

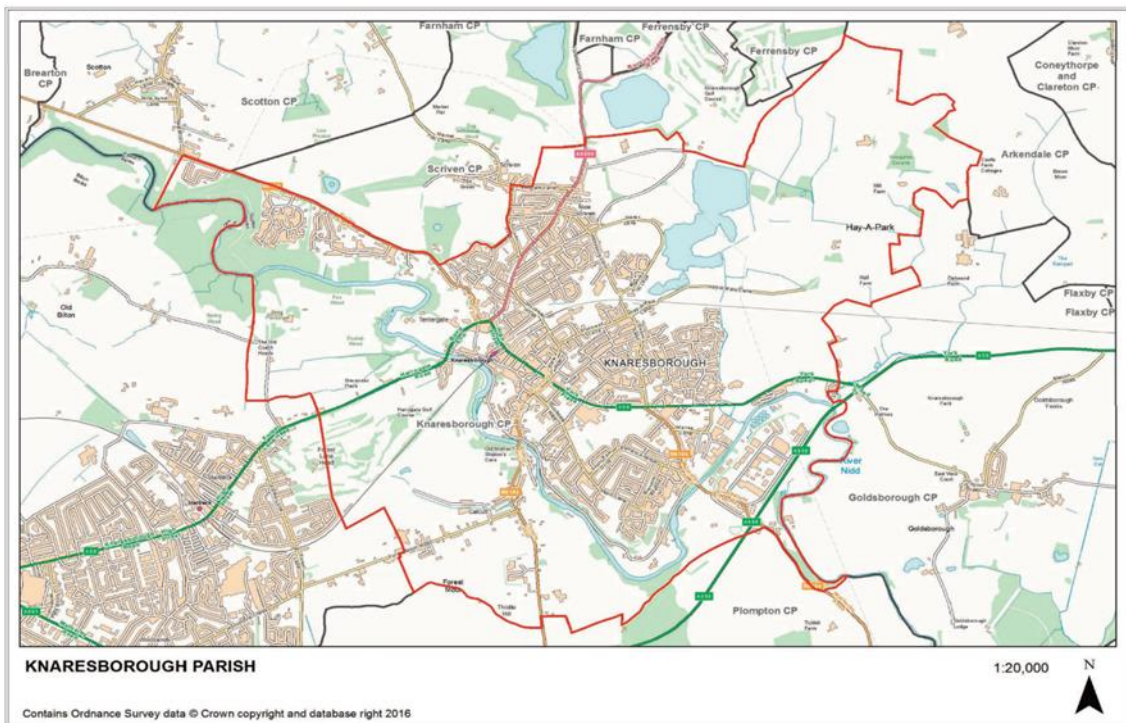


# Knaresborough

NEIGHBOURHOOD DEVELOPMENT PLAN

## Consultation Statement

May 2020



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# 1. Introduction

Knaresborough's Neighbourhood Development Plan (NDP) development process has embraced extensive involvement of the Knaresborough community and stakeholders from the early stage in the development of the NDP in order to ensure the document policies represent the wishes of the majority of the community.

This report describes how the NDP working group, working in partnership with Knaresborough Town Council and other community groups has undertaken community consultation, participation and stakeholder involvement to produce the Draft NDP document. Our group is committed to partnering with Harrogate Borough Council to continue the on-going process of community engagement through the remaining consultancy phases prior to submitting the NDP document to the Planning Inspector and public referendum.

This consultation statement is required under Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which came into force on 6 April 2012. Regulation 17 requires a statement setting out:

*“Which bodies and persons were invited to make representations under regulation 18; how those bodies were invited to make representations; a summary of the main issues raised by those representations; and how those main issues have been addressed in the plan.”*

## 2. Why do we need a Neighbourhood Development Plan

Knaresborough has always been a community that is enthusiastic about shaping and being in charge of its own future but at time feels overshadowed by Harrogate.

The Knaresborough Neighbourhood Development Plan is seen as an opportunity for Knaresborough residents and businesses to be involved in determining planning policies specific to our town. It, along with other community initiatives such as Knaresborough's Community Land Trust, has the added advantage of bringing the community closer together in joint ventures.

Given Knaresborough is a growing community with new residents choosing to come and live in Knaresborough. Such initiatives provide opportunities not just for existing residents but newcomers to the town to be involved and have an influence on the future direction of the town.

We live in a time where finding a truly affordable home is proving more and more difficult for the young and having appropriate housing for an increasingly ageing population is adding to the challenge. We believe that local community is best placed to identify some of the solutions to these issues.

Knaresborough's NDP forming an integral part of Harrogate Borough's Local Plan is seen as a key element in successfully addressing these issues. The statutory nature of the NDP means its planning policies carry as much weight as policies documented

in the Local Plan. This means that any planning application submitted within the Knaresborough NDP area not only have to meet the requirements of planning policy as set out in the National Planning Framework and the Local Plan but also meet the requirements of policies set out in the Knaresborough NDP.

### **3. Overview of the Knaresborough Neighbourhood Area.**

The market town of Knaresborough is located in Harrogate District. Knaresborough is a growing, attractive market town, viewed as a desirable area to live. The local population is 15,441 (Census, 2011). Knaresborough is a commuter town with residents travelling to Harrogate, Leeds, Bradford, York and further afield to work. The town is situated in a strategic location next to the A1, with a local train station with trains to York, Harrogate and Leeds and is situated within a 40 minute drive of Leeds/Bradford Airport.

The demographic statistics show that the population as a whole is getting older as life expectancy increases. There is demand for new housing stock to meet a wide range of needs. These include low cost affordable housing, shared ownership housing for individuals and low income families, adaptable housing to meet the needs of a wide range of family sizes and the changing needs of a more elderly population looking to down size or move to properties with built in design features such as disabled access, and stair lifts.

Between 14<sup>th</sup> December 2012 and 25<sup>th</sup> January 2013 the Borough Council carried out a consultation on a proposed Neighbourhood Area for Knaresborough. The consultation related solely to the designation of a Neighbourhood Area and did not involve the allocation of sites.

# NEIGHBOURHOOD PLANNING

Shape the future where you live



## Knareborough Neighbourhood Area Consultation - tell us what **you** think

Under the government's new localism agenda, local people are able to create a Neighbourhood Plan to guide development where they live. Knareborough Town Council, with support from Harrogate Borough Council (HBC), is leading on the preparation of a new Neighbourhood Development Plan. This plan will sit within the strategic planning context set out in Harrogate Borough Council's 'Core Strategy' and 'Sites & Policies Development Plan Document'.

To start the process, HBC needs to formally designate a **Neighbourhood Area**. The Town Council propose this area should match the current Knareborough parish area as shown on the map overleaf. Do you agree that this is an appropriate boundary to use?

The Town Council has also produced a Statement to support their proposal and you can read it in full at Knareborough Library, Knareborough House or online at [www.harrogate.gov.uk/neighbourhoodplanning](http://www.harrogate.gov.uk/neighbourhoodplanning)

Please tell us what you think, by sending us your answers to, and comments on, the two questions overleaf: (note: this questionnaire can also be completed online at [www.harrogate.gov.uk/neighbourhoodplanning](http://www.harrogate.gov.uk/neighbourhoodplanning))

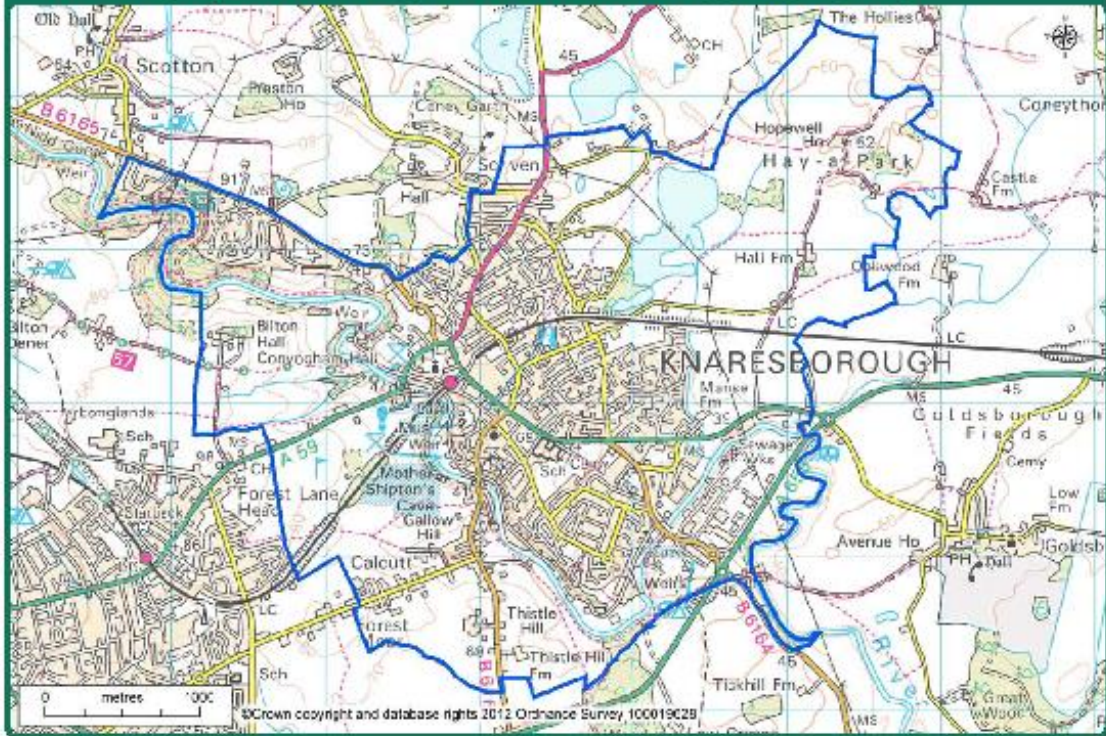
Your contact details (note, we are not able to consider anonymous comments):

Name: ..... email: .....

Address: .....

Please be aware that all comments received will be made publicly available and will be fully attributable to individual respondents (only your name will be used for publication). Your details will be retained by HBC for future consultation. Following designation of the neighbourhood area your contact details will also be shared with Knareborough Town Council so that they can keep you informed as the Neighbourhood Plan develops. Your personal information will not be shared or processed for any other purpose. Please tick the box  if you do not agree to us sharing your details.

please note: if you require this document in large copy print, audio cassette, Braille or languages other than English, please contact us (tel. 01423 556586 or email [ldf@harrogate.gov.uk](mailto:ldf@harrogate.gov.uk) )



please cut along this line, return the questionnaire and keep the map.

**1** Do you agree or disagree that the Neighbourhood Area should cover the Knaresborough parish area as shown on the map?

AGREE     DISAGREE (please tick one box)

Comments: .....

.....

(please attach an additional sheet if necessary).

**2** Do you agree or disagree with the Town Council's supporting Statement and/or have additional comments on it? (read this in full, as detailed overleaf)

AGREE     DISAGREE (please tick one box)

Comments: .....

.....

(please attach an additional sheet if necessary).

To find out more and send us your comments:

**web** [www.harrogate.gov.uk/neighbourhoodplanning](http://www.harrogate.gov.uk/neighbourhoodplanning)

**contact** email: [ldf@harrogate.gov.uk](mailto:ldf@harrogate.gov.uk) or telephone: 01423 556586

**visit** Knaresborough Library or Knaresborough House (more copies of this leaflet, the Town Council's Statement and a postbox for questionnaires.)

**post** your completed questionnaire (no stamp needed) to:  
FREEPOST HG11, DDS, Harrogate Borough Council, West Grove Road, Harrogate HG1 2ZR

**Thank you for taking the time to respond - closing date for comments is Friday 25 January 2013**

## **4. The Neighbourhood Plan Steering Group**

The membership of the steering group has changed over the years of Knaresborough NDP programme.

Keys members who have contributed to the development of this programme:

- Andrew Willoughby
- Christine Willoughby
- David Goode
- Phil Ireland
- Emma Walsh
- Martin Brock
- Andrew Grinter
- John Batt
- Bill Rigby
- Shan Oaks
- Wendy Sanderson
- Bryan Robinson
- Mavis Clemmitt
- David Bulmer
- Catherine Goode

Consultants

- Mike Dando (Phase 1 and 2)
- David Gluck (Phase3)

HBC Officers

- Rachael Hutton
- Janet Entwistle
- Joe Varga

Knaresborough Town Council

- Angela Pulman
- Maggie Richards

## **5. Key consultees**

The Neighbourhood Planning Working Group in various guises has been working on the development of the Knaresborough Neighbourhood Development Plan since 2013 and have undertaken a series of public consultations, as outlined below. The consultations identified a range of issues, which have all been recorded, considered and where possible addressed as part of the development of the draft NDP document. For those that did not form part of the NDP Consultation Draft's policy areas, these have been documented in the Priority Projects and Aspirations section of the document in order to encourage other groups to take up and champion these suggested projects.

All of the consultations carried out so far as part of the preparation of the NDP have involved local residents, businesses, and groups. The lists below highlight specific and general consultees. The Knaresborough Town Council web site and the NDP Facebook portal have supported the consultation program and have been used to keep residents up-to-date on progress.

Public consultation has taken place at each major phase of programme definition and policy development for the NDP.

These sessions have provided opportunities to provide an update on the NDP process and get feedback and further input for the NDP.

It is important to emphasise that consultation was not just restricted to the formal consultation periods highlighted in this statement but has been continuous since 2013 and has included discussions with landowners, developers as well as ensuring information was made available on the council's website.

This report identifies the methods of consultation used as well as the key issues raised through the consultation and the resulting amendments made to the plan. The individual comments submitted can be viewed at:

[www.tinyurl.com/knaresboroughNDP](http://www.tinyurl.com/knaresboroughNDP)

The Knaresborough NDP Steering Group in preparing the draft Local Plan, have aimed to demonstrate that we have discharged our duty to consult with the following organisations on planning policy issues that cross administrative boundaries, particularly those that relate to strategic priorities:

- Environment Agency
- Natural England
- Historic England
- Harrogate Borough Council
- North Yorkshire County Council

The NDP Steering Group has had on-going dialogue with residents of Knaresborough and community groups. Through the NDP development programme a series of update workshops / presentations / discussions took place with the following local groups:

- Knaresborough Rotary
- Knaresborough Labour Party
- Knaresborough Civic Society
- Knaresborough Chamber of Trade
- Knaresborough Lions Club
- Governors at Aspin Park Primary School
- Harrogate Borough Council Planning Department
- Renaissance Knaresborough

The Group has worked closely with key stakeholders, service providers and statutory agencies to ensure that the proposed policies have widespread support.



The Group has also been working closely with Harrogate Borough Council to ensure alignment between NDP policies and the district's emerging Local Plan.

## **6. Plan Development and Consultation Phases**

From the outset, NDP information events and public consultation have taken place at each phase of the NDP development process. Harrogate Borough Council have been involved through the whole NDP development process.

From the early stages of the work undertaken we have sought examples of best practise through review of the work of other groups and the ongoing partnerships with consultants who have supported the NDP working Group through all phases of our work.

### **Phase 1**

The first formal engagement with Knaresborough residents took place at the end of 2013. This was further followed up with a bench marking exercise in the form of a number of public consultation meetings to identify the public's concerns and issues that would subsequently drive the NDP policies development process.

Workshops took place in November and December 2013

The report on the results of the consultation was published in May 2014 and identified issues related to the Town centre. The report identified the number of residents who identified with each specific issue. The results were then used to prioritise policy development work under the following themes:

- Housing
- Green environment
- Built environment
- Community services/facilities and infrastructure
- Traffic and transport
- Other including employment and tourist potential

# Knaresborough



**Your Town**

**Your Plan**

**Your Say**

## **The Knaresborough Neighbourhood Development Plan**

**Have your say on the future of our town**

**Public drop in sessions are being held at the following venues.**

**Find out more - come along to:**

**CHAIN LANE COMMUNITY CENTRE, CHAIN LANE - 20TH NOVEMBER 2PM - 6PM**

**KNARESBOROUGH CRICKET CLUB, ASPIN LANE - 23RD NOVEMBER 10AM - 3PM**

**PARK GROVE METHODIST CHURCH HALL - 26TH NOVEMBER 9AM - 1PM**

**KNBRO COMMUNITY CENTRE, STOCKWELL AVE - 29TH NOVEMBER 9AM - 1PM**

**KNARESBOROUGH HOUSE, HIGH STREET - 30TH NOVEMBER 10AM - 3PM**

**THE UNION PUBLIC HOUSE, THISTLE HILL, CALCUTT - 3RD DECEMBER 5PM - 8PM**

Please come to the organised drop-in sessions but if you can't get to any, feel free to contact the NDP committee with your ideas for the future of Knaresborough.

Write to: NDP, Knaresborough House, High Street, Knaresborough. HG5 0HW  
email: [ndpknaresborough@gmail.com](mailto:ndpknaresborough@gmail.com) phone: 07970 302778  
[www.knaresborough.co.uk/plan](http://www.knaresborough.co.uk/plan)



**Knaresborough Town Council**



Discussions during workshops highlighted the need to conserve the character of our town, its old buildings, town centre, high street, open countryside and open and green spaces. There was positive support for improvement to the local economy including tourism, protection from flooding and the improvement of existing buildings that have fallen into disrepair. There were mixed views as to the need for a relief road. There was concern about existing traffic situation in the town. Parking was also a concern. There were concerns expressed about the level of new housing development within the town.

There were a series of public exhibitions which took place during 2014/15 to present the findings from the issues and benchmark consultation.

Issues highlighted in the various workshops are listed in Appendix 1 and were used to identify policy areas for development plus issues to be addressed either through Planning Policy or other town project developments. As a result of the strong concerns expressed by local residents as to the state of the Town Centre, Knaresborough Town Council funded a consultancy study carried out by URS Infrastructure and Environment UK Limited. (see Appendix 2 for extract) The report provided commentary on the service role of the town, the Local Plan framework, the current performance of the town, an analysis of the key issues and some broad strategy proposals and planning policy advice regarding potential planning policy responses to the issues. It provides some advice on the use of planning use classes and Permitted Development policy. The Knaresborough NDP has integrated many of the recommendations in to the planning policy framework. Other elements of related planning policy are included in the Local Plan.

## **Phase 2**

Based on the findings of Phase 1 of the programme, the NDP working group members developed a list of policy intentions. A consultation on the policy intentions took place in the spring of 2015. A document “Knaresborough Neighbourhood Development Plan” ( see appendix 3 for consultation document sent to all residencies in Knaresborough) setting out the policy intentions in detail was sent to every house in the NDP area. Residents responded through either completing an on-line submission (88 responses) or returning a hard copy questionnaire (268 responses) total 356 responses were received.

A document outlining all policy intentions (see appendix 3) along with a response form were posted to every house in Knaresborough. Residents were given the option to complete the hard copy response form or to provide a response on line.

Residents responding to the questionnaire were asked whether they agreed or disagreed with 30 statements, split across 8 topic areas, with an opportunity to provide comment on each answer provided. A summary table is shown below, from which can be seen that residents were broadly in agreement with all themes, with over 80% answering Yes for each area.

## Summary of Outcome of Consultation

		Agree	Disagree	Ranked Importance
	<u>Vision</u>	94.93%	5.07%	14
TC1	Public Realm	96.30%	3.70%	11
TC2	Shop Front Design	87.31%	12.69%	27
TC3	Primary And Secondary Shopping Frontages	89.78%	10.22%	26
TC4	Empty Shops	91.70%	8.30%	23
TC5	Traffic Management Improvements	94.82%	5.18%	15
TC6	Town Centre Car Parking	92.20%	7.80%	19
TC7	Development Of Key Sites And Buildings	96.44%	3.56%	9
H1	Location And Distribution Of Future Housing	90.10%	9.90%	25
H2	Meeting Knaresborough's Affordable Housing Need	92.12%	7.88%	21
H3	Type And Mix Of New Housing	94.58%	5.42%	16
GE1	Improvement Of Green Infrastructure	96.72%	3.28%	8
GE2	Creation Of New Green Infrastructure	95.64%	4.36%	12
GE3	Protection Of Local Green Spaces	98.20%	1.85%	3
GE4	Protection Of Local Wildlife Sites	98.35%	1.65%	2
GE5	River Nidd Hydro-Electricity Generation	85.87%	14.13%	28
GE6	Leisure Development At Hay-A-Park Lakes	90.57%	9.48%	24
BE1	Protection And Enhancement Of Unprotected Local Heritage Assets	96.95%	3.05%	5
BE2	Design And New Development	96.77%	3.23%	7
CSF1	Protection Of Existing Community Services And Facilities	99.02%	0.98%	1
CSF2	Provision Of New Sports, Recreation And Play Facilities	95.08%	4.92%	13
TT1	Traffic Congestion	97.30%	2.70%	4
TT2	Railway Station Access	94.51%	5.54%	17
TT3	Public Transport Improvements	96.35%	3.65%	10
EMP1	Protection Of Existing Employment Sites	91.74%	8.26%	22
EMP2	Development Of New Employment Sites	94.22%	5.78%	18
EMP3	Employment Sites Combined With New Housing	81.02%	18.98%	30
TO1	Provision Of Town Lift	83.29%	16.71%	29
TO2	New Performance Area	92.17%	7.83%	20
TO3	Protection Of Tourist Areas	96.79%	3.21%	6

### The Vision

High levels of agreement with the vision, with 95% agreeing with the overall focus of the research. We now go on to look at specific areas.

## Town Centre policies

		Agree	Disagree	Ranked Importance
TC1	Public Realm	96.30%	3.70%	11
TC2	Shop Front Design	87.31%	12.69%	27
TC3	Primary And Secondary Shopping Frontages	89.78%	10.22%	26
TC4	Empty Shops	91.70%	8.30%	23
TC5	Traffic Management Improvements	94.82%	5.18%	15
TC6	Town Centre Car Parking	92.20%	7.80%	19
TC7	Development Of Key Sites And Buildings	96.44%	3.56%	9

Whilst strong ratings were generated for some aspects of the focussing on the town centre, particularly the development of key sites and buildings, slightly less importance was placed on other elements, particularly those relating to shop design and frontage. Several comments mentioned the derelict cattle market and how it should be brought back into use:

*“Cattle Market site?? Car Park possibly, not a supermarket. Possible part housing and part car park.”*

Some comments also arose that the High Street is in need of a bit of care, with a particular focus on empty shops, as there is a concern that it may be putting off both locals and tourists from visiting:

*“High Street too shabby. Too many empty shops, needs addressing”*

## Housing policies

		Agree	Disagree	Ranked Importance
H1	Location And Distribution Of Future Housing	90.10%	9.90%	25
H2	Meeting Knaresborough's Affordable Housing Need	92.12%	7.88%	21
H3	Type And Mix Of New Housing	94.58%	5.42%	16

A smaller number of aspects relating to housing were presented to residents. Whilst it can be seen that overall agreement with all three is high (90%+ for each), in terms of ranking relative to other areas, housing is rated slightly lower overall.

There is a degree of resistance to future housing developments, with some concern over saturation of the town and road capacity.

