Estimated examination period(1)	March 2020 to February 2021
Receipt of inspector's report	March 2021
Estimated date of adoption	April 2021

Figure 1.6: Future Local Plan Schedule

- Once the plan has been submitted for examination the timetable is managed by the planning inspector. As such all dates following submission of the plan are estimated.

NEIGHBOURHOOD PLANNING

What is Neighbourhood Planning?

- 1.25 The Localism Act (2011) introduced a new tier to the planning system, giving local communities greater control over the development of their areas. It enables a community to have a say in where new development should go, what it should look like and if desired, the power to grant planning permission.

Neighbourhood Development Plan

- 1.26 Communities can use a Neighbourhood Plan to create a vision for their area, establishing general planning policies for the development and use of land. This could be where new homes should be built and what types of materials should be used, or where public open space should be located and how it will be maintained. The plan must conform to the local planning authority's strategic planning policies, and as such cannot be used to reduce the amount of development currently planned for.

Neighbourhood Plans in Hambleton District

- 1.27 As at 1 April 2019 there were 6 parish councils within the District which were at different stages of progressing Neighbourhood Plans, these were Ingleby Arncliffe, Hutton Rudby, Stokesley, Easingwold, Appleton Wiske and Huby. All six have designated their Parish areas as Neighbourhood Areas. No neighbourhood plans have been adopted to date.

Parish Plans

- 1.28 A number of parishes have also prepared non-statutory parish plans or village design statements, a list of which is provided at Appendix 4.

COMMUNITY INFRASTRUCTURE LEVY

Progress to date

- 1.29 The Council adopted the Community Infrastructure Levy in April 2015. A copy of the CIL charging levy and the list of infrastructure schemes which CIL will be collected as set out in the Regulation 123 list which can be seen here [Hambleton/CIL](#)

- 1.30 Revenue from CIL for 2018/2019 is shown below:

Total CIL Income 2018/2019	Income
15% Parish Council "Meaningful Proportion"	£295,321.69
5% Administration fee	£98,440.56
123 Infrastructure List	£1,575,048.99
Total	£1,968,811.24

Figure 1.7: CIL Receipts 2018/2019

HAMBLETON IN CONTEXT

- 1.31 Hambleton is one of the largest Districts in England, covering 1,311 square km (506 square miles) and having a population of roughly 91,100⁸. Approximately, 216 square km (83 square miles) of the District's area lies within the North York Moors National Park, where around 3,400 people live. Hambleton is a predominantly rural area and includes the 5 market towns of Bedale, Easingwold, Northallerton, Stokesley and Thirsk. It has a very low population density of only 70 persons per square km, one of the lowest in England. The District lies between the urban areas of the Tees Valley conurbation and Darlington to the north, and York and Harrogate to the south-east and south-west respectively. An area of 14.89 square km (5.7 square miles) around the village of Shipton (at the southern end of the District) lies within the York Green Belt.
- 1.32 The District is characterised by a dispersed settlement pattern of market towns, villages and hamlets. The mid 2016 Parish population figures² for Hambleton shows Northallerton (with Romanby) having a population of 17,070. This is followed by Thirsk (with Sowerby) with a population of 9,550, Bedale (with Aiskew) with 5,510, Stokesley with 4,610 and Easingwold with 4,890. Although classed as a service village, it is worth noting that Great Ayton has a population of around 4,700, similar to that of Easingwold and Stokesley.
- 1.33 At a combined total of 41,630 the Parishes containing the five market towns account for 45.9% of the total District population. The market towns are the traditional service, commercial and social centres of the District, and each has a group of villages that naturally look to it for services, facilities and employment. Each market town has a well-established employment area that complements the retail and business opportunities in its town centre, except Bedale, where major employment uses are located at Leeming Bar approximately 3 kilometres away beside the A1(M).
- 1.34 Northallerton is the County town of North Yorkshire and, as a consequence, is the location for a number of administrative headquarters, such as the County Council, North Yorkshire Police and Hambleton District Council. It is also the District's main shopping centre, containing the largest number of commercial premises and national multiple retailers. Thirsk is the second largest shopping centre and Stokesley the third. Easingwold and Bedale both serve large rural catchments but have a relatively low scale of provision in comparison. All market towns have a weekly market, Northallerton and Thirsk is twice-weekly, and monthly farmers' markets take place in Easingwold, Northallerton, Stokesley and Thirsk.
- 1.35 About 77.7% of the District's population live in one of the 5 market towns or in one of the 35 parishes with more than 500 people. There are however 177

⁸ Source : NOMIS , 2018 Mid-Year Estimates) accessed Nov'19; ⁹ NYCC 2015 Parish Population Statistics.

Parishes in the District, 142 of them having a population of less than 500, with a combined population of 20,000 or just 22% of the districts population.

- 1.36 To the west of the District are the foothills of the Yorkshire Dales National Park and the Nidderdale Area of Outstanding Natural Beauty. To the east lie the North York Moors National Park and the Howardian Hills, which is also an Area of Outstanding Natural Beauty. About 75% of the District lies within the Vales of York and Mowbray, which consist of low lying, fertile, and intensively farmed arable land. As at 31 March 2013 there were just over 135 square km of land identified with a specific natural environmental protection designation⁹.

CHAPTER 2

MEETING LOCAL DEVELOPMENT NEEDS SUSTAINABLY

SUSTAINABLE DEVELOPMENT

- 2.1 Sustainable development is at the heart of the plan making process (Core Policy CP1). The purpose of Strategic Objective 1 is to ensure that development in Hambleton is sustainable and does not harm the area's natural or man-made features. Therefore, in order to assess the success of policies in the LDF, the 'significant effects' of their implementation need to be assessed. Key indicators of sustainable development are set out below.
- 2.2 To assist in achieving sustainable development and to accord with the NPPF, previously developed land (brownfield land) will be developed in preference to greenfield sites wherever possible. This objective is reflected in the target set for the delivery of housing on brownfield land in Development Policy DP12. In 2018/19, this policy was used in the consideration and determination of 7 planning applications, all of which were permitted. This included a large site for 112 dwellings at the former Austin Reed site in Thirsk.
- 2.3 Previously developed land is defined as land '*which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure*'¹⁰. The Council's LDF specifies a target of 55% of housing completions to be on brownfield sites. Revisions to PPS3¹¹ in June 2011 which were subsequently included in the NPPF, first published in March 2012, removed residential gardens from the definition of brownfield land, thereby effectively reducing the amount of brownfield land available in the District. Although national targets have since been dropped, the Council still aims to achieve its Policy DP12 target.
- 2.4 Figures 2.1 and 2.2 below show respectively how many dwellings were granted planning permission and how many were completed on greenfield and previously developed land (brownfield) since 2004, the start of the LDF plan period.

Year	Dwellings Permitted				Total
	Brownfield		Greenfield		
2004/2005	226	76%	70	24%	296
2005/2006	473	95%	26	5%	499
2006/2007	510	90%	57	10%	567
2007/2008	265	87%	40	13%	305
2008/2009	127	70%	55	30%	182
2009/2010	72	71%	30	29%	102
2010/2011	156	86%	26	14%	182
2011/2012	388	85%	69	15%	457
2012/2013	138	12%	1049	88%	1187
2013/2014	470	70%	206	30%	676
2014/2015	55	16%	284	84%	339
2015/2016	35	3%	1268	97%	1303
2016/2017	141	10%	1255	90%	1396
2017/2018	148	30%	346	70%	494
2018/2019	204	38%	338	62%	542

Figure 2.1: Permissions Granted for Dwellings on Greenfield and Brownfield Land

¹⁰ NPPF (March 2012), p.55

¹¹ Planning Policy Statement 3: Housing (Jun 2011)

- 2.5 Between 2004 to 2012 most of the permissions granted for residential development were on brownfield land, as this source of supply dried up and LDF allocations came forward, greenfield permissions tended to dominate, so in 2015/2016 just 3% of dwellings were permitted on brownfield land. There has been a steady improvement in the brownfield permission rate since 2015/2016 seeing an increase from just 3% of permissions on brownfield land to 38% during 2018/2019. Whether this is maintained is dependent on when new brownfield sites become available.
- 2.6 This reflects the change in government policy since 2010, the scrapping of national brownfield targets, the revocation of Regional Spatial Strategies, which had a very strong urban brownfield focus and in Hambleton's case a lack of brownfield sites coming forward that are suitable for development.

Year	Dwellings Completed				Total
	Brownfield		Greenfield		
2004/2005	126	58%	91	42%	217
2005/2006	295	73%	108	27%	403
2006/2007	333	90%	36	10%	369
2007/2008	376	90%	41	10%	417
2008/2009	253	85%	44	15%	297
2009/2010	183	82%	41	18%	224
2010/2011	151	70%	65	30%	216
2011/2012	161	92%	14	8%	175
2012/2013	131	86%	22	14%	153
2013/2014	112	57%	83	43%	195
2014/2015	196	62%	120	38%	316
2015/2016	172	47%	196	53%	368
2016/2017	172	31%	385	69%	557
2017/2018	161	39%	254	61%	415
2018/2019	116	24%	368	76%	474

Figure 2.2: Gross housing completions on Greenfield and Brownfield Land

- 2.7 Figure 2.2 above shows that just 24% of completions in the monitoring period April 2018 to March 2019 were on brownfield sites, this is well below the LDF target of 55%. The table above shows a steady reduction in brownfield completions from a peak rate of 92% in 2011/12, to just 24% in over this past year. This reflects the low proportion of brownfield permissions in previous years (2015/16 and 2016/2017).

ACCESS

- 2.8 The objective of Core Strategy Policy CP2 is to minimise the need to travel by car and to promote the use of alternative forms of transport. Transport schemes that lead to improvements in accessibility will, however, be supported under this Core Strategy policy. Policy CP2 was used in the consideration and determination of 373 (compared to 396 in 2017/2018) planning applications in this monitoring period, of which 307 were permitted, 57 were refused and 6 were withdrawn.

Rail Network

- 2.9 Hambleton’s two main rail stations are Northallerton and Thirsk. Both stations have seen a substantial increase in passenger usage over the previous three years and in the case of Northallerton usage has by 87.9% since 2004/2005, for Thirsk there has been a 65.1% increase. There is also a station at Great Ayton which saw a 6.3% increase between 2016/2017 & 2017/2018. Statistics for 2018/2019 are due to be released in January 2020 and any change in station usage will be reported in the 2019/2020 Authority Monitoring Report.

Passenger Usage - Northallerton & Thirsk Stations

Station	2004/05	2015/16	2016/17	2017/18	2004/18 % Change
Northallerton	380,622	688,950	705,876	715,260	87.9%
Thirsk	142,359	218,308	223,610	235,444	65.1%

Figure 2.3 – Passenger usage at principal stations

Source :Office of Road & Rail Statistics - extracted Jan'19

- 2.10 TransPennine Express (TPE) manages Northallerton and Thirsk stations. TPE has made some significant investment in these stations in recent times with improvements made in relation to passenger information screens, audio passenger information systems and ticket office services and facilities. TPE has expanded passenger car parking facilities at Northallerton during 2012/13 and both stations have been accredited to the Government’s Secure Station Scheme. TPE continues to provide services between Newcastle/ Middlesbrough and Liverpool/Manchester Piccadilly/Manchester Airport, with over 35 trains operating daily (Monday to Saturday) in each direction at Northallerton and just 20 trains operating daily (Monday to Saturday) in each direction at Thirsk. TPE new franchise started in April 2016, by 2019 new rolling stock will be delivered included 5 coach formations for the Leeds – Middlesbrough route plus more frequent TPE services on the East Coast mainline. TPE passenger satisfaction levels are at 86% (Spring 2018), an improvement over the previous year when overall satisfaction was 81%, according to Passenger Focus. From 1/4/19 Train operating companies will report on ‘On Time ‘ (to the minute) performance figures.
- 2.11 As noted in the 2017/2018 AMR, the contract with Virgin East Coast had “just a small number of months to run”, following which this franchise would be taken over of the Department of Transport operator of last resort. On 16 May 2018 it was announced that the London & North Eastern Railway (LNER) would take over from Virgin Trains East Coast on 24 June 2018. In the final few months of operation passenger satisfaction attained 91% according to Passenger Focus.
- 2.12 This is the second time that a government appointed operator of last resort has taken control of the InterCity East Coast franchise; between 2009 and 2015 the franchise was operated by East Coast following National Express East Coast defaulting.
- 2.13 In February 2017, work was completed on extending the platforms at Northallerton to accommodate the new East Coast Azuma trains which are longer than the current East Coast electrics. LNER announced in March 2019 that Azuma services would commence in May 2019. LNER operate at least 10 trains each way Monday to Friday with 6/7 trains on a Sunday.

- 2.14 Open access operator Grand Central Trains Ltd continues to provide its services which were initially launched in December 2007. Grand Central was taken over by the Arriva Group in February 2012. The service operates between Sunderland and London Kings Cross via Hartlepool, Eaglescliffe (for Middlesbrough and Teesside), Northallerton, Thirsk and York. Five trains operate daily in each direction and the service reliability and punctuality remains high within the industry ranging from 65% - 87.5% during 2018/2019.
- 2.15 The Hambleton LDF Allocations DPD identifies proposals for improvements to both Northallerton and Thirsk stations (NC2 and TC2). The aim of these proposals is to improve access to the facilities at each station and promote the interchange between public and other sustainable modes of transport. The Council continues to work with partners to deliver these improvements.
- 2.16 The Wensleydale Railway is a charity based at Leeming Bar which operates services between Leeming Bar in the east and Redmire in Lower Wensleydale in the west. The railway continues to grow and is undertaking work to upgrade the current projects within Hambleton include:
- Level crossing upgrades
 - New two road shed at Leeming Bar
 - Restoration of station house at Leeming Bar
- 2.17 In 2016 it was reported that the railway carries over 50,000 people a year and that for every £1 spent on the railway, £4 is spent at one of the towns or villages on the route.

Road Network

A1 Upgrade

- 2.18 Following the commencement of works to upgrade the A1 between Dishforth and Leeming Bar in March 2009, the scheme was formally opened in June 2012, with the three lane motorway fully operational at 70mph. Finishing works to the local access roads and works to complete the A684 junction alterations at Leeming Bar were also completed in June 2012.
- 2.19 The Leeming to Barton section of the A1 upgrade scheme commenced in March 2014 it was completed and opened on 29 March 2018.

Bedale and Leeming Bar Relief Road (BALB)

- 2.20 The A684 Bedale Aiskew Leeming Bar (BALB) Relief Road scheme. It gained planning approval from North Yorkshire County Council in August 2012, and work started in November 2014, with completion in August 2016 two months ahead of schedule.
- 2.21 The BALB Relief Road scheme is identified under Proposal BC2 of the Hambleton LDF Allocations document.

North Northallerton Link Road (NNLR)

- 2.22 Work continues on the Planning Performance Agreement (PPA) for the North Northallerton development of which the North Northallerton Link Road (NNLR) is a key element. The Council, Developers and other interested organisations have been working together on the evidence base and design work to deliver the NNLR. Traffic modelling work to determine the trigger point

for delivery of the NNLR and identify the quantum of development possible prior to its construction has been completed. Detailed design and master planning has also been undertaken with the involvement of the Homes and Communities Agency (HCA) and the Advisory Team for Large Applications (ATLAS). The Local Enterprise Partnership (LEP) is also now involved in seeking forward funding to deliver the scheme ahead of any proposed development. A planning application was submitted in May 2015, approved in December 2016 and work starting in March 2017. It is envisaged that the link road will be complete by October 2020.

Sowerby Gateway Junction

- 2.23 The Sowerby Gateway Junction Improvement Scheme allows for the formation of an improved junction of the A168 and the B1448 to the south of Thirsk, with the addition of two new slip roads to permit all movement access to both the northbound and southbound carriageways of the A168.
- 2.24 The scheme is a requirement of the planning conditions imposed as part of the multi-use Sowerby Gateway development and has been designed in close consultation with both Highways England and North Yorkshire County Council. Work commenced in July 2018 and was completed by June 2019.

Bedale Footpath and Cycleway Scheme

- 2.25 The intention of this scheme, identified in the LDF, is to provide a safe and convenient link between the LDF housing site allocations in Aiskew and the services and facilities in the centre of Bedale and the employment uses at Leeming Bar. The existing footway links which run alongside the A684 between Bedale and Aiskew are not ideal and so the proposal forms an integral part of the policy of allocating housing in Aiskew. A calculation mechanism is in place to deliver developer contributions from relevant proposals to fund this scheme. All development within the defined 'contribution zone' is liable to make a contribution towards the scheme in proportion to the impact that the development is likely to have on the transport network.
- 2.26 Contributions to the footpath and cycleway scheme continue to be levied through Section 106 agreements on relevant permissions, this will be replaced by Community Infrastructure Levy (CIL). Overall completion of the scheme is envisaged to be between the next 5 – 10 years, dependent on progress of development in the area.

