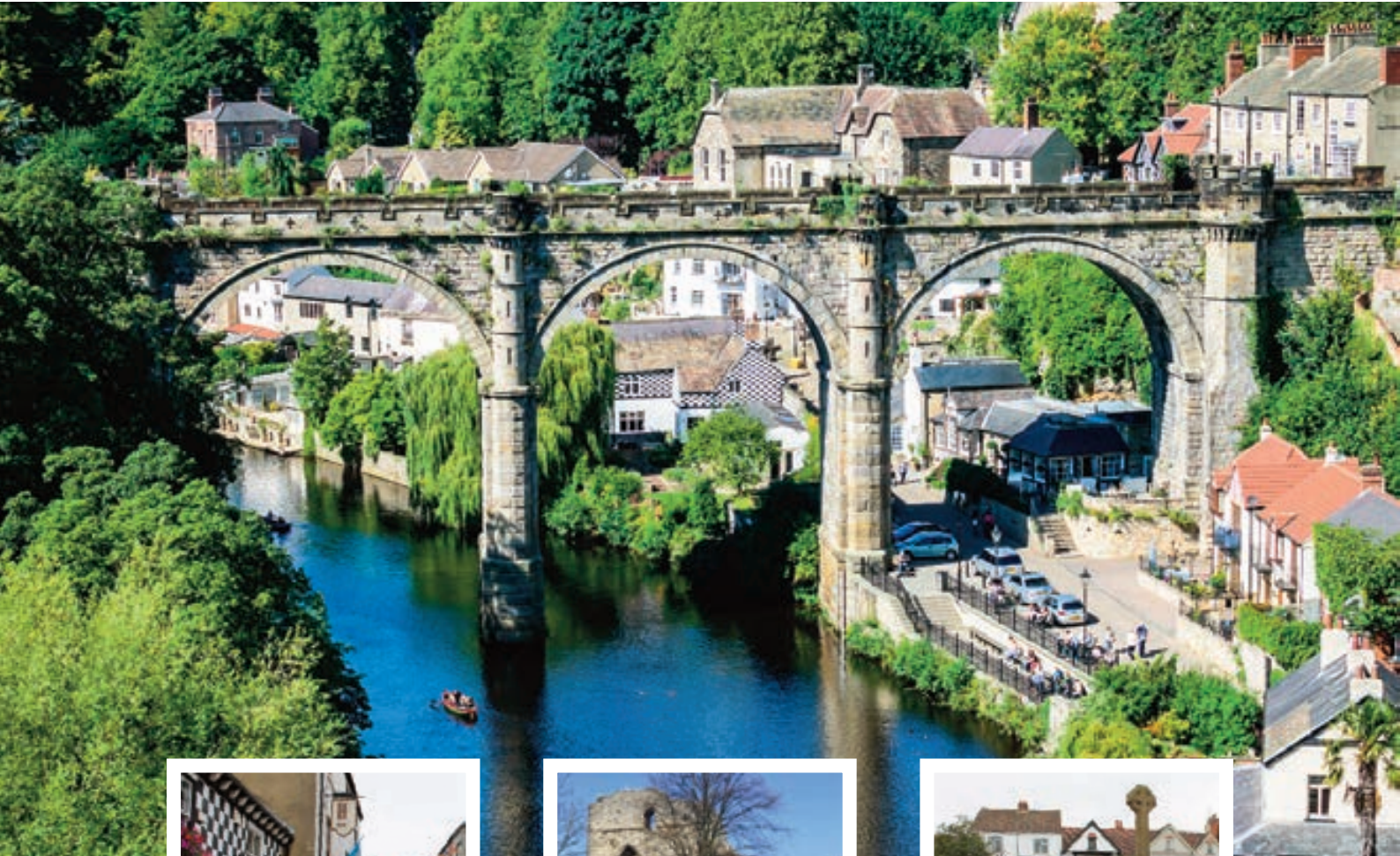




# Knaresborough

## NEIGHBOURHOOD DEVELOPMENT PLAN



REGULATION 16 SUBMISSION

July 2023







## FOREWORD

Knaresborians live in a precious setting with a fascinating heritage. The preparation of the Neighbourhood Development Plan has combined the contributions of a broad partnership in our diverse community.

The plan covers the period from 2022 - 2035. It is a series of Planning Policies compiled by residents to safeguard the most precious parish assets by helping to determine what design, materials and environmental conditions should be attached to any successful planning applications, as well as enabling sustainable growth for our community, particularly with respect to the vitality of our town centre.

We only rarely get the chance to identify a common vision for the development of our town.

Knaresborough has recognised the value of this opportunity. We have tried to balance economics and demography with well-informed knowledge of our historic, cultural and ecological legacy. The Plan sets out a direction of travel which we hope will be seen by our successors as a creative response to our brief custodianship.

The task would not have been accomplished without the tenacious leadership of key figures in the community over the last few years. Also, we have benefited from skilled professional support, helping mould our rhetoric into practical expectations.

We trust this Plan will ensure Knaresborough remains a Town which is a haven for its citizens, and a delight and example to its neighbours far and wide.

Knaresborough Town Councillor David Goode

# CONTENTS

<b>1. INTRODUCTION</b>	<b>6</b>
1.1 BACKGROUND TO THE NEIGHBOURHOOD DEVELOPMENT PLAN	6
1.2 THE NEIGHBOURHOOD DEVELOPMENT PLANNING PROCESS	6
1.3 THE NEIGHBOURHOOD AREA	7
1.4 CONSULTATION AND ENGAGEMENT	9
1.5 ABOUT THE TOWN	11
1.6 HOW THE NEIGHBOURHOOD DEVELOPMENT PLAN IS ORGANISED	19
<b>2. VISION AND OBJECTIVES</b>	<b>20</b>
2.1 THE VISION FOR THE FUTURE	20
2.2 KEY OBJECTIVES	21
<b>3. KEY THEMES AND POLICIES FOR THE PLAN</b>	<b>22</b>
3.1 INTRODUCTION	22
3.2 COUNTRYSIDE AND GREEN ENVIRONMENT (CGE)	22
CGE1: LOCAL GREEN CORRIDORS	29
CGE2: NEIGHBOURHOOD WILDLIFE AND GEOLOGICAL SITES	36
CGE3: SSSI CONSERVATION	41
CGE4: PUBLIC RIGHTS OF WAY AND ACCESS	42
CGE5: NIDD GORGE CONSERVATION AND ENHANCEMENT	45
CGE6: FLOOD PREVENTION	49
3.3 BUILT ENVIRONMENT DESIGN AND PUBLIC REALM (BE)	50
BE1: DESIGN OF THE BUILT ENVIRONMENT	55
BE2: DESIGN IN THE CONSERVATION AREA	56
BE3: TOWN CENTRE CAR PARKING	59
BE4: SHOP FRONT DESIGN	61
BE5: REDUNDANT BUILDINGS AND EMPTY PROPERTIES	63
BE6: NON DESIGNATED LOCAL HERITAGE ASSETS	63
3.4 COMMUNITY FACILITIES (CF)	69
CF1: PROTECTING AND ENHANCING EXISTING COMMUNITY FACILITIES	71
CF2: LOCAL GREEN SPACES	75
3.5 ECONOMY AND BUSINESS (EB)	81
EB1: EMPLOYMENT SITES	90
EB2: PROMOTING THE VISITOR ECONOMY	93
EB3: SUPPORTING THE 'HIGH STREET'	95
3.6 HOUSING (H)	96
H1: RESPONDING TO LOCAL NEEDS	106
H2: DESIGN OF NEW HOMES	107
3.7 POLICIES MAP	109

# CONTENTS

<b>4. PRIORITY PROJECTS AND ASPIRATIONS .....</b>	<b>115</b>
4.1 COMMUNITY INFRASTRUCTURE LEVY .....	115
4.2 COMMUNITY PROJECTS AND ASPIRATIONS .....	115
<b>5. MONITORING AND REVIEW .....</b>	<b>120</b>
<b>APPENDICES .....</b>	<b>121</b>
APPENDIX 1: LOCAL GREEN SPACES APPRAISAL .....	121
APPENDIX 2: COMMUNITY FACILITIES APPRAISAL .....	127
APPENDIX 3: NON DESIGNATED LOCAL HERITAGE ASSETS APPRAISAL .....	132
APPENDIX 4: WILDLIFE SITES AND GEOLOGICAL SITES APPRAISAL .....	135
<b>CONTEXT MAPS .....</b>	<b>08</b>
MAP 1: KNARESBOROUGH NEIGHBOURHOOD PLAN BOUNDARY .....	08
MAP 2: GREEN BELT .....	24
MAP 3: GREEN CORRIDORS (NATURAL ENGLAND) .....	29
MAP 8: EXISTING NATURAL ENVIRONMENT DESIGNATIONS .....	34
MAP 15: ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING (RIVERS & SEA) .....	47
MAP 16: ENVIRONMENT AGENCY RISK OF SURFACE WATER FLOODING (EXTENT) ....	48
<b>POLICY MAPS: CGE1 .....</b>	<b>31</b>
MAP 4: CGE1-A THE RIVER NIDD LGC .....	31
MAP 5: CGE1-B NIDD GORGE LGC .....	31
MAP 6: CGE1-C BERYL BURTON CYCLEWAY LGC .....	32
MAP 7: CGE1-D FROGMIRE DIKE LGC .....	32
<b>POLICY MAPS: CGE2 .....</b>	<b>38</b>
MAP 9: CGE2-1 GRIMBALD CRAG NWGS .....	38
MAP 10: CGE2-2 ASPIN POND NWGS .....	38
MAP 11: CGE2-3 FROGMIRE DIKE NWGS .....	39
MAP 12: CGE2-4 FOOLISH WOODS AND MAKINTOSH PARK NWGS .....	39
MAP 13: CGE2-5 BIRKHAM WOODS (OUTSIDE SSSI) NWGS .....	40
MAP 14: CGE2-6 COLLINS BANK NWGS .....	40



<b>POLICY MAPS: BE6</b>	<b>65</b>
MAP 17: BE6-1 CHARLTON MANOR, CHARLTON MANOR DRIVE NDHF	65
MAP 18: BE6-2 1-5 PARK TERRACE NDHF	65
MAP 19: BE6-3 KNARESBOROUGH ST JOHNS SCHOOL NDHF	65
MAP 20: BE6-4 13-15 STOCKWELL ROAD NDHF	66
MAP 21: BE6-5 PUB, THISLE HILL NDHF	66
MAP 22: BE6-6 5 MARKET PLACE NDHF	66
MAP 23: BE6-7 9 MARKET PLACE NDHF	67
MAP 24: BE6-8 11 MARKET PLACE NDHF	67
MAP 25: BE6-9 KING JAMES'S SCHOOL MAIN BUILDING NDHF	68
MAP 26: BE6-10 EDDYSTONE HOUSE NDHF	68
 <b>POLICY MAPS: CF2</b>	 <b>77</b>
MAP 27: CF2-1 CONYNGHAM HALL ESTATE LGS	77
MAP 28: CF2-2 APPLEBY CRESCENT AND APPLEBY GREEN LGS	77
MAP 29: CF2-3 BEBRA GARDENS LGS	77
MAP 30: CF2-4 ASPIN PLAY AREA AND CRAGS LGS	78
MAP 31: CF2-5 KNARESBOROUGH HOUSE GROUNDS LGS	78
MAP 32: CF2-6 LOW BRIDGE GARDEN, ABBEY ROAD LGS	78
MAP 33: CF2-7 PLAY AREA: THE SPINNEY AND SURROUNDING GREEN SPACE LGS	79
MAP 34: CF2-8 PLAYING FIELDS AND PLAY AREA OLD PENNY GATE LGS	79
MAP 35: CF2-9 PLAYING FIELD AT STOCKWELL LANE LGS	79
MAP 36: CF2-10 GROUNDS OF KNARESBOROUGH RUGBY CLUB LGS	80
MAP 37: CF2-11 PLAY AREA AT NIDDERDAL	80
MAP 38: CF2-12 HORSE SHOE FIELDS LGS	80
 <b>POLICY MAPS: KNARESBOROUGH NEIGHBOURHOOD PLAN</b>	 <b>110</b>
MAP 39: KNARESBOROUGH NEIGHBOURHOOD PLAN POLICIES MAP	110
MAP 40: KNARESBOROUGH NEIGHBOURHOOD PLAN POLICIES MAP	
- NORTH EAST TILE	111
MAP 41: KNARESBOROUGH NEIGHBOURHOOD PLAN POLICIES MAP	
- NORTH WEST TILE	112
MAP 42: KNARESBOROUGH NEIGHBOURHOOD PLAN POLICIES MAP	
- SOUTH EAST TILE	113
MAP 43: KNARESBOROUGH NEIGHBOURHOOD PLAN POLICIES MAP	
- SOUTH WEST TILE	114

# 1. INTRODUCTION

## 1.1 BACKGROUND TO THE NEIGHBOURHOOD DEVELOPMENT PLAN

The Knaresborough Neighbourhood Development Plan (NDP) is our community's chapter of the Harrogate Local Plan. It sets out where we want to see development such as homes, offices and shops and what they should look like. It also confirms which aspects of the parish are most precious and therefore where development should not take place or be extremely respectful of the local environment. Most importantly, the NDP will be a legal part of the Harrogate Local Plan and will have to be referred to whenever a Knaresborough planning decision is being made.

## 1.2 THE NEIGHBOURHOOD DEVELOPMENT PLANNING PROCESS

The Knaresborough NDP working group and Knaresborough Town Council wanted to ensure that local people were involved in the choices that will shape their town for many years to come. This Neighbourhood Development Plan sets out a vision for the area that reflects the views and feelings of local people. It has been produced after much public consultation.

This Neighbourhood Development Plan has been compiled following an examination of local housing, employment needs, support for tourism, the need for a thriving town centre, sustainable transport solutions and the need to protect green spaces and the countryside within and surrounding our town.

### 1.2.1 CONFORMING WITH NATIONAL AND LOCAL POLICY

When developing this NDP document the working group has worked hard to ensure that whilst the plan rightly reflects local issues, concerns and priorities, it must also be in general conformity with national policy and strategic local policy. There are two key policy documents in this regard:

#### ***National Planning Policy Framework (NPPF)***

The NPPF sets out the Government's expectation that "a positive approach should be taken to achieving sustainable development through seeking economic, social and environmental gains jointly and simultaneously through the planning system". Published in March 2012 - Revised in February 2019 and again in July 2021 by the Department for Communities and Local Government (DCLG), the NPPF sets out the Government's planning policies for England and how these are to be applied. It replaces a raft of previous guidance notes and circulars and is supported by a comprehensive set of guidance papers, regularly up-dated, known as National Planning Policy Guidance (NPPG).

Critically, the NPPF must be taken into account in the preparation of all new local plans, including this Neighbourhood Development Plan. The NPPF sets out a new range of policies within the context of achieving sustainable development, outlining economic, social and environmental dimensions within which policies can be aligned.



### ***Harrogate Borough Council Local Plan***

Knaresborough town is located in the Harrogate Borough Council area. The adopted development plan is the Harrogate District Local Plan March 2020. On the 4th March 2020 Full Council adopted Harrogate District Local Plan for the period 2014 – 2035.

This Neighbourhood Development Plan includes both policies that reflect local views as well as national planning policies with supporting evidence set out in the Appendices and additional related documents listed on the Town Council website.

These policies are based on evidence collected by Knaresborough's Neighbourhood Development Plan working group in the research phase of the compilation of the NDP.

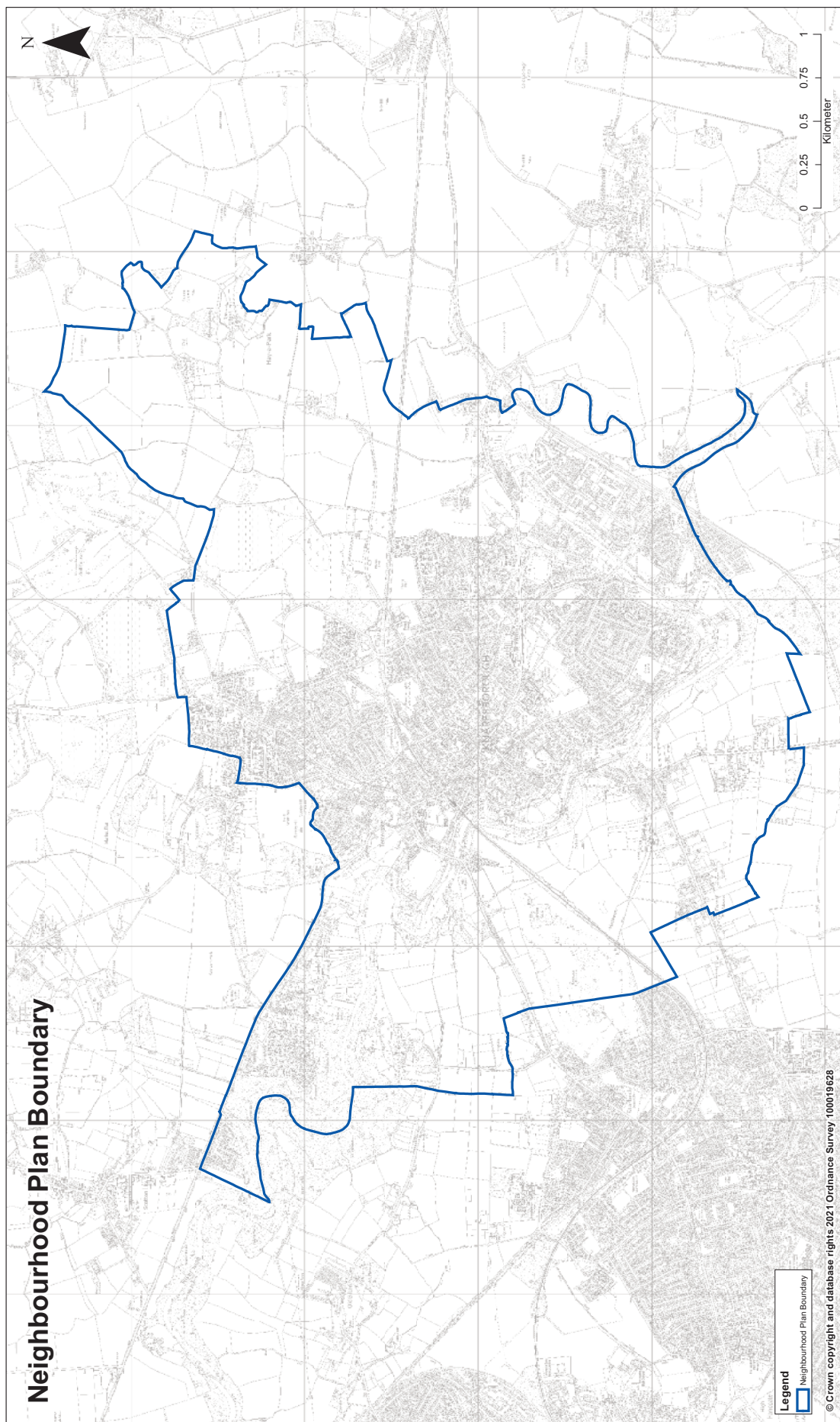
### **1.3 THE NEIGHBOURHOOD AREA**

The starting point for any Neighbourhood Development Plan process is to define the area to be covered by policies and to agree that with the local planning authority, Harrogate Borough Council. For parished areas, such as Knaresborough, it is usual for the Neighbourhood Area to be co-terminus with the parish boundary, except in special circumstances.

Knaresborough Town Council resolved to undertake a Neighbourhood Development Plan for the whole parish at full Council on 30th July 2012. A letter requesting designation was then sent to Harrogate Borough Council on 17th September 2012 and approval of the Neighbourhood Areas was given on 1st May 2013.

Map 1 shows the extent of the Area covered by this NDP.





**Knaresborough**  
 NEIGHBOURHOOD DEVELOPMENT PLAN

**Harrogate**  
 BOROUGH COUNCIL

**MAP 1: KNARESBOROUGH NEIGHBOURHOOD PLAN BOUNDARY**

A blue line depicts boundary of NDP area.



## 1.4 CONSULTATION AND ENGAGEMENT

Following the designation of the Neighbourhood Area, the Town Council set up a Neighbourhood Development Plan subcommittee and working group to progress the programme of work.

### *Early public engagement*

The first formal consultation with Knaresborough residents took place in December 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.

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

### *Public exhibitions*

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



Knaresborough House

### *Policy Intentions Consultation*

Based on the findings of this phase 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" 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 or returning a hard copy questionnaire. 394 responses were received (The results of the consultation are available on Knaresborough Town Council's web site.)

The results of this consultation programme formed the basis for the policies of this Submission draft NDP.

### *Continued Public Consultation*

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
- Governors at Aspin Park Primary School
- Harrogate Borough Council Planning Department
- Renaissance Knaresborough

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

In addition, statutory consultation was undertaken with the following agencies.

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



### *Knaresborough NDP Working Group*

Made up of representatives from local businesses, local residents and Knaresborough town councillors, this group has met regularly since the programme started. The purpose of the group has been to ensure progress is being made on key issues such as evidence based development, policy writing, supporting projects and project planning.





## 1.5 ABOUT THE TOWN

### 1.5.1 A BRIEF HISTORY OF KNARESBOROUGH

Knaresborough owes its origin to its natural defensive position on an elevated rock overlooking the River Nidd. Based on archaeological evidence, Knaresborough was probably first inhabited in prehistoric times. In about 500 BC it came under the control of the Brigantes. In 74 AD they were defeated by the Romans who established themselves in Eboracum (York) and Isurium Brigantum (Marlborough). Christianity probably came to Knaresborough in the seventh century, the earliest known documentary evidence of the Parish Church dates from 1114 and the earliest extant fabric is Norman.



**Knaresborough Castle**

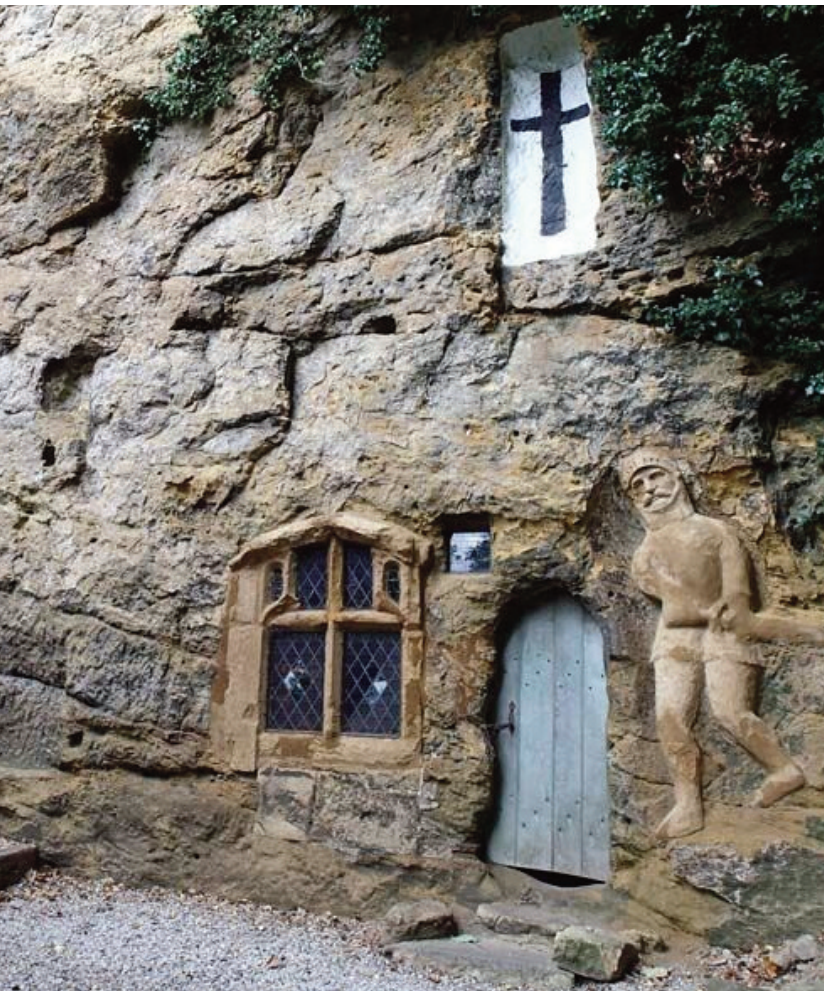
Early in the 1100's a castle was built with a market place set outside the walls of the castle; the town began to grow and attracted traders to service the castle.