*“Building more and more houses will cause increases of cars, Knaresborough will not cope”*

If housing is to be developed, the green belt arises as a concern for some.

*“All brown field/redevelopment options to be considered before using green field”*

Whilst developments should be affordable, the specific definition of the word is open to interpretation, as is who the beneficiaries should be. It is clear too that any developments should include a mixture of styles/sizes of property rather than just focussing on just larger properties.

## Green Environment policies

		Agree	Disagree	Ranked Importance
GE1	Improvement Of Green Infrastructure	96.72%	3.28%	8
GE2	Creation Of New Green Infrastructure	95.64%	4.36%	12
GE3	Protection Of Local Green Spaces	98.20%	1.85%	3
GE4	Protection Of Local Wildlife Sites	98.35%	1.65%	2
GE5	River Nidd Hydro-Electricity Generation	85.87%	14.13%	28
GE6	Leisure Development At Hay-A-Park Lakes	90.57%	9.48%	24

Some particularly strong ratings emerge when focussing on green aspects, particularly relating to protection of local green spaces and wildlife sites, with fewer than 2% of residents responding negatively to these areas.

*“To see wildlife by the river in Knaresborough and the Nidd gorge is just wonderful. I have seen kingfishers, a herd of deer and even otters – all must be protected”*

The idea of HEP generated from the River Nidd is polarising, with many needing to be convinced by cost (i.e. who will pay) and the appearance of any development

*“Provided no money is required from council tax payers”*

*“As long as it is not unsightly thus spoiling the beauty of the river Nidd and surrounding area”*

Any development at Hay-a-Park also divides opinion, with some firmly against the proposal and others more positive, again with caveats, as the area is seen as under-used:

*“A first-class idea as long as any development does not spoil the natural beauty of the woodland and lake”*

## Built Environment policies

		Agree	Disagree	Ranked Importance
BE1	Protection And Enhancement Of Unprotected Local Heritage Assets	96.95%	3.05%	5
BE2	Design And New Development	96.77%	3.23%	7

Whilst only a shorter section of the survey, both areas rate high in terms of importance with almost 97% agreement with each. However, in terms of views provided, little consensus emerges with residents each having key areas of preference about what should be protected, or how development should be carried out (e.g. specific buildings/areas, parking, particular styles) which makes it difficult to draw any firm conclusions:

*“Clarity needed on what should be protected”*

*“What distinctive local architecture are we talking about? The whole High St is a complete mish mash - no thought about local architecture when the flats were built at the bus station site!!”*

## **Community Services and Facilities policies**

		Agree	Disagree	Ranked Importance
CSF1	Protection Of Existing Community Services And Facilities	99.02%	0.98%	1
CSF2	Provision Of New Sports, Recreation And Play Facilities	95.08%	4.92%	13

The protection of community services and facilities emerges as the key area of focus of all those about which residents were asked, with less than 1% disagreement with this subject.

With discussions by North Yorkshire County Council to reduce library opening hours and cut staff, the library emerges as a key area of concern, but the importance of facilities overall is recognised by the wider community:

*“Yes, and important to identify them all”*

*“Let’s keep what we need for the requirements of the most people”*

In terms of the development of new facilities, teenagers are seen as the group most in need of things to occupy them, with the theme of a skate park emerging as popular with many:

*“A skate park and basketball court would be great and I feel long overdue – my children grew up wanting these and have left home now. Swimming pool is a fantastic asset and should be protected at all costs”*

## **Traffic and Transport policies**

		Agree	Disagree	Ranked Importance
TT1	Traffic Congestion	97.30%	2.70%	4
TT2	Railway Station Access	94.51%	5.54%	17
TT3	Public Transport Improvements	96.35%	3.65%	10

Congestion is a hot topic, with over 97% of residents surveyed agreeing that it is a concern. A number of areas emerge including York Place, Bond End and the High Street:

*“Bond End priority as mentioned and stopping of food deliveries during the day on High St”*

A by-pass is cited by some to avoid through-traffic causing some congestion, although it is recognised that it is difficult to solve, with a pragmatic focus by some:

*“Yes in principle, not if it results in out of town developments which weaken retail in town centre”*

Access to the railway station is recognised as problematic by many although the location of the station means that it is difficult for solutions around the site to be recommended. Some suggestion of rail hubs elsewhere (Manse Lane/Knaresborough East) or parking across the High Street above the tunnel.

The level of transport through Knaresborough is seen as good, with perhaps too many buses (e.g. Connexions buses not being able to use the bus station/buses on Aspin Estate). Improvements to frequency of trains, however, would be welcomed:

*“Later trains to Knaresborough from York /Leeds would be great especially Fri/Sat”*

### **Employment policies**

		Agree	Disagree	Ranked Importance
EMP1	Protection Of Existing Employment Sites	91.74%	8.26%	22
EMP2	Development Of New Employment Sites	94.22%	5.78%	18
EMP3	Employment Sites Combined With New Housing	81.02%	18.98%	30

Relative to other areas of the survey, employment elicits lower scores, with the combination of employment sites combined with new housing rated as lowest of all areas evaluated (although it still draws over 80% agreement).

A number of vacant/derelict sites at the time of the survey were mentioned, but the nature of Knaresborough, and difficulty of parking, needs to be recognised with any development:

*“Adequate parking required for workers. St. James retail park and Manse Lane are very congested with on road parking”*

*“Out of town better for any new sites”*

### **Tourism policies**

		Agree	Disagree	Ranked Importance
TO1	Provision Of Town Lift	83.29%	16.71%	29
TO2	New Performance Area	92.17%	7.83%	20
TO3	Protection Of Tourist Areas	96.79%	3.21%	6

The final area of the research focussed on tourism, and whilst protection of tourist areas is highlighted as another priority subject, lesser importance was placed on the new performance area and particularly the provision of a town lift, with the idea seen as detrimental for the appearance of the town and the cost prohibitive:

*“Lift is an eyesore. Mini bus from Marigold to market square would be a solution”*

The performance area is more positively received, albeit with some scepticism both for the time a new bandstand has been under discussion, and the fact that the previous performance area was removed due to a lack of use.

Overall, tourism is seen as essential for the town and suggestions emerge to improve the experience, including better promotion of key sites and specific areas of focus:

*“Tourism essential for town and must be better promoted as well as protected e.g. castle, house in rock, St Robert’s cave etc.”*

*“A must. Still so much potential for this lovely town”*



## **Actions resulting from Phase 2 consultation analysis**

Overall, a positive response can be drawn from the survey, with some areas of priority emerging. Perhaps a suggestion of greater differentiation on question scales for future research (e.g. Agree Completely/Agree Slightly/Disagree Slightly/Disagree Completely) to provide greater differentiation. This was done for Phase 3 consultation.

The survey overall was well-received too: *“You have worked hard on this. Well done, and thank you.”*

Based on the responses received and the very high levels of support indicated for the proposed policy areas the working group progressed to the next stage of program development - writing Knaresborough’s Neighbourhood Development Plan. We agreed key objectives for the plan, identified supporting evidence as we developed policy areas in details. This work was captured in the evidence base developed in support of each of the policy areas. During the Phase 2 consultation a number of issues were raised that were not specifically planning issues were possible we have not ignored these choosing instead to capture key ones in the Priority Projects area in the plan.

## **Phase 3**

Most of 2017 was taken up with the team writing the NDP Policies document. The first draft was completed late summer 2017. It was agreed that the public consultation would take place 25<sup>th</sup> September to 13<sup>th</sup> November.

### **Pre - Consultation on NDP Draft Policy Proposals – late summer 2017**

We undertook a pre-consultation round of engagement with statutory agencies asking for comments on an early draft version of the NDP documents. All agencies consulted provided a response and many of the points raised were integrated into the final document.

### **Issues resulting in sections being removed**

We also put up this version of the draft development document onto the NDP Web site. This resulted in a member of the public contacting the team about concerns about a proposed footpath across their land. In addition, the Environment Agency identified issues with regards to a hydro-electric generation scheme on the river Nidd. Concern related to increased risk of flooding because of a barrier across the river. Both these sections were removed from the final draft consultation document.

### **Consultation on NDP Draft Policy Proposals: Details of consultation engagement process undertaken for Phase 3.**

- Press release - Press release distributed to local newspapers. – resulted in a number of articles that appeared both in the hard copy paper and the online version of the local paper.
- Policy Consultation overviews and Feedback Forms - distributed to every house in Knaresborough; form could be returned by post or electronically.
- Contact with key stakeholders - via Email to developers, landowners.
- Website.
- Public workshops and consultation sessions on planning policy with NDP Working Group members. Opportunity to ask questions regarding to policy intension and related project development.
- Email.
- Post - Completed feedback forms could be posted to Knaresborough Town Council address.
- Exhibitions.
- Workshops.

Consultation material was made available to a wide range of organisations and individuals:

- Statutory consultees
- Internal council stakeholders
- Developers and agents
- The general public
- Local organisations
- Duty to co-operate partners

See Appendix 4 for examples of material used in support of Phase 3 consultation.

### **Regulation 14 pre submission consultation**

The Regulation 14 consultation was carried out over seven weeks, ending on November 13<sup>th</sup> 2017, to understand the views of local residents about the draft version of Knaresborough's Neighbourhood Development Plan. Residents were given the chance to provide their views by either completing an online version or a paper version of a survey. The questionnaire was designed to understand how much they agreed or disagreed both overall with the draft Plan and with specific areas. They were also given free space to provide any additional feedback they deemed relevant.

214 responses were provided, two-thirds online and one-third using paper questionnaires. 41% responded as individuals, and 59% on behalf of their household. Taking into account additional members of those households, survey responses represent 410 residents of Knaresborough. Based on overall population of the town, responses are statistically representative at a 95% confidence interval with an error level of +/-5%.

## Summary of Outcome of Consultation

Q No.	% Agree Completely	% Agree	Wording
1 Vision	79	96	Knareborough will be a place with a sense of community and a distinctive identity, where people choose to stay and live and work, because of the excellent education facilities, the choice and quality of work, the range of leisure opportunities and access to housing. A town that people visit, and a town that people choose to set up a business.
CRE1	87	95	Local green corridors to be protected with development proposals only permitted in exceptional circumstances.
CRE2	90	98	Biodiversity to be maintained and enhanced, including protection of key sites and impact of development of wildlife, water, plants and trees considered.
CRE3	86	97	Development proposals near a Site of Special Scientific Interest to show how they would protect the area, with harmful proposals only permitted in exceptional circumstances.
CRE4	88	98	Development proposals should ensure Public Rights of Way are not disrupted and, wherever practicable, provide for new and/or enhanced opportunities for off-road travel.
CRE5	86	96	Development proposals near the Nidd Gorge to show how they would protect the area, with proposals in the gorge only permitted in exceptional circumstances.
CRE6	95	98	New development should not add to the overall level of flood risk in the Knareborough parish.
BE1	83	96	Development proposals, including conversion of existing premises, should be designed to relate appropriately to their location including considering style and material, off-street parking and rights of way.
BE2	77	96	Design in the Conservation Area should take into account a number of factors including architectural style and materials used, and should not impact negatively on the area's skyline.
BE3	82	98	Proposals should make use of on-site parking rather than rely on street parking, with proposals considering off-road parking to be supported.
BE4	78	97	Proposals for new shop frontages, or alterations to existing shop frontages should not remove traditional architecture, respect style and character of both building and area and be of an appropriate height.
BE5	92	99	Development proposals to bring back into use redundant buildings and empty properties/empty spaces within properties will be encouraged where proposed use is in keeping with its immediate environment.
BE6	90	98	Key named heritage features will be conserved and enhanced for their historic significance and their importance to local character and sense of place.
CF1	90	99	Existing community facilities including meeting facilities, sports facilities, education sites, places of worship and healthcare services to be protected.
CF2	85	96	Major new development proposals should demonstrate that they are providing the necessary level of investment in new community facilities, including public open spaces, relative to the projected numbers of new residents and in relation to their particular needs if appropriate.
CF3	86	95	Development that would harm the functions of named Local Green Spaces will not be permitted.
EB1	78	98	Proposals to upgrade or extend existing employment sites to take into account impact on neighbouring residents, traffic safety/pollution and character of area/countryside.
EB2	82	96	Proposals to promote the visitor economy should broaden Knareborough's appeal, be of an appropriate size and not impact negatively on traffic levels.
EB3	72	90	The High Street to be protected with any loss of existing shopping facilities to have a suitable alternative proposed nearby unless unviable to retain the building in its current use.
H1	78	89	Development proposals for new homes of 10 or more units should provide a mix of housing types and tenures that suit local requirements based upon the most up-to-date assessment of the local housing market and needs.
H2	88	97	Proposals for new housing developments must meet a number of criteria including fitting into surroundings, linking with/providing public transport and providing sufficient parking.
H3	64	94	Having assessed each of the policies to be included in the Neighbourhood Development Plan, how much do you agree or disagree that the document covers what is needed for the future of Knareborough?

All statements were presented on a 4-point scale (Agree Completely/Agree Slightly/Disagree Slightly/Disagree Completely) with a Don't Know response option also available. This report provides a summary of responses as well as an anonymised selection of comments.

## **Vision**

The overall vision of the document can be summarised as follows:

*“Knaresborough will be a place with a sense of community and a distinctive identity, where people choose to stay to live and work, because of the excellent education facilities, the choice and quality of work, the range of leisure opportunities and access to housing. A town that people visit, and a town where people choose to set up their business.”*

Strong levels of agreement were recorded, as will be seen throughout this report. 96% of residents agreed completely/slightly, 79% saying that they completely agreed with the vision.

## **Countryside and Rural Environment**

<b><u>Qn No</u></b>	<b><u>% Agree Completely</u></b>	<b><u>% Agree</u></b>	<b><u>Wording</u></b>
CRE1	87%	95%	Local green corridors to be protected with development proposals only permitted in exceptional circumstances
CRE2	90%	98%	Biodiversity to be maintained and enhanced, including protection of key sites and impact of development of wildlife, water, plants and trees considered
CRE3	86%	97%	Development proposals near a Site of Special Scientific Interest to show how they would protect the area, with harmful proposals only permitted in exceptional circumstances
CRE4	88%	98%	Development proposals should ensure Public Rights of Way are not disrupted and, wherever practicable, provide for new and/or enhanced opportunities for off-road travel
CRE5	86%	96%	Development proposals near Nidd Gorge to show how they would protect the area, with proposals in the gorge only permitted in exceptional circumstances
CRE6	95%	98%	New development should not add to the overall level of flood risk in the Knaresborough parish

High levels of agreement recorded for all areas focussed on local green spaces, with little variation in response for any area. However, a number of concerns were recorded that Jacob Smith Park was not mentioned in the document. While this is a deliberate omission due to the park falling under Scriven boundaries, this should be mentioned in any future version, as well as providing reassurance that the park is seen as important by the town council.

A small number of responses received later during the consultation process also made mention of concerns about gypsy sites at Calcutt:

*“There is a serious omission regarding Gypsy and Traveller sites. 3 sites in Calcutt are mentioned in the HBC plan - 2 in Cass Lane and 1 at Thistle Hill - all involve degrading land from the Green belt status to allow retrospective planning permission to be granted. The Knaresborough NDP to address this issue and seek to preserve our Green belt. I have seen no evidence of ‘exceptional circumstances’.”* – These sites are addressed in the District’s Local

Plan. Issues of Green Belt preservation and exceptional circumstances have been addressed through the planning application process many of the application having gone through appeal process with these issues having been addressed by the Planning Inspectors involved.

### **Business and Employment**

<b><u>Qn No</u></b>	<b><u>% Agree Completely</u></b>	<b><u>% Agree</u></b>	<b><u>Wording</u></b>
BE1	83%	96%	Development proposals, including conversion of existing premises, should be designed to relate appropriately to their location including considering style and material, off-street parking and rights of way
BE2	77%	96%	Design in the Conservation Area should take into account a number of factors including architectural style and materials used, and should not impact negatively on the area's skyline
BE3	82%	98%	Proposals should make use of on-site parking rather than rely on street parking, with proposals considering off-road parking to be supported
BE4	78%	97%	Proposals for new shop frontages, or alterations to existing shop frontages should not remove traditional architecture, respect style and character of both building and area and be of an appropriate height
BE5	92%	99%	Development proposals to bring back into use redundant buildings and empty properties/empty spaces within properties will be encouraged where proposed use is in keeping with its immediate environment
BE6	90%	98%	Key named heritage features will be conserved and enhanced for their historic significance and their importance to local character and sense of place

Whilst almost all residents surveyed agree with each statement, there is a degree of fluctuation in those who agree completely, with just over 3 in 4 in total agreement that the Plan should focus on areas concerned with architecture (BE2 and BE4), although it is key for some:

*“If possible, ensure ALL shop frontages (especially in the Market Square) are uniform and enhance the period appearance and appeal of the Square. For example . . . Haworth High St. This would attract more visitors and become a feature of Knaresborough like the castle, viaduct etc.”*

Some mention is also made of the negative influence of roller shutters which may impact on the aesthetics of the shop fronts. There are also concerns among some that the castle is not specifically referenced.

Parking is a hot topic, with comments focussed on a number of areas. The lack of parking in the town centre is referenced, but also suggestions that it should be banned in the High Street and/or the Market Place, with greater use made of other car parks, or the establishment of a park & ride scheme:

*‘A free car park would help visitor numbers, York Place car park would be an ideal free parking zone, and would help to stop visitors to the Eastgate Doctors Surgery from parking irresponsibly.’*

## Community Facilities

<u>Qn No</u>	<u>% Agree Completely</u>	<u>% Agree</u>	<u>Wording</u>
CF1	90%	99%	Existing community facilities including meeting facilities, sports facilities, education sites, places of worship and healthcare services to be protected
CF2	85%	96%	Major new development proposals should demonstrate that they are providing the necessary level of investment in new community facilities, including public open spaces, relative to the projected numbers of new residents and in relation to their particular needs if appropriate
CF3	86%	95%	Development that would harm the functions of named Local Green Spaces will not be permitted

Community facilities are seen as important by Knaresborough residents, with strong levels of agreement for all areas. Mention is made of a number of specific areas that should be protected, including the town's library, provision of accommodation for First Knaresborough Castle Scouts (scout hut being under threat of being taken over by the cemetery) and an allotment at Hawthorne Ave.

While it is agreed that existing facilities should be protected, there is concern that with the increase in housing, there is a need for an increase in other community facilities such as healthcare:

*'No mention of additional doctors' surgeries (already had to wait 4 weeks to see my GP, will be even worse with increased housing).'*

Suggestions are made for community facilities which are lacking, including return of the town's bandstand, a 3G/4G sports pitch with floodlighting, play areas for children (e.g. at Conyngham Hall), and facilities for teenagers, with suggestions including free/discounted access to leisure facilities and public transport so that they have places to go rather than congregating in groups in the town centre in the evening.

## Employment and Business

<u>Qn No</u>	<u>% Agree Completely</u>	<u>% Agree</u>	<u>Wording</u>
EB1	78%	98%	Proposals to upgrade or extend existing employment sites to take into account impact on neighbouring residents, traffic safety/pollution and character of area/countryside
EB2	82%	96%	Proposals to promote the visitor economy should broaden Knaresborough's appeal, be of an appropriate size and not impact negatively on traffic levels
EB3	72%	90%	The High Street to be protected with any loss of existing shopping facilities to have a suitable alternative proposed nearby unless unviable to retain the building in its current use

Lowest agreement is seen in this particular area, particularly focussed on the area aimed at protecting existing shopping facilities in the town. Concerns are made about the recent loss of

independents (e.g. &Coriander, Yeomans) and the continued reduction in banking facilities in the town. There is also reference to the lack of variety of establishments (e.g. three vape shops close to one another or the high number of beauticians/hairdressers).

Suggestions are made by some on how to make use of the empty retail units:

*'Empty shops change to monthly rents to encourage new businesses or market traders to use in the winter'*

*'The old Nat West bank to be turned into a indoor market open 6 days a week, to encourage new local businesses'*

The bottom end of the High Street has attracted a number of comments, and if long-term empty retail units (e.g. the old pet shop) or the cattle market, cannot be used for retail, consensus is that they should be given over to housing.

### Housing

<u>Qn No</u>	<u>% Agree Completely</u>	<u>% Agree</u>	<u>Wording</u>
H1	78%	89%	Development proposals for new homes of 10 or more units should provide a mix of housing types and tenures that suit local requirements based upon the most up-to-date assessment of the local housing market and needs
H2	88%	97%	Proposals for new housing developments must meet a number of criteria including fitting into surroundings, linking with/providing public transport and providing sufficient parking

Strong agreement in particular for new housing providing sufficient parking and/or transport links.

Some residents express concern about any further housing development, and if new houses are to be built, existing unoccupied properties (the aforementioned shops and cattle market) or brownfield sites should be used rather than the further destruction of surrounding green areas.

Several themes emerge surrounding any new housing, including low carbon/green properties, mixed developments such as those in Belgium/Netherlands rather than identikit properties and the need for affordable/social housing:

*'Knaresborough must provide first time buyers homes for the young professionally wanting to start a life and career in the area. At the minute all young professionals are being driven to the close large cities for A) affordable house prices and B) work. Knaresborough must look into connecting more with the large cities separately from Harrogate. For example, a direct bus service from Knaresborough to Leeds. Starbucks has busses to Leeds so why doesn't Knaresborough?'*

### Overall Agreement

Once residents assessed each of the policies to be included in the Neighbourhood Development Plan, they were asked how much they agreed or disagreed that the document

covers what is needed for the future of Knaresborough. Whilst 94% agreed, fewer than two-thirds (64%) agreed completely. There are concerns among some residents that it does not go far enough, with potential omissions cited throughout this report.

However, positive comments are also made about the hard work that has gone into the document to date and the hope that the Plan will, in time, be implemented:

*'This is an excellent document and I fully support the vision and policies for the future of Knaresborough. I do wish that there could be more joined up thinking between all the agencies - Highways, transport, Education, housing, Tourism etc. Each seem to exist in a vacuum with little meaningful interaction. improving the 'shabby' town centre would be high on my list of priorities.'*

### **Actions resulting from Phase 3 consultation analysis.**

A detailed analysis was undertaken of all responses. These again showed a high level of support for the NDP policy proposals. A summary of this analysis is documented earlier in this section plus a summary of additional analysis work undertaken can be found in Appendix 5.

Consultancy responses included suggestions for further enhancements and inclusion of new additional policy areas, some of which were not planning related, though welcome, would have resulted in the need to rerun the consultation as they would represent a significant departure from policies documented in the Reg 14 NDP document. In addition, some of the suggestions covered statutory services that are responsibility for Borough and County Councils. For these reasons the proposed additional policy inclusions are in the main not included in the revised Reg 16 NDP policy document.

Most of the modifications resulting from this third consultation were recommendations for changes to wording and maps to correct mistakes and to improve clarity. These have resulted in many minor edits to the Reg 14 master document.

There were a number of comments received that suggested that content could be shortened and simplified in some places. Where felt appropriate these edits have been made to the master document.