Bedale Gateway Car and Coach Park

- 2.27 This scheme is identified as Proposal BC1 in the LDF Allocations document. The Gateway Car and Coach Park is intended to provide an attractive, well-designed and easily accessible gateway facility at the northern end of Bedale town centre, ensuring that vehicles travelling along the re-routed A684 do not bypass Aiskew and Bedale completely.

SETTLEMENT HIERARCHY

- 2.28 One of the main ways in which the LDF can contribute to more sustainable development is by providing a distinct spatial guide to the location of development and activities. This is achieved through a Settlement Hierarchy as set out in Core Policy CP4 (Figure 2.3 below). The definition of the development limits of each of the settlements in the hierarchy is addressed in the Development Policies DPD (Policy DP9) and Allocations DPD.

- 2.29 Policy CP4 was used in the determination of 374 planning applications (compared to 372 in 2017/18), of which 295 were permitted, 68 refused and 8 were withdrawn. Policy DP9 was used in the determination of 250 applications, of which 194 were permitted, 49 refused and 5 were withdrawn.
- 2.30 A report was approved by Council on 7 April 2015 agreeing a revised settlement hierarchy list along with interim guidance on the interpretation of Policy CP4, to better align it with the NPPF.

Settlement Hierarchy

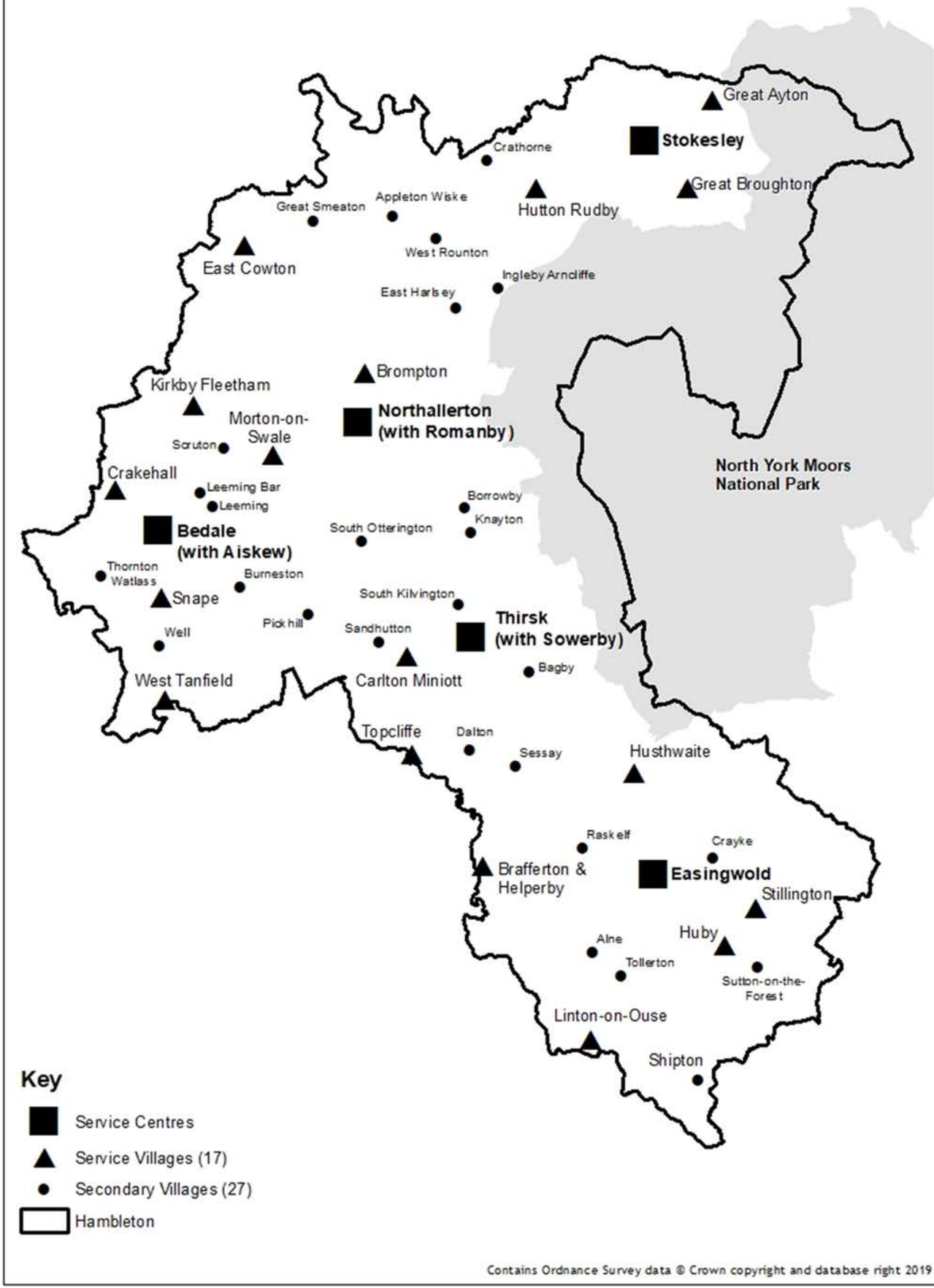


Figure 2.3: Revised Settlement hierarchy 2014

CHAPTER 3

DEVELOPING A BALANCED HOUSING MARKET

THE SCALE OF NEW HOUSING

Regional Spatial Strategy

- 3.1 The Regional Spatial Strategy (RSS) was approved in May 2008 and set Hambleton's gross housing requirement as 330 per annum for the period 2004 - 2008 and 290 per year for the period 2008 - 2026 (18 years). This provided a plan period target of 6,540 dwellings (gross). There is an indicative expected demolition rate of dwellings in Hambleton District of 10 per year. This produces net build rates of 320 and 280 per annum providing a total net completions requirement for 6,320 by 2026 (Figure 3.1 below). It should be noted that this period is longer than that covered by the Council's Adopted Core Strategy (which is 2004 to 2021).

Period	Annual Requirement	
	net	gross
2004-2008 (4 years)	320	330
2008-2026 (18 years)	280	290
Total	6,320	6,540

Figure 3.1: Housing requirement – Hambleton

- 3.2 Split into three revised phases, the gross sub area requirements are as follows:

Sub Area	2004-2016	2016-2021	2021-2026	Total
Bedale	553	217	217	987
Easingwold	553	160	160	873
Northallerton	1,172	507	507	2,186
Stokesley	408	160	160	728
Thirsk	954	406	406	1,766
Totals	3,640	1,450	1,450	6,540

Figure 3.2: Gross sub area split of LDF housing requirement: Allocations DPD

- 3.3 During the monitoring year April 2018 – March 2019 the number of houses completed was 474 gross, there were just 2 notified demolitions that led to loss of housing stock, so the net completions equals 472.
- 3.4 The Allocations DPD was adopted in December 2010, there are 44 housing allocated sites. A summary of activity on allocated sites up to April 2019 is as follows:
- 13 sites were completed prior to April 2019
 - Three sites or part sites completed in the year to April 2019
 - There are 11 active allocated sites with construction under way and an additional five allocated sites have planning permission, but no start on site made
 - 10 sites have no developer or not gained permission
 - 4 LDF allocations are unlikely to come forward & have been excluded from the supply
- 3.5 The major strategic site at Sowerby Gateway, Thirsk is well underway with over 399 completions by March 2019, initially having 925 units on site, with

permission being gained for Sowerby Extra Care scheme (an extra 90 units) and permission being granted for Phase 3 (which gave an added 55 dwellings) the total capacity is now 1,070 dwellings

Housing Needs Study and Strategic Housing Market Assessment

- 3.6 In November 2011, a North Yorkshire Strategic Housing Market Assessment (SHMA) was published. It concluded that the need for housing within the District had risen to 320 per annum over the next five years (2011 to 2016)¹². As part of the forthcoming Local Plan a new SHMA was commissioned to provide an updated evidence base.
- 3.7 The Strategic Housing Market Assessment (SHMA) was published in January 2016 and updated in September 2016. The SHMA was updated in June 2018 with the publication of the Housing and Economic Development Needs Assessment (HEDNA).

DISTRIBUTION OF HOUSING

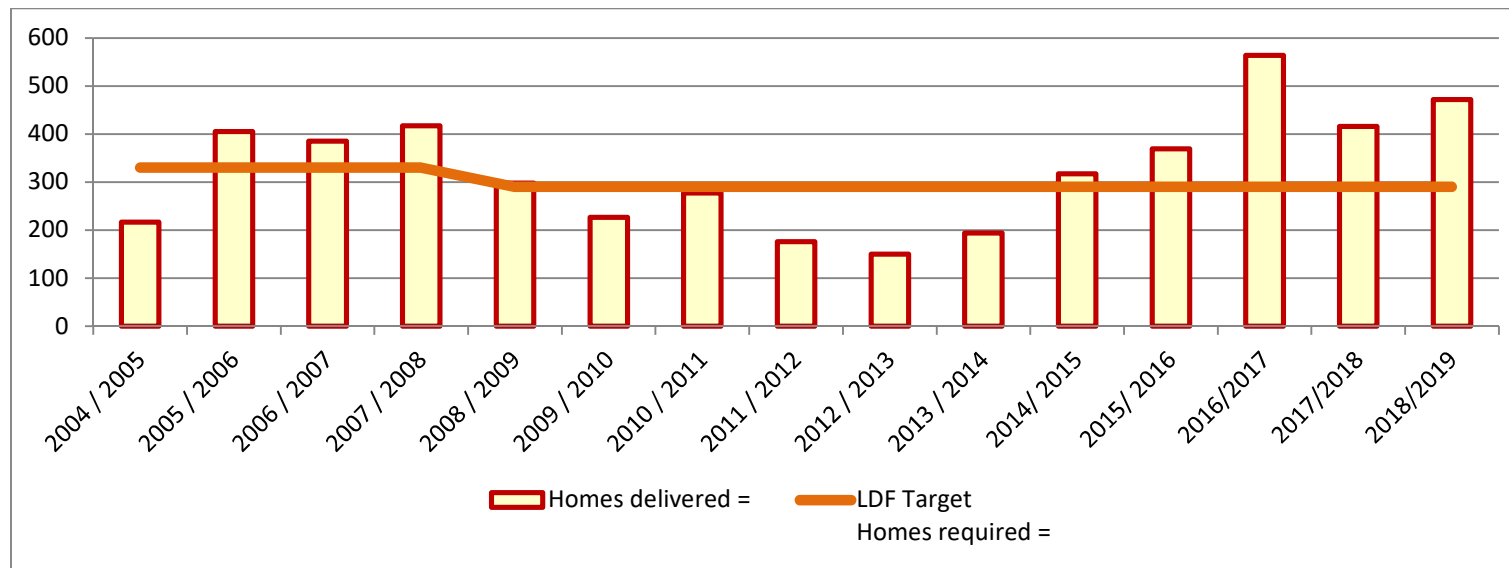
Scale and distribution of new housing- Core Policy CP5 & CP5a

- 3.8 Housing delivery is one of the key LDF core output indicators that local authorities are required to monitor and is a major Government and Council target.
- 3.9 The housing supply figures in this monitoring report are for the 15th year of the LDF period. The table below gives an assessment of the housing provision up to April 2019.
- 3.10 Up to 31st March 2019 just under three quarters (74.9%) of the LDF's required 6,540 units has been provided, despite a severe recession and a reduction in building activity up to 2014, since then build rates have increased. Any undersupply against LDF targets has now been eliminated.

¹² Strategic Housing Market Assessment (Nov 2011), p.120

Hambleton District Completions 2004 - 2019	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15	
	Apr-04	Apr-05	Apr-06	Apr-07	Apr-08	Apr-09	Apr-10	Apr-11	Apr-12	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	
Gross Completions	-	218	405	387	418	303	227	280	178	150	194	317	367	565	416	474
Gross Completions (cumulative)	-	218	623	1,010	1,428	1,731	1,958	2,238	2,416	2,566	2,760	3,077	3,444	4,009	4,425	4,899
Remaining LDF Target	6,540	6,322	5,917	5,530	5,112	4,809	4,582	4,302	4,124	3,974	3,780	3,463	3,096	2,531	2,115	1,641
% Achieved	0%	3.3%	9.5%	15.4%	21.8%	26.5%	29.9%	34.2%	36.9%	39.2%	42.2%	47.0%	52.7%	61.3%	67.7%	74.9%
% Remaining	100%	97%	90%	85%	78%	74%	70%	66%	63%	61%	58%	53%	47%	39%	32.3%	25.1%

Figure 3.3: District Housing Provision Update 2004 – 2019



Between 2004/2005 and 1/4/19, HDC gross completions averaged **327 per year** , (4899/15= 327) ,the average annual LDF requirement was **301 per year** – (4,510/15 = 301) Since 2014/2015 (the date for rebased 2016 SHMA) **completions have averaged 428 per year.**

Completion Progress

- 3.11 The Council carried out a series of partial surveys during 2018 & early 2019 to ascertain the likelihood of SHLAA sites coming forward within the next five years.
- 3.12 Contact was made with owners, agents and developers with interests in allocated and larger windfall sites (those with 20 or more dwellings) including those with planning permission, seeking to understand when their sites were likely to be delivered.
- 3.13 In addition, a number of administrative sources were also used to assess what level of progress had been made, if any :
- North Yorkshire Building Control Partnership
 - Council Tax Returns
 - Street Naming & Numbering information
 - National House Builders Confederation (NHBC) Monthly Returns
 - CIL Commencement & Completion Forms
 - Local estate agents, if sites were being marketed or sold
- 3.14 In reviewing sites additional evidence was gathered to indicate “intent” to proceed with development, this pre-development activity included:
- Amending / Discharging Planning conditions
 - The site has been “Street Named & Numbered” & added to the Local Land and Property Gazetteer
 - Site plans have been submitted and/or approved with Building Inspectors.
 - The site been offered for sale or sold to a developer
 - Applicant has undertaken pre- submission consultations.

Many of these activities have a quite a high cost to the developer showing a serious intent to proceed.

Completions 1991 - 2019

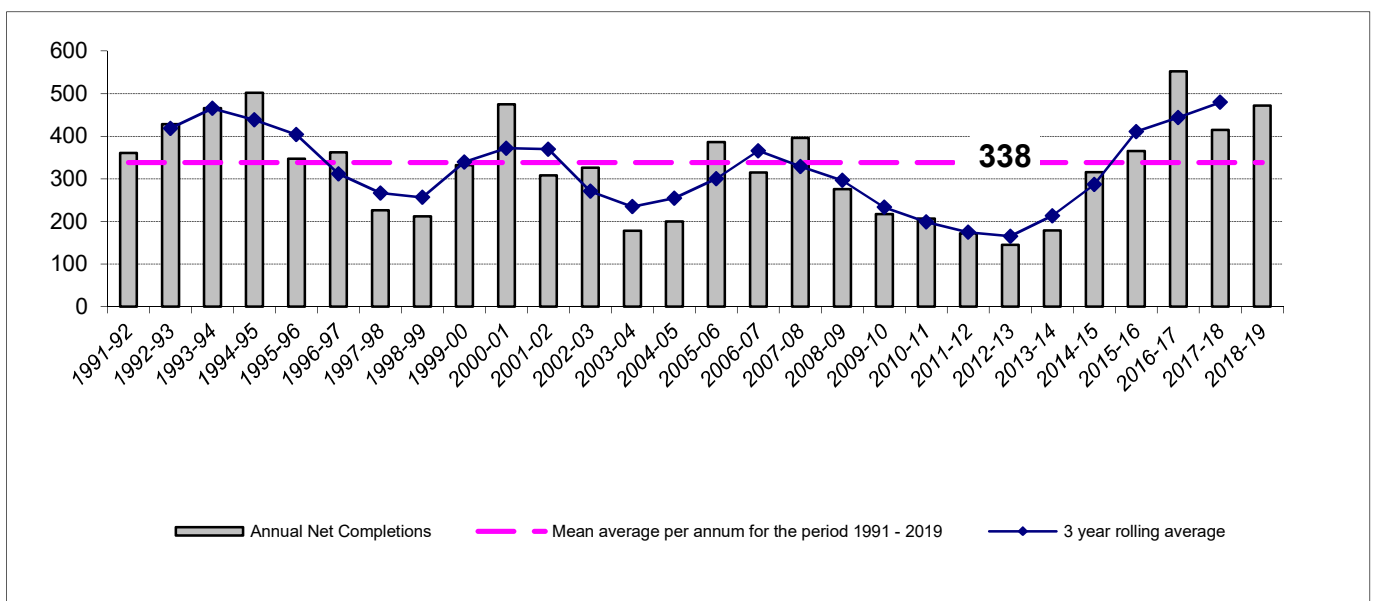


Figure 3.5: Net completions for the period 1991 to 2019

3.15 The net annual housing completion rates for the District since 1991 are illustrated in Figure 3.5 below. Overall, the annualised average completion rate since 1991 is 338 dwellings per year. The recent trend from 2007/2008, the beginning of the recession, was for a decreasing number of completions to 2012/2013, with the start of a recovery in 2013/2014, which has now consolidated over the last five years, with a particular surge in 2016/2017.