During the Civil War, following the Battle of Marston Moor in 1644, the castle was besieged by Parliamentarian forces. The castle eventually fell and in 1646 an order was made by Parliament for its destruction (but not carried out till 1648). The destruction was mainly done by citizens looting the stone. Many town centre buildings are built of 'castle stone'.



## A BRIEF HISTORY OF KNARESBOROUGH

---



About 1408 the Chapel of Our Lady of the Crag was built on Abbey Road.

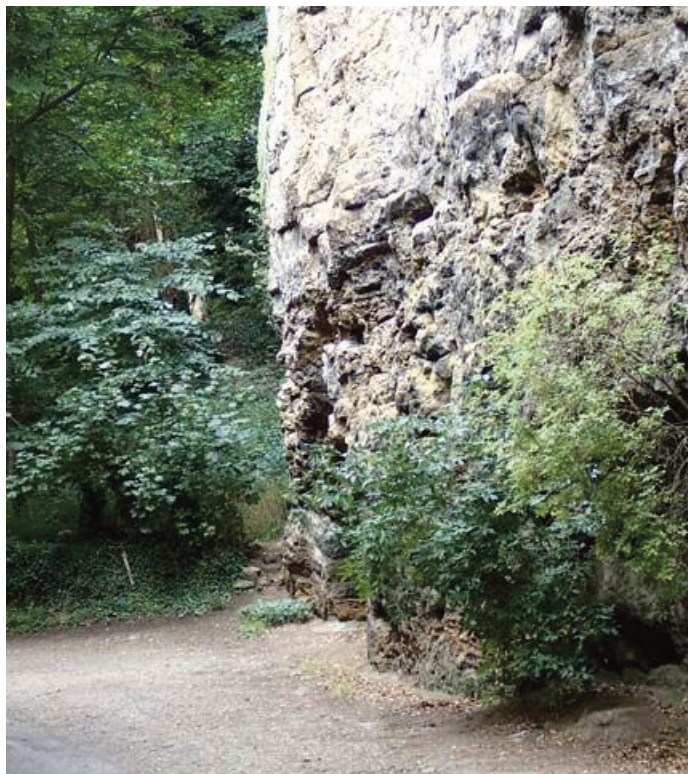
Carved out of the rock, it is believed to be the third oldest wayside shrine in Britain. Close by is the House in the Rock (also known as Fort Montague), excavated in 1770-71 by a local weaver, Thomas Hill.

Left: Chapel of Our Lady of the Crag

Below: Crag, Waterside

Knaresborough is the location of England's oldest linen mill, the centre of the linen industry forming the focus of cottage industry throughout the Yorkshire Dales.

As a trading centre, Knaresborough enjoyed an advantageous position, not only as the local administrative centre but also by virtue of its situation between the uplands, rich in cattle, sheep and lead, and the corn-growing lowlands.





## A BRIEF HISTORY OF KNARESBOROUGH

---



**Market Place**

Although Knaresborough itself had only the Dropping Well which had no medicinal value (though it was already an established tourist attraction), the town provided a base for visitors to the Harrogate (and later Starbeck) spa waters, until suitable accommodation became available closer to hand.

Textile manufacture remained the most important economic activity in the town. By the beginning of the nineteenth century, linen was the mainstay of Knaresborough's economy.

There were, however, a number of constraints on the further development of the industry.

Dependence on water power was beginning to lead to a migration of mills upstream from Knaresborough. Further growth required coal and here the problem was one of transport, the nearest mines of significance being some 18 miles away in the Garforth-Kippax area.

Roads in the area were improved by John Metcalf, more popularly known as Blind Jack, one of England's first professional road-builders. Born in Knaresborough in 1717, he achieved everything that he did whilst blind.

It was not until 1848 that the railway reached Knaresborough.

**Blind Jack - Market Place**



## A BRIEF HISTORY OF KNARESBOROUGH

---

The railway, however, came too late to save the linen industry.

By the end of the nineteenth century, Knaresborough had reverted to being a market town, providing trading, professional services and small-scale industries.

With the coming of the railway, and later in the twentieth century the motor car and bus, Knaresborough's picturesque setting, its boating facilities and special attractions such as the Dropping Well and Mother Shipton's Cave, gave rise to an important tourist trade. From the



Knaresborough Railway Halt



Railway viaduct

Conservation Area in 1969 and the establishment of various partnership grant schemes brought modest public funding to assist in the repair of buildings and helped to stem the decay of the physical fabric of the town .

middle of the nineteenth century Knaresborough's importance was eclipsed by the growth of Harrogate and today the historic market town continues to languish in the economic shadow of its larger neighbour.

The growth of Harrogate in post-war years, however, indirectly protected the historic fabric of Knaresborough from the comprehensive redevelopment that ruined so many small market towns. The designation of the

## 1.5.2 KNARESBOROUGH TODAY

### *Introduction*

Over the coming years Knaresborough will experience unprecedented housing growth, with over 1800 new homes having been granted planning permission. Such growth is going to present Knaresborough with many challenges.

Knaresborough's economy is diverse with a high level of employment within established service driven industries with an emerging professional/technical sector. However, productivity and workplace wages remain low, whilst demand for low value work is increasing.

This plan operating in conjunction with the National Planning Policy Framework (NPPF) and Harrogate Borough Councils Local Plan (LP) seeks to address the following challenges;

Today Knaresborough as a community is strong but there are significant issues that impact the town's sustainability over the period of this plan:

- The economy of the high street and town centre is impacted by changing ways people shop and engage local services with online transactions taking significant footfall from local shops.
- Commercial property stock does not meet the qualitative and quantitative needs of businesses.
- A significant number of Knaresborough residents commute on a daily basis to work. Long days with significant travel time mean they have very limited time to commit to supporting and working in the local community.
- House prices are significantly higher than national averages. Although significant housing building is planned for Knaresborough the percentage of social/affordable housing is limited with developers choosing to maximize financial returns through investing in larger 3 to 5 bedroom properties.
- There is an unmet demand for smaller one and two bed dwellings
- Many jobs in Knaresborough are relatively low paid meaning that many returning younger people from college and university plus younger families cannot afford to live in the town.
- Knaresborough has a very rich historical heritage so there is a compelling need to conserve this heritage for future generations.
- There is a need to attract higher waged employment to the area.
- Pollution impacts residents' quality of life and health. Pollution levels need to be reduced. As part of this strategy there is a need to conserve and improve the town green infrastructure as well as reducing the impact of polluting vehicles on our town.



The NDP sets out key policy areas identified as priorities by Knaresborough residents. But it does not provide the complete solution. Extensive work has been undertaken to align these policy objectives with NPPF and Local Plan frameworks in conjunction with North Yorkshire County Council and the Local Enterprise Partnerships (LEP) own planning, environment and economic development frameworks. Where possible Knaresborough needs to take advantage of changing policy areas and new funding opportunities that arise as the result of the move of local government to a new Unitary Authority structure in 2024. All these policy and investment areas provide the framework that addresses the key issues impacting Knaresborough.

So where do we start...

Knaresborough today, is a growing, attractive market town. In 2011, the local population was 15,441 and has remained relatively stable over the past few years. 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 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 therefore 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.



### *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 still work hard to keep the Town Centre viable as a commercial centre. There are a number of small industrial estates on the periphery of the town though there is a need to attract more companies to set up businesses for local employment growth. The town has a market every Wednesday and a Farmers Market and Artisan Market once a month .



Knaresborough High Street



King James's School

### *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.



Parade for the annual Bed Race



St. John's Church

## Community life

Knaresborough hosts the annual Bed Race, organized by the Knaresborough Lions Club. It is held on the second Saturday of June. The event was first staged in 1966. 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, situated just off High Street 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.

## Sport

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. In 2014 the town was visited by the Tour de France during stage 2 York to Sheffield and also by the Tour de Yorkshire in 2016 and Para Cycling International road races in 2019.

## Tourism

With many famous attractions such as Mother Shipton's Cave and Petrifying 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.



Mother Shipton's Cave and Petrifying Well



## 1.6 HOW THE NEIGHBOURHOOD DEVELOPMENT PLAN IS ORGANISED

The Neighbourhood Development Plan is now set out as follows:

### **Chapter 2:**

The vision for the future of the town and a set of objectives to realise that vision.

### **Chapter 3:**

Detailed policies for achieving the objectives substantiated by evidence and cross referenced with national and local policy, to which the policies need to broadly conform.

### **Chapter 4:**

Provides a prioritised set of projects and aspirations which would support the implementation of the NDP and its policies, with particular reference to opportunities which may be provided through new Community Infrastructure Levy receipts.

### **Chapter 5:**

Sets out proposals for monitoring, review, delivery and implementation of the NDP.

### **Appendices:**

Set out materials referred to in the main body of the NDP.

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)

## 2. VISION AND OBJECTIVES

### 2.1 THE VISION FOR THE FUTURE

The vision that has emerged from community consultation is, essentially, for Knaresborough to be a town providing a rewarding environment for people to live, work and visit. This is expanded upon in the following Vision Statement:

*“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 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 will be a destination of choice for the surrounding area and beyond due to its unique range of shops”***

## 2.2 KEY OBJECTIVES

In order to see this Vision Statement become reality, the following set of key objectives has been developed in order to ensure deliverability:

### ***Objective 1 - achieving sustainable community, economic and environmental development***

To encourage sustainable development that is low or carbon neutral and demonstrates excellent design standards that complement the existing character and design of buildings within the town. New development should contribute positively to the town's infrastructure, facilities, wildlife protection and biodiversity and to an enhanced sense of local community quality of life and well-being. A key contribution to this objective is the need for developers to provide a mix of housing types and size.

### ***Objective 2 - protecting heritage***

To promote development that complements and conserves the cultural and environmental heritage of Knaresborough and creates an attractive mix of well-maintained residential and commercial areas, integrated with historic environments.

### ***Objective 3 - incorporating green infrastructure***

To ensure that major development is designed along the principles of a Garden City, incorporating green infrastructure (gardens, parks, trees and landscaping) so as to create a smooth transition between the historic town centre and the rural environment beyond.

### ***Objective 4 - sustainable transport***

To promote development that includes sustainable transport solutions, contributes to reducing traffic volumes, alleviating pollution, increased public and non-motorised modes of travel.

### ***Objective 5 - community development***

To promote development that demonstrates how it will contribute to ensuring community health and well-being, reduce social isolation, deliver an improved local education provision for all ages and ensures that school infrastructure meets the needs of an increasing population.

### ***Objective 6 - a vibrant town centre***

To foster development which contributes towards the town centre remaining a viable service and commercial centre, at the heart of the local community. This includes appropriate connectivity between out of town centre developments and the centre.

### ***Objective 7 - supporting economic development***

To promote opportunities for new business development in the town and surrounding rural area that create new employment opportunities for local residents. Priority is given to the growth of employment spaces that foster higher value jobs in line with the Harrogate Borough Council and North Yorkshire County Council Economic Strategies.



## 3. KEY THEMES AND POLICIES FOR THE NDP

### 3.1 INTRODUCTION

Policies in this chapter of the NDP are organised into five themes, reflecting the priorities established through consultation with residents, the businesses, community organisations and the wider stakeholder community.

### 3.2 COUNTRYSIDE AND GREEN ENVIRONMENT (CGE)

The initial consultations raised many environmental issues. These were grouped under general headings: the creation of new green infrastructure corridors, the retention and responsible management of open green space and woodland, and the protection of wildlife.

The Neighbourhood Development Plan Working Group has interpreted the list to include: the improvement of existing green infrastructure corridors, the protection against flooding, conserving unprotected natural environmental assets, strategic development for leisure and recreation in the countryside, enhanced protection and managed public use of the sites through a comprehensive development and management plan, at Hay-a-Park Lakes and the Nidd Gorge in particular.

In 2015, Knaresborough Town Council sent a Neighbourhood Development Plan survey to all residents. Based on the opinions of those who responded for the countryside and rural environment theme:

- 97% agreed with the policy intention to encourage and welcome development that provides for improvements to existing green infrastructure.
- 96% agreed with the policy intention to encourage and welcome development that provides for the creation of new green infrastructure.
- 98% agreed with the policy intention to protect designated local wildlife sites, from development and change of use, which would adversely affect their nature conservation value.
- 86% agreed with the policy intention to support development that provides for the delivery of a suitable scheme and may identify/safeguard land necessary for its delivery.
- 91% agreed with the policy intention to encourage and welcome development that results in an improvement to the leisure provision at the Hay-a-Park Lakes site, ideally as a part of a comprehensive development and management plan for the site.

Content in this section has been updated to reflect feedback from the Reg 14 Consultation.

## POLICIES SUMMARISED

### COUNTRYSIDE AND GREEN ENVIRONMENT

**CGE1:** *Local green corridors*

**CGE2:** *Wildlife and geological sites*

**CGE3:** *SSSI conservation*

**CGE4:** *Public Rights of Way and access*

**CGE5:** *Nidd Gorge conservation and enhancement*

**CGE6:** *Flood prevention*

## OBJECTIVES ADDRESSED

*Objective 1 - achieving sustainable community, economic and environmental development*

*Objective 2 - conserving heritage*

*Objective 3 - incorporating green infrastructure*

*Objective 4 - sustainable transport*

*Objective 7 - supporting economic development*

## SUPPORTING EVIDENCE BASE DOCUMENTS

North Yorkshire Rights of Way Improvement Plan (NYCC)

Regional strategic green infrastructure study Yorkshire and the Humber (Natural England)

Local Green Space Analysis Framework (KNDP)

Natural England Designated Sites View ([designatedsites.naturalengland.org.uk](https://designatedsites.naturalengland.org.uk)) Flood map for planning ([maps.environment-agency.gov.uk](https://maps.environment-agency.gov.uk))

Green Infrastructure Supplementary Planning Document (Harrogate Borough Council)

Harrogate District Biodiversity Action Plan (Harrogate Borough Council and partners)



### 3.2.1 LOCAL GREEN CORRIDORS

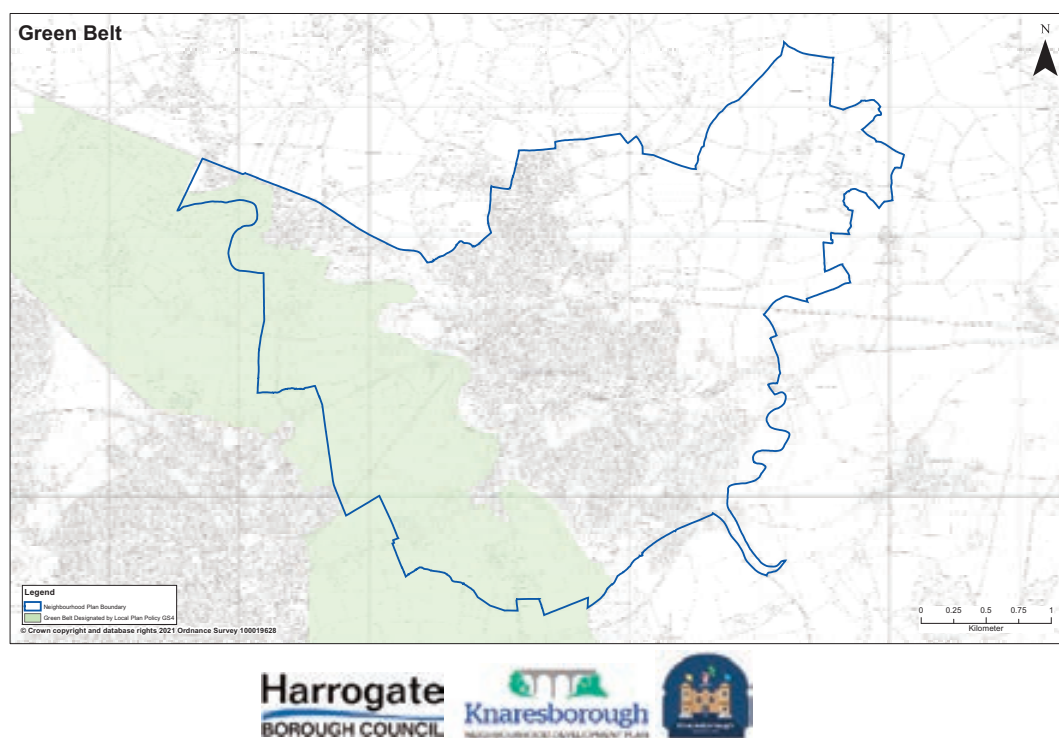


**Bebra Gardens**

#### i. Issues

Increased use of land for building reduces habitat for wildlife and poses a significant risk to biodiversity in and around the Town. Development can result in habitat fragmentation resulting from urbanisation of the countryside. The net result is inability of wildlife to move between resource areas they need to survive resulting in reduction in group numbers and possible eradication of species in an area. Such corridors do not respect parish boundaries, and therefore care will be taken within the plan to respect the ecological connectivity of habitats beyond the NDP area.

The maintenance of separation between Knaresborough and Harrogate is a strategic planning issue beyond the scope of this plan and addressed via the adopted Harrogate Local Plan.



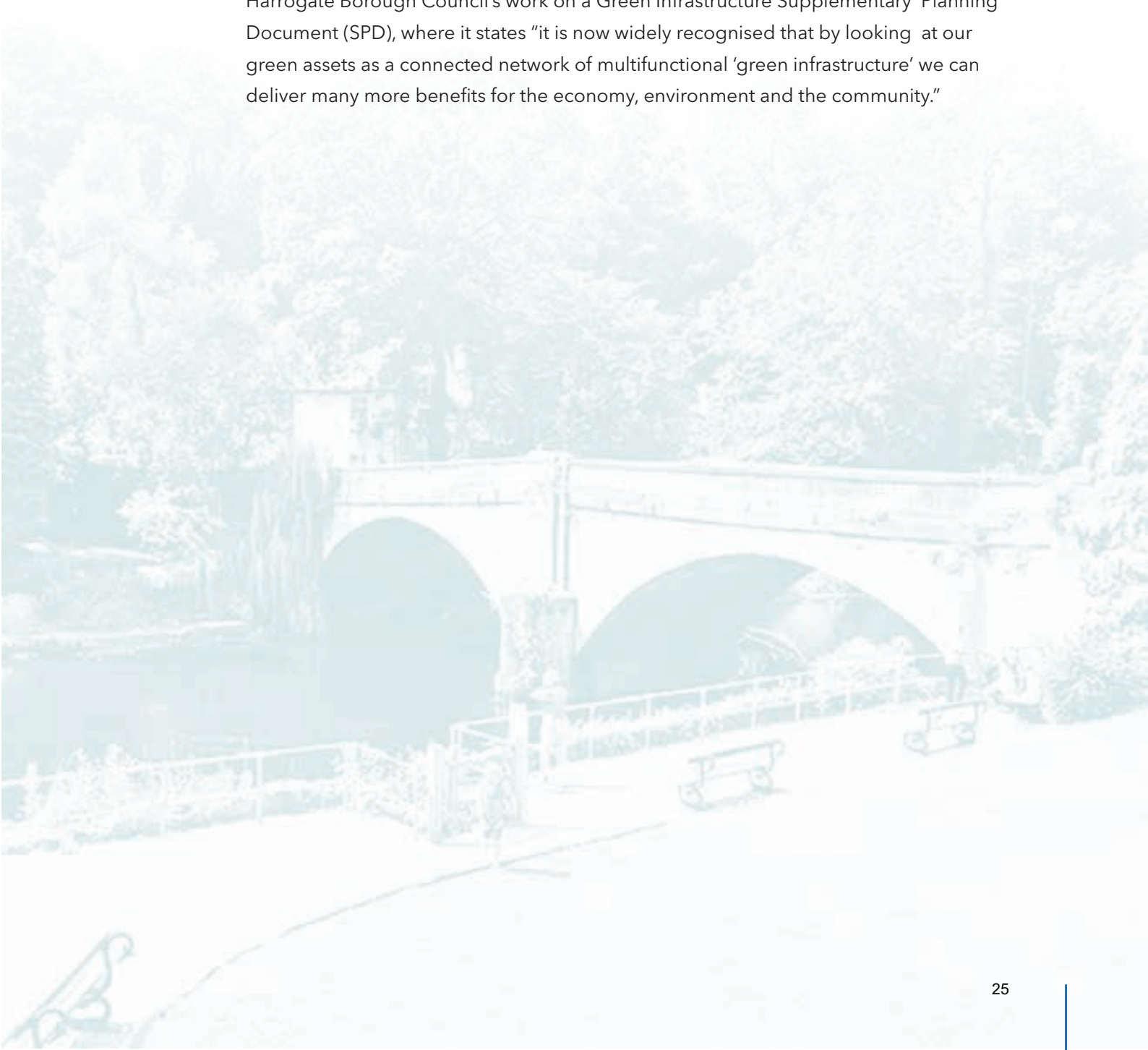
**MAP 2: GREEN BELT**

There remain, however, many threats to this zone, despite its Green Belt designation.

Existing green corridors and Green Belt are valuable assets providing public amenity and leisure areas for recreational walking, dog walking, cycling and fitness pursuits – all raised by the public.

Development can erode the quality of this, especially if resultant increased traffic levels adversely affect this use. Care needs to be taken within the plan to respect public enjoyment of fields, roads, and routes.

Improvements to and the creation of new green infrastructure also comprises the recreational use of disused railway lines, cycling/walking routes and their relationship to new development – all raised by the public. This NDP is set within the context of Harrogate Borough Council's work on a Green Infrastructure Supplementary Planning Document (SPD), where it states "it is now widely recognised that by looking at our green assets as a connected network of multifunctional 'green infrastructure' we can deliver many more benefits for the economy, environment and the community."







## Bebra Gardens

### ii. Evidence

Developments such as roads, buildings and farms can interrupt plant and animal movements within an area. The practice of encroaching close to boundaries of protected sites is understandable, but compounds the stress on species and habitats. Also building practices, whether for renovation, repair or new build remain insensitive to their damaging impact on biodiversity. Problems can be further compounded by natural traumas such as flooding which Knaresborough is experiencing more frequently due to climate change and changes in water management practices in and around the River Nidd.



The Nidd (Corridor R8 in the map on page 29) is a regional green infrastructure corridor, originating within the Nidderdale Area of Outstanding Natural Beauty and running eastwards to meet the Ouse corridor at Nun Monkton. From Pateley Bridge the corridor consists of a broad well wooded valley which widens out to include north Harrogate and Knaresborough. Here the river enters Nidd Gorge as it cuts through limestone and sandstone. The gorge forms part of the corridor, which contains Woodland Trust woodlands and Knaresborough waterfront, and provides a means of access to the countryside for the urban populations of Bilton, Starbeck and Knaresborough.

To the east of Knaresborough the land is intensively farmed with fragments of unimproved meadow at Aubert and Tockwith Ings. The landscape of the corridor makes the area a popular visitor destination.

The countryside in and around Knaresborough has some important characteristics, for example, The Long Walk is an historic open space and Hay-a-Park is designated as a Site of Special Scientific Interest (SSSI). Flooding is an issue in the Nidd corridor and controlling surface run off and floodwater within the catchment is important.