Concern was expressed about the inclusion of buildings in green space areas. The decision was taken to undergo further consultation with green space land owners proposing to remove any buildings and an area of land surrounding the building from the Green Space designation. Document maps to be modified once agreement has been received from land owner.

Concern was expressed by CEG developers on the land area identified as a local green corridor – Frogmire Dyke. Agreement was reached with CEG that they would support the designation as long as the boundary of the area with Manse Farm development was co terminus with the boundary identified on their planning permission.

Comments from Natural England meant that there was a need to further review SINC boundaries as shown on the Wildlife map. This has been done and corrections made.

The revised version of Knaresborough's Neighbourhood Development Plan (NDP) following Reg 14 public consultation was submitted to Harrogate Borough Council early summer 2019.



Harrogate Borough Council then undertook an extensive in-depth review of the document following which they submitted a comprehensive list of concerns, issues and suggested changes to the document (see appendix). Two themes ran through their comments:

Firstly the need to better align sections of the document with the latest version of the Harrogate Local Plan; and

Secondly the need to improve the evidence provided particularly in the sections Economy and Business and Housing policy. This work has necessitated a further page by page review of the NDP. The evidence base for Economy and Business and Housing sections have been significantly updated. This work has necessitated minor wording changes to some of the policies, but the policy intents remain the same.

# APPENDICES

# Appendix 1 – Outcome of Phase 1 Workshops

## SECTION 1 : TOWN CENTRE

KEY ISSUES	Details	Planning / Non-Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
<b>Pedestrian Areas</b>	Support: Like – 1 More – 7 Wider pavements High Street – 2 Covered (?) Market Sq. - 1					
<b>Town Centre footpaths/ ginnels preserve</b>	Support -				Identify and generate list to protect and justify	Members working group to contribute <b>Cross ref. with Community Services etc doc (5)</b>
<b>Scruffy Town/ Slightly derelict feel in places</b>	Support : 58 especially High Street/buildings NB which 'places'?					Conservation Area  <b>Cross ref. 'Env:Built' 'Con Area' doc</b>
<b>More Quality Restaurants</b>	Support : 11					
<b>Signage</b>	Support: improved for long-stay parking – 4 to: car parks, station, castle, TIC etc. – 17 improve street signage - 1					Ref. GI - SPD
<b>Traffic Management</b>	Support: High St. one way – 3 At Bus Station – 3 Prevent Tesco delivery blocking High St – 20 Reduce HGV use of High Street – 15 Fix problems at Bond End – 18 Congestion/pollution/pedestrian facilities					Ref. GI - SPD
<b>Traffic congestion</b>	Support – 31 Where?					<b>NB cross-ref. Traffic/Transport doc.</b>

KEY ISSUES	Details	Planning / Non-Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
<b>Car Parking</b>	Support: In Market Sq.? – 13 Shortage – 49 Multi-storey – 3 More free – 26 High St restriction ? – 4 Lift restrictions ? – 6 Cycle - 2					'Renaissance K'boro' document 2005 K'boro Chamber Trade document 2012 <b>(NB Cross-ref 'Traffic/Transport' doc)</b>
<b>Shortage Town Centre car parking + motor cycle</b>	Support – 49 (+1) Multi-storey – 3 More use Conyngham Hall - 2				Car parking data exists – AMT Benchmarking	Land above railway tunnel? (railway owned land) Cattle Market? (but sheltered housing?) Cllr. John Batt <b>NB cross-ref with Traffic/Transport doc.</b>
<b>Improve Frazer Theatre car park (how?)</b>	Support - 11					Private car park 15/20 spaces Privately wardened – usually empty! Cllr. John Batt <b>NB cross-ref with Traffic/Transport doc.</b>
<b>Improve York Place Car Park</b>	Support - 6					<ul style="list-style-type: none"> <li>• HBC Car Park</li> <li>• Access road owned brewery</li> <li>• “grim”</li> <li>• landscaping needed</li> </ul> <b>NB cross-ref with Traffic/Transport doc.</b>
<b>'link' between bus and rail stations</b>	Support: 1					Ref. GI – SPD Bus Stop 'at Station Rd'
<b>Poor vehicle (&amp; pedestrian) access to Railway Station</b>	Support - 2	PL	?	?		<b>NB cross-ref with Town Centre</b>

KEY ISSUES	Details	Planning / Non-Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
<b>Markets</b>	Support: Like – 7 More – 6 Improve Sunday - 5					Need for Town Centre Manager as in Ripon 'Town Centre Strategy' sense – checking and refining what already exists
<b>Bandstand wanted Castle Top</b>	Support - 5	PL				Earmarked site <b>cross-referenced to Community Services/Facilities/Infrastructure (5)</b>
<b>Cinema</b>	Support - 4	PL				Frazer Theatre has projection equipment – film club/society here? <b>cross referenced to Community Services doc. (5)</b>
<b>Mix of Shops</b>	Support: More quality – 1 More variety - 66 More food choice/range – 7 Proper Post Office - 3 Large supermarket – 1 Less hairdressers – 5 Too many takeaways – 2 Brand retailers – 3 Chains/out-of-town – 7 No more Charity - 29					Need to respond to modern day shopping needs
<b>Empty shops</b>	Support: Do something with – 93 Unlet shops to housing – 8 Homes above shops/empty shops – 8  Castlegate in particular					

KEY ISSUES	Details	Planning / Non-Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
<b>Shops – other issues</b>	Support: More open on Sundays – 6 Larger shop units – 3 Invest in businesses to support shops - 11					

## SECTION 2 : HOUSING

KEY ISSUES	Details	Planning/ Non-Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
<b>Location of sites</b>	Support: Not near B/bridge Road – 2 Not too far out of town – 1 Old industrial sites – 3 Not Waterside/Abbey Rd - 1	PL	Yes?	x		<ul style="list-style-type: none"> <li>not happy with currently allocated sites</li> <li>identify 'area of search' for development N of lakes with caveats re. addressing many of town traffic etc issues? **</li> </ul> ** needs further study
<b>Size of sites</b>	Support: Too many large estates – 1 Manse Farm too large - 9	PL	? depends on the above			
<b>Manse Farm</b>	Support : Too large – 9 No industry or offices needed – 3 Concern Nidderdale Drive access – 1 construction vehicles <i>may affect values</i> Access from N.of railway – open underpass and level crossing – 2 <i>Don't close off access to natural area to N</i> . rail halt soon – 6 <i>Business case?</i>	PL	x	x	x	Ref. GI – SPD PI Permission already Should be addressed separately to NDP
		PL	?	?	Would strengthen business case	Duplication? Allocated in Core Strategy (or Sites and Policies)
<b>More affordable housing</b>	Support - 7	PL	?	?	SH Need Assessment being updated	Core Strategy sets % at 50%
<b>Elderly person need? Self build?</b>					SH Need /Market Assessment re. elderly need	Research other NP's  Locate in/close to Town Centre

KEY ISSUES	Details	Plannin g/ Non- Plannin g	Plan Response		Evidence	Comments
			Policy	Site Allocation		
River Nidd Hydro Electric Plant	Support - 1	PL	yes	yes	via group several potential sites	Powerstream : group in town running this ref. Liz supported by Harrogate
Retain open space between K'boro and Harrogate – two distinct places	Support - 6	PL	x	x	x	Core Strategy protects green belt
Improvement existing green infrastructure	Knareborough Round Walk Disused Railway to B/bridge Areas allocated for future development GI corridors	PL	yes	identify infra on proposals map	Ref: GI – SPD including map	
Create new green infrastructure	Where? Ref.SPД map Good cycle/walking routes into K'boro and to Harrogate Support - 5	PL	yes	Identify key missing links/gaps to be plugged on proposals map	Ref: GI – SPD including map	
Protect green spaces	No community evidence at moment to support	PL	are there green spaces currently unprotected that you wish to protect via NDP ? identify on proposals map protect as 'local green space' if meets criteria		Needed for each site to be protected ie <b>WHY!</b>	Need to draw up list of candidate sites
Protect Nature Conservation assets	No community evidence at moment to support	PL	are there nature conservation assets currently unprotected that you wish to protect via NDP ? identify on proposals map		Yorkshire Wildlife Trust Needed for each site	Biodiversity Action Plan



<p><b>'Development' of Lakes at Hay-a-Park for leisure</b></p>	<p>Support - 1</p>	<p>PL</p>	<p>y e s</p>	<p>?</p>	<p>Leisure vs nature conservation value - Natural England concern Landscape heritage – value of old lanes - Bar Lane, Hazelheads, Sweetbits etc. Need for management plan</p>	<p>Could tie in with Housing 'Area of Search'</p> <p>SSSI status</p> <p>Link to Golf Club?</p> <p><b>Cross referenced with Community Services/Facilities/Infrastructure (5)</b></p> <p>Ref. GI – SPD</p>
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**SECTION 4 : ENVIRONMENT - BUILT**

KEY ISSUES	Details	Planning/ Non-Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
<b>Protection of Conservation Area</b>	Support - 1	PL	yes	x	CAAMP – appraisal but no management plan Some recommendations made <b>*need to review this</b>	Large Conservation Area centred on Town Centre <ul style="list-style-type: none"> <li>• Are plastic signs covered in CAAMP?</li> <li>• Satellite dishes?</li> <li>• Are solar panels an issue?</li> </ul>
<b>Protection and enhancement of Heritage Assets</b>	Support : General – 11 Market Place – 8 Castle - 15	PL	<b>yes</b>	Identify important buildings on proposals map	CAAMP for buildings within Conservation Area <b>*can Civic Society help with info re assets outside Conservation Area?</b>	
<b>Scruffy Town/ Slightly derelict feel in places</b>	Support : 58 especially High Street/buildings NB which 'places'?					Conservation Area  <b>NB cross-ref. Town Centre doc</b>
<b>Design/layout of new development</b>  <b>Housing primarily</b>	Support – 2 in keeping with the town shielding planting etc.	PL	<ul style="list-style-type: none"> <li>• Inside Conservation Area</li> </ul> Outside Conservation Area with less onerous development criteria	x	What are characteristics of different parts of town outside Conservation Area	Aim: to diminish some of the problems not add to them

**SECTION 5 : Community Services/Facilities/Infrastructure**

KEY ISSUES	Details	Planning /Non-Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
‘Development’ of Lakes at Hay-a-Park for leisure	Support - 1	PL	yes	?	<ul style="list-style-type: none"> <li>Leisure vs nature conservation value</li> <li>Natural England concern</li> <li>Landscape heritage – value of old lanes - Bar Lane, Hazelheads, Sweetbits etc.</li> <li>Need for management plan</li> </ul>	<ul style="list-style-type: none"> <li>Could tie in with Housing ‘Area of Search’</li> <li>SSSI status</li> <li><b>Cross-ref. with under ‘Environment Green’ (3)</b></li> <li>Link to Golf Club?</li> </ul> <p>Ref. GI – SPD</p>
<p><b>Education:</b></p> <p><i>schools/secondary school</i></p> <p><i>new roads</i></p> <p><i>needed before new houses – where?</i></p> <p><b>Provision for Health Care/Care in the Community :</b></p> <p><i>Health Services</i></p> <p><i>Social Services</i></p>	Support - 13	PL	yes	?		<p>Infrastructure Delivery Plan – with review of ‘Core Strategy’</p> <p>HBC will need to look afresh at school/other infrastructure needs to meet significant development</p> <p>Liaise with NYCC/Health Care Trust etc?</p>

KEY ISSUES	Details	Planning /Non-Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
<b>Flooding Problems</b>	Support – 5 Frogmire Dyke Nidderdale Lodge Park <i>Can we add?</i> <i>Developing problem at High and Low Bridge? Hard surfacing – planning enforcement?</i>	PL	<b>yes</b>  Ref. other policies in NP's	<b>x</b>		Frogmire Dyke – existing flooding problem  GI-SPD addresses  Nidderdale Lodge Park – flood plain – existing flooding issue
<b>Bandstand wanted</b>  <b>Castle Top</b>	Support - 5	PL				<b>Town Centre issue cross referenced to</b>  <b>Town Centre (1)</b>
<b>Future of 'Yorkshire Lass' public house</b>	Support - 6	PL	<b>x</b>	<b>x</b>		In green belt / SLA – 'safe'- no NP response needed?  possible acceptable uses : restaurant  housing – <b>no!</b>
<b>Cinema</b>	Support - 4	Non PL	<b>x</b>	<b>x</b>		Frazer Theatre has projection equipment – film club/society here?  <b>Cross-ref. to Town Centre doc (1)</b>
<b>Youth Club</b>  <b>Activities for youths/kids</b>	Support – 9  Related to	Non PL	<b>x</b>	<b>x</b>		Buildings exist  More clubs activities

KEY ISSUES	Details	Planning /Non-Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
	drink/anti social behaviour? - 10					need to be provided
<b>Sports/ recreational facilities shortage</b>	Support - 2	PL	?	?	Assessment needed provision against standards	Core Strategy Policy HBC 'Sports' Strategy
<b>Children's Play Areas Up to 12 years</b>	Support – 5 Conyngham Hall? Skatepark	PL	?	?	Assessment needed Provision against standards  Talk to young people!	HBC 'Play Strategy' document
<b>Preserve Community Assets</b>	Support – K'boro House Conyngham Hall – 2 COGS centre Methodist Church - 1	PL	<b>yes</b>	Identify assets on proposals map	Need to generate list of assets to protect and justify	Liz Baxendale to co-ordinate list
<b>Town Centre footpaths/ginnels preserve</b>	Support -				Identify and generate list to protect and justify	Members working group to contribute

**SECTION 6 : Traffic/Transport**

KEY ISSUES	Details	Planning/ Non- Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
Traffic congestion	Support – 31 Where?					<b>NB cross-ref with Town Centre doc.</b>
Town lift Linking Riverside and town	Support -6	PL	yes	yes Show route on Proposals Map CIL?	<ul style="list-style-type: none"> <li>• Research brief exists – lost?</li> <li>• Cost?</li> </ul>	<ul style="list-style-type: none"> <li>• Funicular Railway</li> <li>• Route Planned</li> <li>• Mainly HBC land</li> <li>• Local contractor identified</li> </ul> <b>NB cross-ref with Tourism (Other (7))</b>
More trains/buses to York/Leeds	Support -5	non PL	x	x		may happen any way dual lining + electrification planned + signalling Ch. Trade lobbying
Poor vehicle (& pedestrian) access to Railway Station	Support - 2	?	?	?		<b>NB cross-ref with Town Centre doc.</b>
Northern Bypass required before further development	Support - 6	PL	?	?		<ul style="list-style-type: none"> <li>• Links to housing 'area of search'</li> <li>• Links to infrastructure</li> <li>• Road enabling dev. rather than bypass required</li> <li>• HBC 'dead duck' 25 years</li> <li>• Study done at that time – dev. business case?</li> </ul>

KEY ISSUES	Details	Planning/ Non- Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
<b>Park and Ride needed</b>	Support – 2	?	?	?		<ul style="list-style-type: none"> <li>• Unclear what exactly is meant</li> <li>• More info. needed to consider further</li> </ul>
<b>Shortage Town Centre car parking + motor cycle</b>	Support – 49 (+1) Multi-storey – 3 More use Conyngham Hall - 2				Car parking data exists – AMT Benchmarking	Land above railway tunnel? (railway owned land) Cattle Market? (but sheltered housing?) Cllr. John Batt <b>NB cross-ref with Town Centre doc.</b>
<b>Improve Frazer Theatre car park (how?)</b>	Support - 11					Private car park 15/20 spaces Privately wardened – usually empty! Cllr. John Batt <b>NB cross-ref with Town Centre doc.</b>
<b>Improve York Place Car Park</b>	Support - 6					<ul style="list-style-type: none"> <li>• HBC Car Park</li> <li>• Access road owned brewery</li> <li>• “grim”</li> <li>• landscaping needed</li> </ul> <b>NB cross-ref with Town Centre doc.</b>

**SECTION 7 : Other**

KEY ISSUES	Details	Planning/ Non- Planning	Plan Response		Evidence	Comments
			Policy	Site Allocation		
<p><b>Employment: Where are the jobs for people moving into the area?</b></p> <p><b>Employment Section?</b></p>	<p>Support – 1</p> <p>Need new employment land 'somewhere' for small businesses</p>	PL	?	?	?	<p>- Core Strategy provides for 2ha land @ Manse Farm</p> <p>- Hectarage may increase with Local Plan Review</p> <p>- Market Town Plan 2005 WSP &amp; Benchmarking</p> <p>- HBC employment land needs work work</p>
<p><b>Tourist Potential Leisure Town Status Fulfil/promote</b></p> <p><b>Tourism Section?</b></p>	<p>Support – 6 + 1</p> <p>Town centre dimension Nidd Gorge</p>					<p>Ref. Market Town Plan 2005 WSP</p> <p>Need to review and identify key findings /recommendations</p>
<p><b>Town lift Linking Riverside and town</b></p>	Support -6	PL	<b>yes</b>	<b>yes</b> Show route on Proposals Map CIL?	<ul style="list-style-type: none"> <li>• Research brief exists – lost?</li> <li>• Cost?</li> </ul>	<ul style="list-style-type: none"> <li>• Funicular Railway</li> <li>• Route Planned</li> <li>• Mainly HBC land</li> <li>• Local contractor identified</li> </ul> <p><b>NB cross-ref with Traffic /Transport (6)</b></p>
<p><b>Poor vehicle access to Railway Station + pedestrian</b></p>	Support - 2	?	?	?		<p><b>NB cross-ref with Town Centre doc./Traffic &amp; Transport (6)</b></p>



## Appendix 2 - URS Town Centre Study

**URS**

Knarborough  
Neighbourhood  
Plan  
Town centre  
review  
Final Report

UNITED  
KINGDOM &  
IRELAND



October 2014



### 3.5 Knaresborough Market Town Benchmarking, 2012 (AMT)

This recent report measures the performance of Knaresborough town centre. The results are summed up as:

- Knaresborough is a town centre dominated by 'independent' A1 retailers with 74% independent shops and fewer multiples;
- More units in the town centre are shops than the national average, with 50% of occupied units in Knaresborough Town Centre are A1 Shops, 11% of the units are in the A2 classification (financial and professional services), whilst 9% are A4 Drinking Establishments;
- Most visitors to the town centre stayed for less than 2 hours and the average spend is between £5 and £20;
- 60% of car parking is based in car parks, mainly York Place;
- All of the On Street Car Parking is 'short stay' and overall, Knaresborough has a higher proportion of 'short stay' car parking provision than the national average.

#### Positive results

- Knaresborough has a balanced retail offering, with a majority of the A1 Shops being classed as selling 'comparison goods';
- Despite concerns about empty units being a key theme to emerge from both Business and Town Centre Users consultations, 12 units in the defined town centre area were vacant at the time of the report, providing a rate of 6%. This figure is lower than the national average;
- The market in Knaresborough offers a large number of traders with high footfall on market day (about twice the usual number). The market is seen as a positive aspect of the town and brings people in to the town centre;
- Footfall within Knaresborough is higher than the national average, even on non-market days;
- Knaresborough benefits from a loyal customer base and also attracts tourists. Tourists are more likely to rate the town more positively than residents. The town is seen as clean and business confidence is good.

#### Negative results

- A lower than average number of people were using the town centre for shopping, especially tourists;
- Car parking was seen as a negative aspect of the town centre. Residents want more parking provision and free parking;
- There is concern over the number of charity shops, although this is only 3% of occupied units;
- Reducing business rates and improving the town centre offer was seen as important and 'shopping' was seen as a negative aspect;

- There is a perception that Knaresborough suffers from traffic issues and specifically the unloading of lorries at the Tesco superstore on the High Street;
- There was also a perception that empty stalls at the market detract from the vibrancy and physical appearance.

#### **4. NEIGHBOURHOOD PLAN EVIDENCE BASE GAPS**

A neighbourhood plan must be based on evidence rather than conjecture. Collection of a sound evidence base is important in order to establish coherent policy for the NDP area.

There is a useful list of common evidence base documents provided as Appendix B of this report. It would be useful for the NP group to explore whether there are additional documents that are needed to plug any gaps in the evidence base.

#### **5. ROLE AND FUNCTION OF TOWN AND LIKELY MARKET NEEDS**

The National Planning Policy Framework, the overarching planning basis for England and Wales states that the service role of each town should be identified i.e. the extent to which it provides local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. (NPPF para 28).

Every high street sits within a larger hierarchy of town centres within an economic area, e.g. Harrogate. The hierarchy is made up of various levels of centres, comprising city centres, town centres, district centres, local centres and small parades. It is important for lower order centres such as district and local centres to ensure they have planning policies in place which allow them to thrive and attract new investment. Every centre within the hierarchy performs a different function according to the community and area it serves.

Local centres are the focus for community activity. Places where all people can go to easily access shopping, leisure, employment and even as a place to live. For a centre to function effectively it needs to accommodate as wide a range of activities as possible to cater for different needs, tastes and preferences. These activities need to vary in terms of type, size and mix in order to give residents and visitors choice and encourage competition. In terms of shopping for example, a diverse centre would have a range of large, medium and small shops, comprising a mix of independent, specialist, generalists, national and international retailers, and a market area or market stalls.

From the evidence collected, and visit to the town, our findings show that Knaresborough performs an important function as a local centre and local tourist destination. However, there are issues with the town and its performance that could usefully be addressed in the NDP in terms of developing its role as a "retail destination" and what other uses or functions beyond retail will add to the vibrancy of the town centre.

#### **6. POTENTIAL POLICY RESPONSE TO HIGH STREET ISSUES**

A variety of issues have been identified through consultation, as listed above. Some of these can be tackled through initiatives, some by specific policies and proposals in the plan, or a combination of both.

Policies and interventions that could be appropriate for the Neighbourhood Development Plan working group to consider include:

Table 1: Potential policy response to identified issues

Identified issue	Potential NDP policy / intervention
Shop units too small for some businesses	<p>Ensure a range of retail units are available to meet modern standards. This could be done through a Neighbourhood Plan policy encouraging larger units to be provided in the core retail area<sup>1</sup></p> <p>Alternatively, a policy could be included encouraging site assembly (including potentially Compulsory Purchase Orders) to bring together redundant sites and provide premises that are commercially attractive to operators in the core retail area.</p>
Lack of diversity in offer. High proportion of shops and fewer other uses.	Promote an increase in leisure and cultural uses, including the night time economy to better compete with other towns and out of town retail and leisure. This could be achieved through a policy encouraging an appropriate scale of mixed use development to include an element of non-retail.
High business rates affecting town centre performance.	There is an overall government programme of business rate reform. There are also measures the Local Authority can take to grant business rate relief.
Empty units.	<p>Encourage temporary use of vacant units e.g for local producers e.g. farm shop or community uses such as craft shops or temporary art gallery. This can be done through a policy in the NP and working with the landowners of empty properties.</p> <p>Give business rate relief to businesses willing to occupy vacant units.</p>
The attractiveness and vibrancy of the town centre	<p>Invest in shop-front improvements. In other places, the Local Authority has provided a modest grant which is then match funded by the individual business. This would need to be managed by the Town Council to ensure buy in from enough retailers to make a difference to the town centre appearance. See also section on Neighbourhood Development Orders below.</p> <p>Review suitability of primary and secondary high street frontages. Consider redefining boundaries to allow a greater flexibility of uses in secondary frontages. This would help to balance the retail with other town centre</p>

<sup>1</sup> The area containing the Primary and Secondary Retail Frontages. These are both defined in the Harrogate District Local Plan 2001 Policies Map

## Appendix 3 – Public Consultations

*Knarborough*  
NEIGHBOURHOOD PLAN



# Knarborough Neighbourhood Development Plan

Spring 2015



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YOUR TOWN ♦ YOUR PLAN ♦ YOUR SAY

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## 1. Introduction

### What is a Neighbourhood Plan?

The Government's Localism Act of 2011 empowered communities like Knaresborough to be able to shape their future through Neighbourhood Plans, which will become enshrined in the Local Council's (Harrogate's) Development Plan for the next 20 years. The Neighbourhood Plan will be informed by local opinions on a variety of planning matters, such as the future of the town centre, new housing (mix and affordability), the protection and improvement of green spaces and infrastructure and of the built heritage.