Windfall Sites

3.16 Details of windfall completions over the last 15 years are given in Figure 3.6 below. It should be noted that completions during the period 2008 to 2011 are all windfalls. This is because, in the absence of allocations in the former Local Plan and the adoption of the Allocations DPD (in December 2010), all approvals in this period took place on unallocated sites and hence are considered to be windfalls.

3.17 Of the completed dwellings since the start of the Plan period (2004/05), windfalls have accounted for 63% on average (202 dwellings per annum). The contribution from allocated sites has increased steadily from just 1% in 2011/2012 to 72% of all completions in 2016/2017. Completions on allocated sites fell during 2017/2018 to 59% of all completions but rebounded to 68% in the current monitoring year.

Year	Total Completions (gross)	Allocated Completions (gross)		Windfall Completions (gross)		Losses by Conversion or Demolition	Total Completions (net)	LDF Running Total
2004/05	218	24	11%	194	89%	17	201	201
2005/06	405	107	26%	298	74%	17	388	589
2006/07	387	42	11%	345	89%	54	333	922
2007/08	418	13	3%	405	97%	21	397	1319
2008/09	303	0	0%	303	100%	21	282	1601
2009/10	227	0	0%	227	100%	7	220	1821
2010/11	280	0	0%	280	100%	9	271	2092
2011/12	178	1	1%	177	99%	5	173	2265
2012/13	79	43	100%	0	0%	6	144	2409
2013/14	194	86	44%	108	56%	15	179	2588
2014/15	317	205	65%	112	35%	2	315	2903
2015/16	367	261	71%	106	29%	4	363	3266
2016/17	565	409	72%	156	28%	12	553	3819
2017/18	416	246	59%	170	41%	0	416	4235
2018/19	474	323	68%	151	32%	2	472	4707
AVERAGE	322	117	37%	202	63%	13	314	

Figure 3.6 – Allocated & Windfall Completions 2004 2019

Year	2004 / 2005		2005 / 2006		2006 / 2007		2007 / 2008		2008 / 2009		2009 / 2010		2010 / 2011		2011 / 2012		2012 / 2013		2013 / 2014		2015 / 2016		2015 / 2016		2016 / 2017		2017 / 2018		2018 / 2019	
	Brownfield Windfalls	105	54%	215	72%	309	90%	364	90%	257	85%	185	81%	205	73%	146	82%	88	82%	60	56%	59	53%	47	44%	91	58%	119	70%	71
Greenfield Windfalls	89	46%	83	28%	36	10%	41	10%	46	15%	42	19%	75	27%	31	18%	19	18%	48	44%	53	47%	59	56%	65	42%	51	30%	80	53%
Total Gross Windfall Completions	194		298		345		405		303		227		280		177		107		108		112		106		156		170		151	
(Losses)	17		17		54		21		21		7		9		5		6		15		2		4		12		0		2	
Total Net Windfall Completions	177		281		291		384		282		220		271		172		101		93		110		102		144		170		149	

Figure 3.7: Plan Period Windfall Completions by Land Type

PHASING OF HOUSING

3.18 In order to maintain the supply of deliverable housing sites, in December 2013 it was decided to initiate the control mechanism of removing the phasing element of site allocations to encourage later phased sites to come forward sooner. Full details can be found in the December 2018 Strategic Housing Land Availability Assessment (SHLAA).

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

3.19 Local Authorities are required to undertake a Strategic Housing Land Availability Assessment (SHLAA). There have been 12 annual reviews, the latest SHLAA was published in September 2019 for the period up to 1st April 2019.

3.20 From 1 April 2004 (the start of the LDF Plan Period) to 1 April 2019, the undersupply from previous years has been eliminated and up to April 2019 there is a 379 dwelling surplus.

Table 2 - LDF Based Supply - Allocated Sites & Windfall Permissions with Planning Permission to 1st April 2019

	Year		Annual Supply			Supply	LDF requirement*	Difference
			Windfalls	Allocations	Total			
Five Year Deliverable Supply: 2019-2024	1	2019/20	234	346	580	3,045	1,523	1,522
	2	2020/21	496	447	943			
	3	2021/22	257	412	669			
	4	2022/23	123	379	502			
	5	2023/24	78	273	351			
Post Five Year Developable Supply 2024-2026			84	918		1,002	580	422
TOTALS			1,272	2,775		4,047	2,103	1,944

*** Note : LDF requirement = 290x5 = 1450 units plus 5% buffer=1523 dwellings over five years, there is no undersupply to be added**

Figure 3.14 – SHLAA supply as at 01 April 2019

3.21 It can be seen from Figure 3.14 above that windfall permissions and allocated sites are expected to deliver 3,045 dwellings (an average of 609 units per year) over the next five years (April 2019 to March 2024). Against a target of 1,523, this renders an oversupply of 1,522 units and therefore constitutes a deliverable five year supply. The following two years (April 2024 to March 2026) are expected to yield 1,002 dwellings against a target of 580, which leaves an oversupply of 422 dwellings. To view the latest SHLAA please visit the Council's website at [SHLAA 2019](#)

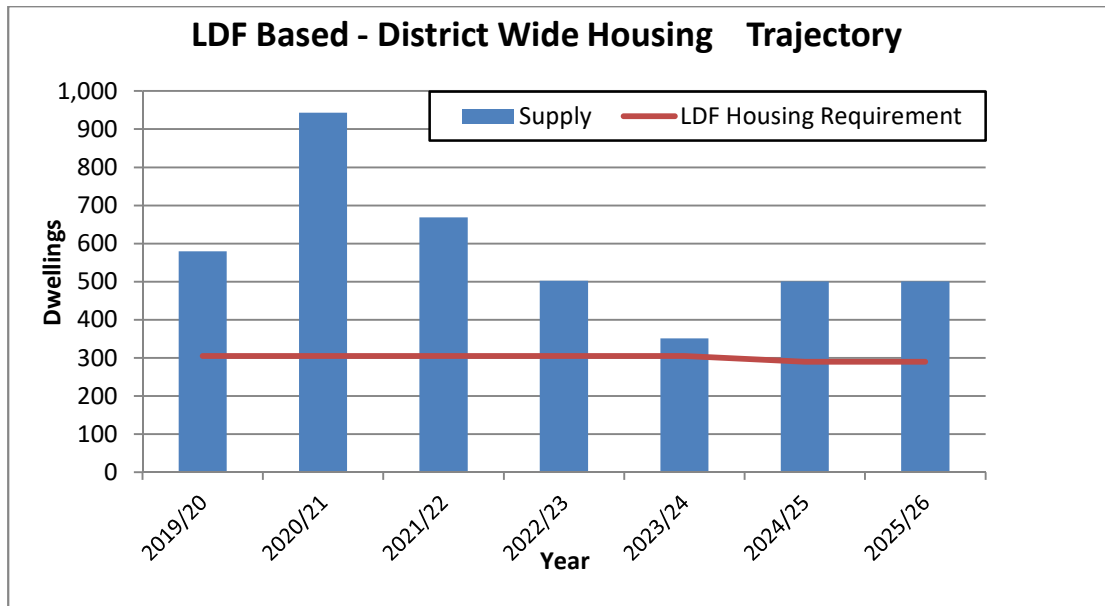


Figure 3.16 – LDF Based District Housing Trajectory as at 01 April 2019

3.22 Overall for the next seven years, to the end of the LDF Plan period, there is a total supply of 4,047 dwelling units. The LDF requirement is 2,103 dwellings, averaging out at 300 dwellings per year. This gives an annualised supply of 13.5 years, expressed as $4047 / 300$ dwellings per year = 13.5 years supply.

Revised Housing Supply Scenarios

3.23 The revised scenario described below reflects the situation following the publication in June 2018 of the Housing and Economic Development Needs Assessment (HEDNA). The supply situation was based on a 1st April 2019 date. These give a new requirement comprised of:

- Housing need is 315 dwellings per annum, (See HEDNA page 6 , Para 1.15)
- A 5% buffer is used, which gives a basic requirement to 331 per year.
- There is no backlog of unbuilt dwellings since 2014/2015.*
- For windfall completions a 10% non-implementation rate for small sites has been adopted.

* Over the five years since 2014/2015 there have been 2,139 dwellings built against a requirement of 1,655

3.24 The requirement can be expressed as: $331pa \times 5 = 1,654$ dwellings over the next five years. This set against a supply of 3,045 dwellings gives a 9.2 year supply

Table 3 – 2018 HEDNA Based Supply - Allocated Sites & Windfall Permissions to 1st April 2019

	Year	Annual Supply			Supply	2018 HEDNA requirement*	Difference
		Windfalls**	Allocations	Total			
Five Year Deliverable Supply: 2019-2024	1 2019/20	227	346	573	3,012	1,654	1,358
	2 2020/21	472	447	919			
	3 2021/22	257	412	669			
	4 2022/23	122	379	501			
	5 2023/24	77	273	350			
Post Five Year Developable Supply 2024-2026		84	918		1,002	630	372
TOTALS		1,239	2,775		4,014	2,284	1,730

* This is for 315 per year with 5% buffer = 315x5 = 1,575 plus the extra 5% giving 1,654, followed by a further 315 per year for final two years of the plan period, which equals a further 630.

** With 10% non-implementation rate for small sites

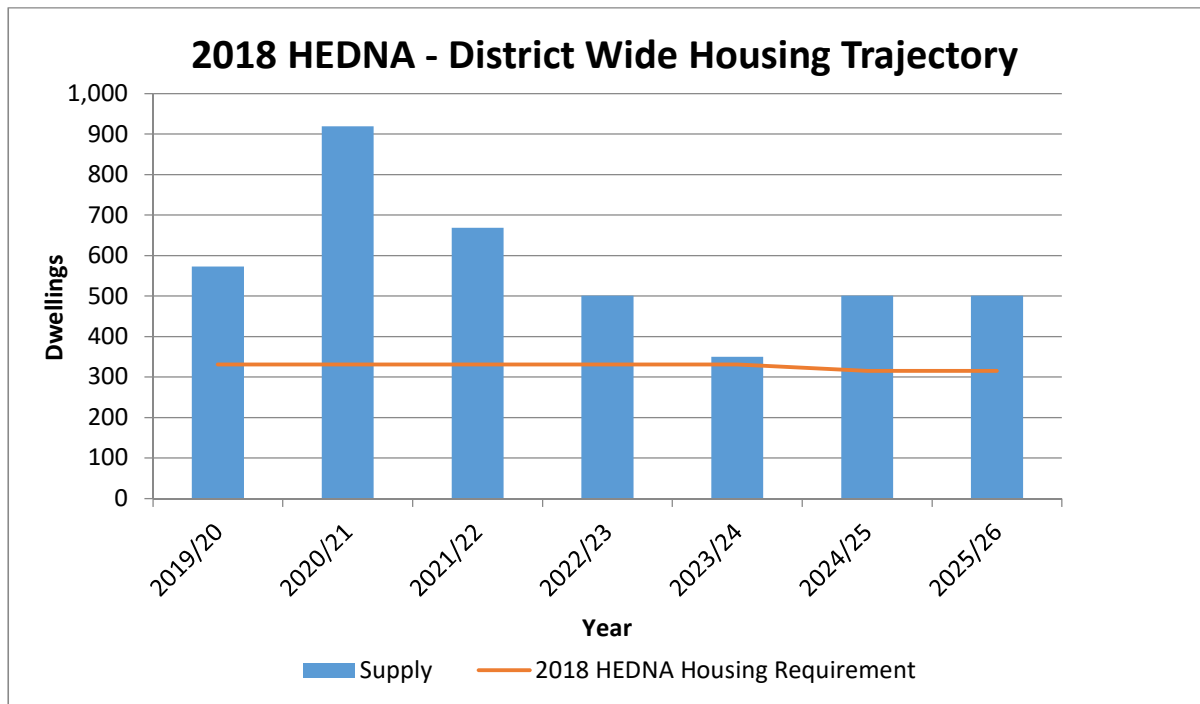


Figure 3.18 – HEDNA Based District Housing Trajectory as at 01 April 2019

TYPE, SIZE AND TENURE OF HOUSING

3.25 Policy CP8 of the Core Strategy relates to the type, size and tenure of housing, including the needs of older persons and gypsies and travellers, in September 2015 a new Supplementary Planning Document (SPD) was adopted covering the Size, Type & Tenure of New Homes.

Travellers housing needs

- 3.26 Development Policy DP14 seeks to ensure there is no unmet need for gypsy and traveller accommodation. A survey update was undertaken in September 2012 which identified a need for 2 public pitches and 9 private pitches over the period to 2017. In addition, a study of Showmen's Housing Requirements in 2009 identified a need for about 10 plots for Showpeople by 2019 and none had been provided or approved by April 2015.
- 3.27 During 2018/20019 there were two applications to which DP14 had regard, 1 was refused and the other was permitted for a replacement amenity building. In addition, two appeals for gypsy related applications were allowed for two single pitch private gypsy sites.

AFFORDABLE HOUSING

- 3.28 Affordable housing policies are contained in Core Policies CP9 and CP9A. The North Yorkshire Strategic Housing Market Assessment (SHMA) (December 2011) demonstrated a revised affordable housing need of 320 dwellings per annum between 2011 and 2016¹³. It is a key element of the LDF to ensure that more affordable housing is delivered. The overall amount of affordable housing sought by Core Strategy Policy CP9 is 43%, although the proportion within each sub area differs which is either set at 40% or 50%.
- 3.29 Recent work on affordable need in the June 2018 Housing and Economic Needs Assessment (HEDNA)^{13B} in support of the emerging new local plan has identified a lower requirement of 55 affordable units per year. This is for the period 2016 to 2035, the end of the new local plan, the HEDNA envisages that 1,048 affordable units will be provided.

Year	Dwellings completed which are Affordable		Gross Completions for year
	Gross	Percentage	
2004/2005	22	10%	218
2005/2006	74	18%	405
2006/2007	104	27%	387
2007/2008	117	28%	418
2008/2009	70	23%	303
2009/2010	45	20%	227
2010/2011	92	33%	280
2011/2012	19	11%	178
2012/2013	43	29%	150
2013/2014	40	21%	194
2014/2015	111	35%	317
2015/2016	112	31%	367
2016/2017	172	30%	565
2017/2018	64	15%	416
2018/2019	92	19%	474
Totals	1177		4899
Plan period average	78	24%	327

Figure 3.15: Affordable Dwelling Completions 2004-2019

¹³ North Yorkshire SHMA Dec 2011, Appendix 2 Hambleton, p.120 ^{13B} HDC HEDNA June 2018., section 6.23 p.56

- 3.30 Figure 3.15 above shows that the number of new build affordable dwellings delivered in the monitoring year was 92, 28 more than in the previous year. There has been a particular surge in provision with 551 affordable units being provided between 2014 to 2019, averaging 110 dwellings per year.
- 3.31 When the affordable housing targets in CP9 cannot be met through on-site delivery, developments are expected to make financial contributions to affordable housing delivery off-site. The introduction of the Community Infrastructure Levy (CIL) is not anticipated to adversely affect the delivery of affordable housing because this type of housing is CIL exempt.