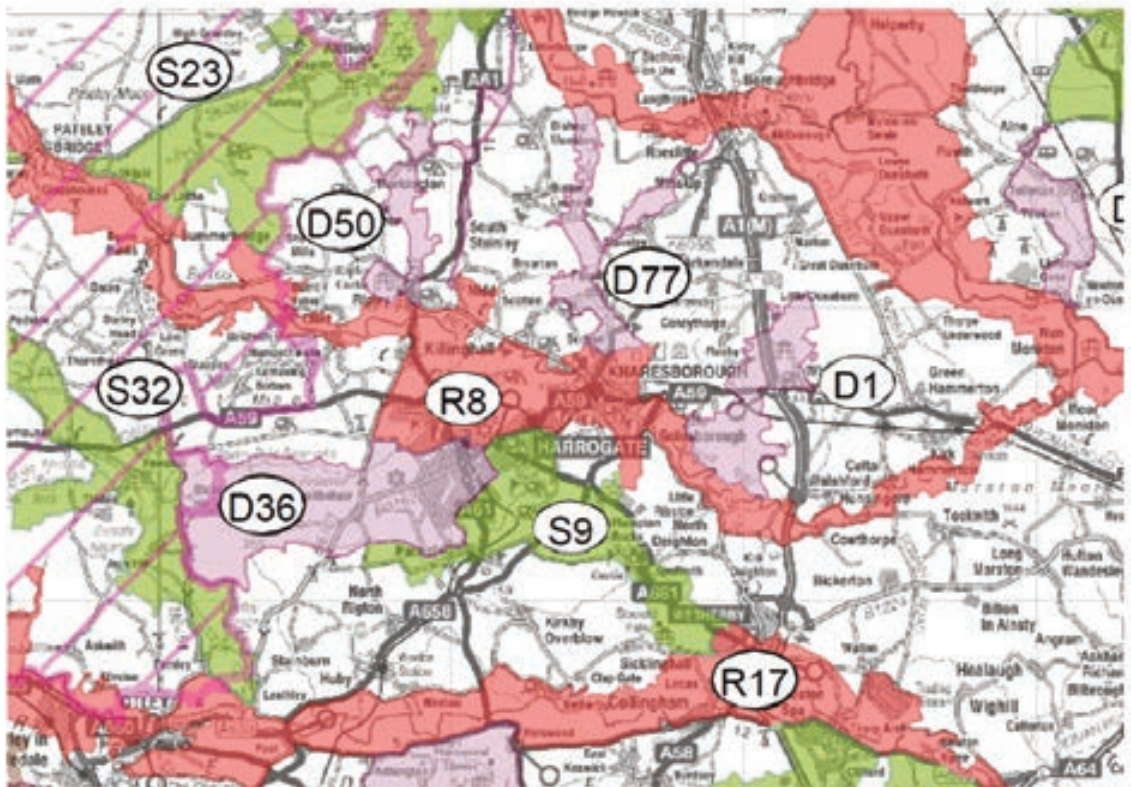
To date Knaresborough has been fortunate to retain a number of key green corridors, for example along the river Nidd through Knaresborough and the Nidd Gorge, railway embankments and associated links with green areas such as Stockwell allotments and Knaresborough Community Centre, Aspin Pond and related footpaths, Beryl Burton Cycleway and Conyngham Hall, Frogmire Dyke, Jacob Smith Park, Bebra Gardens and land around Knaresborough Castle. As development pressures build, areas such as Frogmire Dyke will come under increased pressures from the likes of the Manse Farm development.

In 2010, Natural England mapped the Yorkshire and Humber region in order to identify a network of green infrastructure corridors. Map 2 illustrates the extent of this mapping as it applies to the Knaresborough neighbourhood area. The work undertaken identifies corridor R8 traversing the neighbourhood area - named in their study as a corridor of regional significance, R8 - Nidd:

"The landscape of the corridor, particularly within the AONB, combined with the attractive towns of Pateley Bridge, Harrogate and Knaresborough make the area a popular visitor destination. A bridleway is being created along the disused railway near Bilton, which links north to the Ripon Railway corridor. There are further opportunities within the corridor to develop other lengths of disused railway for access."

The work of Natural England created a hierarchy of corridors based upon researching the following indicators:

- Open space - Contains open space assets such as parks and woodlands
- Biodiversity - Contains one or more sites of significant wildlife value
- Landscape - Contains at least one landscape feature worthy of protection or enhancement
- Products from the land - Includes areas in agricultural or food production
- Mitigating flood risk - Contains floodplain, areas at risk from flooding or areas where green infrastructure could be used to reduce run off into flood risk areas
- Contribution to mitigating climate change - Contains areas which are, or could be, managed for non flooding climate change mitigation through carbon sequestration in areas such as peatlands, managed woodlands or locations for energy crop production
- Health - Includes Air Quality Management Areas or locations with populations with poor health where green infrastructure can be used to increase outdoor activity or address pollution issues
- Accessibility - Contains rights of way allowing access by foot, cycle or horse riding along the corridor
- Recreation - Contains formal and informal outdoor recreational assets.
- Education - Visitor centre or site already used for environmental education
- Cultural - Contains gardens, cemeteries, historic features or buildings with public access
- Tourism - Includes tourism assets which would form part of at least a day trip for people from outside the immediate area
- Poor quality environment - Contains existing poor quality environments which could be improved
- Land and property values - Areas where investment in green infrastructure would be likely to positively affect local land and property values
- Economic growth - Includes areas where development is proposed and increased green infrastructure is likely to attract further economic investment.



MAP 3: GREEN CORRIDORS (NATURAL ENGLAND)

### iii. Policy

#### CGE1: Local green corridors (LGC)

The following local green corridors, as shown on the Policies Map, are protected for their multiple ecosystem functions and services for wildlife and people. Development proposals within any of the corridors will only be permitted in exceptional circumstances, protecting the corridor as a multifunctional wildlife, amenity and recreational resource:

- a) The River Nidd LGC
- b) Nidd Gorge LGC
- c) Beryl Burton cycleway LGC
- d) Frogmire Dyke LGC



3.2.1

## POLICY MAPS

CGE1: LOCAL GREEN CORRIDORS

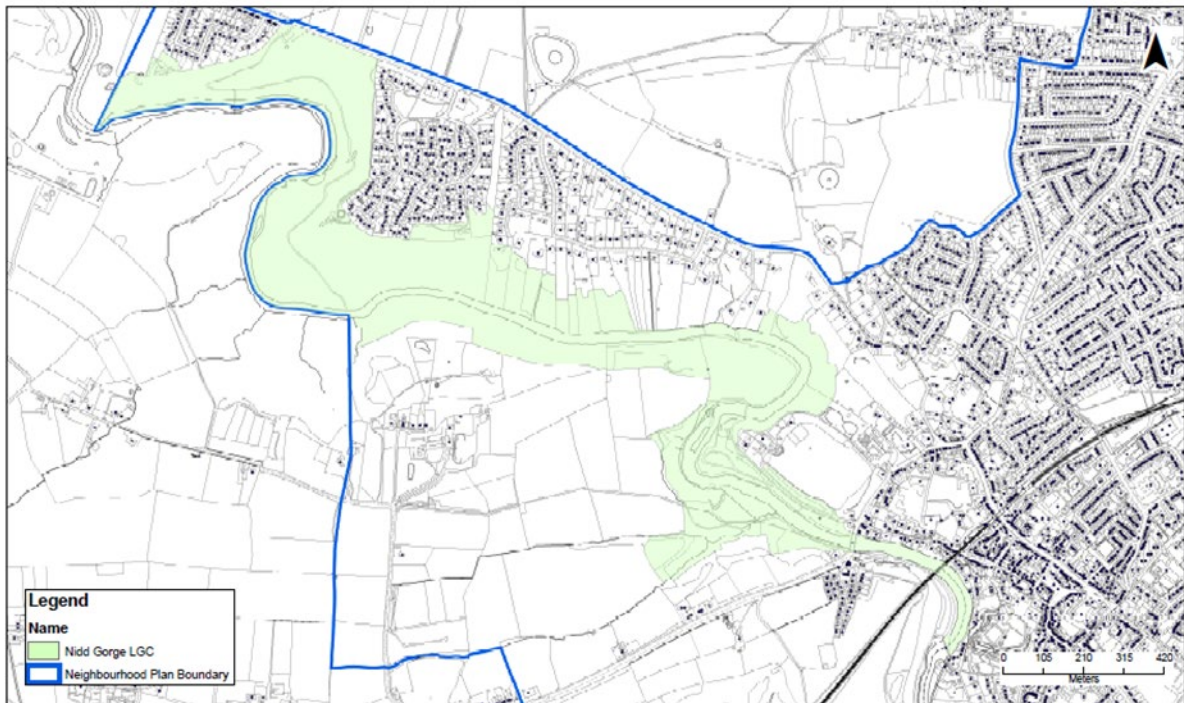


**CGE1-A The River Nidd LGC**  
Area: 36.91ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



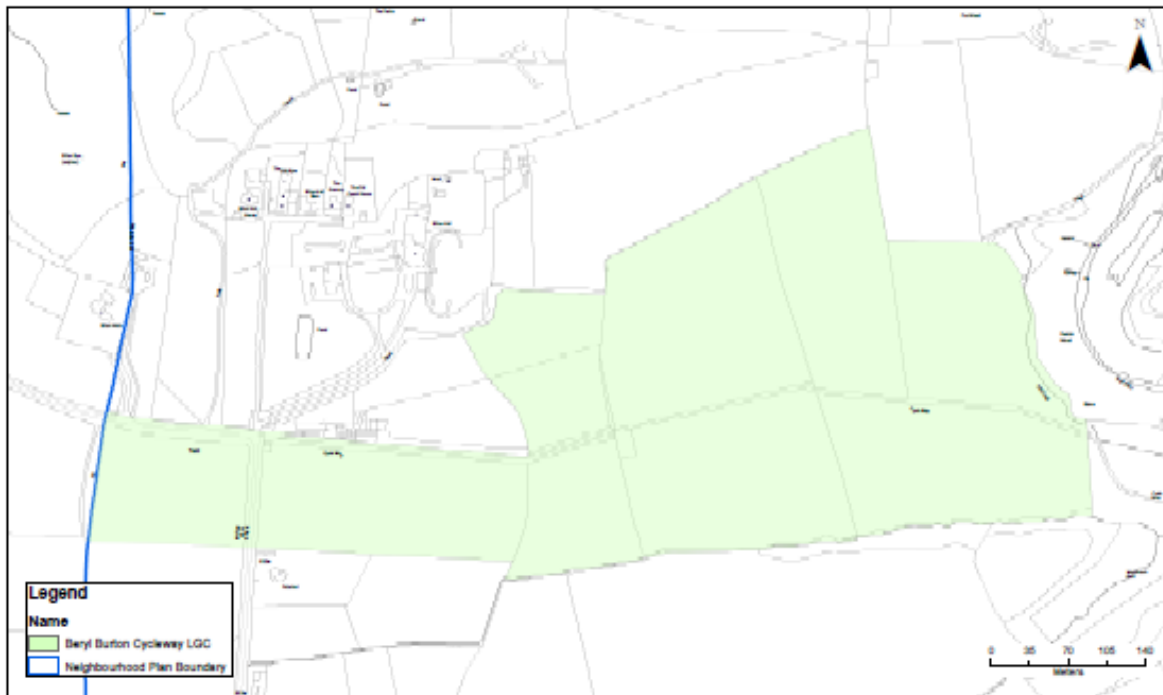
**CGE1-B Nidd Gorge LGC**  
Area: 62.39ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN





CGE1-C Beryl Burton Cycleway LGC  
Area: 18.59ha

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



© Crown copyright and database rights 2020 Ordnance Survey 100019628



CGE1-D Frogmire Dike LGC  
Area: 2.34ha

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



© Crown copyright and database rights 2020 Ordnance Survey 100019628

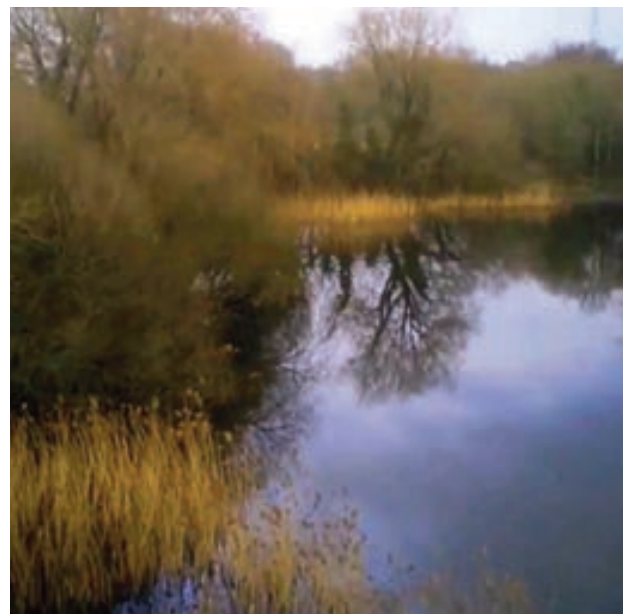


### 3.2.2 WILDLIFE AND GEOLOGICAL SITES

#### i. Issues

There is a need to protect Knaresborough's valuable wildlife areas. The most important of these are already protected against development via the Harrogate Core Strategy or, in the case of the Hay a Park and Birkham Woods, Sites of Special Scientific Interest, through national legislation.

However, there are several others of importance locally, for example at Grimbald Crag and the pasture and woodland areas surrounding Hay a Park which are not located within the designated SSSI area.



Hay a Park SSSI

#### ii. Evidence

Knaresborough has grown in recent times from developers looking to build on available land close to the town. Land on which planning permission is sought, and in many instances granted, gets ever closer to the SSSI sites at Hay a Park and Birkham Wood (one of the richest examples of lowland broadleaf and mixed woodland in the district) as well as removing agricultural land that is home to a wide variety of local wildlife and migrating birds. Threats to biodiversity in these areas comes from the removal of local habitats for building, and increased risk of flooding resulting from increased water run-off from new build areas. The increasing population locally leads to increased pressures on SSSIs, green corridors and green spaces due to more people visiting to walk, run, ride bikes and walk dogs. All activities that can disturb wildlife, reduce numbers, damage their habitat and force them out of the local area.

**Hay a Park** is of interest for its breeding birds and wintering wildfowl. The site lies immediately to the east of the urban edge of Knaresborough and comprises a large lake of 24 hectares and three small ponds to the south, with associated areas of reedbed, scrub, mature hedgerow and grassland. With the exception of some initial tree planting and grazing of the grassland these habitats have developed naturally from gravel workings largely undisturbed since the end of extraction in the 1970s.

The site is of national importance for wintering goosander with numbers regularly exceeding 150 birds and a peak count recorded of 315 birds. These birds are thought to originate from the rivers Wharfe and Nidd and are probably a separate population to that found using Eccup Reservoir in West Yorkshire. The site is also of local importance for other wildfowl including greylag goose, wigeon, mallard and coot. The open grassland adjacent to the lake is important for feeding wigeon and geese and supports large numbers of migrating oystercatcher during the spring.

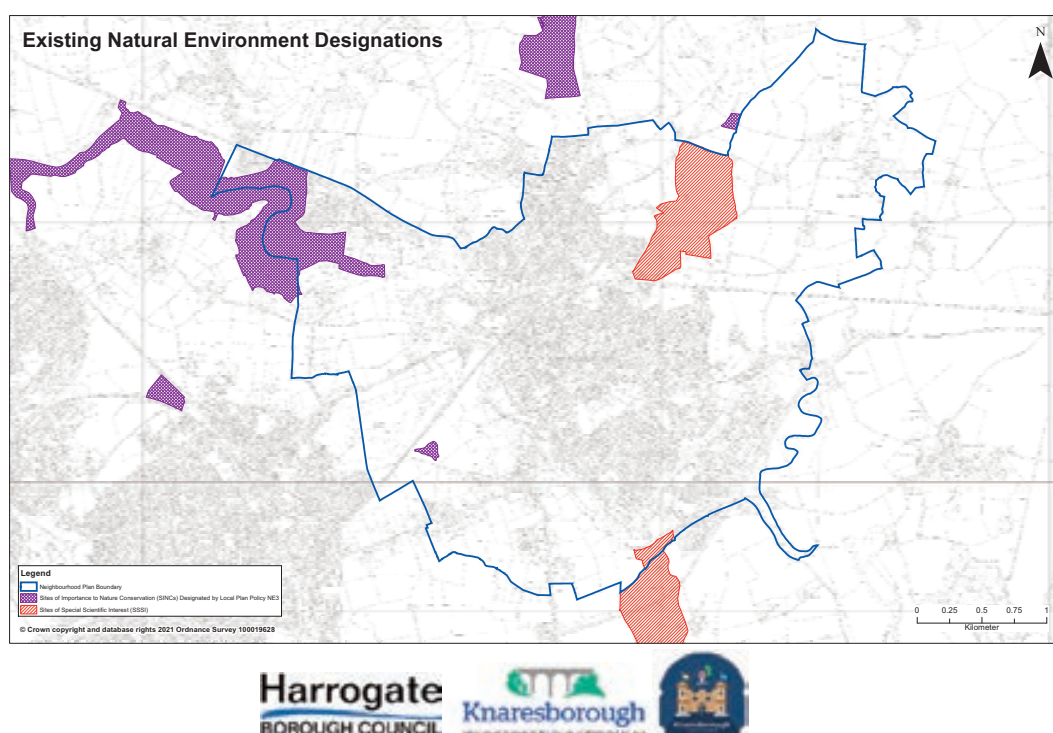
Breeding birds include great-crested grebe, mallard, tufted duck, ringed plover and common sandpiper, with kingfisher and common tern using the area for feeding. The small ponds support sedge and grasshopper warbler and also hold one of the most northerly inland breeding populations of reed warbler in Britain. Hay a Park has seen a significant reduction in the numbers of wintering Goosanders over the past few years.

**Birkham Wood** is situated to the south of the River Nidd comprising one of the largest and diverse examples of ancient semi natural broadleaved woodland remaining in the Vale of York. There are two types of woodland represented. One on soil overlying Magnesian Limestone and the other growing on superficial glacial drift.

Much of the northern part of the wood lies on rich soil derived from limestone. Here grows Ash, Silver Birch and Wych Elm. In this area there is diverse shrub with species such as Hazel and Dogwood. Of note is the occurrence of herb-paris, a local species which exhibits a strong affinity with ancient woodland.

The southern section grows on more acidic soil derived from glacial drift. In this area the predominant species are Oak, Birch and Hazel with Sycamore together with scattered Elm and Ash on the steep slopes to the River Nidd. It is a proportion of this area that is situated within the NDP boundary.

In addition to the 2 SSSIs there are also 2 Sites of Importance for Nature Conservation (SINCs) at Nidd Gorge Woods, including parts of Scotton Woods and Gallow Hill. Plus the Nidd Gorge Special Landscape Area is defined in the Harrogate Borough Council's Local Plan policy NE4 reinforcing the importance of this landscape area.



**MAP 8: EXISTING NATURAL ENVIRONMENT DESIGNATIONS**

In addition to the SSSIs and SINCs, there are a number of locally identified sites that currently have no formal statutory or non statutory designation and hence are vulnerable. The publication of Planning Policy Statement 9 Biodiversity and Geological Conservation in 2005 indicated the Government's approach to the protection of biodiversity and geological conservation through the planning system. The National Planning Policy Framework recognises that Local Sites have a fundamental role to play in helping to meet overall national biodiversity targets, contributing to the quality of life and well-being of the community, and in supporting research and education. Paragraph 179 of the NPPF states:

*"To protect and enhance biodiversity and geodiversity, plans should:*

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*



Additional local sites proposed for maintenance and enhancement are assessed in Appendix 4 using a framework derived from work undertaken by local ecological partnerships including West Yorkshire Ecology, itself based on guidance from the Department for Environment, Food and Rural Affairs (Defra).

### iii. Policies

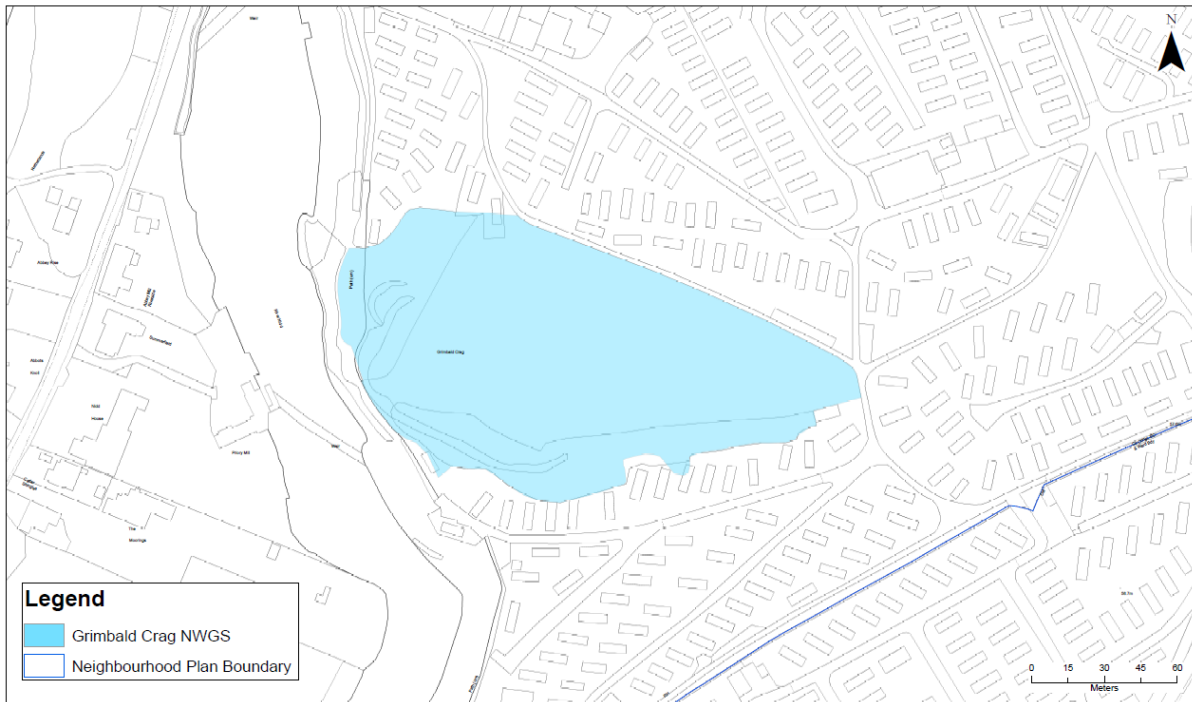
#### **CGE2: Neighbourhood Wildlife and Geological Sites (NWGS)**

- a) The following sites, as identified on the Policies map, will be protected from development that would reduce or damage their nature and/or geological conservation value:
  - 1) Grimbald Crag NWGS
  - 2) Aspin Pond and adjacent land, including cliff NWGS
  - 3) Frogmire Dike NWGS
  - 4) Foolish Woods and Mackintosh Park NWGS
  - 5) Birkham Wood (the part outside the SSSI)  
including riverside towards Calcutt NWGS
  - 6) Collins Banks NWGS
- b) New development proposals should protect wildlife and biodiversity on the development site. This includes preserving or creating wildlife habitats, including trees, verges, walls, hedgerows, bat and bird boxes and ponds.
- c) Existing trees, hedges and other landscape features of value to biodiversity should continue to be part of any development proposal unless clear evidence is provided to justify their loss. Replacement of existing trees should be done on a two to one basis.