### Where are we in the process?

The Town Council established a Neighbourhood Development Plan Committee (NDPC) in 2012 to produce a plan for Knaresborough. In late 2013, it undertook a town-wide programme of community drop-in engagement events, from which a Neighbourhood Development Plan Working Group (NDPWG) was formed. As a result of this work, this current 'consultation document' has been produced, setting out the proposed policy and land use intentions which the Town Council is minded to include in its final draft plan, to be published for formal consultation next year. This current consultation document enables the community to take the opportunity to comment and suggest improvements that can be incorporated in the final draft plan.

### What's next?

Following this current consultation, the final draft plan will be prepared, taking on board comments from the community and a wide range of stakeholders and statutory consultees. It will then be published for an extended formal statutory public consultation. After further modification, the Final Plan will then be submitted to Harrogate Borough Council (HBC) for further scrutiny and independent examination to ensure it complies with legal obligations. It will finally be put to a community referendum of the people of Knaresborough, and hopefully come into force in early 2016.



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## 2. The Vision for Knareborough

**"Our Vision for Knareborough: to be a town providing a safe and rewarding environment for people to live, work and visit."**

Knareborough will be a place with a sense of community and a distinctive identity, where people choose to stay to live and work, because of the excellent education facilities, the choice and quality of work, the range of leisure opportunities and access to housing. A town that people visit, and a town where people choose to set up their business. A town where residents stay with excellent housing and job opportunities and leisure facilities.

Knareborough will recognise and build on its natural assets and its important heritage and culture will be cherished. The town's setting on the River Nidd will be its defining and connecting feature combined with the historic centre, the markets, open spaces, beautiful parks and with the riverside connected by a town lift.

Knareborough will be a retail destination of choice for the surrounding area and beyond due to its unique range of shops, excellent markets, lively cafés and restaurants, and leisure facilities which are complimented by the programme of events, festivals and activities, with convenient car parking and pedestrian areas.

Knareborough will take advantage of its excellent rail and road links and its position on the high-tech corridor between Leeds and York and beyond. It will strengthen its offer and role as a business location ensuring people can live and work locally. Knareborough will strive to be a more self-reliant community.

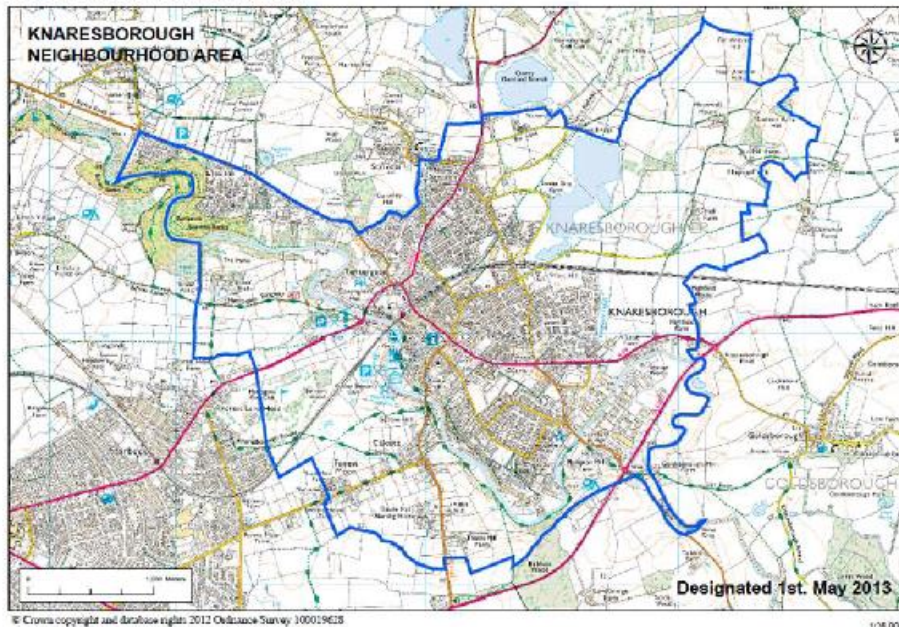
Knareborough will have an integrated and inclusive approach to transport so that traffic flow will be more efficient. The town will be less congested and there will be improved access for all modes of transport including sustainable options, with consequential improvements in air quality.



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### 3. Map

The Knaresborough Neighbourhood Development Plan is focused solely on the area encompassed by the town boundary of Knaresborough – as shown on the following map:



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### 4. The Policy Intentions

Below are the policy intentions proposed in order to address the key issues identified by the initial consultation.

#### A. Town Centre

Knaresborough town centre emerged from consultation as the key area of importance for local residents with well over 600 individual comments.

Consultation responses highlighted the shabby appearance of some buildings (notably High Street), the lack of pedestrian connectivity and poor signage and way finding, a range of traffic issues, parking shortcomings and a perceived unbalanced shopping offer.

An independent study by URS consultants, commissioned via Planning Aid England, noted that the town centre “performs an important function as a local service centre and local tourist destination” but that its role as a retail destination and other uses/functions could be developed in order to add to its vibrancy. It also highlights issues relating to the attractiveness of High Street, the intrusion of the busy A59 on its environment and some vacant buildings (many of which have since been let).

#### General Environment and Public Realm

Comments such as “scruffy town” and “slightly derelict feel in places” reflect a well-supported view (some 60 comments) that the town centre’s appearance and that of High Street in particular is an issue. Suggested improvements for dealing with signage (e.g. to better connect the ‘3 centres’ of High Street, Market and Riverside), the pedestrian experience and empty shops (see ‘Business and Commerce’) together with URS recommendations regarding investing in shop front improvements add weight.

The plan will put in place general permissive policies covering public realm and shop front enhancement. The plan’s ‘Built Environment’ policy strand in respect of the design of new development in the Conservation Area’s ‘town centre character area’ will also work to protect and improve built character, including inherently important features such as ginnels.

#### **POLICY TCI: PUBLIC REALM**

Policy will encourage and welcome new development which provides for improvements to the public realm and visual appearance of the town centre.

#### **POLICY TC2: SHOP FRONT DESIGN**

Policy will require all future changes to shop fronts to be in line either with a Knaresborough Town Centre Shop Front Design Guide or a detailed shop front design policy.

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### Business and Commerce

More variety of shops, tackling empty shops and more quality restaurants were the principle planning messages from the public regarding the town centre's commercial offer. The URS study also commented on empty units, as well as a high proportion of shops (A1 retail use) compared to other uses (e.g. eateries, leisure, cultural), and a prevalence of small shop units not necessarily suitable for the needs of all operators.

The plan potentially offers the opportunity to review the current suitability of defined primary and secondary shopping frontages in the town centre in order to allow and promote a wider mix of uses (e.g. restaurants, housing) outside of primary frontages. It could also encourage more temporary uses of vacant units by, for example, local producers, community groups or artists. Further opportunities exist for site-specific interventions in order to facilitate site assembly for the future development of larger shop units (see 'Key Sites and Buildings'). This is subject to further discussion with HBC re its emerging strategic retail policies and town centre land use proposals.

#### **POLICY TC3: PRIMARY AND SECONDARY SHOPPING FRONTAGES**

Policy may re-define shopping frontages to encourage more non-retail town centre uses outside of primary areas.

#### **POLICY TC4: EMPTY SHOPS**

Policy will encourage temporary use of any vacant shop units.

### Traffic Management

In consultation the public particularly refer to issues such as traffic congestion, the blocking of High Street by supermarket delivery lorries and HGV use of High Street as well as a wide range of other traffic-related concerns. While such issues sit substantially outside the plan's remit, it will seek to secure what improvements it can through development-related policy and developer contributions.

#### **POLICY TC5: TRAFFIC MANAGEMENT IMPROVEMENTS**

Policy will encourage and welcome new development which includes provision for transport management improvements in the town centre either directly or through developer contributions.



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### Parking

A shortage of facilities and the need for more free provision, plus specific suggestions re Market Place, Fisher Street / Chapel Street, Frazer Theatre and York Place parking were all raised in consultation. The current parking situation in the town centre is complex and it is difficult to fully understand the concerns and therefore how the plan might address them. As such it will require further local study in order to finalise any policy intention.

#### **POLICY TC6: TOWN CENTRE CAR PARKING**

Policy may provide for improved and or new car parking provision subject to the findings of further study.

### Key Sites and Buildings

Both public consultation and the URS study spotlighted key locations/sites/buildings which would particularly benefit from comprehensive intervention in order to contribute to the enhancement of the town centre and the range of amenities within it:

- Bus station and surrounds
- Market Place
- Cattle Market site
- York Place
- Fisher Street / Chapel Street
- Railway Tunnel Land

There is also potential to identify further sites where for example land assembly opportunities exist in order to address the need for a wider range of shop unit sizes to meet the requirements of a more varied constituency of retailers.

#### **POLICY TC7: DEVELOPMENT OF KEY SITES AND BUILDINGS**

Policy will set out concept statements and/or outline development briefs for key town centre sites and buildings in order to guide future development in the best interests of the town centre.

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## B Housing

**Housing provision is clearly a major and very current issue in the town and with its people.**

In the absence of both an up-to-date, objectively assessed housing figure for the town and a Local Plan with allocated housing sites (both HBC's responsibility), Knaresborough is currently under significant pressure from speculative developers (e.g. Boroughbridge Road, Abbey Road, Hambleton Grove and Orchard Close), pressure which is likely to continue given its obvious attractiveness to both house builders and buyers.

Perhaps surprisingly housing did not emerge from the initial Neighbourhood Plan consultation as a statistically significant public concern (possibly because it pre-dated HBC's enforced decision to go 'back to the drawing board' with its Local Plan). The issues raised however – the location and size of future housing sites (e.g. many small and scattered, few large and concentrated) and the need for more affordable housing – are all serious planning issues with far-reaching implications for the town's future development, shape and sustainability.

With the HBC Local Plan not due to be adopted until 2018, this plan offers an opportunity to spark widespread public debate regarding future housing in the town and how/where best to accommodate it in the interests of all. Such a debate should cover the distribution of any new housing, preferred locations and site/unit thresholds, with a view to establishing broad locational and other principles to govern future building. It should also focus on local affordable housing needs and the wider needs of the town in terms of housing type/size (e.g. to meet elderly needs). It is recognised that this must be done in full discussion with HBC and in the context of an emerging new Local Plan which will set the strategic context in terms of an overall future housing target for Knaresborough, the ultimate allocation of the majority of the sites to meet that target and the overall districtwide percentage requirement on new affordable housing on development sites.

### **POLICY H1: LOCATION AND DISTRIBUTION OF FUTURE HOUSING**

Policy will set out principles governing broad locations and site size or unit thresholds for future housing sites. Policy may also provide a prioritised list of preferred housing sites for future housing development in order to meet Knaresborough's objectively assessed need.

### **POLICY H2: MEETING KNARESBOROUGH'S AFFORDABLE HOUSING NEED**

Policy may specify local affordable housing requirements in terms of the type and tenure required, the principles governing allocation to local people and the maintenance of affordable stock in perpetuity.

### **POLICY H3: TYPE AND MIX OF NEW HOUSING**

Policy will require that a mix of housing is delivered, providing for local, objectively assessed need.

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## C Green Environment

**The initial consultation raised various green environment issues such as the creation of new green infrastructure, the retention of open space between Knaresborough and Harrogate and support for the River Nidd hydro-electric plant project.**

The Neighbourhood Development Plan Committee (NDPC) and Working Group (NDPWG) have expanded this list of issues to include the improvement of existing green infrastructure, the protection of community green space and unprotected natural heritage assets. Leisure development at Hay-A-Park Lakes was also felt to be an issue that the plan should consider. Maintaining separation between Knaresborough and Harrogate is a strategic planning issue beyond the scope of this plan but is addressed via the adopted Harrogate Core Strategy.

Improvements to and the creation of new green infrastructure encompasses issues such as green corridors, the recreational use of disused railway lines, cycling/walking routes and their relationship to new development – all raised by the public. The plan's approach can be usefully set within the context of and informed by Harrogate Council's work on a Green Infrastructure Supplementary Planning Document (SPD) which looks in detail at the town and provides an excellent starting point for plan policy and land use proposals in this regard.

The need to protect green spaces important to the local community that lie within the town is a natural complement to the protection of green infrastructure which surrounds, runs into, out of and through the built up area. The plan will identify and map these green spaces and afford them protection from development or change of use as designated 'Local Green Space' (LGS). The LGS designation is a new power given to neighbourhood plan communities in the Government's National Planning Policy Framework (NPPF), enabling them to identify for special protection green areas of particular importance to them, subject to certain specified criteria. The NDPWG is working to compile a schedule of candidate LGS for assessment against the qualifying criteria.

In addition to community green space, there is also a need to protect Knaresborough's valuable wildlife areas. The most important of these (of national, regional and borough-wide status) are already protected against development via the Harrogate Core Strategy and this plan cannot add to that protection. This plan will however extend protection to currently unprotected



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**local wildlife assets.**

The idea of a River Nidd hydro-electric project is well-established in the town. The plan will endorse this work and include policy and/or land use proposals as appropriate in order to put in place the planning context necessary for its delivery.

The Hay-A-Park Lakes are a key leisure facility for the town, however there are unresolved conflicts regarding competing leisure, nature conservation and landscape interests. There is a need for a management plan to provide guidance regarding its future development for leisure purposes.

**POLICY GE1: IMPROVEMENT OF GREEN INFRASTRUCTURE**

Policy will encourage and welcome development that provides for improvements to existing green infrastructure as identified on the plan 'proposals map'

**POLICY GE2: CREATION OF NEW GREEN INFRASTRUCTURE**

Policy will encourage and welcome development that provides for the creation of new green infrastructure, particularly in locations identified on the plan 'proposals map'

**POLICY GE3: PROTECTION OF LOCAL GREEN SPACES**

Policy will protect designated Local Green Spaces, to be identified on the plan 'proposals map', from development and change of use, which would adversely affect their value to the local community

**POLICY GE4: PROTECTION OF LOCAL WILDLIFE SITES**

Policy will protect designated local wildlife sites, to be identified on the plan 'proposals map', from development and change of use, which would adversely affect their nature conservation value

**POLICY GE5: RIVER NIDD HYDRO-ELECTRICITY GENERATION**

Policy will support development that provides for the delivery of a suitable scheme and may identify/safeguard land necessary for its delivery

**POLICY GE6: LEISURE DEVELOPMENT AT HAY-A-PARK LAKES**

Policy will encourage and welcome development that results in an improvement to the leisure provision at the Hay-A-Park Lakes site, as identified on the plan 'proposals map', ideally as part of a comprehensive development and management plan for the site. Policy will support development that provides for the preparation of such a plan. Policy will only permit development where it does not adversely affect the landscape and nature conservation value of the site.

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**D Built Environment**

Knaresborough is widely acknowledged to be one of the most beautiful towns in England, both for its natural scenery, e.g. the Nidd Gorge and for its buildings and structures, notably its iconic viaduct. Initial public consultation reflects this with calls for the protection of heritage assets, the town's Conservation Area and for new development to be in keeping with existing character.

The best of the town's built heritage (including High Bridge, Knaresborough Castle, Conyngham Hall, and the town centre) is already statutorily protected via Scheduled Ancient monument, Listed Building and Conservation Area provisions and this plan cannot add to that. There are however other buildings, important for their historical and/or architectural contribution to the town which lack adequate protection, a situation which this plan can and will address.

There is evidence in the town both of development which has taken existing buildings and improved them in a style that complements their inherent characteristics and those of other structures, and of totally new development in a scale and style that respects its surroundings. Equally, there are examples where architecture or treatments are not in keeping and therefore not of benefit. It is clear going forward that new development should be carried out in a way that displays empathy and understanding of the look and scale of what already exists across the town. Knaresborough's extensive Conservation Area, with seven distinct character areas identified within it, will be instrumental in framing specific design criteria to be set out in the final plan in order to guide development in different parts of the town.

**POLICY BE1: PROTECTION AND ENHANCEMENT OF UNPROTECTED LOCAL HERITAGE ASSETS**

Policy will protect and support the sympathetic enhancement of local heritage assets to be listed in the final plan.

**POLICY BE2: DESIGN AND NEW DEVELOPMENT**

Policy will require the design of all development to respect distinctive local architectural and historic character while making a positive contribution to the town's visual appearance and will set out clear design criteria to this effect.



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**E Community Services and Facilities**

The need to protect community facilities and to improve and increase provision was a clear consultation theme, with deficiency in sport, recreation and children's play facilities (e.g. a long requested skate park) highlighted. The plan will address each of these issues within the context of 'Sports' and 'Children's Play' strategies already prepared by HBC.

Particular concerns were expressed regarding future provision of education, health and social services in the face of the town's expected but as yet unquantified housing growth (ref 'Housing' section) over the next 20 years or so. More work and discussion with HBC, North Yorkshire County Council and others is required in order to properly understand the infrastructure implications of any growth and the provisions which this plan may be able to put in place to deal with those implications.

**POLICY CSF1: PROTECTION OF EXISTING COMMUNITY SERVICES AND FACILITIES**

Policy will resist the loss of specified community services and facilities to be listed in the final plan

**POLICY CSF2: PROVISION OF NEW SPORTS, RECREATION AND PLAY FACILITIES**

Policy will welcome and encourage development which provides for new sports, recreation and play facilities, either directly or via developer contributions, in order to address evidenced deficiencies in the town, and particularly in relation to children's play and skate park or similar provisions.

**POLICY CSF3: EDUCATION, HEALTH AND SOCIAL SERVICE PROVISION**

Policy may require and put forward land for new provision in the town and/or put in place criteria regarding the provision and/or location of such relative to proposed new development, subject to the findings of further evidence gathering and discussion.



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## F Traffic and Transport

**Traffic congestion emerged as a key consultation issue with subsidiary concerns/ideas such as a Northern Bypass, 'new roads before more housing', Park and Ride, improved vehicle and pedestrian rail station access and more trains / buses to York and Leeds also raised.**

Many of these issues are substantially non-planning in nature with their solutions lying outside the core remit of a Neighbourhood Plan. Others e.g. Bypass, Park and Ride are likely to be deemed 'strategic' in nature and, as such, the preserve of the HBC Local Plan rather than Knaresborough's Neighbourhood Plan. That said, there is some scope for policy within this plan to address aspects of these various concerns.

Any new development that is poorly located such that it routes additional traffic through already congested and polluted areas will clearly add to existing and well-documented problems. The Bond End/High Street junction is one such, High Street/York Place/Gracious Street another; the former being an Air Quality Management Area (AQMA) since 2010 due to its Nitrous Oxide levels, the latter being currently monitored as its levels rise. This plan will look to establish locational principles for new development which would serve to steer development and the extra traffic it generates away from such areas whilst supporting a vibrant town centre.

The calls for better access to the rail station for both car users and pedestrians has a potential planning dimension to it. Additional car parking at 'Rail Tunnel Land' (ref 'Town Centre- Key Sites') would help to ease the vehicular situation. For non-car users, a simple bus stop on High Street, in the vicinity of Station Road / Hilton Lane would constitute an improvement, while the introduction of a 'hopper' bus' serving bus/rail stations and linking with other locations such as car parks could also be a valuable resource.

Improvements to rail and bus services, such as those suggested for Leeds and York could potentially be funded/provided 'on the back of' new development in the town. Plan policy will look to make this link.

### POLICY TT1: TRAFFIC CONGESTION

Policy will seek to bring about improvements to the free flow of traffic at congestion/pollution 'blackspots' and to steer potential traffic from any new major traffic generating development/uses away from such 'blackspots'.

### POLICY TT2: RAILWAY STATION ACCESS

Policy will welcome and encourage development which helps to improve vehicular and/or pedestrian access to the railway station, either directly or through developer contributions.

### POLICY TT3: PUBLIC TRANSPORT IMPROVEMENTS

Policy will welcome and encourage development which helps to deliver public transport improvements either directly or through developer contributions.

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## G Employment

**Employment availability is a concern expressed at initial consultation i.e. the view that new employment land is needed 'somewhere' for small businesses ("where are the jobs for people moving into the area?").**

As more houses are built, more jobs are needed. Increased employment requires increased land for employers and especially for small businesses. An assessment is needed of the continued suitability of existing employment sites, as well as the need to allocate further, new sites for this purpose. To do so would require new, up-to-date evidence on the level of house building and subsequent employment need, together with an assessment of potential sites for employment.

### POLICY EMP 1: PROTECTION OF EXISTING EMPLOYMENT SITES

Policy may seek to protect existing employment sites from other development.

### POLICY EMP 2: DEVELOPMENT OF NEW EMPLOYMENT SITES

Policy may welcome and encourage new employment development and may also look to allocate new employment sites, subject to supporting evidence on need, site suitability and intended provision via the HBC Local Plan.

### POLICY EMP 3: EMPLOYMENT SITES COMBINED WITH NEW HOUSING

Policy may promote mixed use development of housing and employment as appropriate.



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## H Tourism

It is apparent from public consultation that the town's tourist potential and leisure town status are recognised as important, as is the need to protect, develop and promote this key function.

A Renaissance Market Town Study in 2005, the key tourism conclusions of which are reproduced in the more recent URS study, identified 3 key projects:-

- Link from castle/museum to riverside
- Knaresborough Castle
- Performance area

The initial Neighbourhood Plan consultation showed continued support for both the proposed link and performance area. This plan will seek to secure the delivery of both.

The idea of a 'town lift' or funicular railway to link the riverside area of Waterside with the Castle and town centre has been popular for some years. The present alternative necessitates climbing a hundred steps and it is felt that many people choose not to use the steps but simply curtail their visit to the town. A funicular railway could mean that visitors and residents stay within the town centre and riverside for longer, thus benefiting local shops, pubs, and cafés. These projects will be complemented by signage provisions contained elsewhere in this plan (see 'Town Centre – General Environment').

The NDPC and NDPWG are additionally of the opinion that action needs to be taken to protect the 'tourist areas' of the town from development (e.g. housing) which could result in the loss of other uses catering for tourist needs, e.g. cafes, restaurants, pubs.