Brownfield Register in Hambleton

- 3.32 From the 31 December 2017 the council has been required to maintain a register of brownfield land (previously developed land) that is considered suitable for residential development. The Brownfield Land Register is in two parts:
- Part 1 is a list of brownfield sites in the District that are considered suitable for housing irrespective of their planning status.
 - Part 2 of the register is a list of sites that additionally are granted Permission in Principle.
- 3.33 Subject to a subsequent approval of Technical Details Consent, sites with Permission in Principle will have planning permission for housing development or housing led development that can be implemented.
- 3.34 The register is intended to help house builders identify potentially suitable brownfield sites for development, provide certainty to local communities and encourage investment in local areas.
- 3.35 Sites which are entered onto the Brownfield Land Register must meet the following criteria:
- the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings (there is discretion to enter smaller sites if all the other criteria are met)
 - the land is suitable for residential development
 - the land is available for residential development
 - residential development of the land is achievable
- 3.36 The council first published its brownfield land register in December 2019. The register is reviewed annually, Part 1 Register has been reviewed in December 2018 It includes sites that have planning permission for housing or are identified for housing development in the adopted Allocations Development Plan Document.
- 3.37 **Part 1 of the register has been completed for Hambleton (outside of the North York Moors National Park) and the 2019 update is available below. No sites have been included on part 2 of the register at this time.**
- 3.38 There are four sites on the register these are :
- Shorthorn Inn Hornby Road, Appleton Wiske – **sold for development (Dec 2018)**
 - D Oakley Limited, 68, Romanby Road, Northallerton (**under development**)
 - Three Tuns Garage Brentwood House, Sandhutton (**under development**)
 - Coach House, The East House, Great Smeaton, Northallerton

CHAPTER 4

SUPPORTING PROSPEROUS COMMUNITIES

THE SCALE AND DISTRIBUTION OF NEW EMPLOYMENT DEVELOPMENT

The Local Development Framework's Economic Strategy

- 4.1 The local development framework's economic strategy is based on capitalising on the locational, accessibility and economic strengths of the District in order to meet local needs, and in particular to provide better skilled jobs locally to reduce the scale of out commuting to work by Hambleton's residents. Policies CP10, CP10a and CP11 of the Core Strategy establish the principles for scale and distribution of employment land. Policy CP12 establishes the priorities for the nature and type of employment land. Policy CP12 establishes the priorities for the nature and type of employment development and the measures to support growth. Policy DP17 of the Development Policies DPD seeks to retain sites and premises that are currently used (or were last used) for employment and/or allocated for employment uses for that purpose, supporting policy CP12.
- 4.2 The National Planning Policy Framework (2012 NPPF) was published after the adoption of Hambleton's Local Development Framework Development Plan Documents. Paragraph 22 of the NPPF 2012 states that 'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose' and that 'land allocations should be regularly reviewed'.
- 4.3 The Council's Employment Land Review was published in 2014, this was commissioned as part of the development of a wider Economic Strategy. This assesses the supply of employment land within Hambleton and provides updated requirements for employment land to the period to 2026. It also makes policy recommendations for Plan Review. The information and recommendations within the employment land review will be considered alongside the development plan in the determination of any applications in relation to employment land or loss of employment land. The Allocations DPD provides some flexibility with regards to allocated employment sites and stated on some sites that 'should there be no need for B2/B8, other suitable employment uses (excluding town centre uses) may be acceptable'. DP17 identifies a series of criteria that can be considered in the determination of applications for alternative uses of employment land and affords some flexibility where appropriate.

Employment Land Requirements

- 4.4 The adopted Core Strategy CP10 states that the Council and its partners will ensure that 75 hectares of new land is brought forward for employment development in the period 2005 to 2021. The Allocations DPD plans for around 45 hectares of new employment land (33 hectares had already been approved by the time the Allocations DPD was adopted). The requirements were based on the Economic Study carried out in 2005. The employment land review provides updated requirements and considers these requirements against the available supply. For the district headline demand is between 34.07 hectares and 47.36 hectares. Supply was assessed to be 52.52 hectares (excluding Severfield Reeve).

- 4.5 The distribution of new employment land allocations is set out in Figure 4.1 below. This is based on the site areas and commitments at the time of preparation of the Allocations DPD. These figures are below. The ELR (2014) disaggregates the headline demand across the five sub areas. For comparative purposes these are included within the table below.

	Allocations to 2021 (ha)	Core Strategy Requirements to 2021 (ha)	ELR (2014) Requirements to 2026 (ha)	
			Low	High
Bedale	5.00	20.00	7.11	8.54
Easingwold	6.00	8.00	3.94	5.43
Northallerton	14.40	20.00	7.14	10.77
Stokesley	6.00	9.00	6.60	10.74
Thirsk	13.50	18.00	9.28	11.89
Hambleton	44.90	75.00	34.07	47.37

Figure 4.1: Employment land supply to 2021 by sub area (source: Allocations DPD Dec 2010) with Employment Land Review (Feb 2014) update to 2026.

- 4.6 Core Strategy Policy CP12 states that support will be given to developing and sustaining the economy of Hambleton, through measures that are consistent with the proposals in the Regional Economic Strategy (2006 to 2015). Business Inspired Growth has produced a Strategic Economic Plan (March 2014). Priorities include supporting the growth of Micro and SME's, and connectivity. The Plan outlines a number of actions to deliver key objectives under each of the priorities.
- 4.7 The Council has developed its own Economic Strategy, December 2014. The Council has worked closely with the Local Enterprise Partnership (LEP) to ensure that both strategies are consistent. The strategy identifies the vision, key priorities and projects.
- 4.8 One of the targets for Policy DP16 of the Development Policies DPD relates to new jobs created or safeguarded by businesses that are either located on land that has been opened up and serviced by the Council or that occupy premises that the Council has developed. The data for this target were previously collected by the Council through its Annual Employment Survey, which was first undertaken in 2004/05.
- 4.9 Between 2004/05 and 2007/08, the survey results have recorded year on year increases in employment levels and indicated that Council projects facilitated the creation of 2,395 new jobs by local businesses during that period. However, whilst some local businesses continued to increase their job numbers, during 2008/09 the effects of the economic downturn began to be seen, resulting in a net reduction in that period of 262 jobs.
- 4.10 This was not unexpected and the scale of job losses within Hambleton has been much less than in other parts of the region and the UK, reflecting the fact that the rural nature of the District and its diverse business base has provided some protection against the difficult economic climate. The results of the Annual Employment Survey 2008/09 therefore meant that the cumulative total of new jobs created/safeguarded between 2004/05 and 2008/09 was 2,133 which represented an acceptable level of performance.

- 4.11 Due to a low level of response to the 2009/10 survey it was not possible to complete the Annual Employment Survey and the position regarding job creation could not be confirmed. It was agreed that the Annual Employment Survey would cease and an alternative method of monitoring would need to be identified (for example the Regional Econometric Model, Regional Intelligence Unit and Total Employee Jobs from the ONS Annual Business Inquiry Employee Analysis).
- 4.12 The Employment Land Review (GVA, 2014) states that between 2007 and 2013 there has been a drop in total employees, however the employment rate has increased within Hambleton, compared to a contraction across the region. Over the period 2007 – 2013 there has been development in the micro firm sector and increasing levels of self-employment which have underpinned these trends. The growth here has added over 3,300 people into employment since 2007(GVA, 2014).
- 4.13 The second target for Policy DP16 relates to the number of jobs created/safeguarded that are 'high quality'. This target reflects the need to encourage the creation of higher skilled and higher quality job opportunities within the District and the aim is that 33% of the new jobs created should be higher skilled. Of the 2,395 jobs created between 2004/05 and 2007/08, 1,121 were high skilled. At 47% this far exceeded the 33% target. However, of the 262 jobs lost amongst respondents to the 2008/09 survey (para 4.9), 236 were high skilled. Cumulatively since 2004/05, of the 2,133 new jobs created by 2008/09 (para 4.10), 885 of them fall within high skill categories (which equates to 41%). This provides some evidence that the Council's move towards delivery of higher quality employment sites and premises is impacting upon the quality of employment opportunities within the District. The Council's Economic Strategy seeks to boost skills through the increasing access to training, apprentice and graduate scheme over the 10 years to 2024.
- 4.14 Employment sites are not within the SHLAA. However the Employment Land Review (GVA, 2014) provides an up to date assessment of employment sites that were included in the Allocations DPD, along with known sites in established employment areas. The employment land review will be revisited in 2015.
- 4.15 The Local Indicator target for Policy DP18 states that 900 new small or medium sized enterprises (SMEs) will be started in the District in the 5 year period 2005 to 2010 and 325 per annum thereafter. As was reported in previous monitoring reports, as a result of the Business Support activities that are funded and/or facilitated by the Council along with other initiatives, a cumulative total of 909 new businesses were assisted to start up between 2005 and 2010. This marginally exceeded the target of 900.
- 4.16 Leeming Bar Food Centre and Evolution Business Centre in Northallerton developed by the Council over the past few years have received financial support from Yorkshire Forward and the European Regional Development Fund. The Council will continue to support start-ups through its established workspaces. The Economic Strategy identifies web support and social media, graduate schemes and apprenticeship support grants. The LEP's Economic and Investment Strategy also indicates a number of actions and funding sources to support Micro and SMEs.
- 4.17 Schemes that have been completed by the Council in previous years have units available providing the space to enable the start-up of new SMEs. Further, it is anticipated that as firms outgrow existing premises they occupy

in Council developed/run workspace, this will enable the start-up of new SMEs.

MARKET TOWNS REGENERATION

- 4.18 Market towns regeneration is the focus of Policy CP13. Policy DP19 of the Development Policies DPD gives details of the specific measures that will be taken to assist in market towns regeneration. Local Community Plan initiatives are to be supported with a target of 75% of the projects listed as at 2006 (173 in total) being completed by 2021.
- 4.19 The projects listed in 2006 have changed over the years, with some projects being removed and other being added. The current list of projects is found at Appendix 6 and shows the projects either initiated or completed since 2012.

RETAIL AND TOWN CENTRE DEVELOPMENT

- 4.20 Policy CP14 of the Core Strategy states that support will be given to maintaining and enhancing the vitality and viability of the five market towns according to their respective positions in the retail hierarchy. This objective is to be achieved through Policy DP21 of the adopted Development Policies DPD.
- 4.21 For the purposes of Policy DP21 changes in the number of non-retail uses in town centres are carefully monitored and the tables and plans at Appendix 5 give the distribution of ground floor uses within each of the Primary Retail Areas of the 5 Market Towns. The assessments took place in July 2018. The measurements for the Primary Shopping Frontages of each market town are also shown. This information is used to assist in the determination of future proposals to change the use of premises within the Primary and/or Secondary shopping frontages in accordance with criteria set out in Policy DP21. Ground floor frontages (excluding any alleyways and entrances to upper floor uses) have been measured again using GIS.
- 4.22 Vacancy rates for the five market towns vary. Bedale, Easingwold, and Stokesley have low vacancy rates, with between 0 and 4 units vacant. At the time of the survey Northallerton had 14 vacant units (slightly up from 13 the previous year) and Thirsk had 9 vacant units (down from 12 the previous year).
- 4.23 With regards to the amount of non-retail uses within the Primary Shopping Frontage, this has also been assessed through the retail surveys. The percentage of non-A1 uses is higher in all of the market towns than Policy DP21 requirements.
- 4.24 In 2018/19 Policy DP21 was used in the consideration and determination of 9 applications, all of which were permitted.

RURAL REGENERATION

- 4.25 Policy DP25 of the Development Policies DPD sets out those situations where employment development outside Development Limits will be supported in order to assist rural regeneration. The target set for DP25 is to provide for a 10% increase in schemes put forward between 2006 and 2021. This ties in with Core Policy CP15 which, in this monitoring period (2018/19), was referred to on 109 times compared to 128 occasions the previous year

with Policy DP25 being referred to 62 times (contributing to 56 approvals, 4 refusals and 2 withdrawals).

- 4.26 Policy DP26 relates specifically to the agricultural sector and includes a target to increase the number of approved agricultural diversification schemes by 10% in the 15 year period between 2006 and 2021.
- 4.27 In this monitoring period, Policy DP26 was used in the consideration and determination of 64 planning applications, eight of which were refused, with two being withdrawn, the remainder being permitted.
- 4.28 Of the 74 applications approved under Policy DP26, 12 could be properly described as 'diversification projects', the majority of these were for holiday related activities such as:
- luxury camping,
 - extra caravan pitches
 - holiday lodges
 - Eco-pods
- but also:
- Two solar power schemes
 - Use of land for sale of agricultural equipment.

CHAPTER 5

MAINTAINING QUALITY ENVIRONMENTS

PROTECTING AND ENHANCING NATURAL AND MAN-MADE ASSETS

- 5.1 Protecting and enhancing natural and man-made assets is covered by Policy CP16. There are 48 designated conservation areas within Hambleton District outside of the North York Moors National Park (NYMNP). Historic England (formerly English Heritage) monitor the condition of conservation areas based on information provided to them by the Council. Hambleton has no conservation areas on the Heritage at Risk Register 2019.

Hambleton - Heritage Asset Data 2019	
Number of Listed Buildings	
Grade I	35
Grade II*	72
Grade II	1355
Total	1462
Number of Scheduled Monuments 79	
Number of Registered Parks and Gardens	
Grade I	0
Grade II*	0
Grade II	5
Total	5
Number of Conservation Areas	49
Number of World Heritage Sites	0
Number of Registered Battlefields	2

Source : Historic England / HDC Planning Policy Team – this excludes national Park area.

- 5.2 The Heritage at Risk Register 2019 has 19 entries (compared to 27 in 2018), by type these are(see Appendix 7 for more details):

- buildings and structures 2
- place of worship 4
- archaeology entries 13
- parks and gardens 0
- conservation areas 0

- 5.3 In recent years the Council has not monitored Grade II listed buildings at risk due to outdated monitoring software and a lack of resources.

5.4 There are currently 14 Article 4 Directions in Hambleton District:

- Easingwold,2
- Northallerton,2
- Stokesley,2
- Thirsk/ Sowerby 4
- Four Article 4 are shared with North York Moors National Park at:
 - Kepwick
 - Kilburn
 - Nether Stilton
 - Thimbleby

More information can be found on the Council's website at [Hambleton District - Conservation Areas & Article4 Directions](#).

5.5 Non-Designated Heritage Assets (NDHAs) are identified through the planning process, that is, when an application for planning permission is considered. NDHAs are recorded within the Council's GIS System, follow this link to see a map of [Non-Designated Heritage Assets](#)

5.6 Policy DP28, which relates to conservation of the historic environment, was used in the determination of 543 applications in this monitoring period (compared to 565 in 2017/2018) with the vast majority (494) being approved. Among the approved applications there were 106 for listed building consent and 101 for tree works within a conservation area plus 30 tree preservation order applications.

5.7 As part of protecting and enhancing the District's natural and man-made assets it has always been this Council's policy not to allow inappropriate development on important archaeological sites. This objective is set out in Policy DP29 which was used in the determination of 19 planning applications during this monitoring period.

5.8 No indicator is specified for Policy DP30 (protecting the character and appearance of the Countryside), however it was used in the determination of 404 planning applications, of which 343 were permitted, 57 refused and 4 withdrawn.

5.9 Outside the National Park there are 70 Sites of Importance for Nature Conservation (SINCs), which are identified on the adopted LDF Proposals Map. They will be protected and, where possible, enhanced under Policy CP16 and Policy DP31. Policy DP31 was used in the consideration and determination of 65 applications (compared to 68 during 2017/2018); 53 were permitted, 2 withdrawn and 7 were refused. Of those refused there was one application for large scale housing development for 17 dwellings which was subsequently allowed on appeal.

5.10 In addition to protecting important sites such as Sites of Special Scientific Interest (SSSIs) and SINCs, Policy DP31 establishes general principles applicable to the protection of all natural resources. The policy states that the restoration or creation of new habitats will be supported especially where these contribute to the targets, priorities and enhancement proposals of the RSS or to targets in the Biodiversity Action Plan. As of 31 March 2014 there were just over 135 sq. km of land identified with a specific environmental designation as follows: 1,591.48 ha Ancient Woodland Sites (AWS), 43.29 ha Local Nature Reserves (LNR), 4,459.31 ha Areas of Outstanding Natural Beauty (AONB) and SINC's cover 1111 ha .

- 5.11 Being located within the North York Moors National Park and as such outside Hambleton's Local Planning Area there are :
- 7,039.15 ha Special Areas of Conservation (SAC),
 - 7,039.15 ha Special Protection Areas (SPA),
 - 7,221.29 ha Sites of Special Scientific Interest (SSSI).
- There are no Environmentally Sensitive Areas (ESAs) or RAMSAR sites.