3.2.2

## POLICY MAPS

CGE2: NEIGHBOURHOOD WILDLIFE  
AND GEOLOGICAL SITES (NWGS)

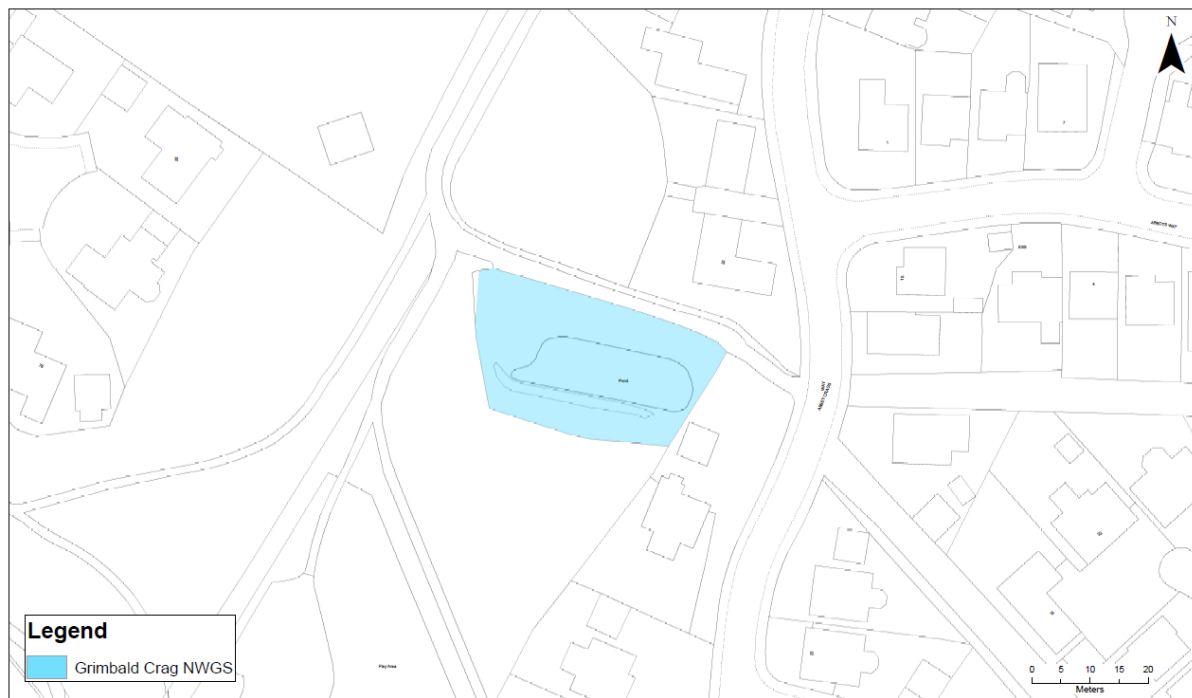


**CGE2-1 Grimbold Crag NWGS**  
Area: 1.63ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



**CGE2-2 Aspin Pond NWGS**  
Area: 0.08ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN





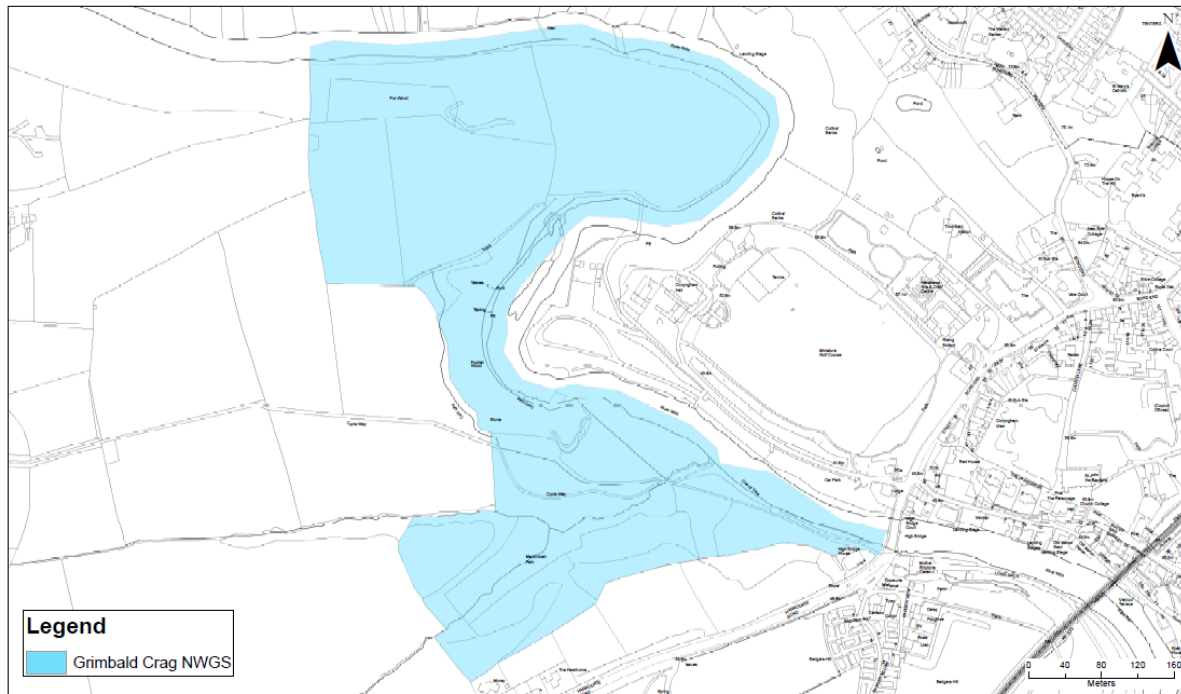


**CGE2-3 Frogmire Dike NWGS**  
**Area: 2.34ha**

© Crown copyright and database rights 2022 Ordnance Survey 100013628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



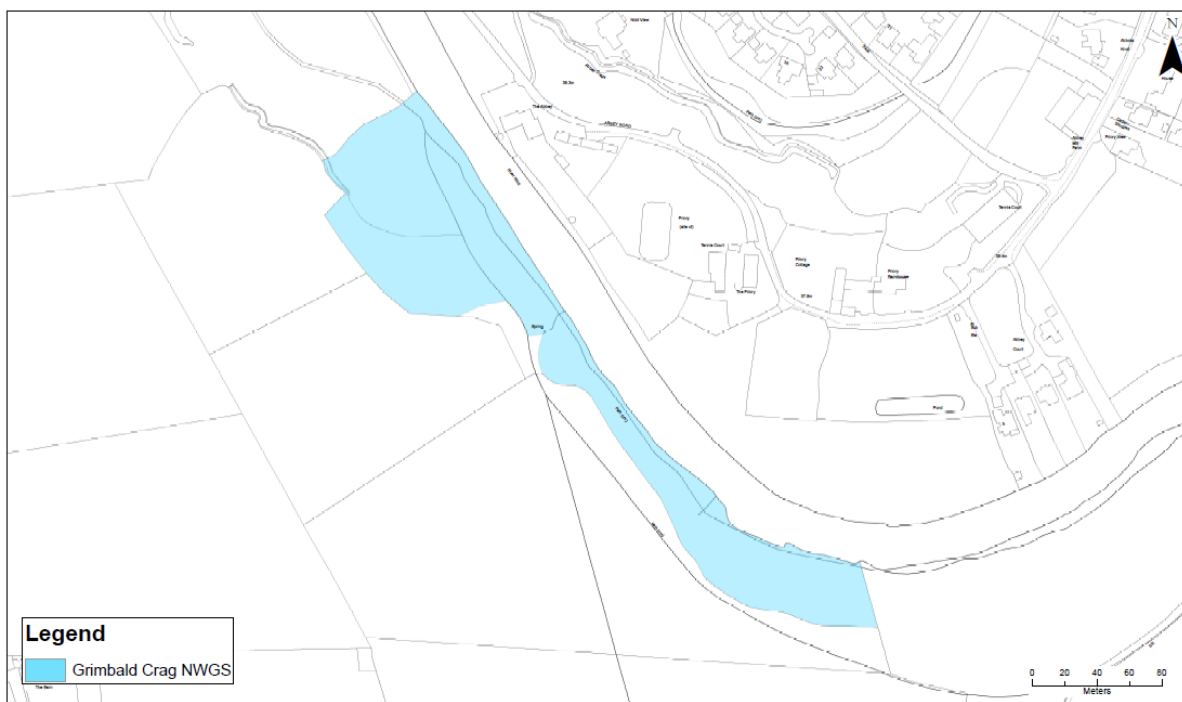
**CGE2-4 Foolish Woods and Mackintosh Park NWGS**  
**Area: 20.37ha**

© Crown copyright and database rights 2022 Ordnance Survey 100013628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



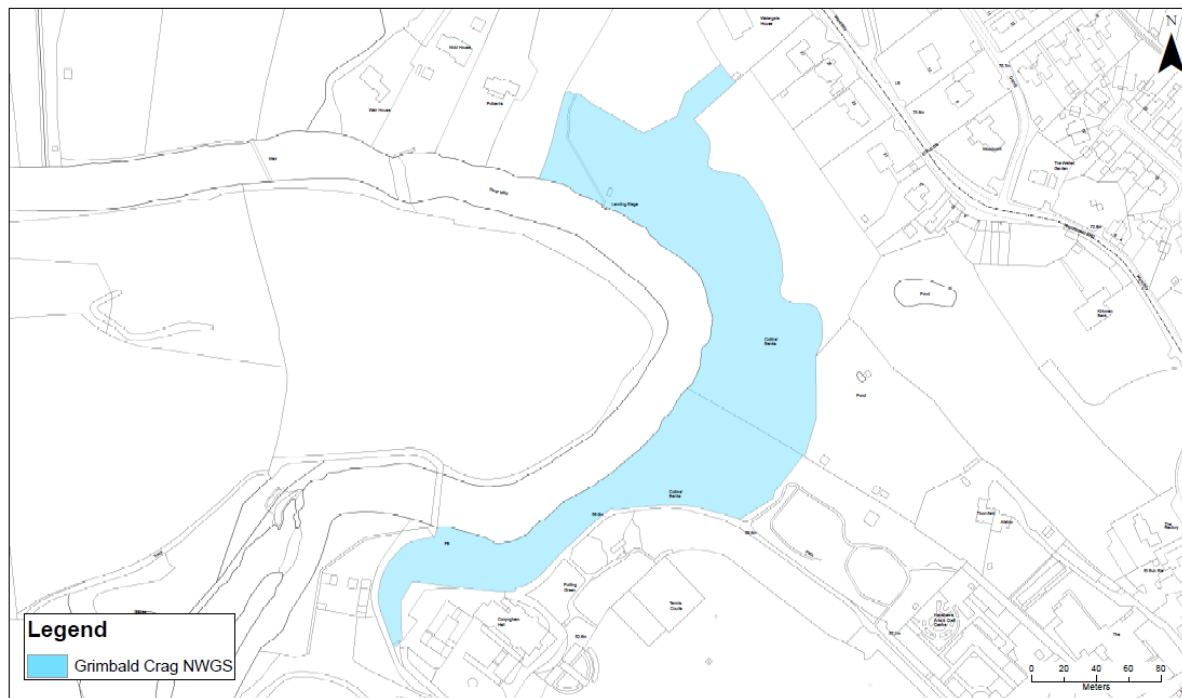


**CGE2-5 Birkham Woods (Outside SSSI) NWGS**  
Area: 1.97ha

© Crown copyright and database rights 2022 Ordnance Survey 100013628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



**CGE2-6 Collins Bank NWGS**  
Area: 2.58ha

© Crown copyright and database rights 2022 Ordnance Survey 100013628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



### **CGE3: Sites of Specific Scientific Interest (SSSI) conservation**

- a) Development proposals that result in harm to a Site of Special Scientific Interest will only be permitted in exceptional circumstances, as set out in paragraph 180b of the NPPF (2021).
- b) Development proposals that are located in the vicinity of a SSSI should demonstrate how proposals will address the future well-being of the site, in particular the specified objectives ("reasons for notification") of the designation.

### **3.2.3 PUBLIC RIGHTS OF WAY**

#### **i. Issues**

There is continued pressure from land owners and developers to change the accessibility and recreational benefit of the public rights of way. The countryside affords outstanding views of the town and distant horizons and, in general, these are best enjoyed on foot or on bicycle using our network of footpaths, bridleways and cycleways.

Knaresborough is generally well served by footpaths and bridleways that radiate from the town out into the countryside. Local footpaths provide a wide range of terrain to walk through from dense woodland to open fields.

Of note are the walk along Abbey Road/Waterside which provides views over the river Nidd, and the range of paths through the Nidd Gorge. The 4 miles of the tree lined Beryl Burton Cycleway provides a tarmac path across open fields to Harrogate.

Many of the radiating paths are linked via the 20 mile Knaresborough Round walk.

As new developments take place, inevitably on the edge of the current built up area, access to the countryside grows more remote from the town centre. It is important, then, that new development enables good access through the development, to the surrounding countryside and back to the existing urban area. The transition between town and countryside also requires careful consideration, through provision of good signage, gates and other furniture.

Walking and cycling routes are seriously interrupted by fast roads, especially the Southern Bypass, creating inconvenience and safety issues. It is important, then, that new development and/or road-building provides safe crossings or tunnels to enable good access for non-motorised users both to the surrounding countryside and back to the urban area.



## ii. Evidence

The definitive map shows the public rights of way, including the Sustrans cycle routes, throughout Knaresborough.

The main issues (as defined in the North Yorkshire Rights of Way Improvement Plan 2007-11) are:

- Rapid development has occurred; in the future it must keep pace with access provision.
- A lack of crossing points over roads and rivers.
- The future potential for a multi user urban fringe route linking people with goods and services and access opportunities further afield.

Examples of footpaths under pressure include the footpath off Hay-a-Park lane towards Coneythorpe (blocked with crops). The same path is also blocked where a fence along one side of the farm track prevents access to the right of way.

## iii. Policy

### **CGE4: 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 Public Rights of Way. 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.

See policy map for details of Knaresborough Public Rights of Way.



Nidd Gorge

### 3.2.4 NIDD GORGE CONSERVATION AND ENHANCEMENT

#### i. Issues

The very popularity of the Nidd Gorge presents a challenge, as the more its natural environmental benefit is appreciated, the more stress is placed on this area through well-meaning visitor attention, both human and from dogs being exercised in this splendid setting. There is a need for more comprehensive educational materials for users, and monitoring and management of the area to secure its integrity.

## ii. Evidence

The Nidd Gorge is the only locality in the district where Dutch Rush or Rough Horsetail can be found to grow. Lesser Redpoll once common across the district is now scarce. Marsh and Willow Tits once found in woodland across the district have seen massive declines in population. Otters are starting to return to undisturbed woodland close to rivers and streams but are easily threatened if areas are disturbed.

The Nidd Gorge area, including the Woodland Trust woodland, is one of the most popular recreational areas within the District. The area has a popular footpath network that links the valley walks in to the surrounding villages and open countryside. The paths are well used throughout the week and exceptionally busy at weekends.

On the northern side of the river within Scotton Banks is Gates Hill, the earthworks of a hill fort. It is considered that the site is Iron Age but also having occupation in more recent times. Local legend tells that Colonel Fairfax mounted cannon within the defences for the siege of Knaresborough during the Civil War. The hill fort area, including the various ditches and embankments, occupies an area of approximately 0.3ha. Unfortunately, much of the hill fort area was lost when a hospital was constructed on the adjacent land (the site is now housing). The feature represents a large archaeological earthworks of significant local interest and importance but is not a scheduled ancient monument.

The current designation from the Inventory of Ancient Woodland (1987) for the southern bank (24.8 ha) is semi natural ancient woodland. The northern bank extending to 20.5 ha is an ancient woodland site. There is the opportunity here to restore the wood back to a predominately broadleaf wood. The area of planted ancient woodland (PAWS) within Nidd Gorge extends to 8.75ha. Most of the trees were planted in the 1960's. Conifer species include Corsican pine, Hybrid larch and Sitka spruce.



### iii. Policy

#### **CGE5: *Nidd Gorge conservation and enhancement***

Within the Nidd Gorge LGC, proposals for development that, because of their proximity, may impact upon the Nidd Gorge in any way should ensure that adequate mitigation measures are put in place for this area, including:

- a) Protecting the remains of Gates Hill.
- b) Conserving and enhancing areas of semi natural ancient, ancient replanted and ancient woodland.
- c) Protection and conservation of wildlife and biodiversity.
- d) Existing semi-natural open-ground and freshwater habitats are restored and maintained wherever their management can be sustained, and new open ground habitats created where appropriate.
- e) The heritage and cultural value of this site is protected, and ancient trees are retained for as long as possible.
- f) Any activities undertaken will conform to sustainable forest management principles, be appropriate for the site and will be balanced with our primary objectives of enhancing the biodiversity and recreational value of our woods and the wider landscapes.

Proposals within the Nidd Gorge itself will not be allowed except in exceptional circumstances, for example where such a proposal would make a positive contribution towards the protection and sustainability of the Gorge, and where they comply with all other relevant policies in this NDP.



River Nidd looking from the Castle

### 3.2.5 FLOOD PREVENTION

#### i. Issues

Knaresborough has suffered from flooding for many years. In December 2015, there was severe flooding in parts of Knaresborough from the River Nidd. In March 2016, the Environment Agency reported that an obstruction to the water flow on the River Nidd in Knaresborough would be removed in order to reduce a potential localised flood risk. Residents have repeatedly expressed concerns through responses to planning applications such as Manse Farm about the increased risk of flooding from surface water run-off.

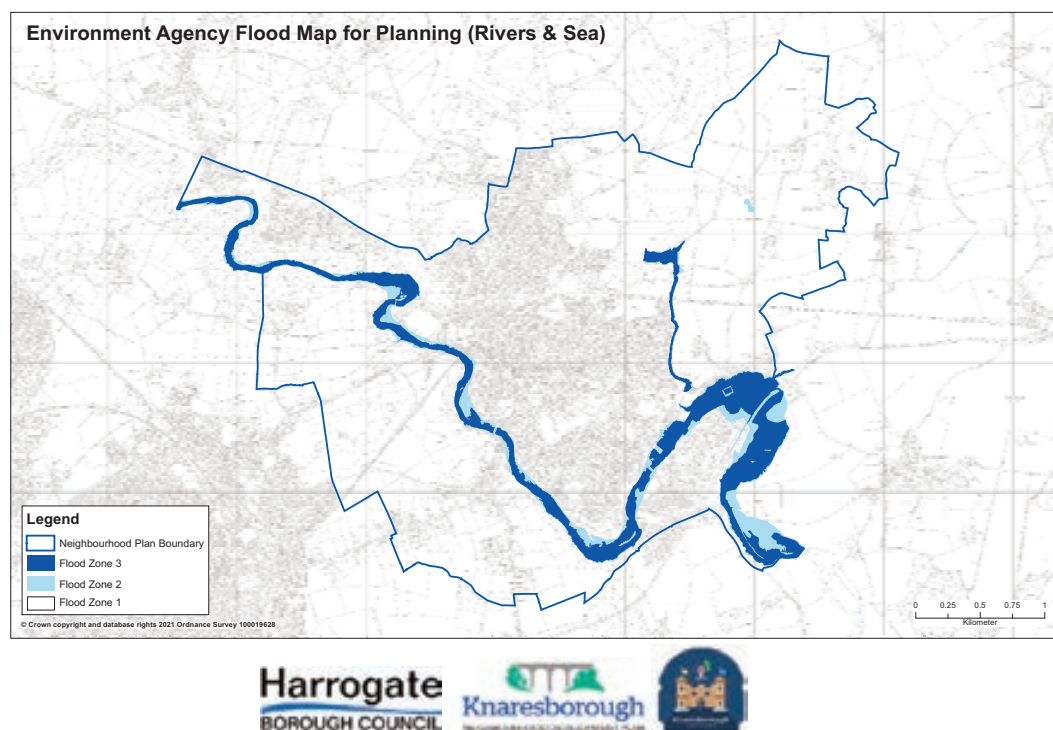
There is little impact on the rural hinterland from the river but clearly run off from the countryside affects the river and hence the urban area. Run off from the urban area seriously affects riverside properties, but also can affect properties far from the river. Properties near sports fields have been seriously flooded after heavy rain. Although historically some development in Knaresborough has taken place in areas subject to serious flood risk, it is imperative that new development does not take place in areas subject to flooding risk.

## ii. Evidence



The Nidd through the neighbourhood area is prone to flooding, with land either side designated as Flood Zone 2 or 3. Although the river is for the most part contained in a relatively narrow gorge, this means that flooding does not affect much of the town outside the valley bottom.

River Nidd looking from the Castle

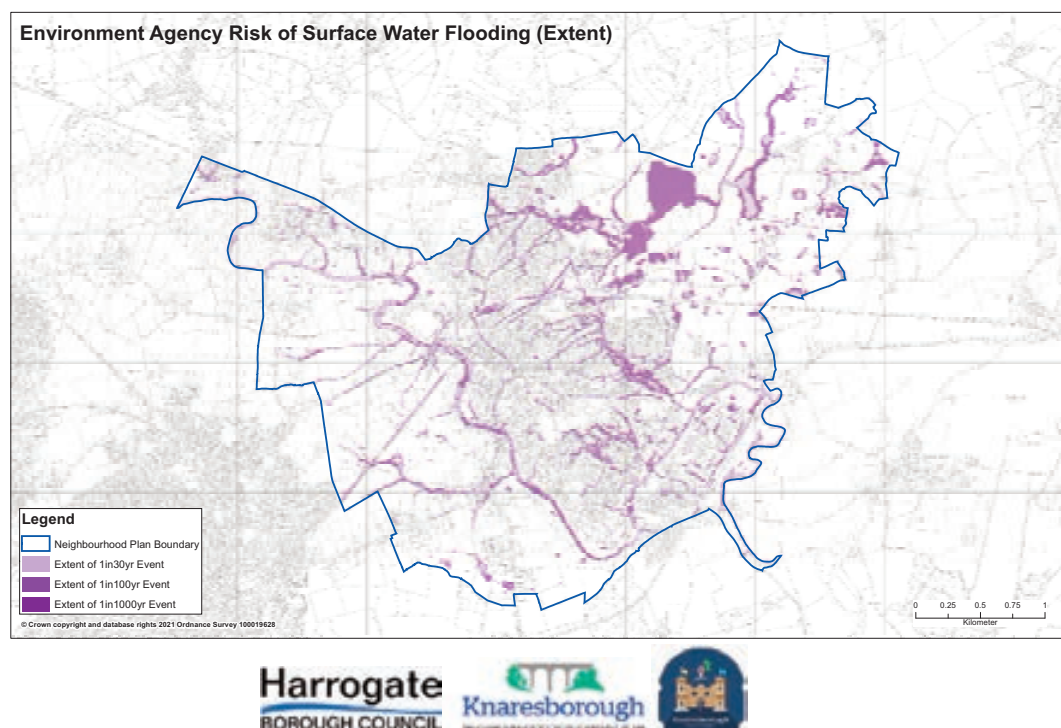


MAP 15: ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING (RIVERS & SEA)



The majority of the town falls into the low risk category of Flood Zone 1. However, localised flooding does occur in the higher town, in particular at times of high rainfall, affecting properties and passage through the town. Land close to the river is at serious risk of flooding and is identified by the Environment Agency as Flood Zone 3. In Knaresborough there are a significant number of existing properties situated in the Flood Zone 3 area designation.

Knaresborough residents are concerned not just about flooding events next to the river (e.g. local residents group “Abbey Road Flooding Committee”) but about the impact of new development on surface water run off impacting areas such as the SSSI at Hay-A-Park or housing next to Frogmire Dyke. In recognising the risk from surface water run off, Yorkshire Water has stated that it expects new developments to incorporate sustainable drainage systems for surface water management. In some areas historically surface water run off has been allowed to drain into sewers. With increased heavy rain fall events this is now causing problems with sewers overflowing into surface water drains, e.g. Stockwell Road Allotments which has been affected on a number of occasions with sewage flowing up through drain covers onto the allotments.



**MAP 16: ENVIRONMENT AGENCY RISK OF  
SURFACE WATER FLOODING (EXTENT)**

### iii. Policy

#### **CGE6: Flood prevention**

Development proposals should not add to the overall level of flood risk in the parish. To achieve this, the following principles should be adhered to:

- a) New development beyond that permitted should apply sequential, risk-based testing to potential development locations to avoid the flood zone areas 2 and 3, in order to reduce the risk of future flooding. Development should only be permitted in these zones if no other suitable sites are available in lower flood-risk areas.
- b) Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased.
- c) Permeable surfaces and soakaways for hardstanding areas should be incorporated to all new developments wherever practicable.
- d) Sustainable Drainage Systems (SuDS) as an alternative to conventional drainage will be supported provided that they can be shown to be suitable in the intended location and that such systems will be properly maintained.
- e) There is a presumption against culverting and the constricting of watercourses and their immediate environs.
- f) If existing capacity in the local sewerage system / or water distribution network is insufficient, a connection must be provided to the system at the nearest point of adequate capacity as advised by Yorkshire Water.

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

The town centre is viewed by many local residents and businesses as “shabby”. The URS Town Centre Review report refers to the public realm as of “average” standard i.e.: although the area is clean, there is room for improvement. Accessibility for disabled people and those with buggies can be difficult with recent news articles detailing difficulties with pavements and a town that is not ‘dementia friendly’.



Junction of High Street and Market Place

Increasingly there is concern that under-investment in the public realm in its widest sense 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. The consultations undertaken to inform this draft NDP revealed the following in relation to the built environment design and public realm theme:

- 96% agreed with the policy intention to encourage and welcome new development which provides for improvements to the public realm and visual appearance of the town centre.
- 87% agreed with the policy intention to require all future changes to shop fronts to be inline with a Town Centre Shop Front Design Guide or a detailed shop front design Policy Intention.
- 90% agreed with the policy intention to re-define shopping frontages to encourage more non-retail town centre uses outside of primary areas.
- 92% agreed with the policy intention to encourage temporary use of vacant shop units.
- 95% agreed with the policy intention to encourage and welcome new development which includes provision for transport management improvements in the town centre either directly or through developer contributions.
- 92% agreed with the policy intention to provide for improved and or new town centre car parking provision subject to the findings of further study.
- 96% agreed with the policy intention to 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.
- 97% agreed with the policy intention to protect and support the sympathetic enhancement of local heritage assets to be listed in the final plan.
- 97% agreed with the policy intention to 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.