### **POLICY TO1: PROVISION OF TOWN LIFT**

Policy will welcome and encourage the development of a town lift linking Waterside and the Castle area of the town and will identify a 'safeguarded route corridor' to be shown on the plan 'proposals map' within which any development which would prejudice the implementation of the town lift project would not be allowed.

### **POLICY TO2: NEW PERFORMANCE AREA**

Policy will seek to provide a performance area (bandstand) at Knaresborough Castle.

### **POLICY TO3: PROTECTION OF TOURIST AREAS**

Policy will define key 'tourist areas' of the town, to be identified on the plan 'proposals map', and will protect them from new development which would result in the loss of uses catering for tourist needs.

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## 5. Non-Planning Policies and Actions

Consultations on the Neighbourhood Plan also served to highlight a variety of non-planning issues and concerns. These ranged from improving the town's market offer, providing more youth club activities and widening pavements to reducing HGV use of High Street and reducing charity shop numbers. While much of this falls outside the ambit of a statutory Neighbourhood Development Plan, the Town Council will nonetheless look to include actions to address such issues within the plan's non-planning sections and to seek funding for such actions, as appropriate, via developer contributions or the new Community Infrastructure Levy.

## 6. Developer Contributions/Community Infrastructure Levy

Over the course of the plan period, developer contributions may accrue to Knaresborough in order to mitigate against the impacts of new development on, for example, existing infrastructure such as transport provision, local community facilities and green space.

Such developer contributions may also, during this time, take the form of Community Infrastructure Levy (CIL) receipts, CIL being a new charge on development that the local planning authority (Harrogate) may introduce to raise funds from developers who undertake building projects in their area. With a Neighbourhood Plan in place, the Town Council would receive 25% of all CIL receipts raised from development within the town council area.

Based on consultation responses to date, the Town Council has considered various areas where developer contributions could be used to benefit Knaresborough. Further feedback from the community is sought on these initial ideas.

Possible Priorities for Developer Contributions include but

- 
- Road improvements to reduce traffic congestion
- Improved access to public transport
- Additional signage for pedestrians
- Improved access between the town centre and the riverside
- Additional leisure facilities such as play areas and skate parks

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**YOUR TOWN**



**YOUR PLAN**



**YOUR SAY**

## Appendix 4 – Promotion and support materials

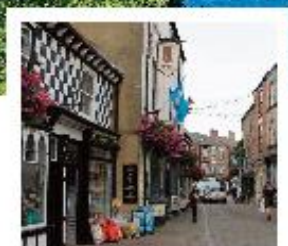
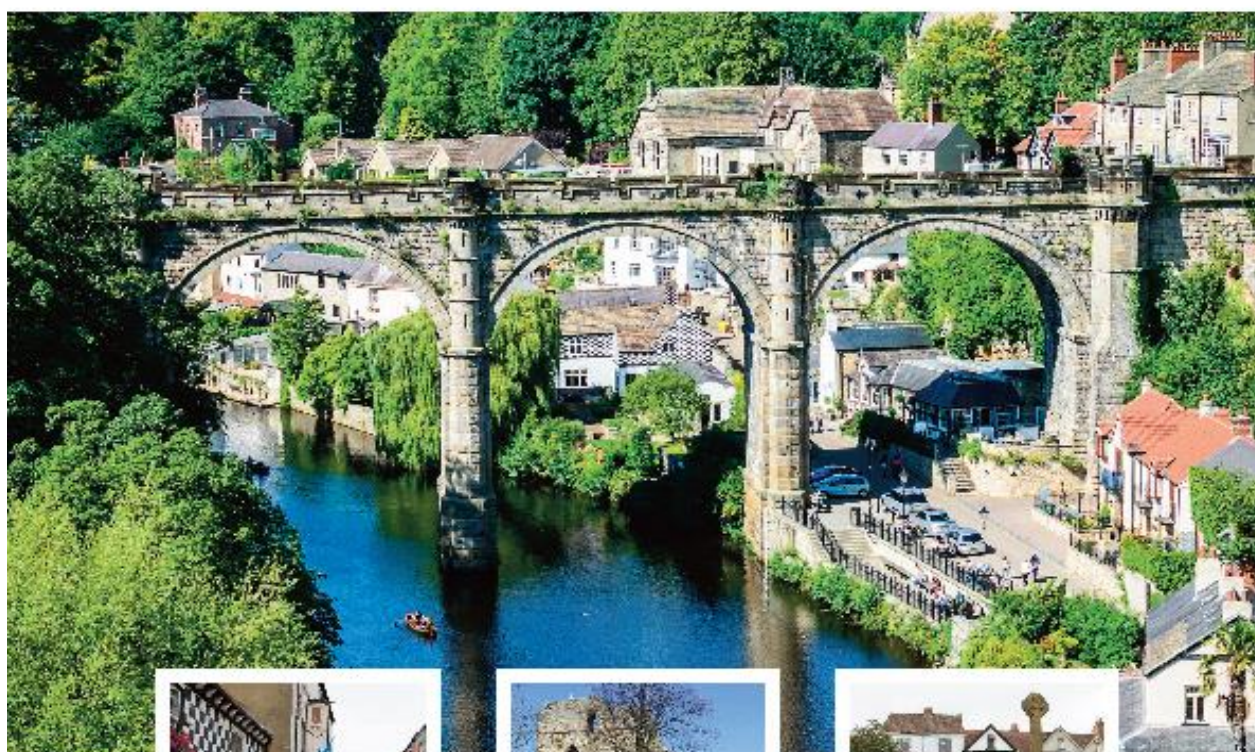


- a. Policy summary document delivered to all residencies in Knaresborough.



# Knaresborough

NEIGHBOURHOOD DEVELOPMENT PLAN



## SUMMARY DOCUMENT DRAFT

PUBLIC CONSULTATION - AUTUMN 2017



Knaresborough Town Council

## INTRODUCTION

The Knaresborough Neighbourhood Development Plan (NDP) will become our community's chapter of the Harrogate Local Plan.

It has been written by a team of local residents, Town Councillors and business representatives (all volunteers) led by the Mayor, David Goode. Knaresborough is a special place with precious assets that we need to protect. The NDP sets out planning policies which create a vision of how developments should look in terms of design and materials and how they should interact with our local environment.

The Plan was compiled through consultations with Knaresborough residents. The concerns and issues raised were turned into the policies you see here. As well as reflecting local issues, it also conforms with The National Planning Policy Framework (NPPF) and Harrogate Borough Council's Core Strategy 2009.

Policies include Housing, Employment, Tourism, Town Centre, Community Facilities, Environmental Protection and Green Spaces. When approved by residents, it will be a legal part of the assessment by HBC Planning Officers of any planning applications for developments in the Parish of Knaresborough.

We have produced this document as a summary of the policies in the draft NDP and to provide residents with an overview of these. The complete plan includes the background to these policies and can be viewed here:

<http://tinyurl.com/KnaresboroughNDP>

Paper copies of the full NDP document are available at Knaresborough Town Council and Knaresborough Library for review.

## OUR VISION FOR THE FUTURE OF KNARESBOROUGH

*"Knaresborough will be a place with a sense of community and a distinctive identity; where people choose to visit and to stay to live and work, where people choose to set up in business because of the excellent education facilities, the choice and quality of work, the range of leisure opportunities and access to housing.*

*Knaresborough will recognise and build on its natural assets and its important heritage and culture will be cherished. The town's setting on the River Nidd will be its defining and connecting feature combined with the historic centre, the markets, open spaces, beautiful parks and the riverside.*

*Knaresborough will be a retail destination of choice for the surrounding area and beyond due to its unique range of shops, excellent markets, lively cafés and restaurants, and leisure facilities which are complemented by the programme of events, festivals and activities, with convenient car parking and pedestrian areas.*

*Knaresborough will take advantage of its excellent rail and road links and its position on the high-tech corridor between Leeds and York and beyond. It will strengthen its offer and role as a business location ensuring people can live and work locally.*

*Knaresborough will strive to be a more self-reliant community.*

*Knaresborough will have an integrated and inclusive approach to transport so that traffic flows, the town becomes less congested and there will be improved access for all modes of transport including sustainable options, with consequential improvements in air quality."*

## KNARESBOROUGH TODAY

Knaresborough, is an historic market town with a population of 15,441 (Census, 2011).

Due to its proximity to major road and rail links it is ideally suited to commuters.

The population is generally well educated, healthy and ageing in line with national averages.

### Commercial activity

The town centre shops have struggled with competition from major supermarket chains and larger commercial centres such as York, Harrogate and Leeds but through their own efforts and in partnership with bodies such as Chamber of Trade, local business owners work hard to keep the Town Centre viable as a commercial centre. There are a number of small industrial estates on the edge of town, although there is a need to attract more companies for local employment growth. The town has a market every Wednesday.



### Community life

Knaresborough hosts the annual Bed Race, organised by the Knaresborough Lions Club.



In addition, an annual town centre arts summer festival, FEVA (Festival of Entertainment and Visual Arts), has run since 2001. Knaresborough has one theatre; the Frazer Theatre, which hosts a varied programme of performances throughout the year. The town has two Church of England churches, one Roman Catholic, one Methodist and one United Reformed and a range of community organisations, clubs and societies.

### Education

Knaresborough has five primary schools and one secondary school, King James's. There are currently no further education facilities in the town, with local residents having to travel to Harrogate, Leeds or York. With an increasing population there is pressure building on existing school place provision.

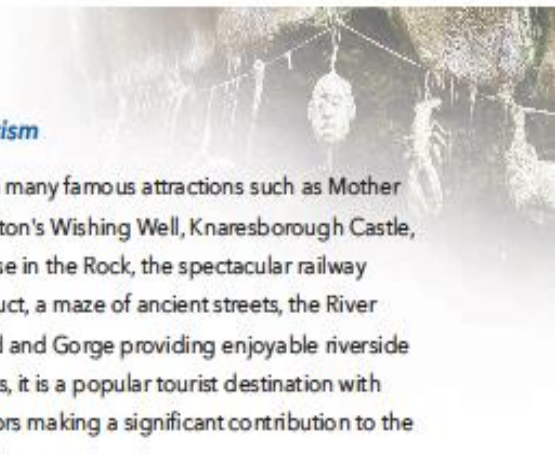
### Sport & Leisure

Knaresborough Town FC is the town's main football team. Youth football is catered for by Knaresborough Celtic who cater for junior teams from Under 6s to Under 17s.

Knaresborough also has a rugby union club playing in the Yorkshire Leagues. The town has two cricket clubs, Knaresborough Forest Cricket Club and Knaresborough Cricket Club. The town has a running club, tennis club and local swimming baths.

### Tourism

With many famous attractions such as Mother Shipton's Wishing Well, Knaresborough Castle, House in the Rock, the spectacular railway viaduct, a maze of ancient streets, the River Nidd and Gorge providing enjoyable riverside walks, it is a popular tourist destination with visitors making a significant contribution to the local economy.



## OUR PLAN'S POLICIES

### COUNTRYSIDE AND THE RURAL ENVIRONMENT (CRE)

*The initial consultations raised many environmental concerns. These included the creation of new green infrastructure corridors, the retention and responsible management of green space and woodland, and the protection of wildlife.*

#### POLICY 1 - CRE1: Local green corridors

Local green corridors, as shown on the Policies Map, are protected for their multiple ecosystem functions and services for wild life and people. Development proposals in close proximity to any of the corridors will only be permitted in exceptional circumstances, protecting the corridor as a multifunctional wildlife, amenity and recreational resource.

- The river valley through Knaresborough town
- The Nidd Gorge
- Beryl Burton cycleway
- Frogmire Dyke



#### POLICY 2 - CRE2: Maintaining and enhancing biodiversity

- The following local wild life sites will be protected from development that would reduce or damage their nature conservation value:
  - Hay-a-Park meadows SINC
  - Grimbold Crag
  - Aspin Pond and adjacent land
  - Frogmire Dike
  - Scotton Woods SINC
  - Foolish Woods and Mackintosh Park
  - Birkham Wood (the part outside the SSSI) including riverside towards Calcutt
  - Collins Banks
  - Gallow Hill SINC
- New development proposals should protect wildlife and biodiversity on or adjacent to the development site. This includes preserving or creating wildlife habitats, including trees, verges, walls, hedgerows, bat and bird boxes and ponds
- Existing trees, hedges and other landscape features of value to biodiversity should be protected in any development proposal unless clear evidence is provided that these are not worthy of retention based upon advice from Harrogate Borough Council. Replacement of existing trees should be done on a two to one basis.

#### POLICY 3 - CRE3: Sites of Special Scientific Interest (SSSI) conservation

- Development proposals that result in harm to a Site of Special Scientific Interest will only be permitted in exceptional circumstances.
- Development proposals that are located in the vicinity of a SSSI should demonstrate how proposals address the future well-being of the site, in particular the specified objectives ("reasons for notification") of the designation:
  - Hay-a-Park: Of interest for its breeding birds and wintering wildfowl. Of national importance for its wintering goosander.
  - Birkham Woods: One of the largest and most diverse examples of ancient semi-natural broadleaved woodland remaining in the Vale of York.

#### **POLICY 4 - CRE4: Public Rights of Way**

Proposals for development should ensure that Public Rights of Way are not disrupted and, wherever practicable, provide for new and / or enhanced opportunities for off-road travel.

- a) Proposals for improving the public rights of way network will be supported, including improved signage, maintenance, retention and accessibility for users, in line with the Rights of Way Improvement Plan.
- b) Proposals for development must retain and, where possible, enhance existing pedestrian, cyclist and horse-riding routes. Existing routes must not be incorporated into pavements or roads as part of developments.

Proposals for development should seek to avoid any harm to the amenity value of public rights of way by a change in their character or visual outlook, and should avoid any proposals for diversions or closures which may reduce the amenity of walkers or others using these facilities.

#### **POLICY 5 - CRE5: Nidd Gorge conservation and enhancement**

Proposals for development that, because of their proximity, may impact upon Nidd Gorge in any way should ensure that adequate mitigation measures are put in place, in line with the Woodland Trust's Management Plan for the area, including:

- a) Protecting the remains of Gates Hill.
  - b) Conserving and enhancing areas of semi natural ancient, planted ancient and ancient woodland.
  - c) Protection and conservation of wildlife and biodiversity.
- Proposals within Nidd Gorge itself will not be allowed except in exceptional circumstances. Proposals for development that make a positive contribution towards the protection and sustainability of the Gorge will be supported, where they comply with all other relevant policies in this Plan.

#### **POLICY 6 - CRE6: Flood prevention**

Knaresborough suffers from flooding from the River Nidd and from surface run off. New development should not add to the overall level of flood risk in the parish. The following principles should be applied:

- a) Any new development should aim to be located outside of Flood Zone 3 (by the river) in order to reduce the risk of flooding to the proposed development and future occupants. It is furthermore preferred for new development to be located outside Flood Zone 2 wherever practicable.
- b) Surface water management measures will be required for major development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased.
- c) Sustainable Drainage Systems (SuDS) as an alternative to conventional drainage will be supported where they are shown to be suitable in the intended location and that they will be properly maintained.
- d) Proposals for green infrastructure incorporated into new developments will be supported in order to minimise the impact upon existing communities and to reduce run off and encourage sustainable drainage solutions. This should include porous surfaces wherever practicable, green spaces, verges and street trees.
- e) There is a presumption against culverting (diverting) and the constricting of watercourses and their immediate environs.

#### **BUILT ENVIRONMENT DESIGN AND PUBLIC REALM (BE)**

*The town centre is viewed by many local residents and businesses as "shabby". Increasingly there is concern that under investment in the "public realm" (i.e. the town's appearance) is working against the economic fortunes of the town, by promoting a less than positive image to visitors and residents alike, in an increasingly competitive market place.*

## POLICY 7 - BE1: *Design of the built environment*

Development proposals, including conversion of existing premises, should be designed to relate appropriately to their location, paying particular attention to the following:

- a) Due account should be taken of the significance of listed buildings and local non-designated heritage assets and their contribution to the character of the area in which they are located, in determining any application for development affecting Knaresborough.
- b) New and extended buildings should be in harmony with the predominant character of that part of Knaresborough and respect the scale, style and detailed design of other buildings in the immediate vicinity, as set out in the Character Area appraisal.
- c) The materials used should relate well to their immediate surroundings taking their lead from the predominant materials which exist in the local area in which the development is to be placed.
- d) Planting schemes should be generous and should use locally appropriate species of trees and shrubs to enable the development to be acceptably integrated into the existing visual and ecological fabric of Knaresborough and its rural hinterland.
- e) Proposals for new development should incorporate an assessment of the relationship of the development to its local environment. This assessment should be incorporated into a design statement which should accompany any planning application for such developments.
- f) New development should provide adequate off street parking to serve the needs of the development without aggravating existing problems of on street parking.
- g) New development should protect existing rights of way and make provision for new pedestrian routes and other rights of way so as to preserve and enhance pedestrian access around and within Knaresborough and the surrounding countryside. New routes should be designed as shared use pedestrian/cyclist routes wherever possible.

## POLICY 8 - BE2: *Design in the Conservation Area*

Within the designated Conservation Area, the following key principles should be observed in relation to all proposed development:

- a) The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment, except where the existing building detracts from the character of the Conservation Area.
- b) Design should respect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context:
  - i) In the town centre and on the oldest streets close to it, buildings generally form terraces of two or three stories and front directly onto the footway, in most cases presenting their eaves to the street. Eaves detailing tends overall to be fairly plain, though some of the grander buildings have parapets or cornices. Gable ends, where visible above the roofs of neighbouring buildings, tend to have plain verges, though a few have stone tabling. Where buildings have parapets, the roofs are often invisible from the street. Detached buildings (or those which stand noticeably above their neighbours) may have hipped roofs.
  - ii) Walls may be of Magnesian limestone, sandstone or gritstone, brick or render. Roofs are of Westmorland slates, Yorkshire stone slates, Welsh slates or pantiles, though there have been some replacements with modern tiles. Sometimes pantiled roofs have one or more courses of stone slates at the eaves to even out the run-off of water and avoid it overshooting the gutters.
  - iii) Where the original fenestration remains (or has been restored in replica) windows are usually vertical sliding sashes on the more 'polite' buildings and Yorkshire sliding sashes on the humbler and more vernacular buildings.
  - iv) At the Waterside area, some buildings are of brick and of gritstone and magnesian limestone but most are rendered and painted.

- c) New development should not adversely impact on the historic skyline, in particular on the Castle, St.John's Church and Holy Trinity Church. There is variety of eaves levels, which is important to the street-scene, and new development should maintain this interest without creating disharmony.
- d) Retain important gaps between buildings to ensure glimpses of trees and important views are maintained.
- e) Where buildings are set back from the street, front boundaries (walls, hedges or railings) should reflect existing traditional boundaries in the immediate vicinity.
- f) Positive management of the ageing stock of mature trees, including landmark trees.
- g) Boundary walls (usually of stone) are an important feature and should be retained.

### **POLICY 9 - BE3: *Town centre car parking***

The area defined as the town centre is shown on the policies map in the main NDP document. For this area:

- a) Proposals to provide increased numbers of public off-road car parking spaces in or adjacent to the town centre will be supported.
- b) Development proposals in or adjacent to the town centre should make adequate provision for on-site parking and not rely on on-street parking.

Wherever new car parking is proposed, this needs to be reflective of the design of its immediate environs, particularly within the Conservation Area.

### **POLICY 10 - BE4: *Shop front design***

Proposals for new shop frontages, or alterations to existing shop frontages, will be encouraged where the following criteria are satisfied:

- a) The proposal would not result in the loss of a traditional shop front or features and details of architectural or historic interest.
- b) The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part; and the historic character of the town centre.
- c) Where a fascia is to be applied, it would be of an appropriate height which would be in scale with the overall height of the shop front, other elements of the building and adjacent buildings and would not intrude over the first-floor level.
- d) Within the town centre, the design of shop fronts and associated shop signage should respect the character of the building and the architectural components which make up the building and the character of the street. Design should incorporate strong security measures, for example roller shutters, within the style of the overall shop front.

### **POLICY 11 - BE5: *Redundant buildings and empty properties***

Development proposals that result in bringing back into use redundant buildings and empty properties and empty spaces within properties will be encouraged and supported where the proposed use is in keeping with its immediate environment. If the proposal relates to a heritage asset, development proposals should not have an adverse impact on their significance.

### **POLICY 12 - BE6: *Non-designated heritage features***

- a) Local heritage features (as identified in Appendix 3 of the main Plan document) will be conserved and enhanced for their historic significance and their importance to local character and sense of place.
- b) Proposals for development that affect such features should take full account of the scale and impact of any harm or loss and the significance of each asset.

## COMMUNITY FACILITIES (CF)

*The need to protect the green spaces that lie within the town is a natural complement to the protection of green infrastructure which surrounds, runs into, out of and through the built up area. The plan identifies and maps these green spaces to afford them protection from development or change of use as designated 'Local Green Space' (LGS).*

*Community facilities such as meeting places, pubs and sports facilities are at the heart of any healthy growing town and need to be retained for future generations.*

### POLICY 13 - CF1: *Protecting existing community facilities*

The retention and improvement of the following community facilities in their current use will be supported:



#### **Community Sports Facilities**

- Knaresborough Pool, King James Road
- Knaresborough Bowling Club, Park Crescent
- Knaresborough Cricket Club, Aspin Lane
- Knaresborough Celtic Football Club, Thistle Hill
- Knaresborough Town AFC, Manse Lane
- Harrogate Golf Club, Harrogate Road
- Knaresborough Rugby Union Club, Hay-A-Park Lane
- Knaresborough King James's Tennis Club, King James's School
- Knaresborough Forest Cricket Club

#### **Places of Worship**

- St Mary's Catholic Church
- Holy Trinity Church
- St John the Baptist Church
- Gracious Street Methodist Church
- United Reformed Church, Gracious Street
- Park Grove Methodist Church

#### **Community meeting place**

- Knaresborough Community Centre, Stockwell Avenue
- Chain Lane Community Hub, Chain Lane
- Knaresborough Friendship and Leisure Centre, 23 Market Place
- Knaresborough House
- The Frazer Theatre
- The Masonic Hall
- Knaresborough Library
- Henshaws Arts and Crafts Centre
- The Working Men's Clubs
- The Conservative Club
- Calcutt and Forest Moor Village Hall

#### **Places of Education**

- King James's School
- St John's Church of England Primary School
- Meadowside Community Primary School
- Aspin Park School
- St Mary's Catholic Primary School
- The Forest School

#### **Healthcare and Health Services**

- Stockwell Road Surgery
- Beech House Surgery
- Eastgate Medical Group
- The Manor House Care Home
- Thistle Hill Care Home

(Note: See appendix 2 master Document for full list)



Proposals for change of use will only be supported where it can be demonstrated that:

- a) Reasonable efforts have been made to secure their continued use for their current purposes and alternative provision is made.
- b) The land or building in question has fallen out of use; and
- c) Need for the new proposal can be demonstrated.

The list of protected facilities opposite does not exclude similar protection being applied to any existing or future community facilities.