PROMOTING HIGH QUALITY DESIGN

- 5.12 High quality design is promoted in Policy CP17. Through the NPPF the Government places great importance on "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."¹⁴. National guidance and Development Policies DP32 and DP33, are considered to adequately cover most design issues. However, because of the difficulty in developing suitable and appropriate monitoring indicators, it was not proposed to separately monitor design in the LDF.
- 5.13 Policy DP32 was used 953 times during this monitoring period, demonstrating that design is taken into consideration in the determination of a significant number of planning applications. Of these, 856 were approved, 88 refused and 9 withdrawn.
- 5.14 Policy DP33 relating to landscaping was taken into consideration in the determination of 161 applications (compared to just 121 during 2017/2018) of which 133 were permitted, 22 refused and 5 were withdrawn.

PRUDENT USE OF NATURAL RESOURCES

- 5.15 One of the sustainability issues to be addressed in the LDF is to assist in the delivery of an 'energy hierarchy'. This involves the use of less energy by avoiding waste, by energy efficiency methods, by the use of energy from renewable sources and by the use of non-polluting sources of fuel where possible. This is to be achieved through Core Strategy Policy CP18 and Development Policy DP34
- 5.16 A target for major developments of at least 10% of energy requirements being met from on-site renewable energy generation (or equivalent savings elsewhere) was set in the adopted Development Policies DPD (Policy DP34). The revised Sustainable Development SPD (adopted April 2015) helps further to achieve this by providing guidance to home owners, developers and planners on the design and production stages of residential developments.
- 5.17 With the amendment of Part L of the Building Regulation however, the Council can no longer seek this requirement of Policy DP34 as the building standards have exceeded that which were in place when the policy was first adopted.
- 5.18 According to the [Renewable Energy Planning Database for 2019](#), there are 8 renewable energy schemes within Hambleton which have planning permission or which are completed.

¹⁴ NPPF (2019), p.38 para.124

Site Name	Technology Type	Installed Capacity (MW)	Development Status
Church Farm AD	Anaerobic Digestion	1.0	Application Refused
Boscar Grange Farm	Battery	27.0	Under Construction
Ainderby Steeple	Solar Photovoltaics	1.5	Application Refused
North East of Ainderby Steeple	Solar Photovoltaics	5.9	Operational
Cold Harbour Farm	Solar Photovoltaics	5.0	Operational
Land South of Highfield House	Solar Photovoltaics	5.0	Operational
Land North of Sandhutton Lane	Solar Photovoltaics	5.0	Operational
Northallerton	Solar Photovoltaics	28.0	Abandoned
York Solar Farm	Solar Photovoltaics	34.7	Under Construction
South Lowfields Farm	Solar Photovoltaics	49.9	Application Submitted
Seamer Wind Farm - Hambleton	Wind Onshore	4.0	Operational
Bullamoor	Wind Onshore	8.0	Awaiting Construction

5.19 Through Policy DP36, the Council has set itself a local target to improve the District's recycling rate by 50% by the year 2010 (using the 2004 tonnage as the base line figure). Figure 5.2 below gives the position to 1/4/2019.

Recycling / Composting	Tonnage		% increase in recycling/ composting (over 2004/05 base figure)	Energy from Waste (Tonnes)
	Recycling	Composting		
Year	Recycling	Composting		
2004/05	4,949	6,176	--	--
2005/06	5,249	8,441	23%	--
2006/07	5,169	10,286	39%	--
2007/08	5,660	9,341	35%	--
2008/09	6,578	10,190	51%	--
2009/10	6,017	9,754	42%	--
2010/11	6,364	9,500	43%	--
2011/12	6,391	10,292	50%	--
2012/13	6,136	9,894	44%	--
2013/14	6,358	10,306	50%	--
2014/15	6,165	11,068	55%	--
2015/16	8,304	11,041	74%	--
2016/17	8,093	11,483	76%	--
2017/18	7,683	9,398	54%	--
2018/19	9,100	7,602	50%	16,969
			Target 50%	

Figure 5.2: Recycling / Composting rates.

5.20 The baseline combined recycling and composting figure in 2004/05 was 11,125 tonnes. A new recycling service launched in early 2016 has significantly improved recycling rates from 55% in 2014/2015 to 74% above the 2004/5 baseline. During 2016/2017 the combined recycling & composting tonnage reached 76%. The impact on waste heading for landfill led to a 2,343 tonne (-14%) reduction since 2014/2015.

5.21 However, 2017/2018 saw a reduction in the amount of recycled material by 410 tonnes, while composting saw a significant decline amounting to 2,085 tonnes (an 18% reduction) possibly linked to imposition of charges.

- 5.22 On 30 October 2014, North Yorkshire County Council signed the project agreement with AmeyCespa for the Allerton Waste Recovery Park (AWRP) project. This treats waste through a series of processes including mechanical separation of recyclable materials & anaerobic digestion and thermal treatment through incineration and generation of electricity.
- 5.23 Allerton Waste Recovery Park became fully operational in March 2018 and will recover value from waste left after reduction, recycling and reuse work. This will allow the York and North Yorkshire Waste Partnership to exceed its target of recycling 50 per cent of waste by 2020, so virtually nothing is sent to land fill. During 2018/2019 nearly 17,000 tonnes of rubbish was used to generate energy from waste.
-

CHAPTER 6

CREATING HEALTHY AND SAFE COMMUNITIES

RECREATIONAL FACILITIES AND AMENITY OPEN SPACE

- 6.1 Recreational facilities and amenity open space are considered in Policy CP19. Through this policy, existing sport and recreation facilities are to be protected and enhanced and, where appropriate, the provision of new or improved facilities will be considered according to accessibility standards set out in Policy DP37.
- 6.2 In February 2011 the Council adopted an Open Space, Sport and Recreation Supplementary Planning Document (SPD). This sets out guidance on the Council's approach to implementing Policy DP37, in conjunction with all new housing developments, from single dwellings through to housing estates. The SPD is available for download from the Council's website at hambleton.gov.uk - [Open Space, Sport and Recreation SPD](#).
- 6.3 During this monitoring period Policy DP37 was used in the determination of 12 planning applications, 10 of which were permitted, 2 refused.

DESIGN AND THE REDUCTION OF CRIME

- 6.4 The policy with regard to design and the reduction of crime is set out in Core Policy CP20. The Architectural Liaison Officer of North Yorkshire Police is currently consulted on all of the larger housing development schemes submitted to the Council for approval. In this way housing schemes are carefully assessed against 'Secured by Design' standards.
- 6.5 Where appropriate, conditions are imposed on planning permissions to ensure that the 'Secured by Design' standard is achieved. Core Policy CP20 was used in the determination of 7 planning applications, of which 3 were permitted, 2 refused and 1 withdrawn.

SAFE RESPONSE TO NATURAL AND OTHER FORCES

- 6.6 The policy with regard to safe response to natural and other forces is set out in Policy CP21. All development proposals in the District are required to make acceptable arrangements for the disposal of foul and surface water. This requirement is set out in Policy CP21 of the Core Strategy and Policy DP43 (Flooding and Floodplains) in the Development Policies DPD.
- 6.7 Policy DP43 was used in the consideration and determination of 117 applications (compared to 84 instances in 2017/2018); of which 95 applications were permitted, 20 were refused and 2 withdrawn.
- 6.8 The Council takes its responsibilities on flooding and flood prevention very seriously and on no occasion during this monitoring period has any planning application been determined in a way that would be contrary to advice received from the Environment Agency. Where objections or concerns have been raised by the Environment Agency, additional information has been requested from applicants and/or conditions imposed on any permission given.

Contextual Indicators

Hambleton Demographic Structure

Population:

Year	Population
2016	90,600
2019	90,800
2026	91,500

Source: ONS Small Area Projections 2016 based – Table 2

Age Profile:

Age Group	Hambleton		North Yorkshire		England & Wales	
	2018	2004	2018	2004	2018	2004
0-15	16.1%	18.8%	16.9%	18.8%	19.1%	19.6%
16-29	12.9%	12.6%	13.5%	14.0%	17.5%	17.8%
30-44	15.1%	21.4%	15.8%	21.1%	19.3%	22.5%
45-64	30.1%	28.7%	29.5%	27.4%	25.6%	24.2%
65+	25.9%	18.6%	24.2%	18.7%	18.3%	16.0%

Source: ONS Mid 2004 & Mid 2018 Population Estimates – extracted from NOMIS Nov'19

Houses Prices in Hambleton – 2018

Property Type	Hambleton	North Yorkshire	England & Wales
Detached	£343,812	£358,143	£405,080
Semi-Detached	£210,812	£219,753	£254,319
Terraced	£191,665	£191,548	£241,208
Flat	£144,407	£162,386	£299,139
Overall Average	£259,695	£253,078	£297,462

Source: Land Registry – Average Prices and Volumes of Sales, 2018 data – extracted Nov'19

Household Structure:

Household type	Hambleton	Regional	National
Single person (under 65)	13.4	17.9	17.9
Single person (65 and over)	14.6	12.7	12.4
Couple with dependent child(ren)	20.4	19.2	19.3
Lone parent	4.6	7.1	7.1

Source: 2011 Census (www.streamlis.org.uk)

Hambleton Housing Stock Types and Tenure:

Housing type	Hambleton	Regional	National
Detached	41.5%	20.5%	22.3%
Semi-detached	29.8%	36.5%	30.7%
Terraced	20.7%	27.7%	24.5%
Flat	7.4%	17.9%	22.1%
Temporary	0.6%	0.2%	0.4%

Housing Tenure	Hambleton	Regional	National
Owned outright	39.7%	30.6%	30.6%
Owned with mortgage	29.8%	33.5%	32.8%
Shared ownership	0.4%	0.4%	0.8%
Social rented	12.0%	18.1%	17.7%
Private rented	15.1%	15.9%	16.8%
Living rent free	2.0%	1.5%	1.3%

Source: 2011 Census (www.streamlis.org.uk)

APPENDIX 2

LDF POLICIES TO BE MONITORED

CHAPTER 2 - Meeting local development needs sustainably:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP1 – Sustainable development	DP1 – Protecting amenity	No indicator required	-
	DP2 – Securing developer contributions	No indicator required	-
Note: Monitoring of CP1 also undertaken through DP12			
CP2 – Access	DP3 – Site accessibility	No. of major developments that produce and implement a travel plan	100% of major development proposals producing and implementing a travel plan
		Proportion of new residential development within 800m/13mins walk from an hourly bus service	75%
	DP4 – Access for all	No indicator required	-
CP3 – Community assets	DP5 – Community facilities	No. of lost facilities or closures of community facilities	75% of threatened closures pa. averted or alternatives provided
		No. of new community facilities provided or existing facilities enhanced	25% of facilities to be new, enhanced or enlarged by 2021
	DP6 – Utilities and infrastructure	No indicator required	-

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP4 – Settlement hierarchy	-	Main service providers using LDF settlement hierarchy for the provision of services and facilities	75% of main service providers using hierarchy by 2011
	DP8 – Development Limits	No indicator required	-
	DP9 – Development outside Development Limits	No. of dwellings or other developments approved outside Development Limits when no exceptional circumstances	i) 0% of inappropriate housing or other development outside development limits
		No. of approvals contrary to policy within the HDC boundary of the York Green Belt	ii) 0% of inappropriate development in the York Green Belt.
	DP10 – Form and character of settlements	No. of development proposals approved in important areas such as Green Wedges and Spaces of Townscape Importance	0% Spaces of Townscape Importance and Green Wedges lost through inappropriate development

CHAPTER 3 - Developing a balanced housing market:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP5 – The scale of new housing	-	Completions of housing development within the three phasing periods to accord with Core Strategy requirements.	Post-adoption housing trajectory to be met
CP5A – The scale of new housing by sub area	-	Net additional dwellings for current year by sub-area	Post-adoption housing trajectory to be met
CP6 – Distribution of new housing	-	% of new dwellings completed within each level of the settlement hierarchy	Service Centres 82%; Service Villages 11%; Secondary Villages 4%; Other Villages/Countryside 3%
CP7 – Phasing of housing	DP11 – Phasing of housing	See CP5 above	-
	DP12 – Delivering housing on “brownfield” land	% of new and converted dwellings on previously developed land	55% of housing completions on “brownfield” pa.
CP8 – Type, size and tenure of housing	DP13 – Achieving and maintaining the right mix of housing	Proportion and type of dwellings approved pa.	15% elderly persons housing; 50% family housing (3 bedrooms min); 20% flats
	DP14 – Gypsies and travellers’ sites	No. of existing and new pitches approved District Wide compared against need	No unmet need within the District (at least 14 pitches – source “Gypsy and Traveller Accommodation Assessment”)
CP9 – Affordable housing	DP15 – Promoting and maintaining affordable housing	No. of affordable dwellings completed pa.	43% of new housing completions p.a. to be affordable
		Proportion of affordable housing achieved by sub-area p.a.	100% of sub-area targets met

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
		Proportion of social rented and intermediate affordable housing approved p.a.	50:50 social rented: intermediate affordable housing
CP9A – Affordable housing exceptions	DP15 – Promoting and maintaining affordable housing	No. of affordable dwellings completed through exception schemes	Post-adoption target of 15 units completed pa.

CHAPTER 4 - Supporting prosperous communities:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP10 – The scale and distribution of new employment development	-	Amount of land developed for employment by type p.a.	Average of 4.5 ha p.a. over the plan period
CP10A – The scale of new employment development by sub area	-	Amount of land developed for employment by sub-area pa.	2010-2021: Bedale 0.2 ha; Easingwold 0.7 ha; Northallerton 1.3 ha; Stokesley 0.7 ha; Thirsk 1.3 ha
CP11 – Distribution of new employment development	-	% of employment development completed within each level of the settlement hierarchy	2010-2021: Service Centres 90% Service Villages 5% Secondary Villages/Elsewhere 5%
		proportion of economic development on brownfield land.	8%
CP12 – Priorities for employment development	DP16 – Specific measures to assist the economy and employment	Jobs created or safeguarded to which the Council has made a significant contribution	2,500 jobs created or safeguarded between 2006 and 2010

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
		Percentage of "High quality" jobs created	33% of new jobs created or safeguarded (to which the Council has made a significant contribution) to be of high quality
	DP17 – Retention of employment sites	Losses of employment land (completed non-employment uses)	All losses meet the requirements of Policy
	DP18 – Support for small businesses/working from home	No. and type of new business start-ups	Start-up of 900 SMEs 2005 – 2010 and 325 pa thereafter
CP13 – Market towns regeneration	DP19 – Specific measures to assist market town regeneration	No. of completed initiatives within the 5 Area Community Plans	75% of (2006) listed projects completed by 2021
CP14 – Retail and town centre development	DP20 – Approach to town centre development	No indicator required	-
	DP21 – Support for town centre shopping	Amount of completed retail, office and leisure development p.a.	Minimum of 2,000 - 5,000 m sq (net) of new convenience goods floorspace and 16,000 -18,600 m sq (net) comparison goods floorspace within the District by 2012
		% of non-retail commercial uses in Primary Shopping Frontages	Less than 25% in Northallerton and Thirsk. Less than 33% in Bedale, Easingwold and Stokesley
	DP22 – Other town centre uses	No indicator required	-
	DP23 – Major out of centre shopping and leisure proposals	No indicator required	-
	DP24 – Other retail (& non-retail commercial) issues	No indicator required	-

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP15 – Rural regeneration	-	Increase in visitor numbers to the District	1% increase year on year in number of visitors achieved via the Hambleton Attractions Group. 4% increase year on year arising from the Councils Marketing effort.
	DP25 – Rural employment	No. of rural regeneration schemes supported under policy initiative	10% increase in rural regeneration schemes approved between 2006 and 2021
	DP26 – Agricultural issues	No. of rural agricultural diversification schemes approved	10% increase in agricultural diversification schemes approved between 2006 and 2021

CHAPTER 5 - Maintaining quality environments:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP16 – Protecting and enhancing natural and man made assets	DP28 – Conservation	No. of Conservation Areas with up-to-date character appraisal	17% of Conservation Areas with up-to-date character appraisals by 2010
		% of Conservation Areas with published management plans	12% of Conservation Areas with published management plans by 2010
		No. of all Listed Buildings “at risk” (Risk Grades 1 - 3)	Listed Buildings at risk (within risk grades 1 -3) reduced to 1.5% by 2010
	DP29 – Archaeology	No. of approved proposals on, or affecting nationally important sites	0% inappropriate development on nationally important sites

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
	DP30 – Protecting the character and appearance of the countryside	No indicator required	-
	DP31 – Protecting natural resources: biodiversity/nature conservation	Change in areas and populations of biodiversity importance and % of nationally important wildlife sites in favourable condition	Meet 5% of targets pa. in the Hambleton Biodiversity Action Plan
CP17 – Promoting high quality design	DP32 – General design	No indicator required	-
	DP33 – Landscaping	No indicator required	-
CP18 – Prudent use of natural resources	DP34 – Sustainable energy	Renewable energy capacity installed by type	Meet approved RSS District potential for installed renewable energy capacity (MW) to 2010 and to 2021. All developments over 1,000 m.sq in size or 10 or more dwellings to provide a least 10% of their energy requirements from on-site renewable energy generation or delivered through savings.
	DP36 – Waste	Improve the recycling/composting rate	50% improvement in the recycling/composting rate by 2010

CHAPTER 6 - Creating healthy and safe communities:

Core Strategy DPD Policies	Development Policies DPD Policies	Indicator	Targets
CP19 – Recreational facilities and amenity open space	DP37 – Open space, sport and recreation	% of eligible open spaces managed to “Green Flag” standard	100% of Council sites brought into local sustainable management, 50% of which to be maintained to equivalent of “Green Flag” standard
		% of residents satisfied with the quality of open space	69% of residents satisfied with quantity and quality of open space
	DP38 – Major outdoor recreation	No indicator required	-
	DP39 – Recreational links	No indicator required	-
CP20 – Design and the reduction of crime	-	% of relevant schemes incorporating “secured by design principles	90% of all schemes > 10 homes to achieve “secured by design”
CP21 – Safe response to natural and other forces	DP42 – Hazardous and environmentally sensitive operations	No indicator required	-
	DP43 – Flooding and floodplains	No. of planning applications granted contrary to the advice of the Environment Agency	0% of approvals p.a. without Environment Agency support
	DP44 – Very noisy activities	No indicator required	-

N.B: Some of the indicators above are referred to in adopted DPDs as Core Output Indicators. These were withdrawn on 30 March 2011 by the Department for Communities and Local Government.