## POLICIES SUMMARISED

### BUILT ENVIRONMENT DESIGN AND PUBLIC REALM

**BE1:** *Design of the built environment*

**BE2:** *Design in the Conservation Area*

**BE3:** *Town centre car parking*

**BE4:** *Shop front design*

**BE5:** *Redundant buildings and empty properties*

**BE6:** *Non designated local heritage features*

## OBJECTIVES ADDRESSED

*Objective 1 - achieving sustainable community, economic and environmental development*

*Objective 2 - conserving heritage*

*Objective 3 - incorporating green infrastructure*

*Objective 4 - sustainable transport*

*Objective 6 - a vibrant town centre*

## SUPPORTING EVIDENCE BASE DOCUMENTS

Market town benchmarking report (AMTi)

Conservation Area Character Appraisal (Harrogate Borough Council)

Knaresborough's Character Areas (KNDP)

Criteria for identifying non designated heritage assets (Harrogate Borough Council)

Knaresborough Town Centre Review (URS)

Non designated heritage features audit: The Local List (KNDP)

Heritage Management Guidance SPD (Harrogate Borough Council) Shop front design guide (Harrogate Borough Council)

### 3.3.1 DESIGN OF THE BUILT ENVIRONMENT

#### i. Issues

The town centre's primary shopping area is at the heart of the community of Knaresborough. The majority of buildings are located within Knaresborough Conservation Area, many of which are listed. The Conservation Area protects the special architectural and historic nature of buildings with the aim of protecting, restoring and enhancing those elements which together make up the familiar and cherished local scene.



Example of shop, Market Place

Knaresborough has an extensive Conservation Area that encompasses much of the town centre and in particular the historic riverside and gorge. Beyond the Conservation Area, the town naturally sub divides into a number of character areas, broadly following phases of historic development and each with its own distinctive vernacular. These character areas are set out in the supporting evidence document "Knaresborough's Character Areas", produced by the NDP Working Group. Within the Conservation Area/primary shopping area, some decline in the retail sector is mirrored by a small increase in the number of empty premises.

In the main, the existing premises designations, such as A1,3,4,5 etc. which protect their use for retail, commercial, office, pubs and restaurant/cafes, have been maintained. These businesses support the needs of both local residents and tourists.



Silver Street

The boundary of the commercial area is currently ill defined with most commercial and retail premises being on the small size. Residential properties, old and new, have an important role in bringing vitality to the centre. Currently there is no clear strategy or policies that drive an improved mix of commercial units, which meet the needs of modern business, while delivering the right number of well-designed

residential properties that ensures the town centre continues to be a thriving part of Knaresborough. Public realm is considered to be adequate but in some places declining, and this too is matched by the traffic congestion on the High Street.

## ii. Evidence

Within the Conservation Area are many listed buildings as well as non designated heritage assets. The Knaresborough Conservation Area Character Appraisal (2008) sets out a wide raft of issues which have been used to inform our policy in this section and it should be used to inform proposed developments that impact upon the Conservation Area. Outside the Conservation Area there is significantly less by way of heritage assets but nonetheless an environment that has its own character and local significance. The areas identified in the Knaresborough's Character Areas review (2016) are:

- 1a. **Town Centre within the Conservation Area:** the older part of the town including High Street, Market Place and castle.
- 1b. **Riverside within the Conservation Area:** this leisure area includes the sparsely built land alongside the river Nidd, including Conyngham Hall, Waterside and Abbey Road.
2. **Manse Lane & St James Park:** the mainly industrial areas within the triangle formed by Wetherby Road, York Road and the river.
3. **Eastfield Estate & The Spinney:** this all late twentieth century housing between Chain Lane and York Road.
4. **Manors, Charltons, Hambletons:** this is a very varied housing area close to the town centre and built throughout the twentieth century.
5. **Stockwells:** this is an area of varied housing built throughout the twentieth century but on the other side of the railway line, and is generally further from the town centre.
6. **Tentergates & Woodparks:** this area alongside Boroughbridge Road includes the two distinctive small housing estates plus additional surrounding streets.
7. **Ripley Road:** an area of residential streets alongside Ripley Road bordering with the parish of Scriven.
8. **The Aspin Estate:** to the south of the town, this includes the post war Aspin Estate plus some older adjacent streets.
9. **Calcutt:** this adjacent hamlet has become a part of Knaresborough together with ribbon development up Forest Moor Road.



Calcutt



Through the planning process it has been possible to maintain the existing street scene and roof lines for new builds that in the main are respectful to the scale of existing building.

Knaresborough's primary shopping area (see NDP Policies Map) has buildings constructed from a wide range of materials which creates a rich tapestry of textures and colour. The use of this rich mix of building material needs to be continued in new builds and existing building improvements in order to retain the character of the town.

Design of primary shopping area properties reflects the English Vernacular style that is reflected in many buildings throughout the town. There are some very attractive and impressive historic buildings in the centre. Over the years these buildings have been modified with little control in place as to the internal and external changes, such as removal of wood windows to be replaced with UPVC that has resulted in changes that are not appropriate to the design heritage of the town. The result is a town centre that looks poorly maintained with buildings that no longer reflect their individual history and the history of the town as a whole.

There is little integration of differing character areas within the town centre's primary shopping area, with routes to move between them being ill defined with many footpaths cluttered and in a poor state of repair.



Kirkgate

The primary shopping area has a notable historic skyline, in particular the Castle, St John's Church and Holy Trinity Church. Important gaps exist between buildings which allow for views across the town and countryside, including an ageing stock of mature and landmark trees.

Residential and commercial development has been piecemeal with little to reflect the unique character of the area in new property design and alterations to existing buildings. There is a need to encourage a movement back towards traditional design and materials that reflect both the traditions of buildings within the primary shopping area while bringing design into modern practices.

### iii. Policy

#### **BE1: *Design of the Knaresborough built environment***

Development proposals in any part of the Neighbourhood Area, including conversion of existing premises, should be designed so as to relate appropriately to its local context, paying particular attention to the following considerations:

- a) Full 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) Where possible new developments should provide adequate off street parking with electric vehicle charging points, 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.
- h) 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.

## BE2: Design in the Knaresborough Conservation Area

Within the defined Conservation Area, the following key principles should be observed:

- a) 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.
- b) Design should respect the distinctive local architectural style, (as described in section 3.3.1.ii above) 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. Generally eaves detailing tends to be fairly plain, though some of the grander buildings have parapets, cornices and fine ornamental eaves detailing. 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.

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.
  - 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,
  - 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.
  - v) There is variety of eaves levels, which is important to the street-scene, and new development should maintain this interest without creating disharmony.
- c) New development should not harm the historic skyline, in particular in relation to the Castle, St John's Church and Holy Trinity Church.
- 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.



### 3.3.2 TOWN CENTRE CAR PARKING

#### i. Issues

In the residents' consultation, town centre car parking provision was identified as a negative issue by many with 92.2% of respondents highlighting it as an issue.

Respondents cited the need for more, free and cheaper parking closer to the shops and called for better directional sign posting to the long stay car park for visitors. Locals are frustrated by not being able to park easily for short trips to town. Businesses would prefer visitors and day trippers to be guided to the long stay car parks to allow more time to be spent in town.



The pedestrian delay at the York Place/ Gracious Street traffic lights contributes to the perception of the long stay car park being far away. Despite changes to the traffic control at this junction it is still not possible for pedestrians to reach their destination without crossing the road again. The pedestrian route from this car park is not appealing, with no pedestrian route out of the car park, and a narrow pavement leading to the traffic lights.

The lack of an integrated park and ride service for Knaresborough might be further compounding the issue of car parking within the town.

#### Market Place

It is possible for visitors to park for free for two hours on the High Street thereby blocking spaces for locals to use to run errands. Employees 'block' spaces in car parks by topping up short stay tickets, compounded by little car parking provision for rail users who park on local residential streets blocking paths and driveways.



#### Castle Car Park

In addition, some new employment sites such as Manse Lane have insufficient parking provision leading to further traffic problems on local estate roads. Car parks need to be well signed and well maintained to encourage use all year round.

Given the geographical location of the town it is not unreasonable to expect some visitors to stay overnight in motorhomes and camper vans. Parking provision should consider the economic benefit and encourage such use.

## ii. Evidence

According to the Action for Market Towns benchmarking report of December 2012:

- 60% of car parking provision in Knaresborough was based in 'car parks', which is lower than the National Small Towns average of 88%, and a large proportion of this is based in York Road.
- All of the On Street Car Parking is 'short stay' and overall, Knaresborough (65%) has a higher proportion of 'short stay' car parking provision than the National Small Towns average. (49%)
- 65% of businesses felt that 'car parking' was a negative aspect of Knaresborough Town Centre compared to 48% of Town Centre Users. When both sets of stakeholders were asked to make suggestions to improve Knaresborough car parking, specifically a larger provision and free parking was a key theme to emerge.

The largest car park serving the town centre is several minutes walk away, which is a perceived deterrent from use. However, increased occupancy rates would benefit the local economy by increasing the town's capacity to manage greater visitor numbers.

The lack of car park and public transport integration is exemplified by the restricted number of parking places for those using the train service. Ample parking space in the long stay car park is disconcertingly far from the train station and is not served by either bus operator. As train travel becomes ever more popular the lack of car parking in the immediate area of the train station has led to an increased number of complaints from residents in the area of St Margaret's Road where cars are being left all day.



Grimbald Crag Close

Evidence of problems created from the development of employment sites and lack of associated parking is illustrated by the problems on Manse Lane and Hambleton Grove where residents have problems accessing their homes due to parked cars. Heavy Goods Vehicles have difficulty accessing the local trading estate due to parked cars.

Harrogate Borough Council has identified the need for improved car parking services, particularly in the area of the train station, as part of its strategic plan and has been in discussions with Network Rail with regard to improving car parking provision on land adjacent to 94-96 High Street/Prospect Terrace.

### iii. Policy

#### **BE3: Town centre car parking**

The area defined as the Primary Shopping Area is shown on the Policies Map.  
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) Where possible 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.

### **3.3.3 SHOP FRONT DESIGN**

#### **i. Issues**

Following the initial public 'consultation document', Knaresborough town centre was highlighted as a key area of importance for local residents. Consultation responses highlighted the shabby appearance of some buildings on the High Street. Some of the comments, such as 'scruffy town' and 'slightly derelict feel in places', as well as findings from external reports, have given the issue of improving shop front design significant prominence for the Town Council to try to improve matters.

With a lack of design guidance in the past, there has been little sympathetic treatment of shop fronts reflecting the heritage aspects of the building itself and the town as a whole. Thus the loss of many traditional shop fronts. This is important as the shops in the centre of town contribute significantly to the street scene. Currently there is little standardisation in the way shop fronts are presented resulting in a very inconsistent and incoherent street scene which does little to promote the best feature of the historic town. This has led to the view that properties in the town centre are being poorly maintained, the upper floors and their windows being of particular concern. In the conservation area little regard has been made for the construction of shop fronts in materials that are appropriate to the area or building.

Knaresborough's central retail shopping area is visually cluttered with oversized display boards showing no consistency with materials used or any respect for the building itself. Existing shop fronts which show synergy with the character of the town and its past need to be retained (e.g. Ye Old Chemists Shop) whilst ensuring high quality designs on new and refurbished premises. In addition, many shop fronts are not integrated with the general form of the building as a whole, or in keeping with the streetscene. Little effort is shown when there is a new shop opened to correct these issues by re-establishing the original shop fascias. There has been some control limiting illuminated signs over buildings but there is continued pressure to allow these.



## ii. Evidence

The Conservation Area Character Appraisal (Harrogate Borough Council, 2008) notes that in the character areas of the town centre and York Place, a number of buildings are let down by:

- Poorly designed shopfronts.
- Over-deep or garish fascia signs and/or over-large signage.
- Unauthorised, pre-listing or Permitted Development alterations (mainly to doors and windows).
- A general lack of maintenance and decoration.

The AMT Market Town Benchmarking report in December 2012 reported the following comments from respondents of their Town Centre Users Survey:

*"Make all shops look the same i.e. same colour used for each shop front like the Victoria Quarter in Leeds or Boston Spa."*

*"Display something in the window of empty shops so they don't look quite so scruffy and obviously empty."*

*"More car parking near to town, clean up empty shop fronts and make into living accommodation."*

*"Fill empty shop fronts with anything."*

*"The town centre is suffering visually by having a number of empty shop fronts."*

*"The High Street could be improved by more attractive shop frontage."*

*"Keep shop fronts tidy."*

In October 2014, The URS study, Knaresborough Neighbourhood Plan Town Centre Review, recommended that the town should invest in shop front improvements in order to develop the attractiveness and vibrancy of the town centre as well as review the suitability of primary and secondary high street frontages. This could be managed by way of a Neighbourhood Development Order (NDO) and/or as part of a future project.

Following the initial consultation, a policy intention was written to improve shop frontages by requiring all future changes to shop fronts to be in line with either a Knaresborough Town Centre Shop Front Design Guide or a detailed shop front design policy. Of those who responded, 87% agreed with this policy intention. In addition, 90% agreed with the intention to re-define primary and secondary shopping frontages to encourage more non-retail town centre uses outside of primary areas.

### iii. Policy

#### **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 Primary Shopping Area, 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 where necessary, for example internal shutters, within the style of the overall shop front.

#### **3.3.4 REDUNDANT BUILDINGS AND EMPTY PROPERTIES**

##### **i. Issues**

The building of supermarkets, such as Lidl, Aldi and Marks and Spencer and the introduction of major clothing brand stores such as Next and Matalan, on commercial sites on the town periphery, plus major chain supermarkets and out of town stores in Harrogate, has put local retail business in the town centre under significant commercial threat. Although the commercial centre does have regular new business start-ups, many struggle to survive 3 or 4 years in business.

This has led to a number of shops being empty, some for a short period, a number have remained empty for a protracted period. In addition, there are a number of empty houses. In a number of cases these properties are poorly maintained, unsightly and unattractive.

These properties give the impression of a run-down town and discourage shoppers and detract from visitor experience of the town. In the consultation, 91.7% of respondents cited empty shops as a negative issue. Getting empty shops back into use, especially those at the outer ends of the High Street, is viewed as a priority for residents.

## ii. Evidence

In Knaresborough, as well as empty shops and houses, there are many over-shop rooms that are underutilised and poorly maintained. Some over-shop premises have already been converted into housing, but many more opportunities exist to provide additional new over-shop flats. Some shops on Knaresborough High Street have been empty for over 20 years with little done to market them or to look to convert them to other uses. Generally speaking, respondents would prefer the shops to be occupied even temporarily or converted to residential use rather than being a long term concern.



Knaresborough High Street

Landlords are one of the most challenging 'stakeholder' groups to get involved to turn around a fading high street or centre. In many cases the owners of small property holdings on high streets and in town centres are seemingly disinterested in improving the attractiveness of the place regardless of the likely improvement in their building's value.

The URS Report Knaresborough Neighbourhood Plan Town centre review commented that concerns about empty units is 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 but the report went on to say that empty units need to be brought back into use and highlighted as a short term solution the need to 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 NDP and working with the landowners of empty properties.

In addition, the report said that opportunities to encourage the retailers to occupy the empty retail premises to create a more coherent high street environment should be pursued.

Empty homes within the town represent a significant waste, financial expense and missed opportunity to improve housing provision both affordable and commercial within the town. Bringing these empty homes back into use is a sustainable way to meet future housing demand and helps to alleviate pressure to develop greenfield sites. The aim is to ensure the town centre's historic properties are well maintained and to work with property owners to ensure that shops are not left empty for prolonged periods and encourage/force these properties back into use as commercial or domestic use.

### iii. Policy

#### **BE5: *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 unacceptable impact on their significance.

### **3.3.5 NON-DESIGNATED LOCAL HERITAGE FEATURES**

#### **i. Issues**

Knaresborough has an extensive Conservation Area and within that location many buildings and monuments have protected status through listing. However, beyond the Conservation Area – and indeed even within it – there are buildings and other structures that are important locally which require a level of recognition and protection that they are not currently afforded.

#### **ii. Evidence**

The NDP working group has identified a set of non-designated features to include in this NDP as a 'Local List', following guidance set out by Harrogate Borough Council and Historic England, for the identification and appraisal of such features. The full list and appraisal is set out in Appendix 3 and illustrated on the policies map. However, it is worth noting that omission from the list currently does not mean that a feature or building cannot be identified in the future and, where appropriate, added to this list for protection.

### iii. Policy

#### **BE6: *Non designated local heritage features***

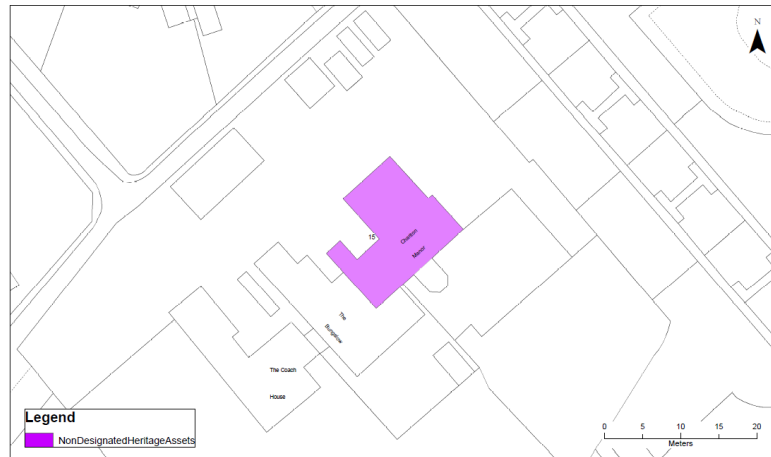
- a) Local heritage features as identified at Appendix 3 of the NDP should be conserved and enhanced for their historic significance and/or their importance to local distinctiveness, character and sense of place.
- b) Proposals for development that affect such features should take full and proper account of the scale and impact of any harm or loss and the significance of each asset.



3.3.5

## POLICY MAPS

BE6: NON-DESIGNATED LOCAL HERITAGE FEATURES

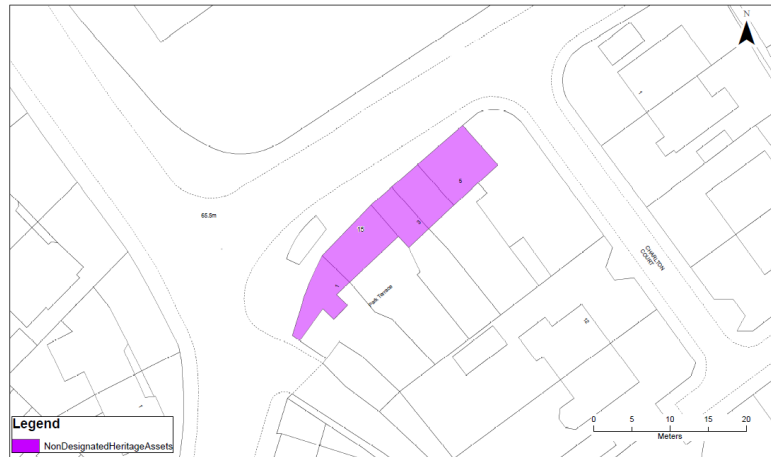


BE6-1 Charlton Manor, Charlton Manor Drive  
Area: 0.016ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN

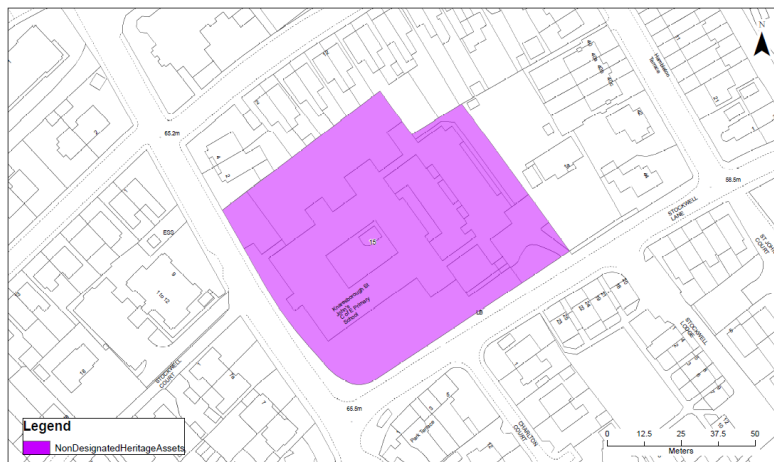


BE6-2 1-5 Park Terrace  
Area: 0.019ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



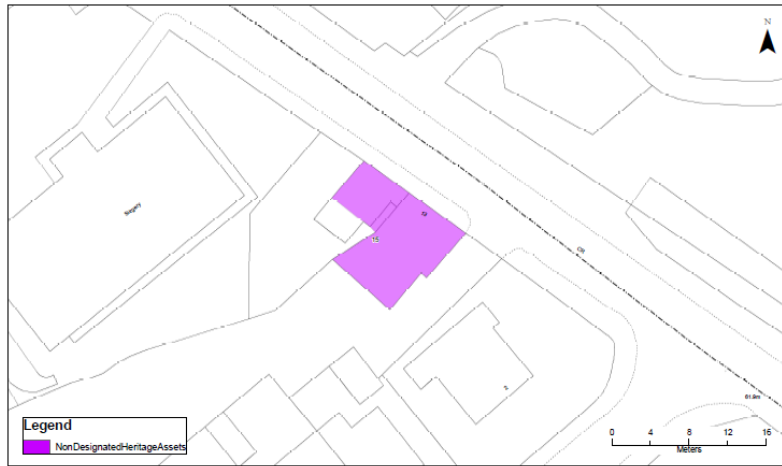
BE6-3 Knaresborough St Johns School, Stockwell Road  
Area: 0.666ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



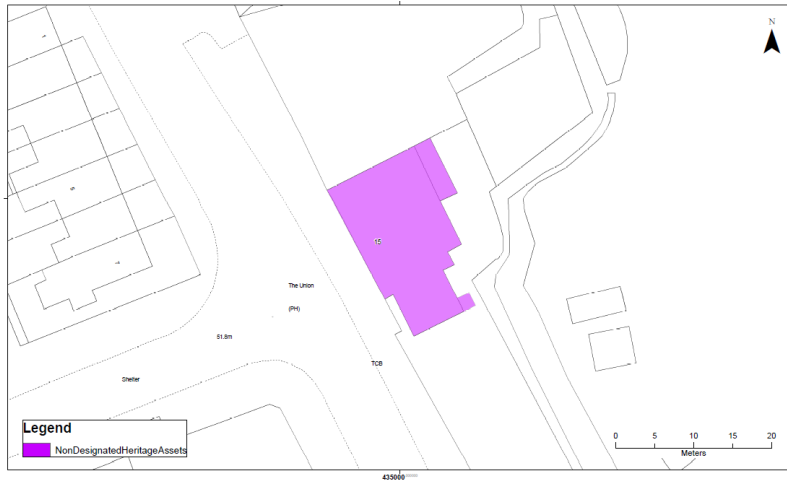


**BE6-4 13-15 Stockwell Road**  
Area: 0.010ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



**BE6-5 Pub Thistle Hill**  
Area: 0.025ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



**BE6-6 5 Market Place**  
Area: 0.017ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



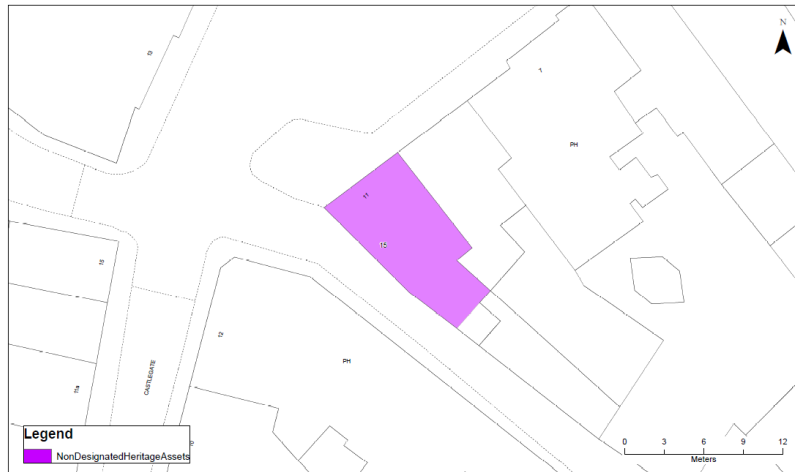


BE6-6 7 Market Place  
 Area: 0.006ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
 BOROUGH COUNCIL

**Knaresborough**  
 NEIGHBOURHOOD DEVELOPMENT PLAN



BE6-8 11 Market Place  
 Area: 0.007ha

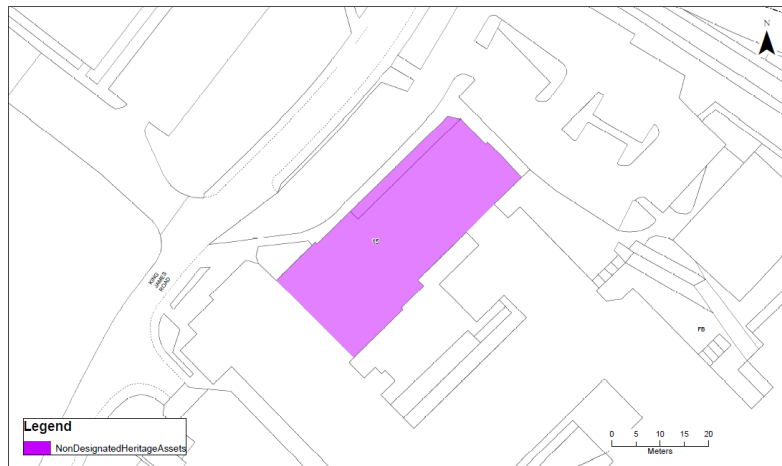
© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
 BOROUGH COUNCIL

**Knaresborough**  
 NEIGHBOURHOOD DEVELOPMENT PLAN





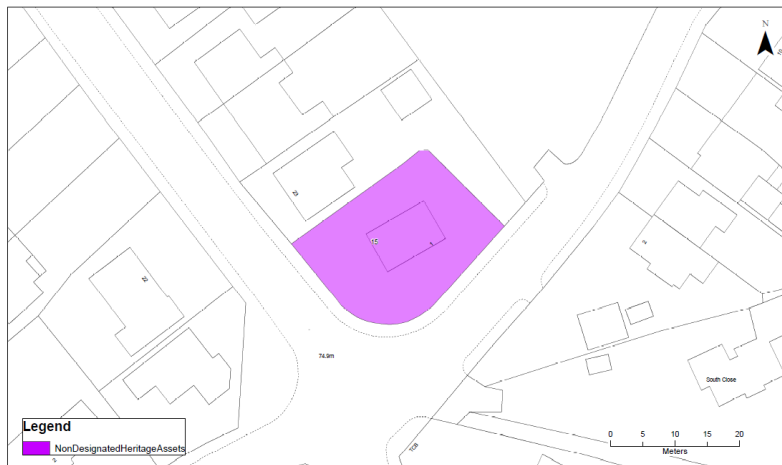


**BE6-9 King James School Main Building**  
Area: 0.105ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



**BE6-10 Eddystone House**  
Area: 0.050ha

© Crown copyright and database rights 2022 Ordnance Survey 100019628

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



### 3.4 COMMUNITY FACILITIES (CF)

The need to protect 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). The LGS designation is a new power given to neighbourhood plan communities in the Government's National Planning Policy Framework, enabling them to identify for special protection green areas of particular importance.