#### **POLICY 14 - CF2: Provision of new community facilities**

Major new development proposals should demonstrate that they are providing the necessary level of investment in new community facilities, including public open spaces, relative to the projected numbers of new residents and in relation to their particular needs if appropriate.

For example where a new development is planned for older people. Investment may be in either:

- a) New community facilities; or
- b) Existing community facilities accessible to the proposed development.

#### **POLICY 15 - CF3: Local Green Spaces**

a) The locations listed below, full list detailed in Appendix 1 of the main NDP document, are designated as Local Green Spaces. Development that would harm the functions of these Spaces will not be permitted.

- Conyngham Hall Estate, Horse Shoe Field .
- Appleby Crescent and Appleby Green
- Bebra Gardens
- Green areas around St. John the Baptist Parish Church
- Allotments, Stockwell Road
- Aspin Play area and surrounding land
- Knaresborough House grounds - High Street
- King George V Field, Stockwell Avenue
- Holy Trinity church grounds

- Low Bridge Garden, Abbey Road
- Play area: The Spinney and surrounding green space.
- Children's play area and Fysche Hall Field
- Biton Hall Lane allotments
- Playing field, play area next to Scout Hut - Wetherby Road
- Knaresborough Cricket Club
- Knaresborough Forest Cricket Club - The Union Field, Calcutt.
- Playing Field and Play area Old Penny Gate
- Playfield Stockwell Lane
- Knaresborough Rugby Club

b) Proposals for enhancing Local Green Spaces in terms of increasing or improving the functionality of a Green space are welcome.

#### **ECONOMY AND BUSINESS (EB)**

*"Knaresborough has a mixed economy with a retail sector with a strong high street presence; supported by a tourism industry largely focused on the town's heritage assets and Nidd Gorge; and a strong out of town industrial and retail park."*



### **POLICY 16 - EB1: *Employment sites***

Proposals to upgrade or extend existing employment sites will be supported provided that:

- a) The impact on the amenities enjoyed by occupants of surrounding properties is acceptable.
- b) They do not compromise the character of the area or openness of the countryside.
- c) Traffic impact is acceptable in terms of highway safety and living conditions of residents.
- d) They include a traffic impact analysis or transport assessment which is proportionate to the development and demonstrates traffic impact and measures which may be taken to mitigate impacts.

There will be a strong presumption against the loss of commercial premises or land which provide employment and are of demonstrable benefit to the local community.

Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- e) The commercial premises or land in question have not been in active use for at least 24 months; and there is little or no prospect of the premises or land being reoccupied by an employment generating user. This must be proven through an independent sustained marketing campaign lasting for a continuous period of at least six months.
- f) The new use will not be hazardous to road safety or the living conditions of residents and the scope for mitigation of any impacts is identified and implemented.
- g) The application complies with other policies in this Neighbourhood Plan.

### **POLICY 17 - EB2: *Promoting the visitor economy***

Proposals designed to enhance the visitor economy, including new overnight accommodation, will be supported where these:

- a) Are of an appropriate scale and fit to the immediate surroundings of the proposed development.
- b) Can demonstrate they will serve to broaden Knaresborough's appeal to visitors both in terms of the range of the offer and by extending the season for tourism.
- c) Can demonstrate adequate traffic management and car parking arrangements to avoid adverse impacts in other parts of the town.

### **POLICY 19 - EB3: *Supporting the 'High Street'***

Within the town centre:

- a) Proposals which would result in the loss of existing local shopping facilities through redevelopment or change of use will not be permitted, unless:
  - they include proposals for alternative local shopping provision nearby;or
  - there is no reasonable prospect of viable continued use of the existing building or facility in its current use.
- b) Proposals for the provision of new office space will be supported where this is in keeping with its surroundings in terms of scale and design.
- c) Bringing redundant space above existing retail units in the town centre back into use will be supported where the proposed use is in keeping with its surroundings and does not cause nuisance or other interference with near neighbours.

## HOUSING

*As the Vision for the Neighbourhood Development Plan sets out, the aim of this plan is to provide a town where people want to live, work and visit. It is imperative to see development of new homes that meet local need and have designs that fit into the design heritage of Knaresborough.*

### **POLICY 20 - H1: Responding to local needs**

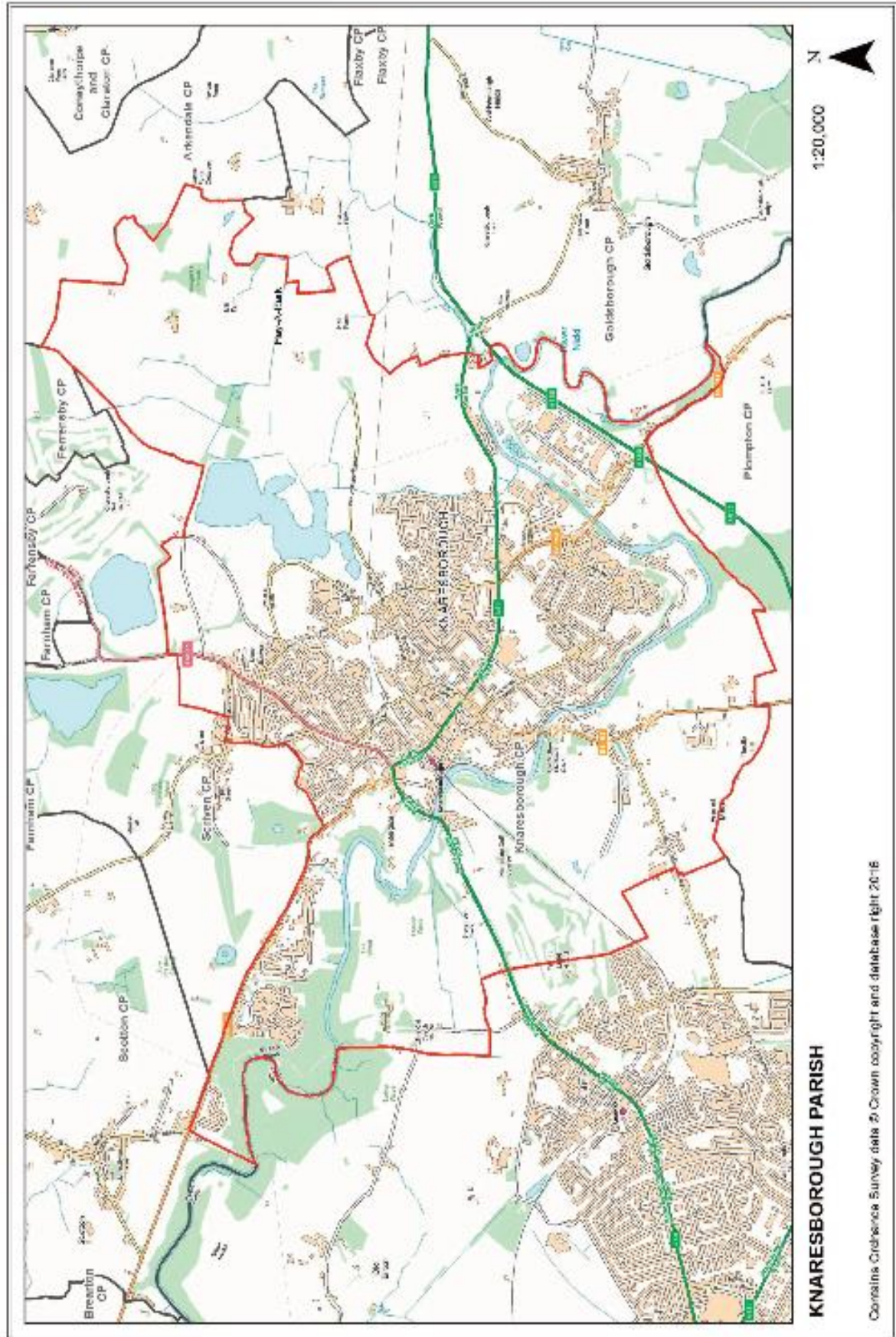
Development proposals for new homes of 10 or more units should provide a mix of housing types and tenures that suit local requirements based upon the most up-to-date assessment of the local housing market and needs.

### **POLICY 21 - H2: Design of new homes**

Proposals for new housing developments must demonstrate the following, where appropriate and subject to viability:

- a) That they integrate into their surroundings by reinforcing existing connections and creating new ones, such as footpaths and cycleways; whilst also respecting existing buildings and land uses along the boundaries of the development site. Developers must demonstrate how they have paid regard to movement (vehicular, pedestrian, and cycle).
- b) That they are integrated with good access to public transport to help reduce car dependency and support public transport use.
- c) That they seek to create a sense of place with locally inspired or otherwise local distinctive character.
- d) That they will take advantage of and integrate with existing topography, landscape features (including water courses), wildlife habitats, existing buildings and site orientation.
- e) Buildings should be designed and positioned, with landscaping, to positively contribute towards and enhance streets and spaces.
- f) Development proposals should be designed to make it easy for people to find their way around.
- g) Streets should be designed in a way that encourage low vehicle speeds and allow the streets to function as social spaces.
- h) Resident and visitor parking should be sufficient and well-integrated so that it does not dominate the street. Car parking must meet minimum standards, as set out by North Yorkshire County Council. In addition, frontages must not be entirely dedicated to car parking, but should provide for appropriate and significant public and private open space and landscaping, reflective of local character.
- i) Public and private spaces should be clearly defined and designed to be attractive, well managed and safe. There should be suitable private outdoor amenity space for new dwellings.
- j) There should be adequate external storage space for bins and recycling facilities as well as for cycles.
- k) Affordable homes should be designed to be well integrated with existing and other new housing development.

*Photos courtesy of Knaresborough Lions, Knaresborough Online and Knaresborough Town Council*



Produced by Knaresborough Town Council

## b. NDP Website hosted on Knaresborough Town Council site.

[http://www.knaresboroughtowncouncil.gov.uk/Neighbourhood\\_Development\\_Plan\\_21582.aspx](http://www.knaresboroughtowncouncil.gov.uk/Neighbourhood_Development_Plan_21582.aspx)



### Knaresborough Development Plan



The Neighbourhood Development Plan (NDP) is an important document for Knaresborough's future. If formally adopted, the NDP will become a legal document which will be consulted for all planning applications in Knaresborough until 2035. The Plan was compiled through consultations with Knaresborough residents between December 2013 and September 2016.

Following the public consultation, the plan will be submitted to an independent planning inspector and, after that the NDP will be subject to a local referendum. If more than 50% of the votes are cast in favour, the NDP will become a statutory document and will be Knaresborough's chapter in Harrogate District's local plan

The NDP Public Consultation is now closed

Our thanks to all who have helped with the consultation process and those who have provided a response.

### Public Consultation Results

The results of the public consultation can be found in the spreadsheet [HERE](#). Summary of the results show an overwhelming level of support for the policy proposals. To view a spreadsheet with the full breakdown of responses please [click HERE](#). The second spreadsheet gives details of written responses from a range of statutory agencies and others. [To view please click HERE](#). Both spreadsheets have an analysis of feedback comments and an indication, where appropriate, of what action the NDP team are taking to address the points raised. Based on comments relevant to the policy areas that formed the basis of the consultation we are currently editing the master document. See following copy. This document will be updated a couple of times as we continue to work through the editing and final design process.

[NDP Draft Master Document](#)

[Harrogate Borough Council's SEA Screening Report](#)

[NDP History](#)

[NDP Working Documents](#)

The documents below formed part of the consultation process and are available here for information only:

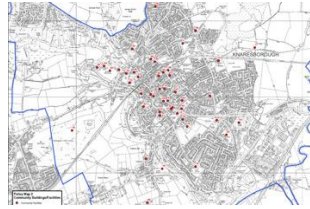
[Summary](#)

[Full Proposal Document](#)

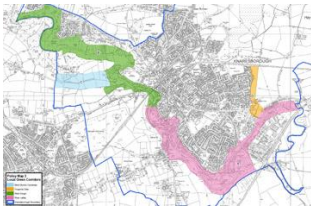
**Policy Maps**



**Heritage Sites**



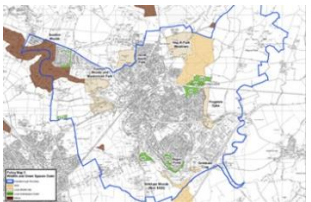
**Community Facilities**



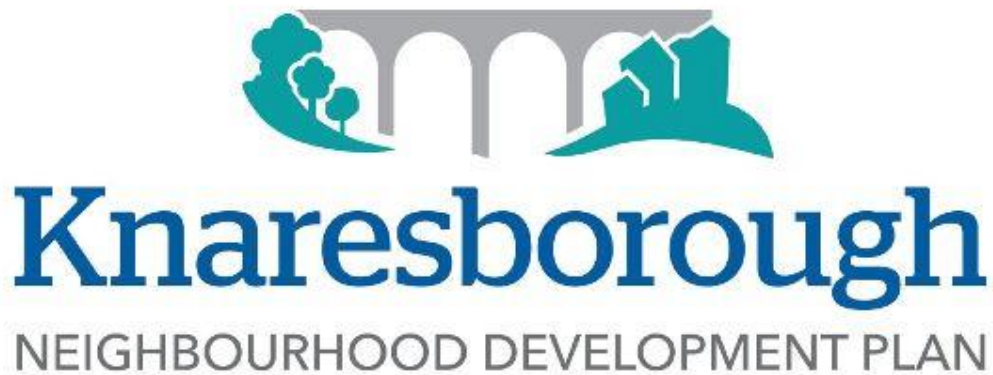
**Local Green Corridor**



**Local Green Space**



**c. Example of Flyer**



## **HAVE YOUR SAY!**

**The consultation is now open and will close at 5pm on  
Monday 13th November 2017**

A summary document which gives an overview of the key policies included in the draft plan has been delivered to every house in the parish of Knaresborough. The full NDP and supporting documents can be viewed on Knaresborough Town Council's website along with a link to the consultation survey:

<http://tinyurl.com/KnaresboroughNDP>

Paper versions of the NDP and the consultation are available on request from Knaresborough Town Council (01423.864080) [office@knaresboroughtowncouncil.gov.uk](mailto:office@knaresboroughtowncouncil.gov.uk) or can be viewed at **Knaresborough House** and **Knaresborough Library**.

## d. Letter to all homes in Knaresborough



22 September 2017

Dear Neighbour

### Notification of Formal Public Consultation on the Knaresborough Draft Neighbourhood Development Plan (Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Knaresborough Draft Neighbourhood Development Plan (NDP) has been published for public consultation by Knaresborough Town Council.

Your views will shape the future of our town. The NDP is an important document for Knaresborough's future. If formally adopted, the NDP will become a legal document which will be used alongside Harrogate Borough Council's emerging Local Plan for the evaluation of all planning applications in Knaresborough until 2035.

The consultation period runs for 7 weeks from noon on 25 September 2017 to 5pm on 13 November 2017.

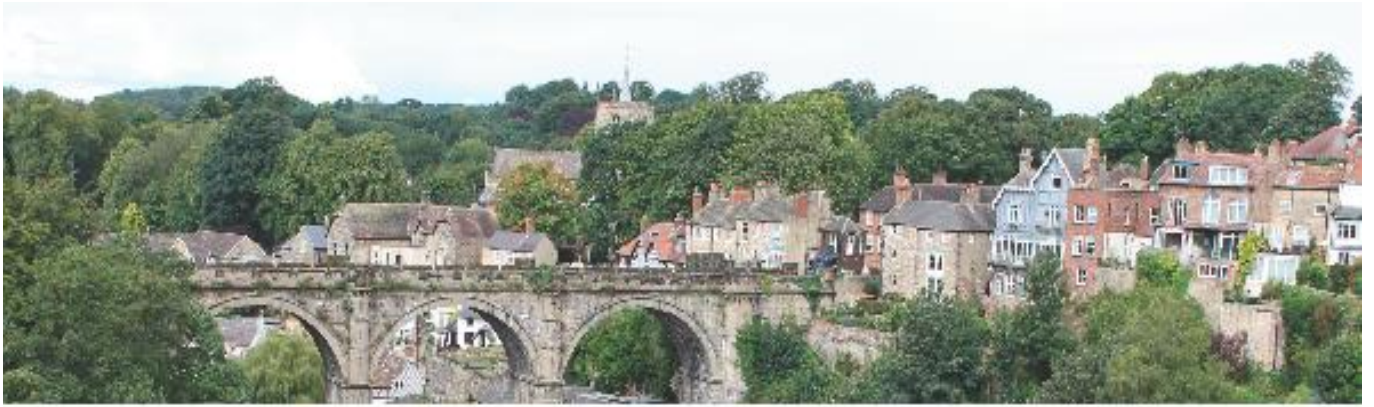
Enclosed is a summary document which gives an overview of the key policies included in the draft plan. The full NDP and supporting documents can be viewed and downloaded from Knaresborough Town Council website: <http://tinyurl.com/KnaresboroughNDP>

You can respond to the consultation by visiting: <http://tinyurl.com/KnaresboroughNDP>

Paper versions of the full NDP document can be viewed at Knaresborough House and Knaresborough Library.







The Plan was compiled through consultations with Knaresborough residents between December 2013 and September 2016. The concerns and issues raised have helped to identify a vision and objectives which have been developed into a set of planning policies by a neighbourhood plan working group made up of Town councillors, business owners and residents (all volunteers) on behalf of the Town Council.

Following the public consultation process, the plan will be modified based on responses to the consultation, then submitted to Harrogate Borough Council for review prior to submission, together with supporting documentation, to an Independent Planning Inspector.

After any further amendments, the NDP will be subject to a local referendum. If more than 50% of the votes cast are in favour, the NDP will become a statutory document incorporated into Harrogate District's Local Plan.

YOURS SINCERELY

CLLR DAVID GOODE  
MAYOR OF KNARESBOROUGH



For further information please contact: The Town Clerk, Knaresborough Town Council,  
Knaresborough House, High Street HG5 0HW T: 01423 864080 or E: [office@knaresboroughtowncouncil.gov.uk](mailto:office@knaresboroughtowncouncil.gov.uk)



## e. Press Release



### Press Release

Knaresborough's Neighbourhood Development Plan, which will shape development in the town until 2035, is taking a significant step towards completion with the launch of the formal consultation on Monday 25<sup>th</sup> September. The consultation will run for 7 weeks from noon on 25 September 2017 to 5pm on 13 November 2017.

The Neighbourhood Development Plan (NDP) is an important document for Knaresborough's future. If formally adopted, the NDP will become a legal document which will be consulted for all planning applications in Knaresborough until 2035.

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Paper versions of the NDP and the consultation are available on request from Knaresborough Town Council or can be viewed at **Knaresborough House** and **Knaresborough Library**.

Mayor of Knaresborough and Chair of the working group, David Goode said: "This is a unique chance for the local community to have a real impact on how development happens within Knaresborough. The policies we have developed are based directly on the consultation responses. Not only do they protect the town that we love but also work to address those issues that residents told us they wanted to see change."

A series of drop in sessions will take place in October:

5 & 6 October – Knaresborough Community Centre, Stockwell Avenue 10am -7pm

9<sup>th</sup> to 14<sup>th</sup> October – Knaresborough library – Library opening hours

17<sup>th</sup> October – Chain Lane Community Centre – 12pm to 8pm

19<sup>th</sup> – 21<sup>st</sup> October – Knaresborough Train Station – 12pm – 7pm

26<sup>th</sup> October – Knaresborough Cricket Club – 2pm to 8pm

ENDS

For more information, contact David Goode on: 07899810058 or via e-mail [davidgoode480@btinternet.com](mailto:davidgoode480@btinternet.com)

## f. Examples of Press Coverage

Harrogate Informer 26<sup>th</sup> Sep 2017

### Help shape the vision for Knaresborough – Neighbourhood Development Plan consultation



26 September 2017

## Help Shape The Vision For Knaresborough – Neighbourhood Development Plan Consultation

Posted By: *Tim Cook* 0 Comment Harrogate, Knaresborough, Local Plan, Planning

[Facebook](#)[Twitter](#)[Google+](#)[Email](#)[LinkedIn](#)[Pinterest](#)  
[Knaresborough's](#)

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A summary document which gives an overview of the key policies included in the draft plan is being delivered to every house in the parish of Knaresborough.

The full NDP and supporting documents can be viewed here:

[Letter to the Knaresborough Community](#)

[Summary Report](#)

[Full Report](#)

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Knaresborough to get first-ever referendum? Andrew Grinter with fellow traders on Castlegate. (1503034AM)



GRAHAM CHALMERS Email Published: 15:50 Friday 20 October 2017 Updated: 12:05 Monday 23 October 2017 Share this article Five Stats Highlighting The Importance Of Online Advertising Promoted by Harrogate Advertiser

Forget Brexit, residents in a North Yorkshire town may get the chance to vote in their first-ever referendum on a subject closer to home. More than three years in the making, the epic new Knaresborough Neighbourhood Development Plan aims to enhance and protect the town's interests in planning matters in everything from threats to wildlife in Nidd Gorge to empty shops on the High Street. Knaresborough residents are currently being asked to register their views in an online survey but, if the NDP passes its remaining hurdles next year, the town itself will have the ultimate say in a full-blown referendum. This is a far from an academic matter. Supporters say, ultimately, it is about Knaresborough emerging out of the shadows of Harrogate. Should the proposals go-ahead, it would raise the possibility, for example, of Knaresborough introducing a 'use it or lose it' policy for the owners of empty properties on the High Street. Local business owner Andy Grinter, one of the many people involved with the creation of the NDP, said everyone should get behind the process which has been led by Knaresborough Town Council. Andy said: "This is all about Knaresborough looking out for Knaresborough. "I think anyone who has a stake in Knaresborough's well-being, be it of a commercial or residential nature, should embrace an opportunity to get involved in future-proofing the town's character and protecting its assets. "The exciting bit as far as I'm concerned, is seeing how many new ideas, new businesses and new opportunities come our way when commonly held beliefs concerning growth, are approved, seen and shared." Referendum: winning more input for town in decision-making

Others involved with creation of the NDP got involved specifically because they wanted Knaresborough to have a bigger say in decisions which effect the town. Resident Emma Walsh said Knaresborough's potential was being held back by a lack of input. She said: "At the time I was running my own shop in Knaresborough and found the status quo and lack of investment frustrating. "I got involved because I genuinely believe we have a chance to make Knaresborough an even better place to live in." Should a referendum take place, potentially, next year, the requirement to turn the NDP into a legal document is that more than 50% of the votes cast is in favour. Empty high street shops - 'use it or lose' policy Hot issues raised in the many forums and meetings between residents, business people and councillors during the build-up have been reflected in the eventual, hugely comprehensive NDP summary document which the public can look at on Knaresborough Town Council's website. Andy Grinter, founder of Visit Castlegate Traders Association, said the potential benefits for Knaresborough's economy were substantial. Andy said: "There are shop premises on the high street that have been vacant for an incredible 20-30 years. "Under the auspices of the NDP proposals, landlords could be instructed that the community's wish is to 'use or lose' the property. "How welcome would it be for our existing shops, many of whom offer outstanding service, who are fed up hear distracting comments from customers like "but it's a shame about the empty shops". Protecting the environment in Knaresborough Another key member in the process, Coun David Bulmer said the NDP would help protect the lovely environment in the Knaresborough area. Coun Bulmer said: "Knaresborough is wonderful place to be but it needs affordable housing and employment, though not at the cost of the heritage and environment. "There is much of the town that needs protecting such as the Nidd Gorge, Hay-a-Park and Birkham Woods. "Knaresborough has its own identity and sometimes seems to be in the shadows of Harrogate." After the current public consultation ends on November 13, the town's NDP will then need to win the approval of both Harrogate Borough Council and an independent planning inspector next year before reaching the referendum stage. If you would like to give your views on Knaresborough's NDP, go online to <http://tinyurl.com/KnaresboroughNDP> Knaresborough Town Council hs been holding a series of free drop-in sessions for the public about the NDP. The final one will take place next Thursday, October 26 from 2pm to 8pm at Knaresborough Cricket Club.