APPENDIX 3

PLANNING APPEAL STATISTICS

Since the adoption of the LDF Core Strategy in April 2007 there have been 443 submitted appeals.

Numbers	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	TOTALS	Average	% Average
Allowed	14	16	11	13	4	8	12	5	8	6	15	11	123	10.3	27.8%
Dismissed	38	27	16	28	23	15	20	20	17	32	30	27	293	24.4	66.1%
Withdrawn	7	4	0	5	1	0	2	1	1	4	0	2	27	2.3	6.1%
Total	59	47	27	46	28	23	34	26	26	42	45	40	443	36.9	100.0%

With about 37 appeals being submitted per year since 2007, nearly three quarters are dismissed or withdrawn, leaving a little over one quarter being allowed.

Of the 40 appeals determined during 2018/2019, less than a third, 11 (27.5%), were allowed, 27 were dismissed and 2 appeals were withdrawn.

Allowed	Dismissed	Withdrawn	Partial Approval	Total
11	27	2	0	40

Of the 11 appeals allowed, there was only one major residential application for 28 dwellings at Boroughbridge Road, Brafferton (16/01142/OUT).

Of the remaining 10 appeals which were allowed for minor development, these included 4 residential applications yielding 11 dwellings, 1 householder application, 1 application for a livestock barn and 2 gypsy related applications with 1 pitch approved and an amenity building.

There was only one major applications were dismissed on appeal, for 12 dwellings in Raskelf (17/01328/FUL).

The remaining 26 appeals that were dismissed were for minor development – in 22 cases, for residential development. The remaining 4 cases that were dismissed related to householder applications (for replacement windows and extensions) and a livestock barn.

APPENDIX 4

PARISH / COMMUNITY PLANS

Aldwark, Flawith and Youlton Parish Plan (2008)
Alne Community Plan (2009)
Appleton Wiske Parish Plan (2007)
Borrowby Parish Plan (2002)
Crakehall Parish Plan (2002)
Crathorne Parish Plan (2011)
Crayke Parish Plan (2005)
Dalton Parish Plan (2008)
Danby Wiske Parish Plan (2011)
Hillside Parish Plan (2002)
Hornby, Great Smeaton and Little Smeaton Parish Plan (2009)
Huby Village Plan (2003)
Husthwaite Parish Plan (2007)
Ingleby Arncliffe / Ingleby Cross (2013)
Knayton Parish Plan (2002)
Newton on Ouse Parish Plan (2009)
Osmotherley Area Parish Plan (2006)
Picton Village Parish Plan (2008)
Potto Parish 10 Year Plan (2018 – 2028)
Sessay Parish Plan (2014)
Snape with Thorp Parish Plan (2002)
Stillington Parish Plan (2013)
Sutton on the Forest Parish Plan (2004)
Tanfield Parish Plan (2008)
Tollerton Community Plan (2010 – 2014)
Well Parish Plan (2008)

VILLAGE DESIGN STATEMENTS

Brompton Village Design Statement (2006)
Crayke Building Guidelines (2007)
Hutton Rudby Village Design Statement (1999)
Kirkby-in-Cleveland Village Design Statement (2006)
Thornton-le-Street Village Design Statement (2012)

APPENDIX 5

PRIMARY RETAIL AREA USES AND FRONTAGES

Assessment of Primary Retail Area Uses (by Use Class):

BEDALE - number of ground floor uses			
A1	Shops	29	65.9%
A2	Financial & Professional Services	3	6.8%
A3	Restaurants and Cafes	6	13.6%
A4	Drinking Establishments	3	6.8%
A5	Hot Food Take-away	2	4.5%
C1	Hotels	0	0.0%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	1	2.3%
SG	Sui Generis	0	0.0%
Vacant		4	8.3%
Total number of units - Primary Area*		44	100.0%

Assessment date: 16 April 2019

EASINGWOLD - number of ground floor uses			
A1	Shops	17	58.6%
A2	Financial & Professional Services	4	13.8%
A3	Restaurants and Cafes	1	3.4%
A4	Drinking Establishments	3	10.3%
A5	Hot Food Take-away	2	6.9%
C1	Hotels	1	3.4%
C3	Dwelling Houses	2	6.9%
D1	Non Residential Institutions	1	3.4%
SG	Sui Generis	0	0.0%
Vacant		3	9.4%
Total number of units - Primary Area*		29	100.0%

Assessment date: 16 April 2019

NORTHALLERTON - number of ground floor uses			
A1	Shops	122	64.6%
A2	Financial & Professional Services	18	9.5%
A3	Restaurants and Cafes	11	5.8%
A4	Drinking Establishments	7	3.7%
A5	Hot Food Take-away	6	3.2%
C1	Hotels	1	0.5%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	1	0.5%
SG	Sui Generis	4	2.1%
Vacant		14	6.9%
Total number of units - Primary Area*		189	100.0%

Assessment date: 7 November 2019

STOKESLEY - number of ground floor uses			
A1	Shops	15	68.2%
A2	Financial & Professional Services	2	9.1%
A3	Restaurants and Cafes	2	9.1%
A4	Drinking Establishments	0	0.0%
A5	Hot Food Take-away	1	4.5%
C1	Hotels	0	0.0%
C3	Dwelling Houses	0	0.0%
D1	Non Residential Institutions	1	4.5%
SG	Sui Generis	1	4.5%
Vacant		2	8.3%
Total number of units - Primary Area*		22	100.0%

Assessment date: 5 September 2019

THIRSK - number of ground floor uses			
A1	Shops	81	62.3%
A2	Financial & Professional Services	19	14.6%
A3	Restaurants and Cafes	12	9.2%
A4	Drinking Establishments	8	6.2%
A5	Hot Food Take-away	5	3.8%
C1	Hotels	1	0.8%
C3	Dwelling Houses	1	0.8%
D1	Non Residential Institutions	2	1.5%
SG	Sui Generis	2	1.5%
Vacant		8	5.8%
Total number of units - Primary Area*		130	100.0%

Assessment date: 16 April 2019

*Total number of units excludes dwelling houses and vacant units

NB Where differences occur between the boundaries shown on the associated maps in this document and those marked in the adopted Proposals Map, the boundaries shown in the Proposals Map shall be taken as being correct

Assessment of Shopping Frontages (by Use Class):

BEDALE - ground floor uses			
		Primary Frontage (m)	
A1	Shops	185.7	64.0%
A2	Financial & Professional Services	20.7	7.1%
A3	Restaurants and Cafes	44.4	15.3%
A4	Drinking Establishments	25.7	8.9%
A5	Hot Food Take-away	8.3	2.9%
C1	Hotels	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%
D1	Non Residential Institutions	5.3	1.8%
SG	Sui Generis	0.0	0.0%
Vacant		24.4	8.4%
Total shopping frontage		290.1	100.0%

Assessment date: 16 April 2019

EASINGWOLD - ground floor uses			
		Primary Frontage (m)	
A1	Shops	177.6	55.8%
A2	Financial & Professional Services	40.2	12.6%
A3	Restaurants and Cafes	15.7	4.9%
A4	Drinking Establishments	49.2	15.4%
A5	Hot Food Take-away	10.2	3.2%
C1	Hotels	15.5	4.9%
C3	Dwelling Houses	0.0	0.0%
D1	Non Residential Institutions	9.9	3.1%
SG	Sui Generis	0.0	0.0%
Vacant		30.7	9.6%
Total shopping frontage		318.2	100.0%

Assessment date: 16 April 2019

NORTHALLERTON - ground floor uses					
		Primary Frontage (m)		Secondary Frontage (m)	
A1	Shops	563.2	64.5%	370.0	71.5%
A2	Financial & Professional Services	142.6	16.3%	16.8	3.2%
A3	Restaurants and Cafes	46.4	5.3%	63.6	12.3%
A4	Drinking Establishments	58.0	6.6%	22.5	4.4%
A5	Hot Food Take-away	13.3	1.5%	31.3	6.1%
C1	Hotels	25.5	2.9%	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%	0.0	0.0%
D1	Non Residential Institutions	0.0	0.0%	6.7	1.3%
SG	Sui Generis	24.8	2.8%	6.5	1.3%
Vacant		41.8	4.8%	37.8	7.3%
Total shopping frontage		873.7	100.0%	517.5	100.0%

Assessment date: 7 November 2019

STOKESLEY - ground floor uses			
		Primary Frontage (m)	
A1	Shops	99.6	65.4%
A2	Financial & Professional Services	17.6	11.6%
A3	Restaurants and Cafes	15.9	10.4%
A4	Drinking Establishments	0.0	0.0%
A5	Hot Food Take-away	9.0	5.9%
C1	Hotels	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%
D1	Non Residential Institutions	5.6	3.7%
SG	Sui Generis	4.6	3.0%
Vacant		16.6	10.9%
Total shopping frontage		152.3	100.0%

Assessment date: 5 September 2019

THIRSK - ground floor uses					
		Primary Frontage (m)		Secondary Frontage (m)	
A1	Shops	290.6	56.5%	329.6	66.1%
A2	Financial & Professional Services	86.8	16.9%	51.7	10.4%
A3	Restaurants and Cafes	51.4	10.0%	51.9	10.4%
A4	Drinking Establishments	56.3	10.9%	23.0	4.6%
A5	Hot Food Take-away	5.7	1.1%	20.1	4.0%
C1	Hotels	18.0	3.5%	0.0	0.0%
C3	Dwelling Houses	0.0	0.0%	16.5	3.3%
D1	Non Residential Institutions	0.0	0.0%	15.4	3.1%
SG	Sui Generis	5.6	1.1%	6.7	1.3%
Vacant		44.4	8.6%	28.3	5.7%
Total shopping frontage		514.4	100.0%	498.3	100.0%

Assessment date: 16 April 2019

NB Distances have been obtained using GIS where possible and are subject to confirmation by actual physical measurements. GIS measurements were used to measure shop frontages in September 2011

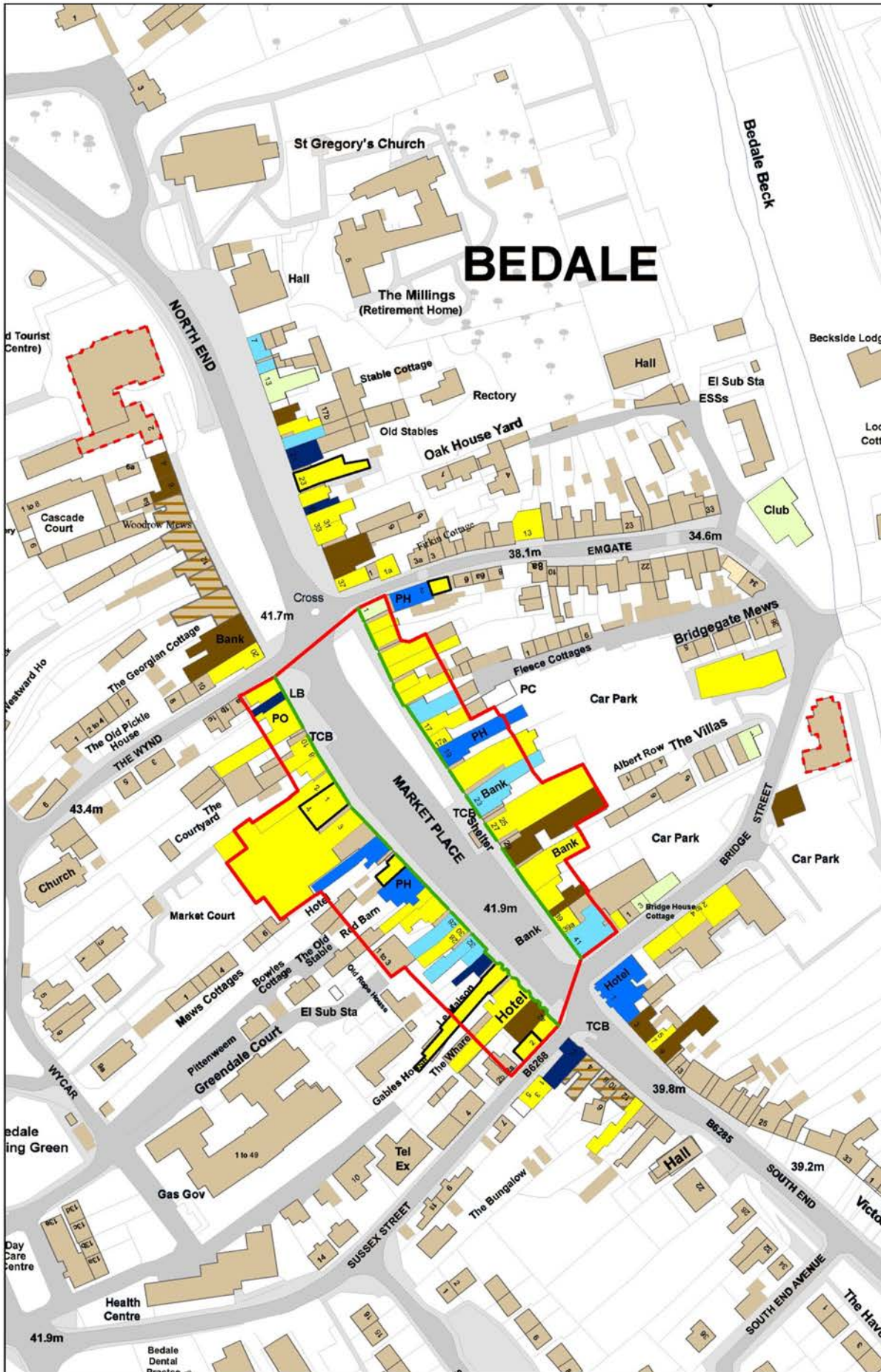
Where differences occur between the boundaries shown on the associated maps in this document and those marked in the adopted Proposals Map, the boundaries shown in the Proposals Map shall be taken as being correct

Retail Survey Key

-  DP21 Primary Retail Areas
-  DP21 Primary Shopping Frontages
-  DP21 Secondary Shopping
-  DP20 Town Centre Extent

Use

-  A1 - Shops
-  A2 – Financial & Professional
-  A3 – Restaurants & Cafes
-  A4 – Drinking Establishments
-  A5 – Hot Food Take-away
-  C1 – Hotels
-  C3 – Dwelling Houses
-  D1 – Non-Residential Institutions
-  Sui Generis
-  Vacant