Green spaces are one of a set of community facilities, including recreational facilities, which contribute towards a healthy, cohesive and socially active community. The policies set out here are designed to protect the best the town has in this respect as well as ensuring that new development incorporates necessary community infrastructure, so as not to overburden existing facilities.

The consultations undertaken to inform the NDP revealed the following in relation to the community facilities theme:

- 98% agreed with the policy intention to protect designated Local Green Spaces, to be identified on the NDP 'Proposals Map', from development and change of use, which would adversely affect their value to the local community.
- 99% agreed with the policy intention to resist the loss of specified community services and facilities, listed in this NDP.
- 95% agreed with the policy intention to welcome and encourage development which provides for new sports, recreation and play facilities, either directly or via developer's contributions, in order to address evidenced deficiencies in the town, and particularly in relation to children's play and skate park or similar provision.



**The Mitre Public House**

Community facilities such as meeting places and sports facilities are at the heart of any healthy growing town and need to be retained for future generations. Knaresborough is well served by a number of Public Houses and other places of hospitality. These add to the vibrancy of the Town and make Knaresborough a destination for visitors as well as serving residents.

They are an integral part of the many events that take place in, and characterise, the Town.

Knaresborough has not been immune to the attrition of pubs that is taking place throughout the country and three pubs (The Station, The Ivy Cottage and The Yorkshire Lass) have all closed since 2000. All have been converted to residential use.

## POLICIES SUMMARISED

### COMMUNITY FACILITIES

**CF1: *Protecting and enhancing existing community facilities***

**CF2: *Local Green Spaces***

## OBJECTIVES ADDRESSED

***Objective 1 - achieving sustainable community, economic and environmental development***

***Objective 3 - incorporating green infrastructure***

***Objective 5 - community development***

## SUPPORTING EVIDENCE BASE DOCUMENTS

The Green Spaces and Parkland of Knaresborough (KNDP)

Community Facilities Audit (KNDP)

### 3.4.1 PROTECTING EXISTING COMMUNITY FACILITIES

#### i. Issues

Knaresborough has a growing population that is putting ever increasing pressure on existing community facilities. The importance of these facilities to the cohesion of local communities within the town is evidenced by the extent to which they are well utilised and the number of organisations, clubs, societies and community activities which are undertaken.

#### ii. Evidence

In the public consultation the protection of existing community services and facilities was ranked as the number one priority in the order of importance by residents.

Appendix 2 sets out an analysis of the important community facilities the town currently enjoys and how they are used, their value to the community and need for retention.

### iii. Policy

#### **CF1: Protecting existing community facilities**

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



#### **Community meeting places**

- 1) Knaresborough Community Centre, Stockwell Avenue
- 2) Chain Lane Community Hub, Chain Lane
- 3) Knaresborough Friendship & Leisure Centre, 23 Market Place
- 4) The Frazer Theatre
- 5) The Masonic Hall
- 6) Knaresborough Library
- 7) Henshaws Arts and Crafts Centre
- 8) The Working Men's Club
- 9) The Conservative Club
- 10) Scout Hut, Wetherby Road
- 11) Calcutt and Forest Moor Village Hall
- 41) Knaresborough House

SEE POLICY MAP ON PAGE 109

- 42) Knaresborough Castle & Museum

- 43) Conyngham Hall

- 44) Grounds of Conyngham Hall

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

- 32) Knaresborough Children's Centre

- 33) Stockwell Road Surgery

- 34) Beech House Surgery

- 35) Eastgate Medical Group

- 36) Alexander House Clinic, Ash Tree Road

- 37) Fysche Hall Clinic, Iles Lane

- 38) The Manor House Care Home

- 39) Thistle Hill Care Home

- 40) Hewitson Court

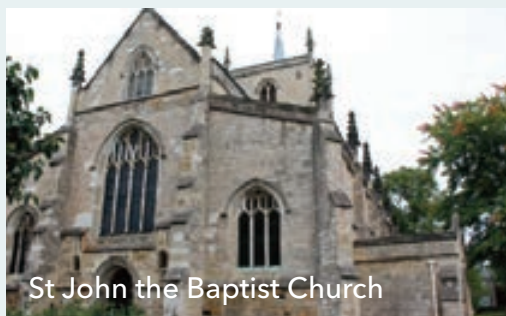
- 45) Hill View Manor



### iii. Policy

#### **CF1: Protecting existing community facilities**

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



##### **Places of worship**

- 20) St Mary's Catholic Church
- 21) Holy Trinity Church
- 22) St John the Baptist Church
- 23) Gracious Street Methodist Church
- 24) United Reformed Church, Gracious Street
- 25) Park Grove Methodist Church

##### **Places of Education**

- 26) King James's School
- 27) St John's Church of England Primary School
- 28) Meadowside Community Primary School
- 29) Aspin Park School
- 30) St Mary's Catholic Primary School
- 31) The Forest School

##### **Community Sports Facilities**

- 12) Knaresborough Pool, King James Road
- 13) Knaresborough Bowling Club, Park Crest
- 14) Knaresborough Cricket Club, Aspin Park Lane
- 15) Knaresborough Town AFC, Manse Lane
- 16) Harrogate Golf Club, Harrogate Road
- 17) Knaresborough Rugby Union Club, Hay-A-Park Lane
- 18) Knaresborough King James's Tennis Club, King James's School
- 19) Knaresborough Forest Cricket Club



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/or alternative provision is made. For example, demonstrating that the operation of the existing facility is no longer viable in terms of market attractiveness, following the marketing of the facility for at least one year; and
- b) The land or building in question has fallen out of its current community use; and
- c) Need for the new proposal can be demonstrated.

The list does not exclude protection being applied to future or existing facilities.

SEE POLICY MAP ON PAGE 109

### 3.4.2 NEW COMMUNITY FACILITIES



Knaresborough Castle

#### i. Issues

Knaresborough has a series of green spaces throughout the town. These areas have become ever more important as the size of the town has increased. The character of many areas is varied, providing a significant contribution to the local character of the area.

Knaresborough is fortunate enough to have trees and hedges spread throughout the town. Over recent years many of the trees have had Tree Preservation Order (TPO) designation to protect them. But too often trees and hedges are ripped up by developers. There is a need to ensure future developments do not result in loss or damage to existing trees and hedgerows.

Through the neighbourhood planning process the Knaresborough community has identified for special protection green areas of particular importance to our town. By designating land as Local Green Space new developments, other than in very special circumstances, can be ruled out.

Identifying land as Local Green Space has to be consistent with the local planning of sustainable development. The designation is typically used only where the green space is in reasonably close proximity to the community it serves; and where the green area is demonstrably special to a local community and holds a particular local significance, for example historic significance, or recreational use. The green areas have to be local in character and not an extensive tract of land.



## ii. Evidence

Local Green Spaces are identified on the Policies Map and set out in detail at Appendix 1. These areas need to be protected from development and change of use, which would adversely affect their value to the local community.

Green spaces range from land of historic value, such as Conyngham Hall, to small grassed areas in estates used by local children for play. Some areas have come from s106 agreements such as the land surrounding Aspin Estate where there is a play area, walks and woodland.

These areas in the main have over the years been protected from development and change of use. The two allotments sites at Stockwell Road and Bilton Hall Drive are very well supported and need to continue as an important resource for the town.



Knaresborough House Gardens

The green spaces, trees and hedgerows make a significant contribution to the character of the town, support wildlife and help to reduce areas of local flooding.

### iii. Policy

#### CF2: Local Green Spaces (LGS)

a) The locations listed below, detailed in Appendix 1 of the NDP and illustrated on the Policies Map are designated as Local Green Spaces. Development that would harm the functions of these Spaces will not be permitted.

1. Conyngham Hall Estate LGS
2. Appleby Crescent and Appleby Green LGS
3. Bebra Gardens LGS
4. Aspin Play Area and surrounding land, including cliff LGS
5. Knaresborough House ground LGSs
6. Low Bridge Garden, Abbey Road LGS
7. Play area: The Spinney and surrounding green space LGS
8. Playing Field and Play area Old Penny Gate LGS
9. Playfield Stockwell Lane LGS



10. Knaresborough Rugby Club grounds LGS

11. Play Area, Nidderdale Drive LGS

12. Horse Shoe Fields LGS



Spinney Play Area

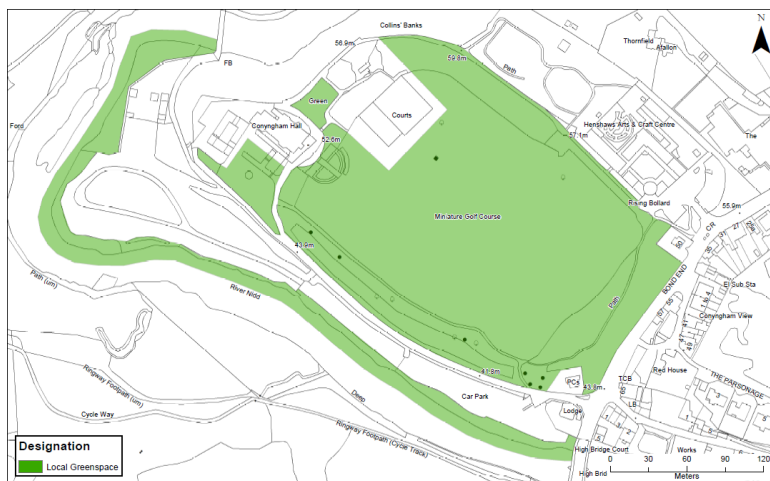
b) Proposals for enhancing Local Green Spaces in terms of increasing or improving the functionality of a Green space are welcome.



3.4.2

## POLICY MAPS

CF2: LOCAL GREEN SPACES (LGS)



**CF2-1: Conyngham Hall Estate**  
Area: 6.36ha

© Crown copyright and database rights 2021 Ordnance Survey 100019628



**CF2-2: Appleby Crescent and Appleby Green**  
Area: 3.03ha

© Crown copyright and database rights 2021 Ordnance Survey 100019628



**CF2-3: Bebra Gardens**  
Area: 0.55ha

© Crown copyright and database rights 2021 Ordnance Survey 100019628





**CF2-4: Aspin Play Area and Crag**  
Area: 2.67ha

© Crown copyright and database rights 2021 Ordnance Survey 100019528



**CF2-5: Knaresborough House Grounds**  
Area: 0.78ha

© Crown copyright and database rights 2021 Ordnance Survey 100019528



**CF2-6: Low Bridge Garden, Abbey Road**  
Area: 0.04ha

© Crown copyright and database rights 2021 Ordnance Survey 100019528



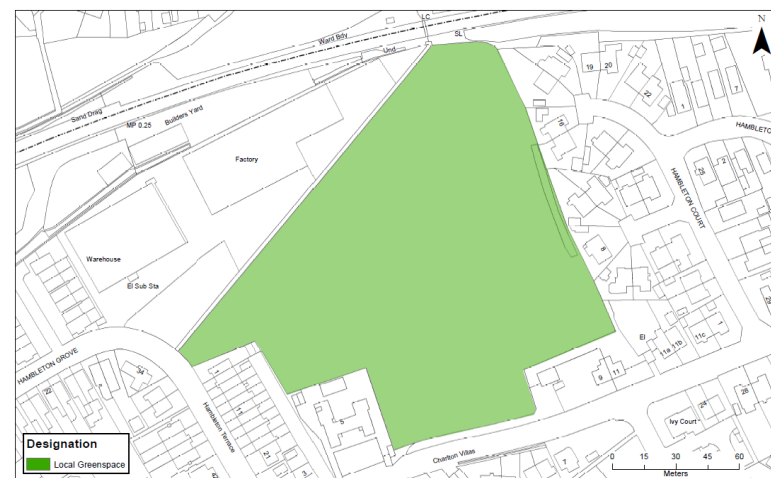
**CF2-7: Play Area at The Spinney and Surrounding Green Space**  
Area: 4.32ha

© Crown copyright and database rights 2021 Ordnance Survey 100019628



**CF2-8: Playing Fields and Play Area, Old Penny Gate LGS**  
Area: 0.78ha

© Crown copyright and database rights 2021 Ordnance Survey 100019628



**CF2-9: Playing Field at Stockwell Lane**  
Area: 2.06ha

© Crown copyright and database rights 2021 Ordnance Survey 100019628



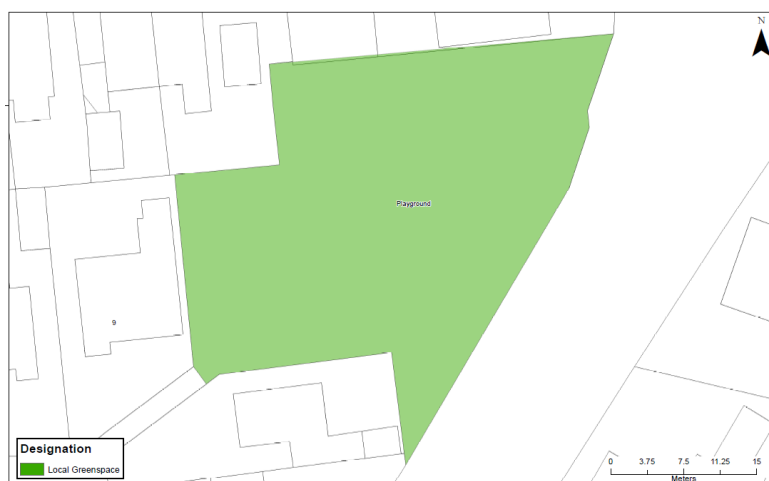


**CF2-10: Grounds of Knaresborough Rugby Club**  
Area: 1.71ha

© Crown copyright and database rights 2021 Ordnance Survey 100019528

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



**CF2-11: Play Area at Nidderdale Drive**  
Area: 0.11ha

© Crown copyright and database rights 2021 Ordnance Survey 100019528

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



**CF2-12: Horse Shoe Fields**  
Area: 3.62ha

© Crown copyright and database rights 2021 Ordnance Survey 100019528

**Harrogate**  
BOROUGH COUNCIL

**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN



### 3.5 ECONOMY AND BUSINESS (EB)

Knaresborough accounts for approximately 10% of the wider Harrogate District economy.

The economy is diverse; with high levels of employment within established service-driven industries and some emerging professional/technical sectors.

Its cultural/recreational attractions support the service-driven industries, whilst its proximity to the A59 and A1(M) allows for efficient movement of goods and services across the sub-region and beyond. However, productivity and workplace wages remain low.

Average workplace earnings are lower than regional norms driven by high levels of local employment within these lower value sectors.

There is also a significant mismatch of earnings to the high cost of house prices in Knaresborough, with an unmet demand for small dwellings.

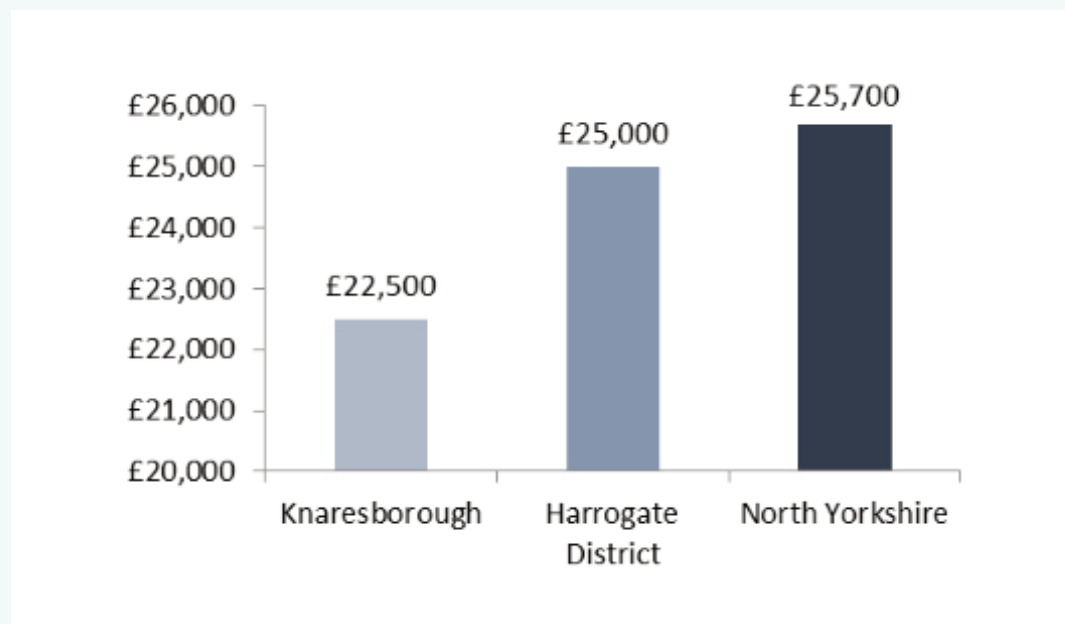
Employment is typically focused on low value sectors including wholesale and retail trade and human health and social work activities.

#### Industry

	Persons	
	count	%
Knaresborough in Yorkshire and The Humber		
All usual residents aged 16 to 74 in employment the week before the census	7,729	100.0
A Agriculture, forestry and fishing	77	1.0
B Mining and quarrying	8	0.1
C Manufacturing	585	7.6
D Electricity, gas, steam and air conditioning supply	33	0.4
E Water supply; sewerage, waste management and remediation activities	53	0.7
F Construction	562	7.3
G Wholesale and retail trade; repair of motor vehicles and motor cycles	1,329	17.2
H Transport and storage	244	3.2
I Accommodation and food service activities	453	5.9
J Information and communication	243	3.1
K Financial and insurance activities	417	5.4
L Real estate activities	75	1.0
M Professional, scientific and technical activities	583	7.5
N Administrative and support service activities	305	3.9
O Public administration and defence; compulsory social security	408	5.3
P Education	836	10.8
Q Human health and social work activities	1,135	14.7
R, S, T, U Other	383	5.0

ONS Census 2011

Workplace wages are typically lower in Knaresborough compared to district and regional levels:



Source: Labour Insight 2017

However, as evidence from the URS report, AMT benchmarking study, HBC Knaresborough Economic Overview and HBC retail study has shown, the town's economy is vulnerable to changing shopping habits and fluctuating visitor numbers.

With the changing nature of shopping habits including the increase in online shopping and out of centre retail parks, many charity shops, vape shops and lower value uses including barbers and nail salons can now be seen in Knaresborough. The warning signs in Knaresborough are there, particularly the high churn of independent retailers, café and restaurants and charity shops.



Green Dragon Yard



The heritage significance of the high street is certainly considered to be at risk due to its current physical condition and economic underperformance of the vacant units and the need for investment is visibly clear.

### St James Retail Park

The consultations undertaken to inform this draft NDP revealed the following in relation to the economy and business theme:

- 92% agreed with the policy intention to seek to protect existing employment sites from other development.
- 94% agreed with the policy intention to 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.
- 81% agreed with the policy intention to promote mixed use development of housing and employment as appropriate.
- 97% agreed with the policy intention to 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'.
- 95% agreed with the policy intention to welcome and encourage development which helps to improve vehicular and/or pedestrian access to the railway station, either directly or through developer contributions.
- 97% agreed with the policy intention to define key 'tourist areas' of the town, to be identified on the NDP 'Proposals Map', and will protect them from new development which would result in the loss of uses catering for tourist needs.



## POLICIES SUMMARISED

### ECONOMY AND BUSINESS

**EB1: *Employment sites***

**EB2: *Promoting the visitor economy***

**EB3: *Supporting the 'High Street'***

## OBJECTIVES ADDRESSED

***Objective 1 - achieving sustainable community, economic and environmental development***

***Objective 4 - sustainable transport***

***Objective 6 - a vibrant town centre***

***Objective 7 - supporting economic development***

## SUPPORTING EVIDENCE BASE DOCUMENTS

Market town benchmarking report (AMTi)

Conservation Area Character Appraisal (Harrogate Borough Council)

Knaresborough Town Centre Review (URS)

Harrogate District Visitor Accommodation Study (Harrogate Borough Council)

Housing and Economic Development Needs Assessment (Harrogate Borough Council)

Economic Growth Strategy 2017 - 2035 (Harrogate Borough Council)

Knaresborough Economic Overview (Harrogate Borough Council)

### 3.5.1 EMPLOYMENT SITES

#### i. Issues



Knaresborough High Street

There are a number of existing employment sites within Knaresborough. These sites are valuable to the local community and need to be safeguarded. Over the years a number of these sites have been proposed for conversion to other uses such as residential housing sites. To date few have received planning permission to convert. Employment sites in Knaresborough are limited and the majority of businesses on these sites are small and medium sized enterprises.

These issues are identified in Harrogate Borough Council's Economic Growth Strategy (2017-2035) which aims to adopt a co-ordinated, corporate approach to prioritise and support 'good growth' in the district, to achieve a sustainable and resilient economy by 2035 (featuring new higher value jobs, an

increase in Gross value added (GVA) and a boost in average workplace wages to at least the regional average). The main barriers preventing the growth of higher paid jobs are a limited supply of good quality modern office space and affordable accommodation, coupled with a constrained local transport network and digital infrastructure.