Read more at: <https://www.harrogateadvertiser.co.uk/news/knaresborough-to-get-first-ever-referendum-1-8815962>

## **g. Use of Social Media - Presence on Facebook**

**Knareborough Neighbourhood Plan - Home | Facebook**

**<https://en-gb.facebook.com/knareborough/>**



**Knareborough Neighbourhood Plan**

**11 October 2017 .**

**Please complete the questionnaire on the Town Council website.**

**[http://www.knareboroughtowncouncil.gov.uk/.../Neighbourhood ...](http://www.knareboroughtowncouncil.gov.uk/.../Neighbourhood...)**

**Knareborough Town Council - Neighbourhood Development Plan**

**See more at KNARESBOROUGH TOWN COUNCIL.GOV.UK**

**Knareborough Neighbourhood Plan shared a post.**

**26 September 2017 .**

**Knareborough Neighbourhood Development Plan**

**Published by Emma Walsh · 23 September 2017 .**

**So, Knareborough friends and neighbours, we are off! The consultation opens on Monday 25th at noon.**

**You should, over the next days, be receiving a copy of this...**

**See more**

# Appendix 5 - KNARESBOROUGH NEIGHBOURHOOD DEVELOPMENT PLAN: PRE-SUBMISSION CONSULTATION (REGULATION 14) FEEDBACK ASSESSMENT

## STAKEHOLDERS

Comments	Response of the Steering Group	Proposed Action
<b>Historic England</b>		
1	CRE – new section proposed about known and unknown archaeological sites	No change
2	BE2b refine	Agreed – amend
3	BE2c-f – relocate text	Agreed – amend
4	BE2h – text not policy – suggested amendment	Agreed – amend as proposed
5	BE6(7) – poss historic area policy = new CA	Leave as is – CA is extensive. Possible for review in future
6	BE2 -0 check numbering	Check and amend
<b>Natural England</b>		
1	HBC to check records on current conditions and protected species	Agreed – contact Dan McAndrew – Harrogate ecologist
<b>Yorkshire Wildlife Trust</b>		
1	SINCs – make sure all are mapped accurately	Agreed - check
2	Grimbald crag - SINC? Hay-a-Park SINC – map accurately?	Agreed – check and cross reference with HBC
3	Nidd Gorge/Spring Wood – ancient woodland? Map	Check and map if incorrect
	Check all data with N&EY Ecol data centre – for accurate records	Agreed – contacts Dan McAndrew – Harrogate ecologist
<b>North Yorkshire County Council</b>		
1	Strategic policy and economic growth	Link policy into document
2	NY Local Transport Plan LTP4	Link policy into document
3	Strategic Transport prospectus	Link policy into doc – improvements to local rail network
4	Inconsistency with Local Green Space corridor	Check & map as necessary
5	CIL comment	Noted
6	Highways and Transportation	Car parking standards - reference
7	Children and young people	Noted
8	Heritage services	Noted
9	Flood risk	Noted
<b>Knaresborough Civic Society 1</b>		
1	General – should to must	No – too prescriptive
2	Value of the castle as a visitor attraction/Renew Atkins report	Note as a project
3	BE1f and BE3b – off street parking in the streetscene	Check wording
4	BE2 b (i)	Check wording
5	BE2 f	No change
6	Be4 d – external shutters	Specify internal instead? Check.
7	CF2 - defined	Define 10+
8	EB3a	Noted – and review in due course
9	H1	Dilute? Check wording
10	UPVC windows	Check and amend if necessary



Comments	Response of the Steering Group	Proposed Action
11	Render	Fit into relevant policy
12	Implementation	Check CIL section – can we allocate actions more clearly?
13	Community venue	Not an objective – no change
14	References to businesses	Remove.
<b>Knaresborough Civic Society 2</b>		
1	Delete 1-2-1 tree policy	Change as advised by HBC
2	CRE6 – remove “aim to”	Agreed – amend
3	BE1 “Due” to “Full”	Agreed – amend
4	BE1 – reword (g) New (h) -	Leave as is Review and amend
5	BE3 b -	Check and amend if necessary
6	BE4 – change should to must; Remove (d) final sentence	No change
7	CF1 – add Cliff House, Hilton House (Age UK)	Agreed - amend
8	EB3 c - wording	Check and amend if necessary
9	H2b- add pedestrian and cycle routes?	Check and amend if necessary
<b>Harrogate Borough Council<sup>1</sup></b>		
1	Intro p5 - wording	Agree – amend Plan
2	P9 history – too long	Agree - Edit
3	Objectives – don’t mention biodiversity and wildlife	Agree - Amend O1
4	O7- beef up to conform with HBC EDS	Agree
5	Delete objectives text addressed in each section	Agree
6	CRE – re-title?	Agree – amend title to Countryside & Green Environment (CGE)
<b>7</b>	<b>CRE Harrogate Bio Action Plan into Evidence to list</b>	<b>Agree – amend</b>
8	P20 – map of local green corridors – statement on Green Belt	Remove statement on Green Belt
9	P22 map – add key	Agreed
10	CRE1 – close proximity	Reword to “within”
11	CRE – frogmire dyke – part of Manse Farm permission	Check conditions relating to planning permission – amend as necessary
12	P24 – PPS9 reference change to NPPF or NPPG	Agreed – amend
13	SINCS – separate SINCS from others – local ones called “neighbourhood wildlife and geo sites”?	Tie into YWT comments – agree to amend to avoid confusion
14	Ref to Hay a Park meadow – check non SINC	Check status and location and amend as necessary
15	CRE2 – 2 for 1	Change policy to conform with HBC
16	CRE5 – Change wording	Agreed
17	CF1 – strengthen and improve definition	Agreed – redraft
18	CF1 – laying out	Designer to consider if change can be made
19	P51 – Park Crest not Crescent	Noted – amend
20	CF2 – conflict with HBC policy	Tighten up wording/redraft
21	CF3 – write to landowners for LGS	Agreed – DGI to provide model letter
22	CF3 – how have we assessed	9 <sup>th</sup> column and refer to original Wendy doc and make more robust
23	CF3 – In GB – do we need to include?	Yes different purpose – leave in

<sup>1</sup> 1.4 needs updating – DGs – p7/8

Comments	Response of the Steering Group	Proposed Action
24	EB1 – align with local plan	Agreed
25	EB3 – clarification	Clarify wording
26	Eb3 - PD	No change
27	EB3 – don't agree criteria	Check and consider; Look at other policies for best practice
28	EB3 – criteria c) duplicated in BE5?	Check consistency and amend as necessary
29	H1 out of step with HS2	Review HBC policy and KNDP policy – amend to conform
30	H2 c - Design	No change
31 <sup>2</sup>	Non designated heritage appraisal - footnote	Agreed
32	Geological features – check for other	Agreed – seek advice from HBC
	<b>Member of Public</b>	<b>Marian Kempson</b>
33	Environment and sustainable design vision	No change – already incorporated in vision and objectives
34	ES01 – Sustainability and energy efficiency	Proposed new theme and policies. No evidence collected to directly support this and so cannot realistically be brought into the Plan at this stage. Propose that this agenda is taken forward to the Town Council and future revisions of the NDP.  However ,some issues are taken up in the Plan already eg in relation to flood risk and mitigation and biodiversity and habitats.
35	ES02 – Carbon dioxide emissions	
36	ES03 – Community Energy Initiatives	
37	Policy/notes	
38	ES04 – Flood Risk	
39	Notes	
40	ES05 – Water conservation	
41	ES06 – Pollution	
42	Policy/Notes	
43	ES07 – Trees and Hedges	
44	Policy/Notes	Transportation generally not planning policy. Although very valid points raised many are taken up already in the projects and aspiration section of the Plan.  Again, as with the previous set of comments, much can be taken up directly with the Town Council and other stakeholders, including NYCC.
45	Transport objectives	
46	TM01	
47	TM02	
48	TM03	
49	TM04	
50	TM05	
51	TM06	
52	TM07	
53	Transport Policies	
54	T1 – Transport assessments	
55	T3 – Travel Plans	
56	T4 – School Travel Plans	
57	T5 Improvements to the Sustainable Transport Network	
58	Policy/Notes	
59		

<sup>2</sup> DGo to write to non designated heritage asset owners.

## Appendix 6

### KNARESBOROUGH NEIGHBOURHOOD DEVELOPMENT PLAN: SUBMISSION PLAN FEEDBACK ASSESSMENT

#### HARROGATE BOROUGH COUNCIL RESPONSES

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
GENERAL		
<p>References to the emerging local plan and its content across the neighbourhood plan should be updated to reflect the current/expected stage of preparation as well as currently proposed content (including modifications).</p> <p>The emerging local plan should also form the basis for decisions regarding the policy areas/issues that the neighbourhood plan wish to include policy. Consideration should be given to potential conflicts with the emerging plan policies with a view to ensuring that the policy most likely to be effective in meeting the town council's aims is retained.</p>	Re-word as necessary – check throughout Plan for conformity in anticipation of the adoption of the LP.	DGL
References to NPPF need to be checked for consistency with the revised framework published in 2019 by MHCLG (Ministry of Housing, Communities and Local Government) and, if necessary, revised accordingly. This may necessitate a change to the plan's content if national policy no longer supports an emerging approach. All references to NPPF should make clear that it is NPPF (2019) that is being referenced.	Check for consistency throughout.	DGL
<p>In order that readers of the plan can identify/access evidence base and supporting documents, it is considered that references to documents should include all necessary information, including: the full name of the document, authors/relevant organisation; year of publication/adoption (or month and year where it is a frequently updated document).</p> <p>Please ensure multiple references to a document are consistent throughout the plan, eg. Documents produced by the town council as part of the development of the neighbourhood plan are sometimes referenced as produced by KNDP and other times Knaresborough Town Council (KTC). It is recommended that the town council is identified as the author of these documents</p>	<p>References throughout as End Notes.</p> <p>Agreed – check through.</p>	<p>DGL</p> <p>DGL</p>
<p>Whilst often a subjective issue, it is suggested that the active words in policies are reviewed to ensure they convey the appropriate level of restriction or support, for example, is discourage strong enough?; should encourage be replaced with support.</p> <p>It is recommended that policies with several criteria, especially those that list several criteria, are reviewed to ensure it is clear whether all or some of the criteria must be met in order to gain policy support, for example, if all criteria in BE4 should be met it is suggested that 'and' is added where appropriate.</p>	<p>Agreed – check policy wording.</p> <p>Agreed – check policy wording</p>	<p>DGL</p> <p>DGL</p>
Where photos or images are used that relate to an element of the plan (e.g. pages 9-14 ), rather than simply for illustration (e.g. page 7), it is suggested that these are labelled.	Agreed	DGO
It would be helpful for future users of the plan (both public and professional) for the document to include an easily identified complete list of the policies. For example, this could form part of the contents page or be a sub-section within the plan, which is then listed in the contents, for example, following 3.1: Introduction at the start of chapter 3: Key Themes and Policies for the NDP.	Agreed – amend contents page	DGL

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<b>HISTORICAL CONTEXT</b>		
Map 1 – add legend to show Neighbourhood Area	Agreed	DGO
<p>It is noted that some text has been removed from the history section; however, it is considered that this section is still more detailed than necessary/relevant for a development plan.</p> <p>It is suggested that:</p> <ul style="list-style-type: none"> <li>• The section could be reduced to make brief mention of the major events that have had a significant impact on the growth, development or character of the town.</li> <li>• Books with a more detailed account of the history could be highlighted as further reading</li> <li>• Consideration be given as to whether it is necessary to reference any sources of this information, particularly if from a single source</li> </ul> <p>As the plan seeks to address challenges present today to help create a better town in the future, it is considered that there could be a greater focus on Knaresborough today (which may include reference to heritage assets) than on a detailed timeline of the town’s development.</p> <p>It is suggested that the Knaresborough today section could be made more relevant by including explanation of some of the key issues the plan is seeking address, including data/statistics- this information may be found within sections of the plan that justify individual policies.</p>	Agree to edit	DGO
<b>VISION AND OBJECTIVES</b>		
<p>A single line statement is presented in the first paragraph that is then expanded upon.</p> <p>It is noted that ‘a safe and rewarding environment for people [etc.]’ is the key aim of the ‘one-liner’; however, the theme of safety is not picked up in the longer vision statement. It is suggested that the vision statement is expanded to address this theme or the ‘one-liner’ reviewed.</p>	Noted – remove “safe”	DGL
<p>It is welcomed that reference to prioritising growth that fosters higher value jobs has been included in objective 7, and that reference to wildlife and biodiversity has been added to the objectives following our previous comments. However it is considered that the importance of conservation and enhancement of wildlife and biodiversity to the plan’s content would be better reflected in a separate objective, rather than as part of objective 1.</p> <p>Objective 1 is considered confusing as it appears to stem from the concept of sustainable development whilst not really conveying its key point, the interdependency of economic, social and environmental objectives and the need to secure gains across all three in mutually supportive ways (See NPPF (2019) paras 7-10). Instead it includes a variety of specific policy aims/policy requirements across a number of themes. Where appropriate it is suggested that these could be included in the objectives relevant to each theme.</p> <p>Objective 2: It is not clear what is meant by environmental heritage in relation to the definition of heritage in NPPF. It is suggested that ‘protect’ is replaced with ‘conserve’ to reflect accepted terminology and accord with that used elsewhere in the plan.</p> <p>It is recognised that these objectives were likely developed early in plan preparation to guide efforts. It is noted that some of the objectives include elements that have not been included in the final suite of policies, for example, policy to promote low carbon/carbon neutral development. It is suggested that the detailed wording of objectives is</p>	<p>Disagree – leave as is.</p> <p>Disagree – leave as is.</p> <p>Check NPPF.</p> <p>Noted – review objectives against policies at final stage</p>	<p>DGL</p> <p>DGL</p>

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
reviewed to ensure consistency with the plan's content once the precise wording of policies has been decided.		
It is welcomed that, following our previous comments, the objectives relevant to the policies in each section are listed rather than being written out in full. It is noted that one example appears to have escaped this editing: Objective 7 at the start of the CGE section (page 19)	Noted – correct.	DGL
<b>COUNTRYSIDE AND GREEN ENVIRONMENT</b>		
Policy CGE1: Local Green Corridors As discussed when we met, there is concern regarding this policy, including whether it contributes to sustainable development and whether it accords with national policy. Further detail to be provided	Ecologist comments received.	DGL
Policy CGE6: Flood Prevention As discussed when we met, there is concern regarding this policy, including whether it accords with national policy and the strategic approach of the emerging local plan. Further detail to be provided	Await detailed comments	
<b>BUILT ENVIRONMENT AND PUBLIC REALM</b>		
<p>The document 'Knaresborough Character Areas (Knaresborough Town Council, 2016)' is highlighted as the evidence for the character areas identified. The document does not appear to be contained within the 'Working Documents' section of the KTC website. As such it has not been possible to consider the character areas identified or whether the document includes sufficient analysis to enable the operation of policy BE1.</p> <p>As policies require development to respond positively to the different character areas (defined in the document above) it is considered necessary to include a map within the text to show the extent of each character area.</p> <p>It is noted that area 1a is titled 'Conservation Area (Town Centre)'. See comment re Map 5 and definition of town centre. Notwithstanding this, it is noted that the town centre (as defined in the local plan) includes areas not in the conservation area. To avoid confusion it is suggested this could be renamed 'Town Centre within the Conservation Area'. A similar situation exists with the Riverside and the Conservation Area; suggest: 'Riverside within the Conservation Area'.</p> <p>The conservation area appraisal is identified as evidence for the policies. It is suggested that the text should also highlight that the document should be used to inform proposals for development that may impact upon the conservation area (see also comment under policy BE2).</p> <p>In general it is considered that the language and terminology used should be reviewed and considered alongside the language and terminology used in national policy and guidance with respect to heritage and design; HBC's conservation and design officers are happy to provide further advice if required.</p> <p>The phrase 'town centre' is used frequently. Use of the phrase should be reviewed in light of comments re Map 5 and the designation of a town centre boundary, which may affect the appropriateness of use in this section. In some cases it may be more appropriate to use 'primary shopping area' or 'conservation area'. It should be recognised that the town centre (as defined in the local plan) includes some areas not in the conservation area, and the conservation area includes areas not in the town centre.</p>	<p>Noted – DGO to check</p> <p>Bring map into this section</p> <p>Agreed – review to ensure consistency with HBC</p> <p>Noted – review and amend as necessary</p> <p>Noted – review policy wording</p> <p>Agreed – amend to ensure consistency with HBC</p>	<p>DGO</p> <p>DGO</p> <p>DGO</p> <p>DGO</p> <p>DGO</p>

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<p>Policy BE1: Design of the built environment Is this policy intended to apply across the whole neighbourhood area or just areas outside the conservation area? It is suggested that this could be made clearer within the introductory paragraph.</p> <p>This policy seeks to address a number of varied issues some of which are also tackled through policy H2: Design of new homes, which is considered confusing. It is recommended that both policies are reviewed together to establish clearer separation of issues. For example there may be scope for a policy relating to the character areas work, and a policy relating to other design requirements with requirements for all development and additional requirements for housing. Alternatively connectivity and transport requirements could be combined into a single policy.</p> <p>In general it is considered that the language and terminology used should be reviewed and considered alongside the language and terminology used in national policy and guidance with respect to heritage and design; HBC's conservation and design officers are happy to provide further advice if required. Changes, where necessary, would help demonstrate compliance with NPPF. For example it is suggested that 'context' is used in place of 'location' in the introductory paragraph.</p> <p>Criterion d: It is considered that the requirement for 'generous planting schemes...' is unclear and may not always be possible/desirable. It is suggested that 'landscaping schemes should be appropriate to context...' may be more appropriate.</p> <p>Criterion h: This would seem to preclude all dormer windows on a front elevation across the neighbourhood area. Is a ban on such development supported by the character area evidence? There is concern that this may not accord with the need to contribute to sustainable development. The following may be more suitable: 'Roof extensions should only be permitted where their scale, design and position is appropriate to the host building and its wider context within the character area'.</p>	<p>Whole neighbourhood area – clarify wording</p> <p>Review both policies and clarify as necessary</p> <p>Noted as above</p> <p>Noted – reword as suggested</p> <p>Noted – reword as suggested</p>	<p>DGL</p> <p>DGL</p> <p>DGL</p> <p>DGL</p> <p>DGL</p>
<p>Policy BE2: Design in the conservation area It is noted that the policy is titled 'Design of the built environment' in the document supplied and this is the same as policy BE1. Elsewhere in the plan the policy is titled 'Design in the conservation area' and it is assumed that this is the correct title since having two policies with the same title would be unnecessarily confusing.</p> <p>As the neighbourhood plan includes policy relating specifically to the conservation area it is suggested that this designation is shown on the neighbourhood plan policies map or within the plan's text and the introductory paragraph references the map.</p> <p>In general it is considered that the language and terminology used should be reviewed and considered alongside the language and terminology used in national policy and guidance with respect to heritage and design; HBC's conservation and design officers are happy to provide further advice if required. Changes, where necessary, would help demonstrate compliance with NPPF. For example:</p>	<p>Check BE1 and BE2 and amend as necessary</p> <p>Agreed – amend or add to policies map</p> <p>Noted</p> <p>Agreed – amend</p>	<p>DGL</p> <p>DGO</p> <p>DGL</p> <p>DGL</p>

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<p>Criterion a: It is considered that in some circumstances repair and reuse could constitute redevelopment. As such it is suggested that 'redevelopment' is replaced with 'demolition'. 'Older buildings' is considered an imprecise term. The following alternative wording for this criterion should be considered: 'The repair and reuse of buildings that contribute positively to the significance of the conservation area is encouraged in the first instance rather than demolition'.</p> <p>Criterion c: It is suggested that 'harm' is used in place of 'adversely impact on'</p> <p>Criterion b: This criterion requires development to respect the distinctive local architectural style (within the conservation area) and points applicants to the evidence text for descriptions. The criterion then includes further description (i to v); however, it is considered that this descriptive element would more appropriately sit within the evidence text alongside the other descriptions signposted in the policy.</p> <p>Conservation area appraisal: It is understood that the descriptive information within 3.3.1-ii, which both justifies the policy and would aid its operation (for both applicants and decision makers), is sourced from the conservation area appraisal. It is recommended that the source is more clearly referenced alongside text to both signpost the document and describe its purpose within the planning system. This is important because the appraisal includes additional information to inform development affecting the conservation area and would be a material consideration when planning applications are considered.</p>	<p>Agreed – amend</p> <p>Review text</p> <p>Agreed – amend text</p>	<p>DGL</p> <p>DGL</p> <p>DGL</p>
<p>Map 5: Knaresborough Town Centre (p41). Proposed definition of a town centre boundary Map 5 is titled Knaresborough Town Centre, however, rather than displaying the town centre (as defined in the local plan) the map shows the primary shopping area (also defined in the local plan). The map is referenced in policy BE3 (although this is assumed as the map number is omitted) as defining the town centre where it is stated that the area derives from the URS Town Centre Review (2014).</p> <p>Given the above it is unclear whether policies that mention town centre have been developed with the intention of applying within the primary shopping area or the town centre. As such it is difficult to determine whether these policies meet the basic conditions. The local plan definition of both the town centre and primary shopping area are evidence based (Harrogate District Retail Study (2014) and update (2016)) and meet the requirements of NPPF. Changes to these defined areas could be proposed in the neighbourhood plan but would require supporting evidence. The primary shopping area is an aspect of emerging policy that pre-dates the development of the current emerging local plan- the area was also included in the withdrawn Sites and Policies DPD. The area is also defined in adopted policy (Local Plan 2001 policy S2) albeit under the name 'shopping centre' rather than. Policy S2 and the Sites and Policies DPD will have formed the policy context for the URS work in 2014. The URS review is clear that while its findings mainly relate to the main shopping area around the High Street the town centre is a wider entity for which it also makes policy recommendations. It is considered that redefining the town centre to cover only the primary shopping area would be contrary to NPPF and detrimental to the operation of wider town centre policies.</p>	<p>Review and amend to ensure consistency with HBC.</p> <p>Produce a new Policy Map 6.</p> <p>Review text to refer to town centre or primary shopping area as appropriate.</p>	<p>DGO</p>