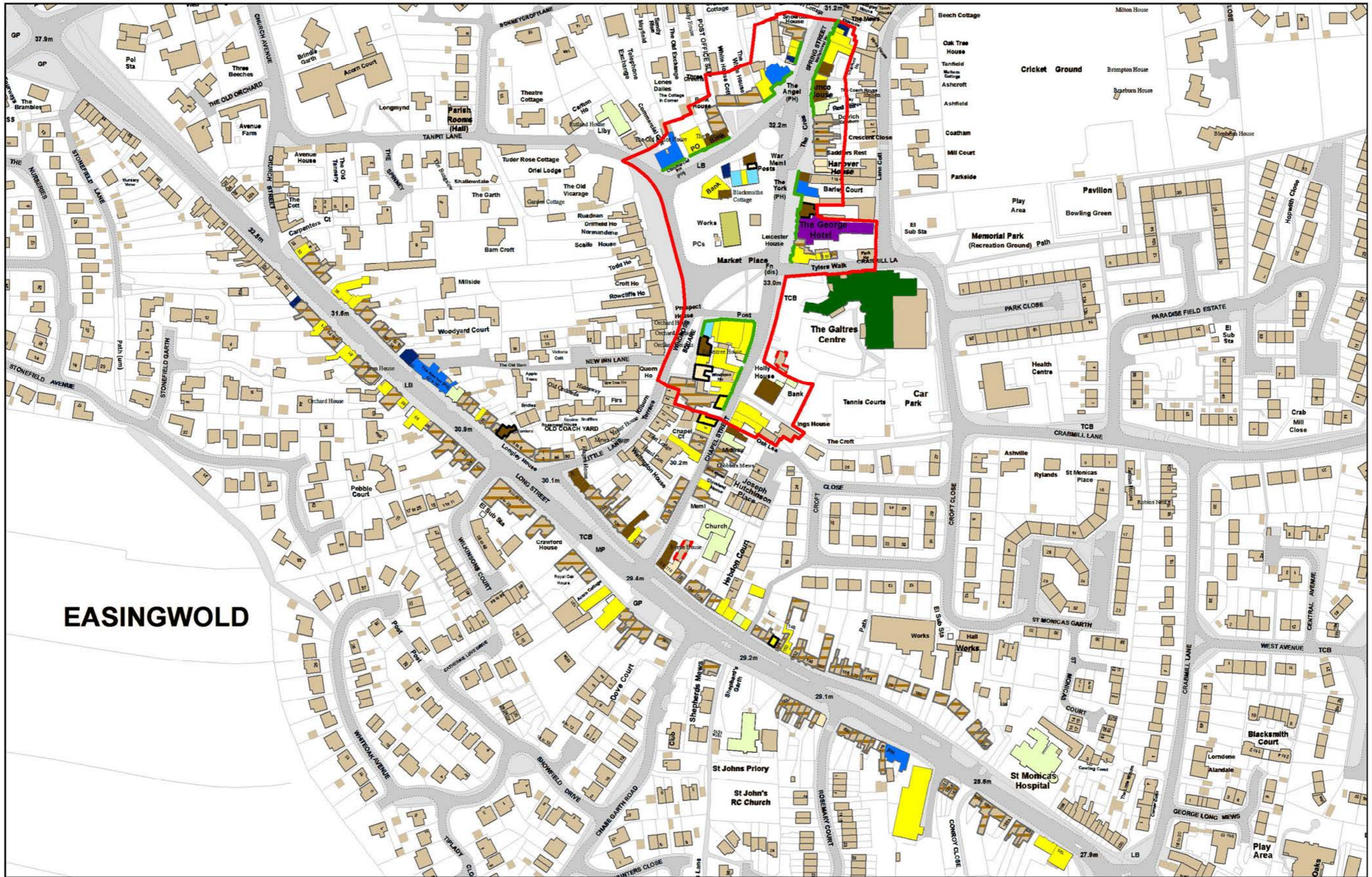
BEDALE

Bedale
 Shopping Frontage Monitoring July 2019

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HAMBLETON DISTRICT COUNCIL
 Civic Centre, Stone Cross, Northallerton DL6 2UU
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EASINGWOLD

HAMBLETON
DISTRICT COUNCIL

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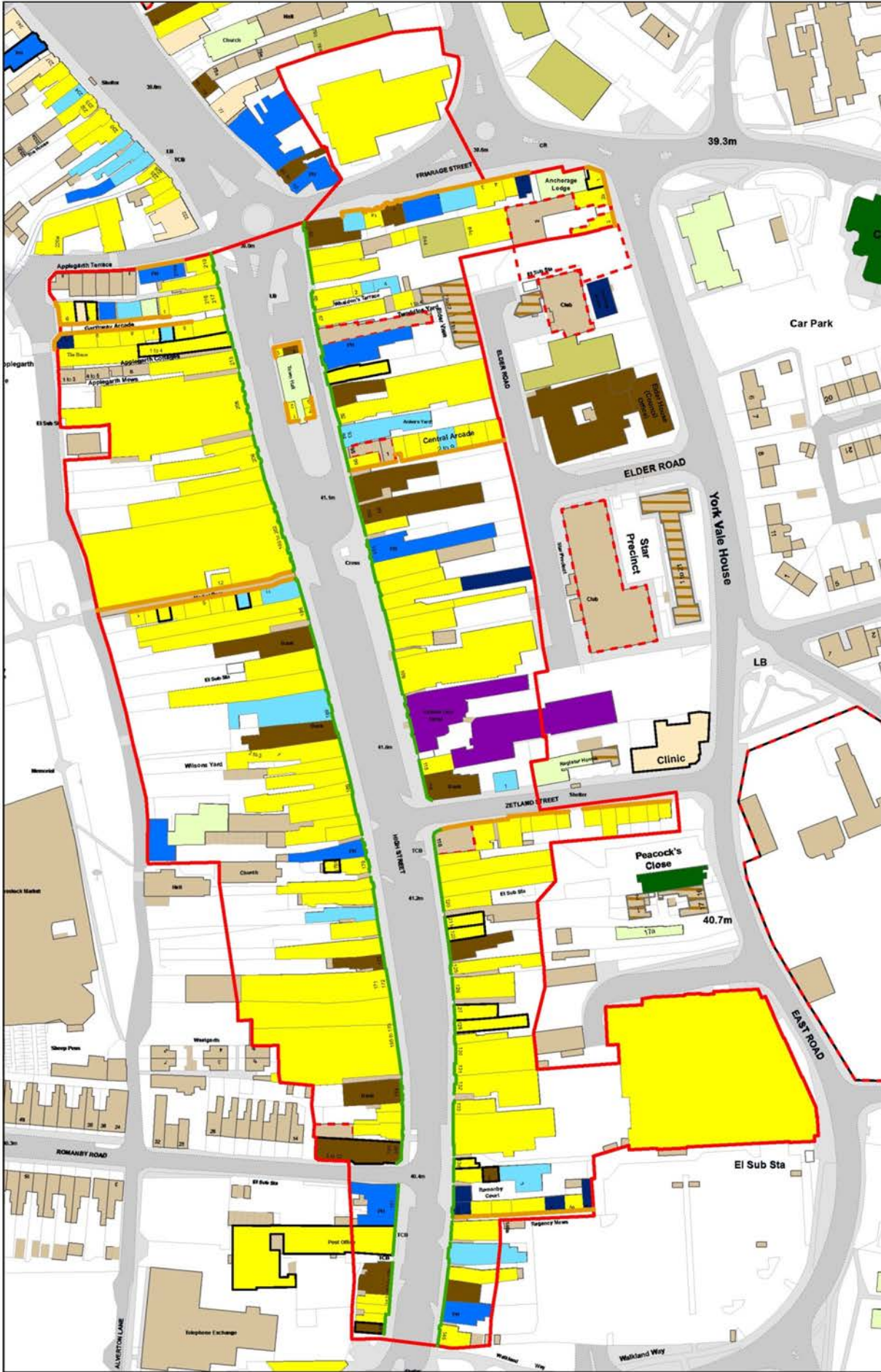


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Easingwold

Shopping Frontage Monitoring July 2019

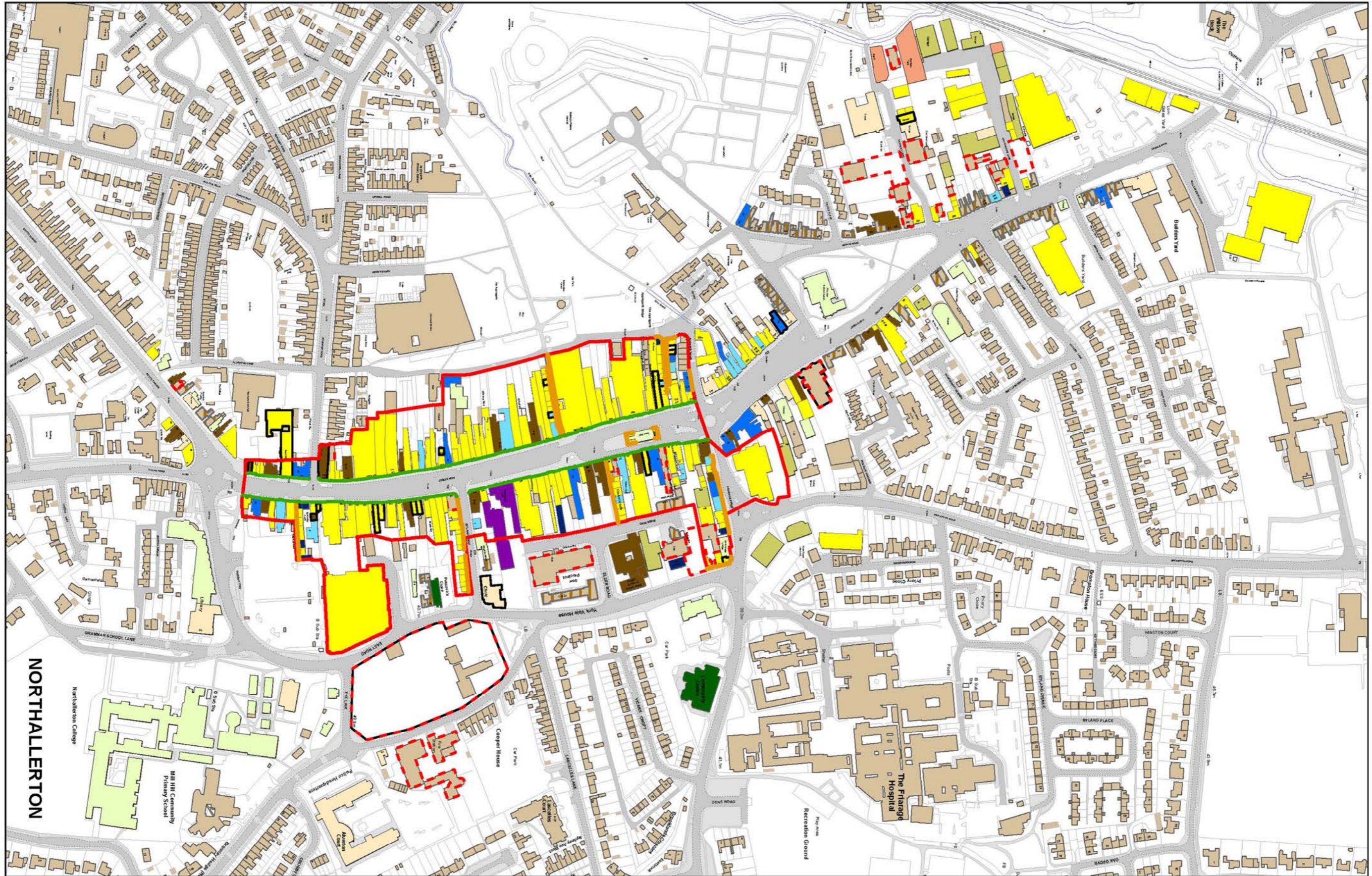


Northallerton
 Shopping Frontage Monitoring November 2019

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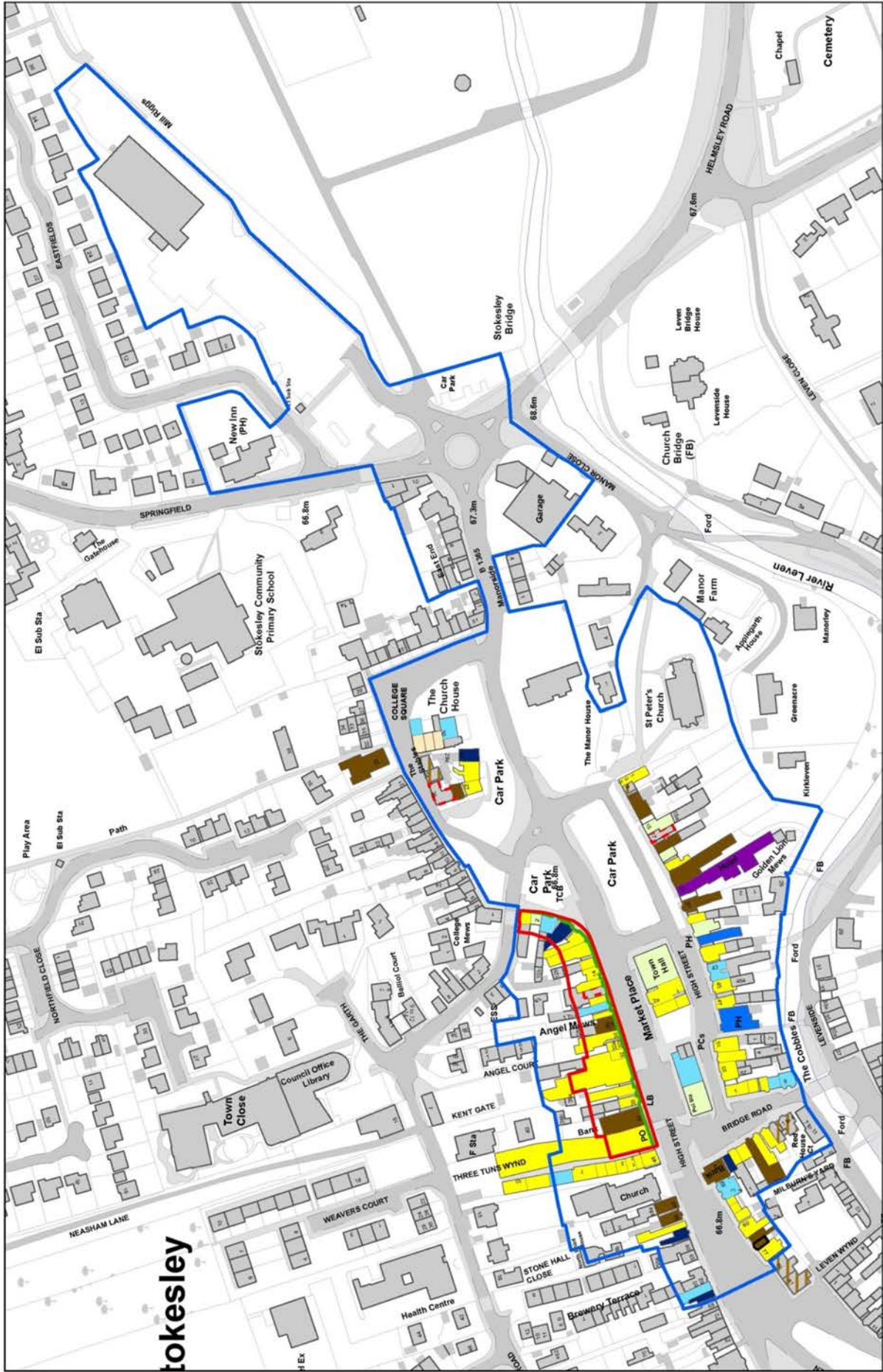