The Harrogate district is forecast to see a slower rate of economic growth over the five years between 2018 and 2023 than the wider Yorkshire & Humber regions, this clearly has been further impacted by the Covid pandemic which through the period 2020-2021 has had further negative impact on economic growth. There are barriers preventing the sustainable growth of higher paid jobs either through specific skills gaps or where transport, commercial accommodation, and digital infrastructure does not support business growth. This is evidenced through Economic statistics as well as engagement with local businesses, investors and developers.

The council's 2017 Housing and Economic Development Needs Assessment also suggests that Knaresborough's commercial property stock does not meet the qualitative and quantitative needs of businesses.

There is considerable demand for new purpose built or high quality refurbished office space, however viability due to land values and greater returns for residential is a significant challenge. This shortage of supply is resulting in businesses leaving the district in order to find suitable offices and commercial premises and is acting as a real constraint to potential investment.

Without intervention this trend will continue. One driver of this challenge is the Government's approach to permitted development rights, which has led to notification of the loss of 21% of the district's office stock. Permitted Development rights are exacerbating the situation, with a number of B1a office conversions to C3 residential. The difference between employment and residential value poses a risk to the large scale loss of employment stock and, therefore, jobs. The loss of smaller, affordable employment units could have an adverse impact on smaller businesses, as well as business start-ups.

The district sees a high level of traffic journeys each working day as local residents look to travel out of Knaresborough to their place of work and people who cannot afford to live in the area travel into Knaresborough and Harrogate to work.

Knaresborough has very limited industrial and commercial sites for new start-up businesses, managed workspace and vacant buildings to support successful local businesses that have outgrown their existing premises and need to relocate locally.

There are a number of farms within the Knaresborough neighbourhood area. None are large in scale. There are potential opportunities for diversification in support of new business development in these rural settings providing the development does not damage the countryside through inappropriate and unsustainable proposals.

For many years the town centre retail businesses have come under significant commercial pressure from out of town developments such as St James Retail Park.

In addition, fast growth in personal computer and smartphone use, and improvements to broadband have facilitated the rapid rise in online retailing. As well as changes in consumer patterns, there are rising rents and large occupational costs (notably business rates) which are putting pressure on high street retailers. This has left a number of vacant or under-used spaces in town centres, with a proportion of the existing stock of retail stores on high streets becoming under-used. There is currently a mismatch between the supply of existing space and the demand for different types of space in town centres.



**Castle Courtyard**

## ii. Evidence



Castle from the river Nidd

The economy of Knaresborough is worth in the order of £372m. It has a diverse local economy with businesses ranging from finance to engineering, IT security to retail, tourism to social care.

Knaresborough continues to be very dependent on the retail and tourist economy with visitors attracted to the town to see Mother Shipton's Cave, the Castle and enjoy walks along the river Nidd. A disproportionate reliance on retail and tourism does not support long term sustainable economic growth for the town.

Income per head varies significantly across the population. Many local jobs are low pay in the retail, public and tourism sectors which tend to employ part time workers.

In line with new national planning policy there is a need to rebalance retail development and growth between the town centre and out of town shopping locations with more emphasis on creating a strong town centre economy. Knaresborough's vacancy rate was at 11% in March 2019. This is above the district rate of 8.5% but below the national average.



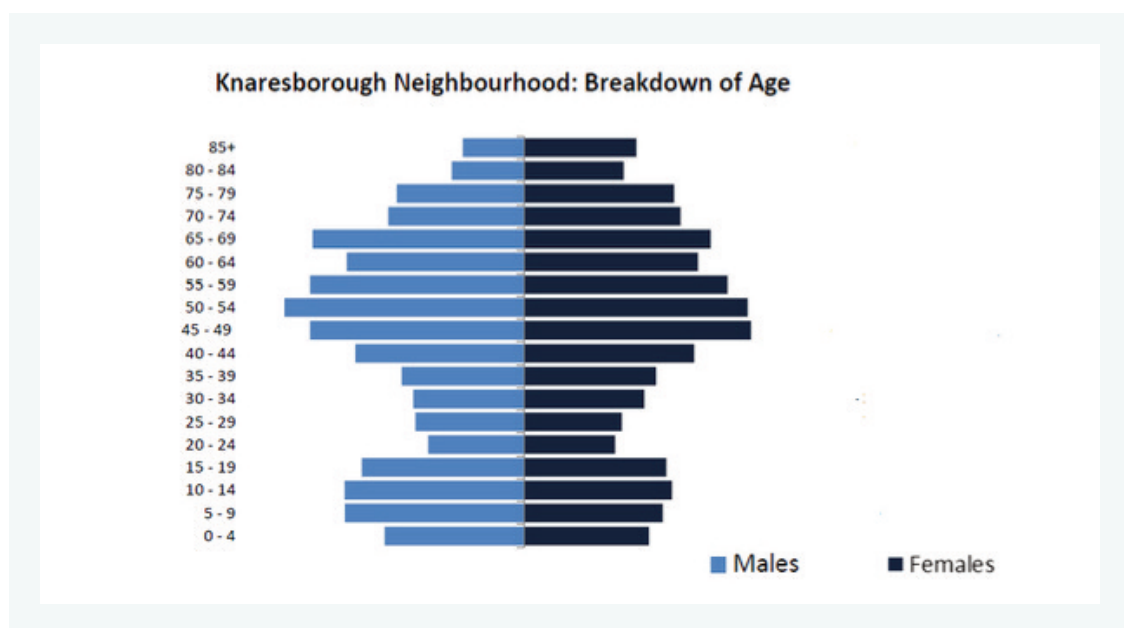


Today Knaresborough is a significant commuter town with people looking to live in the town because of the quality of life on offer and the convenience of its location to high employment areas in North and West Yorkshire. In addition, there are good road, rail and air links that enable residents to travel throughout the UK for work.

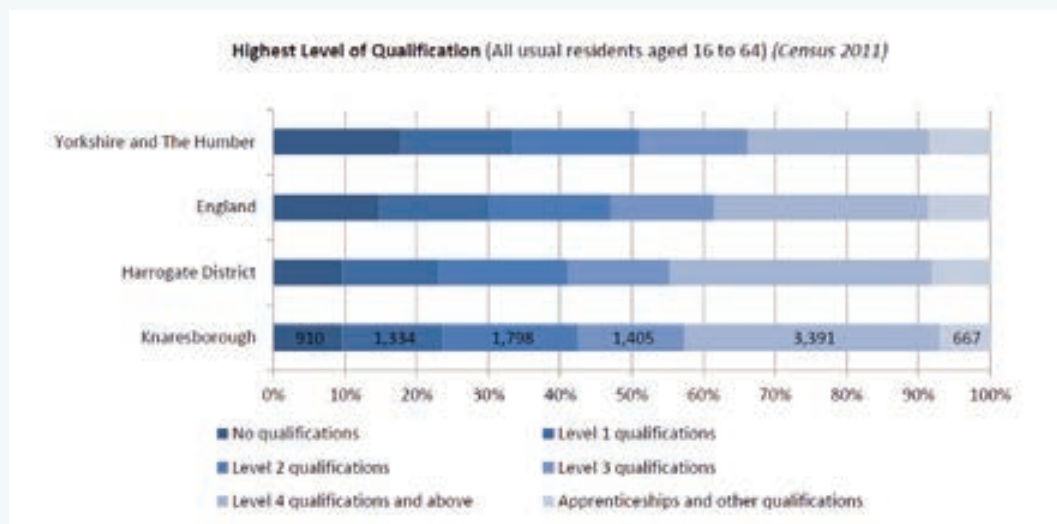
In order to help reduce the number of vehicles travelling from, to and through the town there is a need to increase the number of employment opportunities locally.

Knaresborough is fortunate to have 2.5 hectares of land on Manse Farm and the new Flaxby Green Park (just outside the Neighbourhood Area to the east of the town) with outline planning permission for new industrial units as of 2019, which are expected to meet most of the local demand for new commercial units within the neighbourhood area.

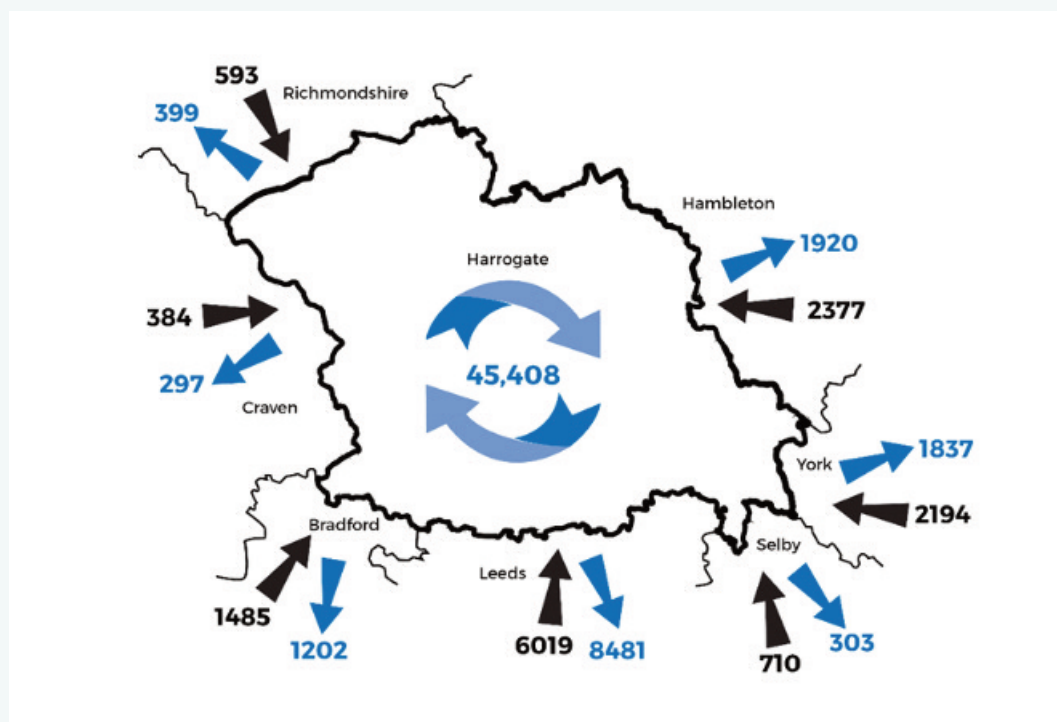
In addition, Local demographic pressures relating to an increasingly elderly population coupled with a 'loss' of young people leaving the area for education and work are likely to put pressure on our businesses and services.



This presents a number of challenges such as: a shortage of skilled employees for the town's key growth sectors (re: HBC Economic Growth Strategy), a market that does not invest in facilities for younger people because the market is declining and housing affordability issues for the younger population. An ageing population combined with a loss of young people and residents travelling outside the district for higher paid jobs are restricting labour supply.



The district commuters diagram (May 2018) shows a high rate of internal journeys in Harrogate. The link with Leeds is believed to indicate the high number of residents leaving for higher paid jobs and being replaced by those travelling in to staff the local service economy in the Harrogate District.



Examples of key economic sites where every effort should be made to retain and further develop employment opportunities include:

- St James Park
- Knaresborough Technology Park
- Manse Lane
- Hambleton Grove Industrial Estate
- Old Railway Yard - Stockwell Road

### iii. Policy

#### **EB1: *Employment sites***

Proposals to upgrade or extend existing employment sites (B1, B2 and B8) 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 an economic and traffic impact analysis and transport assessment which is proportionate to the development and demonstrates traffic impact and measures which may be taken to mitigate impacts.

Development or redevelopment of land or premises within existing sites for purposes other than business, general industrial and storage and distribution (as defined by use class B1, B2 and B8 of the General Development Order) will not be permitted unless it can be clearly demonstrated that the proposed use is ancillary to the function of the employment site.

Opportunities to deliver new, high quality employment floor space to support new businesses in the creative and digital, finance and professional, logistics and scientific research and development sectors will be encouraged.

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 12 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 two years.
- 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 Development Plan.

### 3.5.2 PROMOTING THE VISITOR ECONOMY



High Street

#### i. Issues

Visitors often find their way around the market square and castle or along the river Nidd but the two areas are separated by a very steep cliff which creates accessibility issues particularly for individuals with mobility problems. The retail park is approximately 1 mile from the market cross and is served by bus.

Visitors to Knaresborough parking at Conyngham Hall and walking along the river may never visit the Town Centre and visitors parking at York Place and walking round the shops may not visit the riverside, resulting in significant loss of trade for businesses town wide. Visitors may not know that there is an out of town retail offering.

The footfall figures for the last five years show a slow decline in visitor numbers. Although 2011 figures do show a small upturn, footfall in the town centre has dropped over a third since 2005.

Compared to Harrogate and York, Knaresborough has few hotel beds, caravan parks or camp sites, which in turn might have a negative impact on the night time economy.

There is parking for Motor Homes (York Place Car Park), the quality of which is very poor and not sign posted.

Increasing the number of visitors arriving by road increases traffic congestion and pollution levels, which is a concern for local residents. Long stay car parks are often under-utilised by visitors who instead park in the town centre. This often makes it difficult for locals to park in town to run errands.

Knaresborough is not served by a 'park and ride' service but the likelihood is that it would significantly reduce traffic congestion and help support visitor management in an integrated transport system.



Right: Water Bag Bank

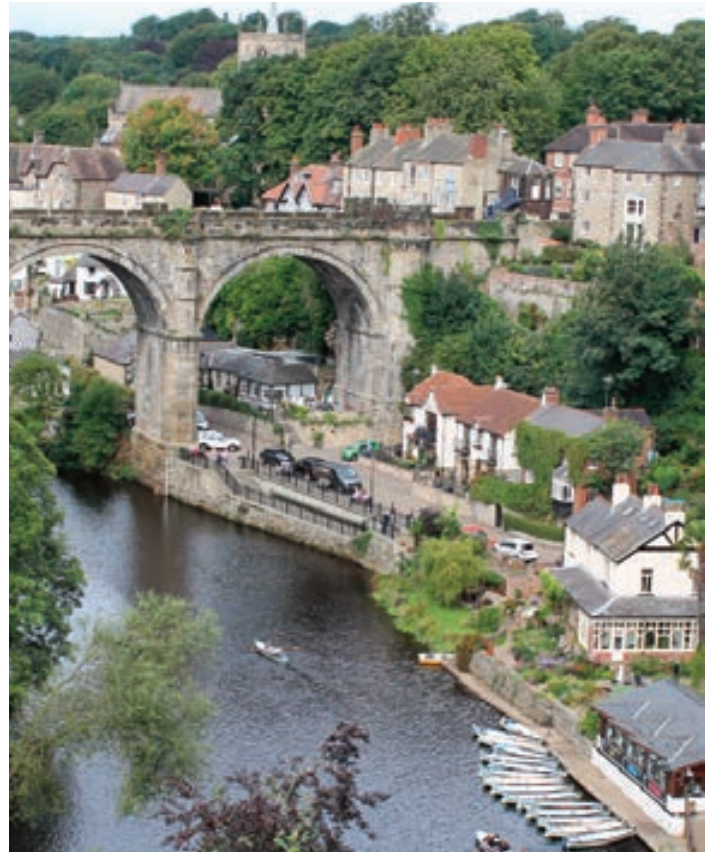


## ii. Evidence

Knaresborough welcomes thousands of visitors from around the world every year to this historic market town.

Knaresborough is a warren of medieval streets and stone staircases that weave their way up and down the cliff. The town centre is perched on the cliffs above the River Nidd and the imposing railway viaduct across the Nidd Gorge offers an amazing view to visitors as they arrive by train.

Tourism is a vital business sector for Knaresborough. It generates employment opportunities, such as hotel and guest houses, visitor attractions, cafes and restaurants. There is a need to attract higher numbers of visitors both from the UK and overseas. Increased visitor number to the town centre will help boost the local economy.



River Nidd from the Castle



Annual Bed Race

home of Knaresborough's mysterious prophetess who died in 1561. The Nidd Gorge itself is a beautiful wooded landscape just upstream of the town, rich in wildlife and following the winding course of the river Nidd.

In addition, there are a number of annual events that attract additional visitor numbers. The annual Festival of Entertainment and Visual Arts (Feva), and Knaresborough Bed Race, which recently celebrated its 50th anniversary.



Henshaw's Arts and Crafts Centre

### iii. Policy

#### **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 proposal.
- 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 so as to avoid significant adverse impacts in other parts of the town.

### **3.5.3 SUPPORTING THE 'HIGH STREET'**

#### **i. Issues**

Knaresborough is a small town with a significant business centre, including a main thoroughfare and a market place which is set back from this. The occupied commercial premises on the High Street used to extend along its entire length but the shopping centre is receding and the withdrawal and relocation of businesses means that in amongst existing businesses there is now a number of long term empty premises which are visible reminders of former times. The presence of empty premises often influences public opinion with regard to the vitality of the rest of Knaresborough as a shopping centre and so their presence does have wide spread commercial ramifications for existing businesses.

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. Recent research for 'Heritage Counts' publication highlighted the important link that exists between commercial confidence and the built environment in which it is situated.

Focus needs to be on restoring the heritage, and finding alternative uses for the vacant properties which will enhance the unique selling proposition and 'experience / destination' and future proof to better meet the needs of residents, visitors and businesses such as pop up centres for innovation, providing workspace for young entrepreneurs, affordable housing catering for all ages, offices or leisure/arts/entertainment uses, so retail is only part of the offering. An increase of alternative uses to create an 'experience and destination' for residents, businesses and visitors, potentially could enhance the overall offer over and above retail and therefore increase the footfall and dwell time. Underutilised properties need to be considered to create an extended economic and cultural offer addressing commercial workspace and housing demand, improvement to the leisure and cultural offer, attraction of higher value sectors and a draw of new tenants for vacant properties creating more employment opportunities.

The shopping experience in Knaresborough may need to be (re)defined to embrace the town centre and the retail park, since they are almost entirely mutually exclusive.

This approach to recognising the strengths of having two shopping centres and making it straightforward for shoppers to visit and use both, makes good sense for the future commerciality of town centre shops and businesses.

## ii. Evidence

Knaresborough's high street, along with many high streets through the UK is struggling.

Recent years have seen all banks and building societies close in the town. Many shops remain vacant for months and years, when new tenants are found the majority are either charity shops, vape shops or other low value uses such as barber's and nail shops. For the remainder of shop owners and tenants the businesses tend to be small independent retailers, with a majority (77%) of A1 shops being classed as selling "comparative goods"; 17% higher than the National Small Town's figures. There are few national recognized chains in the town. The future growth of Knaresborough's economy is predicted to be sluggish and this fact is clearly demonstrated by the poor financial performance of many shops on the high street.



Knaresborough Market

Survey results show that footfall within Knaresborough on a non Market Day can be nearly double that of the National Small Towns (NST) average and that significantly it rises to more than three times the National Small Towns (NST) average on Market Day.

Accordingly, 78% of Town Centre Users reported that the Market was a positive aspect to Knaresborough, highlighting the importance of the market to the town centre visitor numbers.

Despite concerns about empty units being a key theme to emerge from both Business and Town Centre Users consultations, an HBC Retail Audit of Knaresborough's primary shopping area gave a vacancy rate of 11% which is a little below the national average but significantly above the district rate of 8.5%.

However, of those surveyed, 28% said they visited Knaresborough for 'Shopping' which is 20% down on the National Small Towns average.

'Improving the Retail Offering' was a key theme to emerge from qualitative analysis of Town Centre User comments and reflects the survey results that showed 34% of Residents were 'Shopping' compared to only 11% of non-residents.

Critically, nearly half (45%) of Town Centre Users rated 'Shopping' as a negative aspect of Knaresborough.

Despite the large Market (50 traders compared to a National average of 23), having an impact on footfall in Knaresborough, regular empty stalls at times detract from both the vibrancy and physical appearance of the market.

But it is not realistic to assume that a continual churn of retail users is going to fix the local economy of the high street. So longer term strategies for reinvigoration of the high street need to include, more mixed use and the introduction of new technologies such as click and collect, smart phone applications, and a more diversified approach to doing business that fits around people's new social patterns of work and leisure."

### iii. Policy

#### **EB3: Supporting the 'High Street'**

Within the Primary Shopping Area:

- a) Proposals which would result in the loss of existing local shopping facilities through redevelopment will be discouraged, unless:
  - they include proposals for alternative local shopping provision; 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.



### 3.6 HOUSING (H)

#### i. Issues

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 needs and have designs that fit into the design heritage of Knaresborough.

Housing development can also bring benefits to the community through developers contributing to infrastructure and improvements to local services, whilst additional residents will support and help to sustain local businesses and facilities.

This NDP provides details of policies for new home developments to meet the needs of the local community, whilst setting out policies to ensure that development is of a high quality and, where appropriate, contributes towards the provision of local services, infrastructure and facilities.

Until recently Harrogate Borough Council did not have a Local Plan. This resulted in many new estates (e.g. multiple sites on Boroughbridge Road, Abbey Road, Orchard Close, Bar Lane etc), proposed by speculative developers being given planning permission on this basis of presumption of planning consent under the National Planning Framework rules where no local plan is in place.

Perhaps surprisingly housing did not emerge from the initial Neighbourhood Development Plan consultation as a statistically significant public concern. 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:

- 90% agreed with the policy intention to set out principles governing broad locations and site size or unit thresholds for future housing sites. Policy Intention may also provide a prioritised list of preferred housing sites for future housing development in order to meet Knaresborough's objectively assessed need.
- 92% agreed with the policy intention to specify local affordable housing requirements in terms of the type and tenure required. The principles governing allocation to local people and in the maintenance of affordable stock in perpetuity.
- 95% agreed with the policy intention to require a mix of housing is delivered, providing for local, objectively assessed need.

90%

## POLICIES SUMMARISED

### ECONOMY AND BUSINESS

H1: *Responding to local needs*

H2: *Design of new homes*

## OBJECTIVES ADDRESSED

*Objective 1 - achieving sustainable community, economic and environmental development*

*Objective 2 - conserving heritage*

*Objective 3 - incorporating green infrastructure*

*Objective 6 - a vibrant town centre*

## SUPPORTING EVIDENCE BASE DOCUMENTS

Strategic Housing and Employment Land Availability Assessment (HBC)

Strategic Housing Market Assessment (HBC)

Housing and Economic Development Needs Assessment (HEDNA) GL Hearn, June 2017

Knaresborough Housing Market Assessment (KNDP)



### 3.6.1 RESPONDING TO LOCAL NEEDS

#### i. Issues

Housing provision is clearly a major and very current issue with local residents. Massive concerns have been expressed by residents with regard to the recent history of major planning applications in the town being granted planning permission.

The public debate has covered issues such as distribution of new housing, preferred locations and site/unit thresholds.

Concerns have been expressed with regard to the number of large 4 and 5 bedroom houses built, with not enough social and affordable house building taking place.



An example of housing outside the town centre

In the recent past the new house building programmes in Knaresborough have come under significant pressure from speculative developers. This has resulted from the absence, until recently, of an up-to-date, objectively assessed housing need survey for the Harrogate District. This has been further compounded until recently by the lack of a Local Plan. The result has been that a number of sites have received outline planning permission which represents over 1700 new homes. This represents an increase in the number of houses in the town of about 17%. With this allocation, and the potential further increase in new home development getting outline planning permission as a result of the Local Plan being accepted, will put significant pressure on the existing historical town infrastructure and services.

The following sites have permissions for new homes:

- Boroughbridge Road
- Abbey Road
- Bar Lane
- Orchard Close
- Hambleton Grove
- Manse Farm

This pressure for a significant number of new homes to be built within the NDP area and the surrounding countryside is likely to continue given the town's obvious attractiveness to both house builders and buyers. As this NDP will become the 'Knaresborough Chapter' in the Harrogate District Local Plan it is recognised that housing policy here needs to align with those proposed for the new Local Plan.

There are a range of factors which will influence demand for different sizes of homes, demographic changes; future growth in real earnings and households' ability to save; both national and local economic performance and housing affordability. The housing needs of all Knaresborough residents need to be addressed when proposing new development sites.

New housing development opportunities need to offer a range of flats, terraced, semi detached and detached properties.

There is a need to specify local affordable housing requirements in terms of the type and tenure, rent, shared ownership and other tenures and to ensure the principles governing allocation to local people and the maintenance of affordable stock in perpetuity are followed.