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<p>It is considered necessary to:</p> <ul style="list-style-type: none"> <li>Review use of the phrase 'town centre' within policies to establish whether they should apply to the town centre, primary shopping area, or a different extent</li> <li>Review use of the phrase 'town centre' within other text within the plan to ensure the statements are accurate in light of the area defined as the town centre in the local plan or the area proposed to be defined in the neighbourhood plan</li> <li>Amend neighbourhood plan policies map: If a designation is made within the neighbourhood plan this must be shown on the policies map. If the neighbourhood plan sets policy to apply to an area designated in another document (such as the town centre defined in the local plan), it is recommended that the designation is shown on the neighbourhood plan policies map or elsewhere in the plan so that users can easily establish the geographical extent of the policy. The policy or document that initially makes the designation (if not the neighbourhood plan) should also be highlighted within the text of the neighbourhood plan.</li> </ul>		
<p>Policy BE3: Town centre parking  And 3.3.2 See comment re Map 5 and definition of town centre.  It is not clear whether aspects identified in the issues and evidence relates to Knaresborough (the whole town), the town centre (as defined in the local plan), the area around High Street (broadly speaking the Primary Shopping Area) or some other extent.</p>	Review and amend	DGO
<p>3.3.3-i and 3.3.3-ii The document 'Shop Front Design Guide (Harrogate Borough Council, 1999) is identified at the start of section 3.3 as a supporting evidence base document but it is not mentioned within the text accompanying policy BE4. In fact in section 3.3.3-i it states it states there has been 'a lack of design guidance in the past'. As the guide was adopted in 1999 it is suggested that this statement is reviewed. Although the guide was adopted some time ago it is still considered to provide relevant guidance to applicants and decision makers, and should be signposted within the text.</p>	Re-word as proposed	DGL
<p>Policy BE4: Shop front design As drafted, there may be uncertainty regarding the policy requirements and concern that some of the policy aims may not be met:</p> <ul style="list-style-type: none"> <li>As drafted the policy applies to the whole neighbourhood area while the issues and evidence sections discuss the town centre and conservation area only. Is there a need or desire for such controls beyond these areas? If so it is suggested that further text is added to issues/evidence to explain.</li> <li>Criterion d addresses additional requirements for proposals within the town centre (note previous comment re Map 5 and definition of town centre); however it is difficult to understand a difference between the first part of this and criterion b. Is there an additional test for town centre proposals? At the same time criterion b requires proposals across the plan area to have regard to the historic character of the town centre. Is this necessary/possible/justified?</li> <li>Criterion d also requires 'strong security measures'; such security may not be necessary for every proposal, suggest adding 'where necessary'. If the intention is to prioritise/require internal shutters over external: suggest stronger wording whilst recognising that internal shutters may not always be possible; also suggest considering whether the approach to security measures/shutters is appropriate across the whole town centre or whether this should apply only to the primary shopping area or conservation area?</li> </ul>	<p>Highlight town centre.</p> <p>Amend text.</p> <p>Amend text</p> <p>Amend text</p>	DGL



Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<p>3.3.4-i and 3.3.4-ii        These sections jump between discussing empty shops (including underutilised over-shop premises) and discussing empty homes a number of times, which makes the narrative on each topic more difficult to follow. It is suggested that the issues for each topic is discussed separately followed by the evidence relating to each topic.</p> <p>A figure for the number of empty homes in Knaresborough is quoted. As these numbers change regularly it is recommended that a date for the information is provided along with the source of this information, and an up-to-date figure should be used. Some analysis would also be useful, for example, does Knaresborough have a problem with long-term empty properties or are empty houses quickly re-occupied?</p>	<p>Review text for clarity</p>        <p>Check and update</p>	<p>DGL</p>     <p>DGO</p>
<p>Policy BE5: Empty properties        The evidence section describes bringing empty homes back into use to alleviate pressure to develop greenfield sites, however, it is noted that empty homes do not generally require planning permission to be brought back into use. As drafted there is concern that the policy could support the redevelopment of empty residential space for non-residential uses, which would be counter to the aim stated above.</p> <p>It is suggested that ‘adverse impact’ is replaced with ‘unacceptable impact’ to reflect the tests within national policy.</p> <p>As previously highlighted, it is noted that some of the policy requirements, insofar as they relate to redundant space above shops, are largely restated (albeit using slightly different language) in policy EB3 (see comment on EB3). Consideration should be given to whether the aims would better be served with a single policy relating to shops or town centre premises and another relating to other empty properties.</p>	<p>Review and check BE5/EB3</p>	<p>DGL</p>
<p>3.3.5-i and 3.3.5-ii        The issues section should be reviewed to reflect the approach to conservation of heritage assets in NPPF, in particular that greater weight should be given to the conservation of more important assets. As conservation areas are designated heritage assets, heritage assets within these areas are afforded protection in-line with being within the designated asset (individual listed would add further to this). Local listing provides an opportunity to identify non-designated heritage assets, which may otherwise not be recognised in planning decisions, however, non-designated assets are not afforded the same protection as those that are designated.</p> <p>It is suggested that ‘features’ is replaced with ‘assets’ to bring the section in line with standard terminology.</p>	<p>Noted – review</p>        <p>Amend</p>	<p>DGL</p>    <p>DGL</p>
<p>Policy BE6: Non designated heritage features        It is suggested that the policy is retitled ‘Locally listed heritage assets’ to bring the policy in line with standard terminology used in PPG and by Historic England.</p> <p>It is suggested that ‘will’ is replaced with ‘should’ in criterion a to give a more accurate instruction, whilst it is noted that criterion b identifies that the significance of the asset would be material to the level of protection.</p> <p>It is not considered that the second sentence in criterion ‘a’ regarding additional assets is policy. This could be retained as a footnote within the policy, as previously suggested, or stated within supporting text.</p> <p>While HBC does not necessarily object to entries on the list and suggest that additional assets are likely to warrant listing, it is considered that further work is required to justify entries:</p> <ul style="list-style-type: none"> <li>The criteria for identifying non-designated heritage assets in the heritage management SPD are identified as evidence but</li> </ul>	<p>Disagree – leave as is Non Designated Heritage Assets</p>  <p>Review and replace</p>  <p>Agreed – reword</p>  <p>Check evidence table. Ensure full assessments are in the Evidence Base</p>	<p>DGL</p> <p>DGL</p> <p>DGL</p>

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<p>assessment against these is not mentioned in the Appendix 3 appraisal, which is often vague, e.g. 'clearly an old building'</p> <ul style="list-style-type: none"> <li>The conservation area appraisal is also identified as evidence but it is not clear how this has informed the approach e.g. the appraisal identifies buildings of local interest but many of these do not appear to have been assessed.</li> </ul> <p>It is recognised that KTC may not wish to assess further assets at this stage, in which case it would be considered important to retain reference to additional non-designated assets (in-line with comment above), possibly along the lines of: 'This list may be added to in future in line with national policy and guidance, and does not preclude the identification of additional non-designated heritage assets as part of the determination of planning applications'.</p> <p>Map 1: Whilst perhaps useful, it is not necessary to include all heritage assets. In fact this may be confusing since the policy is likely to acknowledge that not all non-designated heritage assets are being locally listed in which case the map would not show all heritage assets. However it is necessary to include all local listings as it is this plan that is making the listing. It is noted that the proposed local listing Number 6: Public house at Thistle Hill is not shown; this could be overcome with the use of an inset.</p>	<p>Noted</p> <p>Review map to include Number 6: Public House as suggested</p>	<p>DGO</p>
<b>COMMUNITY FACILITIES</b>		
<p>Policy CF1: Protecting existing community facilities As highlighted previously it is recognised that significant work will have informed this policy, particularly with regard to the facilities that are proposed for protection. However concern remains regarding the criteria that need to be met in order to secure policy support for a change of use.</p> <p>With regard to the approach of listing facilities, it is noted that the policy mentions protection extending to additional facilities. Further information is needed to explain why this is included and how this would work. For example, if these are existing facilities why are they not specifically identified?; listing of specific facilities would need to occur through formal planning policy documents- is this work planned/possible? Could a more generalised phrase be used to confer protection to a wide range of facilities of which the listed ones could be examples?</p> <p>It is not sufficiently clear whether proposals need to meet some or all of a to c, this could be clarified with the addition of additional 'ands' and/or 'ors' where appropriate. If 'c' is only engaged when 'b' is engaged, the provisions in 'c' could be added to 'b'.</p> <p>Comment has previously been made regarding the need to explain what would constitute 'reasonable efforts' and 'fallen out of its current community use', and the potential for the second of these to promote facilities being deliberately run-down or vacated to gain policy support. In contrast local plan policy HP8 protects and premises currently or last in community use.</p> <p>Support for the improvement of facilities is again welcomed; however, it is recommended that criteria are added so that unsuitable proposals do not gain policy support, for example see emerging local plan policy HP8.</p>	<p>Review and amend as necessary</p>	<p>DGL</p>

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<p>Given the above and the further work that would be required, it is suggested that this policy is amended to list/ set out an approach for the facilities to be protected along with an approach to support for improvements. In relation to assessing proposals involving potential loss, it is suggested that the policy engages the criteria within local plan policy HP8, for example, 'Proposals for change of use will be assessed against the approach set out in policy HP8 of the Harrogate District Local Plan' or something similar.</p>		
<p>Policy CF2: Provision of new community facilities Emerging local plan policy TI4 sets out a districtwide approach to ensuring that new development does not place an undue burden on existing infrastructure. The approach accords with national policy, has been viability tested and will be operated with reference to the Harrogate District Infrastructure Capacity Study and Infrastructure Delivery Plan. In addition HBC intend to introduce a Community Infrastructure Levy (CIL) and a date has been set for the examination of the Draft Charging Schedule.</p> <p>It is considered that policy TI4 is a strategic aspect of the local plan that ensures appropriate and adequate contributions are sought irrespective of whether development takes place in the same parish as the infrastructure affected. As CF2 seeks to replace this policy it is considered that it fails to accord with the strategic approach of the local plan, it does not appear to acknowledge national policy and guidance on developer contributions, and is based on little evidence. In addition there is little information on how the need for contributions would be calculated. As such it is considered that this policy should be deleted.</p> <p>Reference to CIL Regulations within the plan should be updated to reflect the latest rules (came into force in the last week).</p>	<p>Review and potentially merge with CF1?</p> <p>Reword as advised by HBC</p>	<p>DGL</p> <p>DGO</p>
<p>Policy CF3: Local Green Spaces As discussed when we met, HBC do not doubt that the proposed designations could meet the NPPF criteria for LGS protection, however, it is considered that the evidence to support the designations is not clear and convincing. Further comments will be supplied on this policy.</p>	<p>Clarify 'special characteristics'</p>	<p>DGL</p>
<b>ECONOMY AND BUSINESS</b>		
<p>Introduction: This section includes a summary of the findings from earlier consultation, however, some of these issues are not/no longer being taken up by the policies in the neighbourhood plan. See comment below regarding page 66.</p>	<p>Review</p>	<p>DGL</p>
<p>Policy EB1: Employment sites Emerging local plan policy EC1 sets out a districtwide approach to protecting existing employment sites that is based on evidence and accords with relevant national policy. The aspects of this local plan policy relating to the identification and protection of key employment sites are considered strategic elements. As policy EB1 seeks to relate to all employment sites it is considered that this policy does not accord with the local plan's strategic approach. The following comments are based on an amended policy EB1 relating to only non-key employment sites:</p> <ul style="list-style-type: none"> <li>• The first criterion is generally supported</li> <li>• The second criterion (any changes must be ancillary) appears to be contradicted by the third (sets out criteria that would allow non-ancillary changes to uses that do not provide employment)</li> <li>• Third criterion: it is not clear why the first sentence is included or how it relates to the second; should the employment opportunities be in B1 B2 and B8 as elsewhere in the policy or any type of employment?</li> </ul>	<p>Consider amendment in light of LP policy EC1</p>	<p>DGL</p>

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<p>It is noted that the criteria within criterion 3 differ from those included in local plan policy for non-key sites and are less related to the supply of employment land. With the exception of the need for 2 years marketing, the criteria are less stringent and it is considered that policy EC1 would be more effective in resisting detrimental change, which appears to be the policy intention of EB1. Is there evidence to support the proposed approach?</p>		
<p>Policy EB3: Supporting the 'High Street' See comment re Map 5 and definition of town centre. The following comments are based on the policy applying to the primary shopping area rather than the town centre (both as defined in the local plan).</p> <p>Emerging local plan policy EC5 sets out detailed policy to maintain and enhance the vitality and viability of primary shopping areas, which is evidence based and accords with national policy. It is considered that policy EB3 lacks necessary detail (e.g. no distinction between primary and secondary frontages), is both overly restrictive/inflexible (e.g. requiring replacement units or the demonstration that continued A1 use is unviable) and overly permissive (e.g. potentially allowing the change of an unlimited number of primary frontages to a single use-offices) regarding the loss of A1 shops. As such the policy does not respond positively to the rapidly changing retail and leisure industries or promote long-term vitality and viability, as required by national policy. The evidence for the policy approach should be set out more clearly.</p> <p>Notwithstanding the above, 'local shopping' needs to be defined or replaced with 'A1 shops'; it is not considered reasonable or always desirable to seek replacement shop units given current challenges to high street retail; no explanation of how applicants should demonstrate unviability is provided.</p> <p>Criterion c: as highlighted previously, proposals that engage this criterion will also engage policy BE5, which includes very similar provisions. This apparent duplication is considered unnecessary. It is noted the two policies use slightly different language in respect of impacts on immediate environment/surroundings. This is likely to cause confusion as it is not clear whether two different tests are intended. See comment on BE5.</p>	Review and amend as proposed	DGO
Comments on Economy and Business from Economy and Transport Team, HBC		
<p><b><u>3.5 Economy and Business Section page 56</u></b></p> <p><b><u>Overall this section is along the right themes but is lacking evidence and strategic links plus the statistics appear to be old. The Knaresborough economic profile, August 2017, is supplied separately. In addition:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>1<sup>st</sup> para, pg 56. Could add following info and stats for evidence:</u></b></li> <li>• <b><u>2<sup>nd</sup> para, pg 56 – would refer to the retail economy and high street being particularly vulnerable</u></b></li> <li>• <b><u>2<sup>nd</sup> para, pg 56 clarity required, states the town's economy is vulnerable in relation to tourism,</u></b></li> <li>• <b><u>1<sup>st</sup> para, pg 58 - Agree with the regards safeguarding employment sites and 3<sup>rd</sup> para regards Knaresborough lacking industrial and commercial sites (this would benefit being made to be the 2<sup>nd</sup> para so the text / theme flows).</u></b></li> <li>• <b><u>2<sup>nd</sup> para, pg 58 - Traffic.</u></b></li> </ul>	Noted. Consider incorporating additional evidence as proposed.	DGO

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<p>Specific evidence they may wish to use:</p> <ul style="list-style-type: none"> <li>• Travel to work catchment area</li> <li>• <u>Para 4, pg 58 regards farm diversification – there is no evidence for this or apparent consultation, is this more a project idea or aspiration?</u></li> <li>• <u>Para 5, pg 58 – agree with regards retail businesses under pressure. However this is not just due to out of town developments, it is well recognised the nature of the high street is changing, need to reference links with the ‘High Street’ section/policies.</u></li> </ul> <p>ii. Evidence page 59</p> <ul style="list-style-type: none"> <li>• <u>2<sup>nd</sup> Para – ‘Knaresborough continues to have a thriving tourist economy’ this contradicts with 2<sup>nd</sup> para on page 56 which states the town’s visitor economy is vulnerable. Are they trying to say the town is very reliant on tourism which is not supporting sustainable economic growth? Needs clarification.</u></li> <li>• <u>3<sup>rd</sup> para – ‘income per head’ – needs evidence as provided above on workplace wages stats and low value sector stats.</u></li> <li>• <u>4<sup>th</sup> para – ‘need to rebalance retail development between town centre and out of town shopping’.</u> Agree but this is not the only issue as noted above, <u>regards</u> changes in consumer patterns, online retailing, rising rents and large occupational costs (notably business rates). Further evidence needs to be provided regards vacancy rates, which is provided below.</li> <li>• <u>5<sup>th</sup> para – ‘Knaresborough a commuter town’ – stats and graphs provided above and in the economic profile.</u></li> <li>• <u>6<sup>th</sup> para – ‘to reduce the number of vehicle journeys there is a need to increase local employment opportunities’.</u> This will not solve the congestion / traffic issues alone.</li> </ul>		
<p>EB 1 employment sites</p> <p>The Neighbourhood Plan Group may indeed wish to consider and reflect on the role and value of all the other existing B class (non key employment sites) within the plan area, as well as opportunities to deliver new, quality employment floor-space. The Neighbourhood Plan Group may want to review all other employment sites in terms of whether they need to be identified with a view for additional protection and enhancement because of the role they serve in supporting the local economy and creating potential employment opportunities for reasons set out previously in this document.</p>	Noted	DGO

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<p><b>3.5.3 Supporting the 'High Street' page 63</b></p> <p><b>i. <u>Issues, pg 63</u></b></p> <ul style="list-style-type: none"> <li><b><u>Para 1, pg 63 agree and could add the following information:</u></b></li> </ul> <p>Accessibility is also problematic and restrictive for economic development and cultural growth, with the town centre heritage assets (including the castle) physically separated from historic Waterside and other heritage attractions by a steep cliff face, the town has two very separate economies.</p> <p>Recent research for 'Heritage Counts' publication highlighted the important link that exists between commercial confidence and the built environment in which it is situated.</p> <ul style="list-style-type: none"> <li><b><u>Para 2, pg 63 agree with these options for vacant premises, but there are potentially others which need to be explored. Would suggest putting something in that is more generic.</u></b></li> <li><b><u>Para 3 &amp; 4, pg 63 'embrace the town centre and the retail park' this needs further explanation and evidence as to how this will be done. Are they referring to this in relation to consolidating assets and properties?</u></b></li> </ul> <p><b>ii Evidence Page 64</b></p> <ul style="list-style-type: none"> <li><b><u>Para 1, pg 64 States the town centre has a balanced retail offering</u></b> – however many charity shops, vape shops and lower value uses including barbers and nail salons can now be seen in Knaresborough. Also as seen nationally, there have been a number of retail and bank closures.</li> <li><b><u>Para 4 , pg 64 references vacancy rates at 6%, what is the source? – our stats are different, I will get the latest quarterly stats too. Therefore para 5 needs amending too.</u></b></li> </ul> <p><b>iii Policy page 65</b>  <b><u>EB3 Supporting the high street – policies (a-c) on pg 65</u></b></p>	<p>Group to consider additional evidence proposed.</p>	<p>DGO</p>
<p>Vision and objectives</p> <ul style="list-style-type: none"> <li><b><u>4<sup>th</sup> Para pg 16 – states Knaresborough will be a retail destination. Suggest that the word retail be removed.</u></b></li> </ul>	<p>Disagree – leave as is</p>	<p>-</p>
HOUSING		
<p>3.6-i References to the local plan across this section, including the fourth paragraph, should be updated to reflect the current/expected</p>	<p>Agreed – amend</p>	<p>DGL</p>

Comments from Harrogate BC	Response of the Steering Group and Proposed Modification	By whom
<p>stage of preparation as well as currently proposed content (including modifications).</p> <p>The list of supporting documents:</p> <ul style="list-style-type: none"> <li>• The Strategic Housing Market Assessment (SHMA) was replaced by the 2017 Housing and Economic Development Needs Assessment (HEDNA) and so does not need to be listed unless the plan draws on a specific finding that was not covered in the HEDNA.</li> <li>• The 2017 HEDNA has been replaced with a 2018 HEDNA, which should be added to the list</li> </ul> <p>Page 66: The section summarises some of the findings from earlier consultation, however, some of these issues are not/no longer being taken up by the policies in the neighbourhood plan. It not necessary to highlight these issues unless to explain why they are not being addressed in the plan; for example, this may include them not being planning issues or being addressed in the local plan, either because they are covered by strategic policies or because it is considered they are addressed adequately.</p>		
<p>3.6-ii Housing Needs Assessment: The section describes the demographics in Knaresborough rather than providing an assessment of housing need. It is considered that this section should be re-titled.</p> <p>Page 70/ Information in grey box: It is not clear why this information is included as no analysis is provided. The information is dated 'September 2016' so should be reviewed and where necessary updated or deleted.</p> <p>Harrogate Housing Market Context: This section relies heavily on data from the 2017 HEDNA and should be reviewed against the 2018 HEDNA and updated, where necessary.</p> <p>Local demand and needs: Contains a chart showing the demographic profile of Knaresborough. It is recommended that the chart is moved alongside the description of the demographics, mentioned above.</p> <p>Page 72: Summarises some of the findings from earlier consultation, however, some of these issues are not/no longer being taken up by the policies in the neighbourhood plan. See comment above regarding page 66.</p>	Review and amend	DGO
<p>Policy H1: Responding to local needs As highlighted in previous comments, emerging local plan policy HS1 addresses housing mix and includes a similar provision albeit without a site size threshold. It is noted that the neighbourhood plan policy seeks to introduce a threshold of sites for 10 or more homes. In addition HS1 has a requirement that 25% of market homes should be built to accessible and adaptable homes standards on sites of 10 or more dwellings. It is not clear whether the neighbourhood plan seeks to remove this requirement.</p> <p>The local plan approach is based on the HEDNA. Without evidence to support the approach proposed, it is considered that the local plan policy will respond more effectively to deliver the house types and tenures needed and as such it is suggested that policy H1 is deleted.</p>	Review wording	DGL
<p>Policy H2: Design of new homes This policy seeks to address a number of varied issues some of which are also tackled through policy BE1: Design of the built environment, which is considered confusing. It is recommended that both policies are reviewed together to establish clearer separation of issues. For example there may be scope for a policy relating to the character areas work, and a policy relating to other design requirements (with requirements for all development and additional requirements for housing). Alternatively (or as well)</p>	BE1/H2 review	DGL

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<p>connectivity and transport requirements could be combined into a single policy.</p> <p>Criteria a, c and e: These are difficult to understand and it is not clear how their requirements should be interpreted.</p> <p>Criterion k: Emerging local plan policy HS2 addresses the provision of affordable housing and includes the requirement that 'Affordable homes should be distributed across the development and integrated with the scheme design and layout such that they are indistinguishable from the market housing on the same site'. Whilst seeking a similar outcome, it is considered that the local plan sets a more effective policy and it is suggested that criterion k be deleted.</p> <p>Criterion l: Emerging local plan policy CC4 sets out a more stringent/effective approach to mitigating climate change, including reducing energy use, through new development that will secure greater carbon reductions. It is considered that this criterion should be deleted. Alternatively if the neighbourhood plan wishes to demonstrate support for this policy area the criterion could state 'That new housing should make the fullest contribution to reducing greenhouse gas emissions in line with the energy hierarchy, as set out in policy CC4: Sustainable Design of the Harrogate District Local Plan'.</p>		





# Knaresborough

NEIGHBOURHOOD DEVELOPMENT PLAN

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