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Northallerton

Shopping Frontage Monitoring November 2019



Stokesley
 Shopping Frontage Monitoring August 2018

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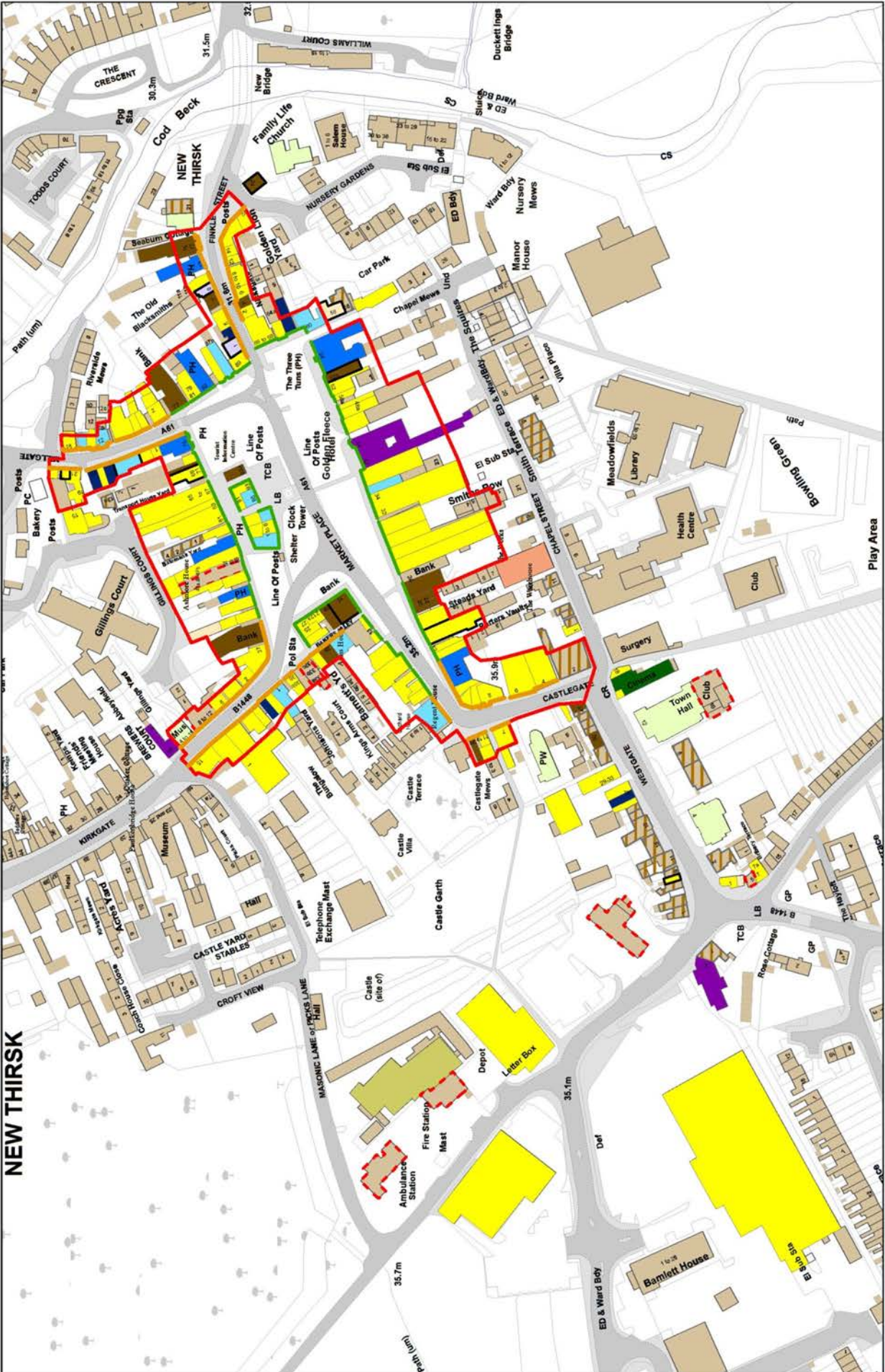


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Stokesley

Shopping Frontage Monitoring July 2019



NEW THIRSK

HAMBLETON
DISTRICT COUNCIL
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Thirsk
 Shopping Frontage Monitoring July 2019

APPENDIX 6

COMMUNITY PLAN PROJECTS (April 2019)

Bedale

Project Name	Completion Date	Status
Bedale/Aiskew cycle link	2020	Initiated
The Post Office Square Enhancement Project	2019	Initiated
Improved Signage to/from A1	2014	Complete
Bedale High Street Lighting Enhancements	2019	Withdrawn
Bedale – Heritage Trail	By Apr'18	Complete

Easingwold

Project Name	Completion Date	Status
Promoting & enhancing the Tourism 'offer' in Easingwold and surrounding Villages	2020	Initiated
Access to high speed and reliable broadband	2020	Initiated
The Dawney Outdoor Activity Centre	2020	Initiated
Millfield Skatepark Improvements	2017	Complete
Easingwold – Roll out Community Minibus	Apr-17	Complete

Northallerton

Project Name	Completion Date	Status
Pendragon Multi Sensory Centre	By Apr'18	Complete
Landscaping Strategy for Northallerton, Brompton and Romanby	By Apr'18	Complete
Northallerton – cycling provision	2020	Initiated
Northallerton - 880 – The battle of the Standard	By Apr'18	Complete
Northallerton Footpath Improvement Project	2020	Initiated

Stokesley

Project Name	Completion Date	Status
Stokesley/Great Ayton cycle links	2021	Initiated
Access to high speed and reliable broadband	2020	Initiated
Crash Bang Wallop Youth Theatre	Jul-14	Complete
Hutton Rudby Community Hub	Aug-15	Complete
Swainby Playing Fields Enhancements	Aug-15	Complete
River Leven Environmental Enhancements	2021	Initiated

Thirsk

There are currently no projects

Appendix 7

HERITAGE AT RISK 2019 / YORKSHIRE / HAMBLETON

Source : Historic England - Heritage at Risk Register 2019, Yorkshire, see <https://historicengland.org.uk/images-books/publications/har-2019-registers/>

HAMBLETON



© Historic England

SITE NAME:	West Lodge, Thornton Stud, Newsham Road, Newsham with Breckenbrough
DESIGNATION:	Listed Building grade II*
CONDITION:	Poor
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1150821

Late C18 lodge and entrance gateway. Some roof repairs were undertaken in spring 2014. Further work is needed in order to return the lodge to use.

Contact: Giles Proctor 01904 601981



© Historic England

SITE NAME:	Snape Castle, Snape with Thorp
DESIGNATION:	Scheduled Monument and Listed Building grade I, RPG grade II, part in CA
CONDITION:	Very bad
OCCUPANCY:	Part occupied/part in use
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1004908 and 1190147

Castle dated to c1430, with additions and alterations in the C16 and C18. It is comprised of extensive ruins, including some vaulted rooms and two towers. The rear ranges are in a poor condition. The upper parts of the towers are particularly unstable. Much repointing is required elsewhere. The front range is divided into two dwellings.

Contact: Nicola Brown 01904 601985

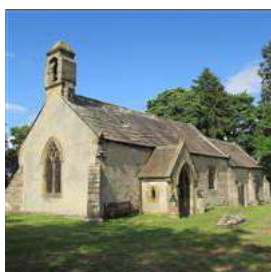


© Historic England

SITE NAME:	Church of St John the Evangelist, Main Street, Dalton
DESIGNATION:	Listed Place of Worship grade II*
CONDITION:	Poor
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1150818

Church by William Butterfield, 1868. Exterior of stone and slate, but elaborate interior of coloured brick and tile. Morris glass. The rainwater goods are in poor repair and some of the stonework is in need of repointing.

Contact: Giles Proctor 01904 601981



© Historic England

SITE NAME:	Church of St Wilfrid, Great Langton
DESIGNATION:	Listed Place of Worship grade II
CONDITION:	Very bad
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1315473

Small medieval country church of roughcast cobble under a slate roof. The roof is in poor condition and the roughcast is deteriorating.

Contact: Giles Proctor 01904 601981

PRIORITY CATEGORIES

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.
- D** Slow decay; solution agreed but not yet implemented.
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
- F** Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

NOTE
Last year's priority category is shown in brackets (otherwise, New Entry is noted).

ABBREVIATIONS

- CA** Conservation Area
- LB** Listed Building
- LPA** Local Planning Authority
- NP** National Park
- RPG** Registered Park and Garden
- SM** Scheduled Monument
- UA** Unitary Authority
- WHS** World Heritage Site



© Historic England

SITE NAME:	All Saints Church, Cherry Avenue, Newton-on-Ouse
DESIGNATION:	Listed Place of Worship grade II, CA
CONDITION:	Fair
PRIORITY CATEGORY:	F (D)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1190709

Church of 1848 by GT Andrews, incorporating the Norman tower from the previous building. The spire is a local landmark. The nave and aisle roofs have been recovered with a National Lottery Heritage Fund Grant for Places of Worship. A further National Lottery Heritage Fund grant is supporting the recovering of the remaining roofs and work is likely to be completed by the end of September 2019.

Contact: Giles Proctor 01904 601981



© Historic England

SITE NAME:	Church of St Mary, Kirkings Lane, Over Silton, Hambleton
DESIGNATION:	Listed Place of Worship grade II*
CONDITION:	Fair
PRIORITY CATEGORY:	F (F)
OWNER TYPE:	Religious organisation
LIST ENTRY NUMBER:	1150956

A remote medieval church, in the middle of a field. The roof of the Norman nave is hidden behind a parapet, but the roof of the medieval chancel is covered with coarse stone slates. This roof and that of the adjoining vestry are in poor repair. In fulfilment of its responsibilities for Chancel Liability, the Church Commissioners are supporting the re-covering of the chancel roof. A National Lottery Heritage Fund Grant for Places of Worship is supporting the cost of the remaining repairs. Work started in May 2019 and is programmed to be complete in the middle of October 2019.

Contact: Giles Proctor 01904 601981

SITE NAME:	Medieval moated grange 160m south east of The Grange, Balk		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1015920
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Drainage/dewatering	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985

SITE NAME:	Round barrow 300m west of Quarry House, Brandsby-cum-Stearsby		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1013602
CONDITION:	Extensive significant problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933

SITE NAME:	Moated site immediately south of Danby Wiske church, Danby Wiske with Lazenby		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1020346
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Gardening	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933

SITE NAME:	Deighton moated site, Deighton		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1004099
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Drainage/dewatering	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985

PRIORITY CATEGORIES

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.
- D** Slow decay; solution agreed but not yet implemented.
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
- F** Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

NOTE
Last year's priority category is shown in brackets (otherwise, New Entry is noted).

ABBREVIATIONS

CA	Conservation Area
LB	Listed Building
LPA	Local Planning Authority
NP	National Park
RPG	Registered Park and Garden
SM	Scheduled Monument
UA	Unitary Authority
WHS	World Heritage Site

SITE NAME:	Lime kilns 400m south west of Furlands, Kepwick / Borrowby		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1021190
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Deterioration - in need of management	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	Section of cross ridge dyke and earthworks in Roman Plantation, Oulston Moor, Oulston		
DESIGNATION:	Scheduled Monument, part in RPG grade II	LIST ENTRY NUMBER:	1013438
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Bracken	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	A moated site 100m east of St Mary Magdalene's Church, Thirsk		
DESIGNATION:	Scheduled Monument, CA	LIST ENTRY NUMBER:	1008179
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Drainage/dewatering	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985
SITE NAME:	Round barrow known as Gospel Hill, 80m south west of Pasture House, Thornton Watlass		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1018922
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Arable clipping	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	Maiden Bower and Cock Lodge: a motte and bailey castle, moated site, windmill mound and associated linear outwork, Topcliffe		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1011612
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Vehicle damage/erosion - moderate	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	Earth circles, cursus, pit alignments and burial sites near Nosterfield and Thornborough, including Centre Hill round barrow, West Tanfield / East Tanfield		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1004912
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Animal burrowing - extensive	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Nicola Brown 01904 601985
SITE NAME:	Round barrow on Rabbit Hill, 120m north of High Park House, Winton, Stank and Hallikeld		
DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1020353
CONDITION:	Unknown	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Arable clipping	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933

PRIORITY CATEGORIES

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.
- D** Slow decay; solution agreed but not yet implemented.
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
- F** Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

NOTE
Last year's priority category is shown in brackets (otherwise, New Entry is noted).

ABBREVIATIONS

CA	Conservation Area
LB	Listed Building
LPA	Local Planning Authority
NP	National Park
RPG	Registered Park and Garden
SM	Scheduled Monument
UA	Unitary Authority
WHS	World Heritage Site

SITE NAME:	Round barrow on Yearsley Moor 400m south west of High Lions' Lodge, Yearsley		
DESIGNATION:	Scheduled Monument, RPG grade II	LIST ENTRY NUMBER:	I013447
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Improving
PRINCIPAL VULNERABILITY:	Forestry	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933
SITE NAME:	Two round barrows on Yearsley Moor 550m south west of High Lions' Lodge, Yearsley		
DESIGNATION:	Scheduled Monument, RPG grade II	LIST ENTRY NUMBER:	I013449
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Forestry	NEW ENTRY?:	No
OWNER TYPE:	Private	CONTACT:	Jenny Lee 01904 601933

PRIORITY CATEGORIES

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.
- D** Slow decay; solution agreed but not yet implemented.
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
- F** Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

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Last year's priority category is shown in brackets (otherwise, New Entry is noted).

ABBREVIATIONS

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APPENDIX 8

Planning Enforcement Performance Monitoring April 2018 to March 2019

Planning enforcement is a key part of the Development Management service. It involves the investigation of breaches of planning control and the monitoring of development that has been granted permission to ensure that construction is carried out in accordance with the relevant permission. An efficient, effective and proactive enforcement service that is responsive to the needs and expectations of all of its customers is a vital part of the Development Management service.

Paragraph 6.19 (Monitoring and Review) of the Council's Local Enforcement Plan (LEP) states that the Planning Service will publish data relating to the work of the Planning Enforcement Service as part of the Planning Annual Monitoring Report. This will measure the Service's performance in relation to the current Service benchmarks. In addition the Service will monitor its performance in relation to targets, casework levels, type and number of notices served and cases resolved on a quarterly basis. This is set out in the following tables below:

	<i>Notices Served (Number)</i>	<i>Notices Served Type (Breach of Condition Notice)</i>	<i>Notices Served Type (Enforcement Notice)</i>	<i>Open and closed cases</i>	<i>Cases Resolved where a breach of planning control occurred only (number)</i>
<i>Quarter 1</i>	2	0	2	cases received: 112 cases closed: 75	60
<i>Quarter 2</i>	0	0	0	cases received: 146 cases closed: 281	142
<i>Quarter 3</i>	1		1	cases received: 92 cases closed: 223	90
<i>Quarter 4</i>	3	0	3	cases received: 148 cases closed: 166	56
Total	6	0	6	cases received: 498 cases closed: 745	348

<i>% within LEP target</i>	<i>Acknowledgement of allegations (within 3 working days)</i>	<i>Speed of initial investigation (1st response) within 1,2 and 5 working days</i>	<i>Determining appropriate course of action (within 5, 10 and 15 days from site visit)</i>	<i>Response to complainants (within 10 days from site visit)</i>	<i>Engaging with site owners (within 10 days from site visit)</i>
<i>Quarter 1</i>	Not measured	Not measured	Not measured	Not measured	Not measured
<i>Quarter 2</i>	81%	Not measured	Not measured	Not measured	Not measured
<i>Quarter 3</i>	75%	83%	76%	33%	73%
<i>Quarter 4</i>	96%	80%	87%	62%	78%

ACRONYMS USED IN THIS DOCUMENT

ACRONYM	NAME
AMR	Authority Monitoring Report
AONB	Area of Outstanding Natural Beauty
ATLAS	Advisory Team for Large Applications
AWS	Ancient Woodland Site
BALB	Bedale Aiskew Leeming Bar
BAP	Biodiversity Action Plan
BARS	Biodiversity Action Reporting System
BTCV	British Trust for Conservation Volunteers
CHP	Combined Heat and Power
CIL	Community Infrastructure Levy
DCLG	Department for Communities and Local Government (now MHCLG)
DEFRA	Department for Environment, Food and Rural Affairs
DPD	Development Plan Document
DWLP	Hambleton District Wide Local Plan
EA	Environment Agency
ESA	Environmentally Sensitive Area
GIS	Geographic Information Systems
HAP	Habitat Action Plan
HCA	Homes and Communities Agency
HEDNA	Housing and Economic Development Needs Assessment
HLS	Heritage Lottery Scheme
HNS	Housing Needs Study
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSP	Local Strategic Partnership
MW	Megawatt
MHCLG	Ministry of Housing ,Communities & Local Government
NNLR	North Northallerton Link Road
NPPF	National Planning Policy Framework
NYCC	North Yorkshire County Council
ODPM	Office of the Deputy Prime Minister (Now MHCLG)
ONS	Office for National Statistics
PPA	Planning Performance Agreement
PV	Photovoltaic
RSS	Regional Spatial Strategy
SAC	Special Area of Conservation
SAP	Species Action Plan
SCI	Statement of Community Involvement

ACRONYM	NAME
SHELAA	Strategic Housing and Employment Land Availability Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SINC	Site of Importance for Nature Conservation
SME	Small to Medium Sized Enterprise
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
TIC	Tourist Information Centre
TPE	TransPennine Express
VTEC	Virgin Trains East Coast
LNER	London North Eastern Railway



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