## ii. Evidence

### *The need for increased Social and Affordable Housing*

Knaresborough has many affluent residents, yet many local jobs are low paid leading to a significant number of low income families increasingly struggling to buy homes locally. This is further compounded by local young adults going off to further education and then finding that they cannot afford to return to the town to live at the end of their studies.



High Street - flats above shops

The Stockwell Estate in Knaresborough represents the largest social housing estate in the town. These houses are owned by Harrogate Borough Council. Under the right to buy scheme these homes have been steadily sold off to residents. Increasingly when these homes come onto the market the sale price is out of the reach of local residents on low income. For this reason there is a need to improve the number of affordable and social houses being built locally.

However, there is also a clear opportunity to deliver small sites and windfalls in the existing urban area, as well as encouraging new town centre occupation of underutilised property (flats above shops) and the redevelopment potential of derelict sites now and in the future.



## ***Harrogate Housing Market Context***

Harrogate Borough Council's "Harrogate District Local Plan" identifies Knaresborough as a main urban area, which, along with Harrogate and Ripon, supports the largest concentrations of the district's population. The Plan comments that Knaresborough has seen considerable town centre improvements. Recent development better reflects the town's character and has made a positive contribution to its appearance.



**High Street**

Harrogate Borough Council's Housing and Economic Development Needs Assessment (HEDNA), GL Hearn, June 2017 makes reference to district wide housing requirements. Based on projected population growth from 2014 to 2035, the document predicts that Harrogate District will increase from 157,267 in 2014 to 164,749 in 2035, which represents a 4.8% increase. 22% of the district's residents are 65 and over. There is a high percentage of teenagers and those in their 50's. Housing needs projections have resulted in a finishing point in assessing a demographic-led assessment of housing need of 669 homes per annum across the district. The document also estimated the size of dwellings required from 2014 to 2035 in the Harrogate District. The data suggested that there is a requirement for household growth of 6,959 additional households with the majority of these being two and three bedroom homes. The analysis also suggests only a small % requirement for additional four or more bedroom homes.



**Park Square off High Street**

The HEDNA indicates that the number of residents aged over 65 across the district is projected to increase by 54% over the period to 2035. As a result of a growing older population and increasing life expectancy, the analysis projects an increase in people with mobility problems of around 73% by 2035 and an increase of over 84% in persons with dementia.

Some of these households will require adaptations to properties to meet their changing needs whilst others may require more specialist accommodation or support. There is clear evidence of need for properties which are capable of accommodating people's changing needs.

The report also highlights an adjusted forecast showing a growth of 12,200 jobs in the District over the period from 2014-35 (580 jobs per annum).

## Knaresborough's population and housing

### Population

The population of the Parish of Knaresborough was 15,441 according to the 2016 ONS estimates and has been relatively stable at this level since 2011. However, the number of people who rely on Knaresborough for other purposes or services is much greater. For example, there are 25,900 people registered with GPs in the town and the number of children and young people who receive their education in Knaresborough is higher than the resident population for these age groups.

The age profile for Knaresborough residents is shown in Fig 1 below. The data tells a story that reflects:

- The attractiveness of the town for people who can afford to purchase and are keen for their children to attend a school with a good reputation shown in the increase in mid-30's to late 40's and their children marked as 1 in the diagram;
- The 'cliff-edge' generated by a combination of post-18 educational opportunity and other reasons why people in their 20's are not choosing, or able, to stay (marked as 2 in the diagram below) – part of which we believe is clearly demonstrated by the affordability of housing data in the following section;
- The attractiveness of Knaresborough as a retirement destination indicated by the increases marked as 4 in the diagram below.

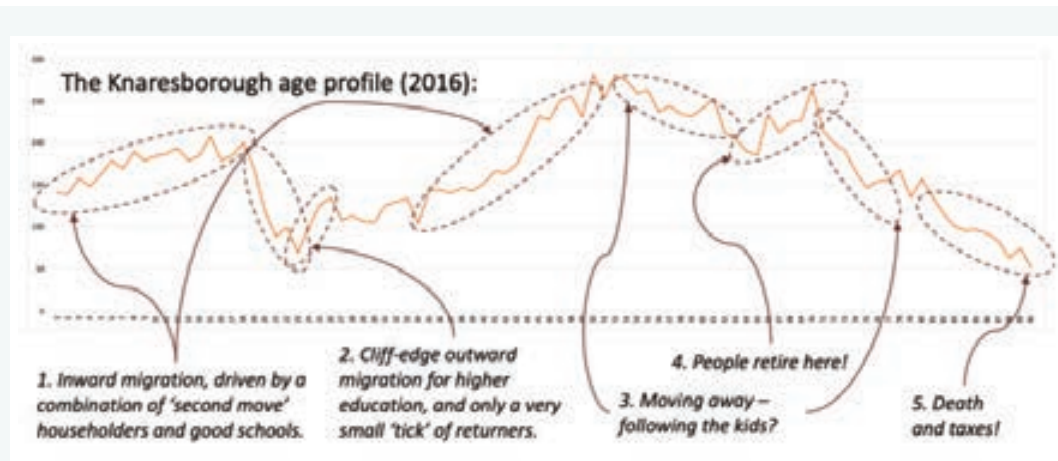


Figure 1: Population profile for the residents of the parish of Knaresborough

Compared with historic data from earlier censuses a key finding emerges relating to our particular area of interest, i.e. the possibility that a lack of affordable housing is a significant factor in the 'cliff-edge' reflected in Figure 1 (labelled 2). For example, in 2011, when the percentage of new starts in Higher Education was in the order of 45% of young people there was a reduction in the number of 22-year olds compared with 17 year olds in Knaresborough of 29%. If the primary reason for moving away at this age was to study then this means that perhaps one-third of those who went on to higher education would do so whilst continuing to live in Knaresborough and that there was no additional net reduction of people in this age group living in Knaresborough.

However, in 2016 the reduction in 22-year-olds compared to 17-year-olds was 66% at a time when 50% of young people were going on to higher education. If, on a generous assumption about those who study more locally, we can account for a 40% reduction in this age group due to 'going away to University', then this means that there were 26% of 17 year olds who were leaving Knaresborough for other reasons, and the availability of housing is clearly going to be a significant element of that.

More young people leave Knaresborough between the ages of 17 and 22 than can be accounted for by them moving on to Higher Education.

Given that there were 200 17-year olds living in Knaresborough in 2016 this figure of 26% amounts to 52 people in their young 20's over a 5-year period that are moving away for reasons other than to study at University, or about 10 people a year. Whilst this is not a large number it means that on a cumulative basis the town appears to be missing out on the skills and energy of around 100 people between the ages of 18 and 28, in part due to a lack of affordable housing as will be suggested below.

A further constraint to the choice to live in Knaresborough appears when we look at the rate of 'returners' or inward migration from people's late 20's to late 30's. Figure 1 shows that there is a net inward migration, but comparisons with earlier census data indicates that the age at which people are returning is getting older and the numbers returning is also falling. In 2016 there were 36 more 38-year-olds compared to 28-year-olds living in Knaresborough. However, in 2011 this increase was larger at 55 and in 2001 larger still at 83. This, we believe, will be more to do with house prices rather than the rental market, but it is once again a significant demographic change with potential long-term implications for Knaresborough as a place.

The age at which people move to Knaresborough as young families is getting older.

There is therefore a case for suggesting that affordable housing in Knaresborough in both the rented sector and for house purchase is having the effect of creating a widening gap between young and old and causing the town to 'age' at a faster rate than would otherwise be the case.

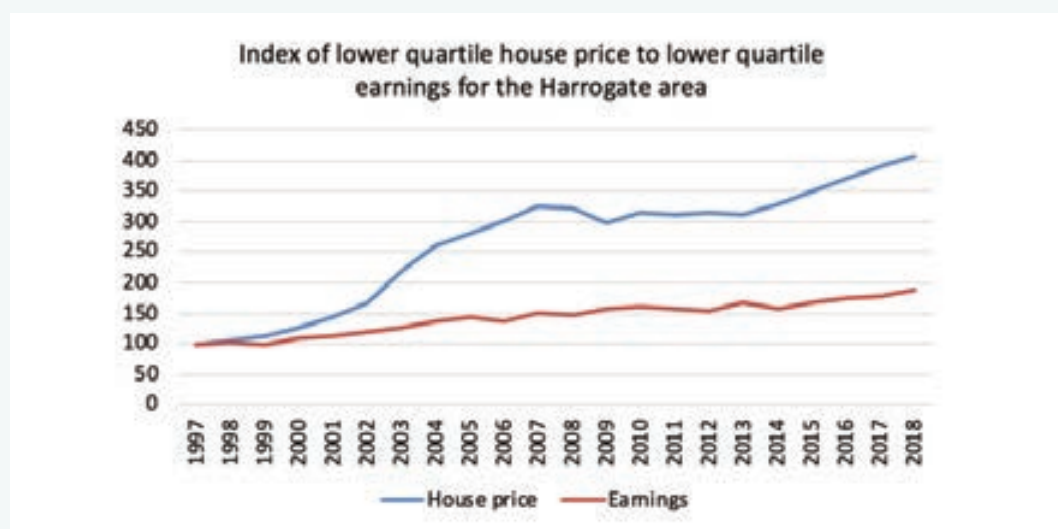
## Population

Some data on housing provision is not available at a sub-District level and so we've had to use information for the Harrogate District, which of course includes Knaresborough.

The picture we find is that:

- The split between ownership, private rented and socially rented properties in the area is broadly 70/20/10% respectively - when applied to the 6,500 households in Knaresborough this means that there are about 650 socially rented properties and 1,300 privately rented properties in the town with the remaining 4,550 being owned privately;
- The average<sup>1</sup> sale price for properties in the area in 2015 was £215,000, which was the 24th highest price amongst the 112 towns and cities in England - the sale price of a flat or maisonette was £163,000 since when house price rises would have meant 2018 figures of £250,000 and £190,000 respectively;
- The affordability index for housing is calculated by taking the lower quartile<sup>2</sup> house price (£203,000 in 2018) and the lower quartile income (£21,066pa in 2018) and working out a multiple. That multiple in 2018 was 9.6 for the Harrogate area, which was the highest in the whole of Yorkshire and Humberside and is also higher than the England average - this multiple has remained fairly level since around 2005/6 but had grown from around 4.5 in the late 90's, i.e. a doubling of the price of a house when compared to incomes for those on relatively low incomes;

This data supports the fact that Harrogate District is the least affordable place to buy a property in the whole of Yorkshire and Humberside taking into account people's earnings.



<sup>1</sup>Average here means the price where there are as many sales above this price as there were below (i.e. the median). It is therefore a 'typical' price and is not skewed by homes, flats or maisonettes that are particularly expensive. <sup>2</sup>Lower quartile means that if there are 100 properties at different prices then the lower quartile price be the one where there are 24 lower prices and 75 more expensive prices.



- The average rent recorded between April 2018 and March 2019 for the Harrogate area was £438 for a room, £454 for a 'studio' and £560 for one-bedroom accommodation – these compare with Yorkshire & Humber averages of £368, £395 and £450 respectively which are between 13% and 20% less expensive;
- The Local Housing Allowance rate for housing benefit purposes in Harrogate is £110.72 a week, or c.£480 a month, for one-bedroom accommodation.

For someone on benefits or the minimum wage there is a gap between what the Council say should be paid for rent and the average private rent being charged of about £20 a week.

The challenges associated with housing is well illustrated in the following graph which compares elements of the index of multiple deprivation against 109 towns and cities in England. The Harrogate area rank overall is 102, i.e. there are only 17 towns or cities in England that are less deprived – but when barriers to housing are taken into account the area's ranking falls to 77.

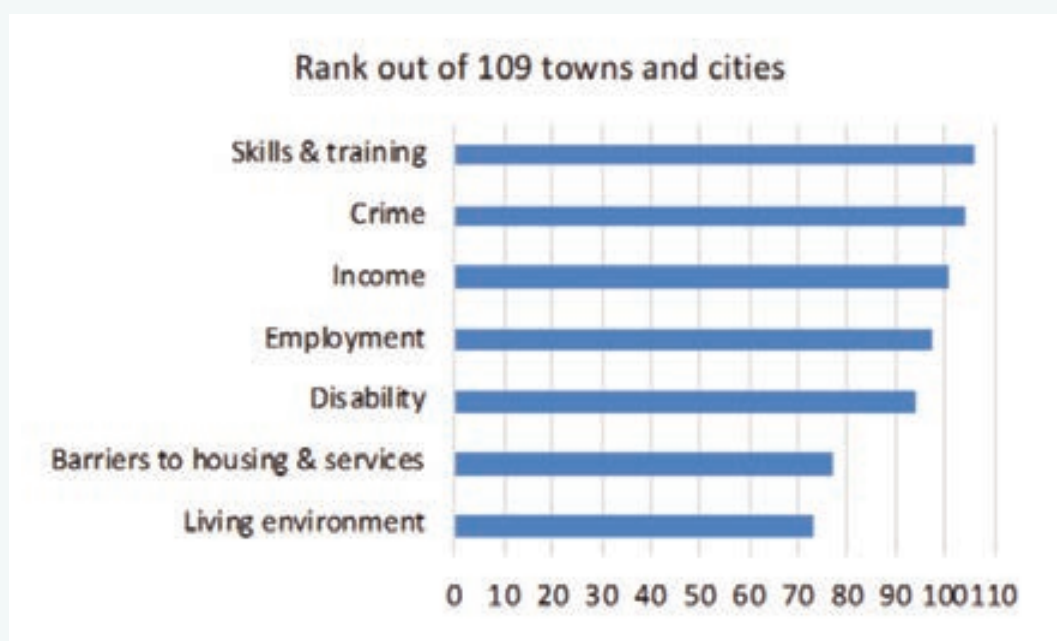


Figure 2: Harrogate (including Knaresborough) deprivation ranking against all other England towns and cities

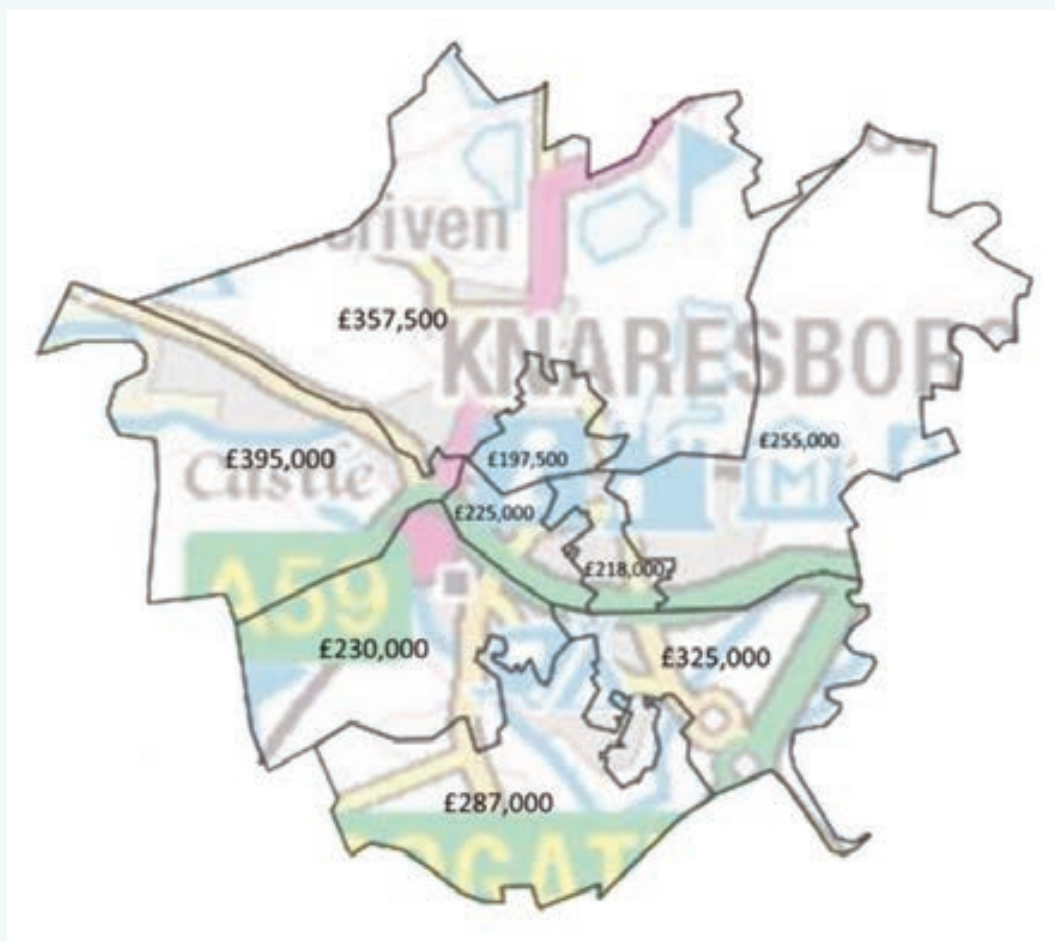


Figure 3: Average (median) house price sales for year to end March 2019 by Knaresborough lower super output area (LSOA)

Data for average house prices in different parts of Knaresborough is available and is illustrated in Figure 3. It shows the town centre and Stockwell areas having average prices in the range of £197,500 to £230,000; in the Eastfield and Aspin areas at around £255,000 and in the outlying areas of between £287,000 and £395,000.

Clearly the cost of housing is a barrier to people on lower incomes and young people and others who want to move to, or back to, Knaresborough with a young family.

In 2015 Knaresborough Town Council sent an NDP Consultation Questionnaire to all residents. There were three questions relating to housing matters. Of those who responded to the questionnaire:

- 90% agreed with policy intention 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.
- 92% agreed with policy intention - 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.
- 94% agreed with policy intention H3 - type and mix of new housing - policy will require that a mix of housing is delivered, providing for local, objectively assessed need.

### iii. Policy

#### **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 local housing needs.

### **3.6.2 DESIGN OF NEW HOMES**

#### **i. Issues**

Understanding the characteristics of Knaresborough is key to understanding the impact of new development. For example, new development within or next to the Conservation Area or listed buildings needs to make sure it preserves and enhances the character of the area. Other areas may require a different design approach - for example, there may be opportunities for new development to change and improve the character of a run down housing or industrial area by introducing a new/complementary character features. Options to safeguard and enhance the architectural character of the Conservation Area will be key to maintaining Knaresborough's unique character.

There is a need to focus on shaping how development can take place which complements and enhances the unique character of the town and in a way which does not undermine the historic integrity of the town itself and the surrounding green belt.

New housing development in the Neighbourhood Area needs to be of high quality. The design and density should seek to reflect and distinguish the attractive characteristics of Knaresborough.

## ii. Evidence

Due to its long history Knaresborough's housing, retail and industrial buildings have many styles and varied characteristics. For this reason the best description of a local style that reflects local custom and building traditions is English Vernacular Housing.

Many historic buildings are built with local timber and stone. In the main the design principles in Knaresborough have been based on local needs, availability of construction materials and reflecting local traditions. At least originally, vernacular architecture did not use formally-schooled architects, but relied on the design skills and tradition of local builders. However, since the late 19th century many professional architects have worked in versions of this style. Locally, design trends have evolved over time to reflect the environmental, cultural, technological, economic and historical context in which the town existed. While often difficult to reconcile with regulatory and popular demands of the factors mentioned, this kind of architecture still plays a role in architecture and design, especially in local branches.

Existing buildings within Knaresborough, and particularly in the Conservation Area, clearly have a distinctive character although to some extent this has been eroded by subsequent alterations, which have not always recognised that distinctiveness of specific buildings. Over the past 30 years, public awareness and expectation of the planning system to protect the 'familiar and cherished scene' has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas.

## iii. Policy

### **H2: *Design of new homes***

Proposals for new housing developments must demonstrate how they have taken into account the following where appropriate and subject to viability:

- a) That they should integrate into their surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site. Developers must demonstrate how they have had regard to movement (vehicular, pedestrian, and cycle).
- b) That they are integrated with good access to public transport and pedestrian and cycle routes to help reduce car dependency and support public transport use.
- c) Development proposals should seek to create a place with a locally inspired or otherwise distinctive character.

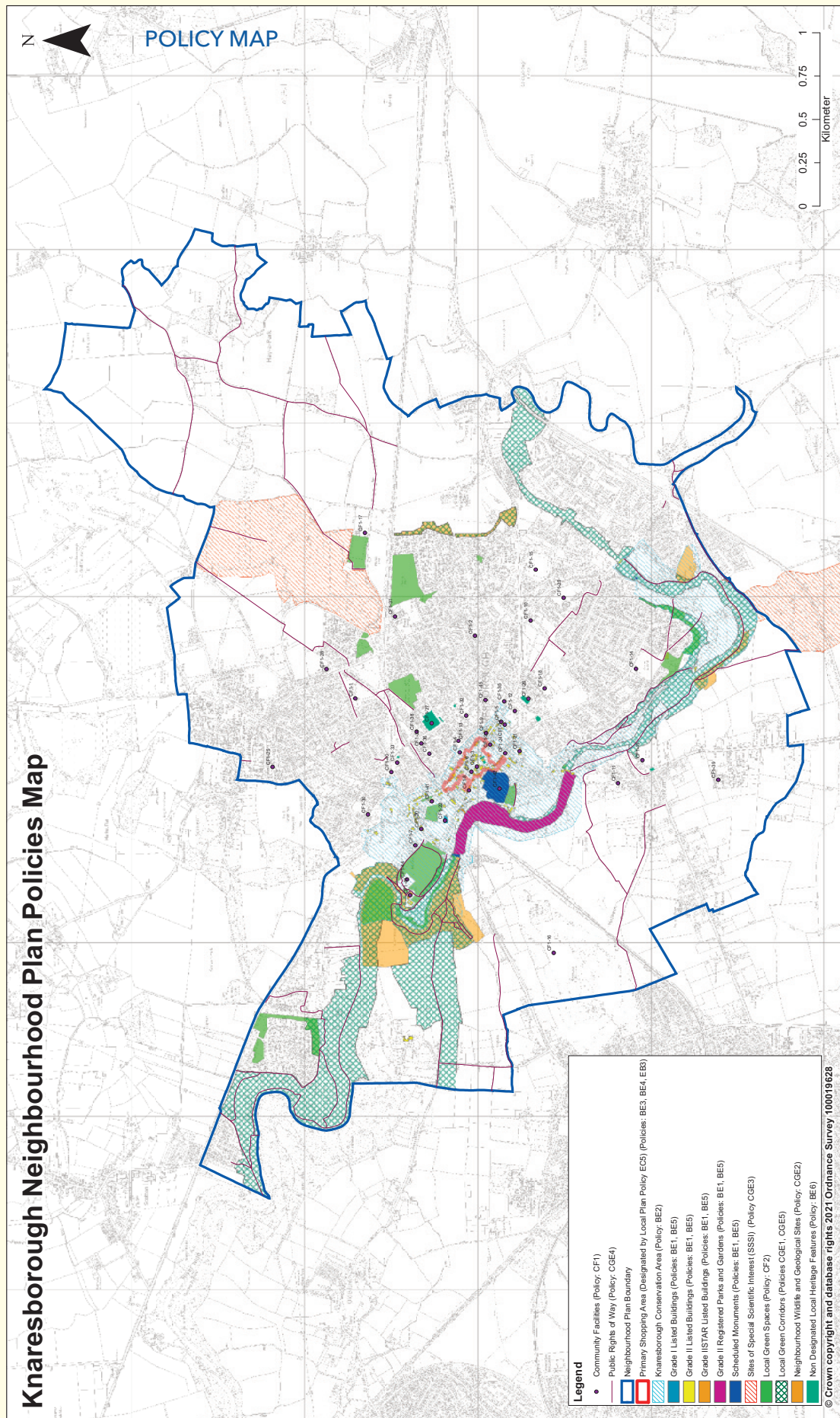


- d) That they take advantage of and integrate with existing topography, landscape features (including water courses), wildlife habitats, existing buildings and site orientation.
- e) Buildings should be designed and positioned, with landscaping, to define and enhance streets and spaces.
- f) Development proposals should be designed to make it easy for people to find their way around and to recognise distinctive places.
- 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.
- l) Reduce energy usage where applicable through the adoption of sustainable design principles. Developments to implement environmentally friendly features where possible.

3.7

## POLICIES MAP 1-5

KNARESBOROUGH PLAN POLICIES MAPS

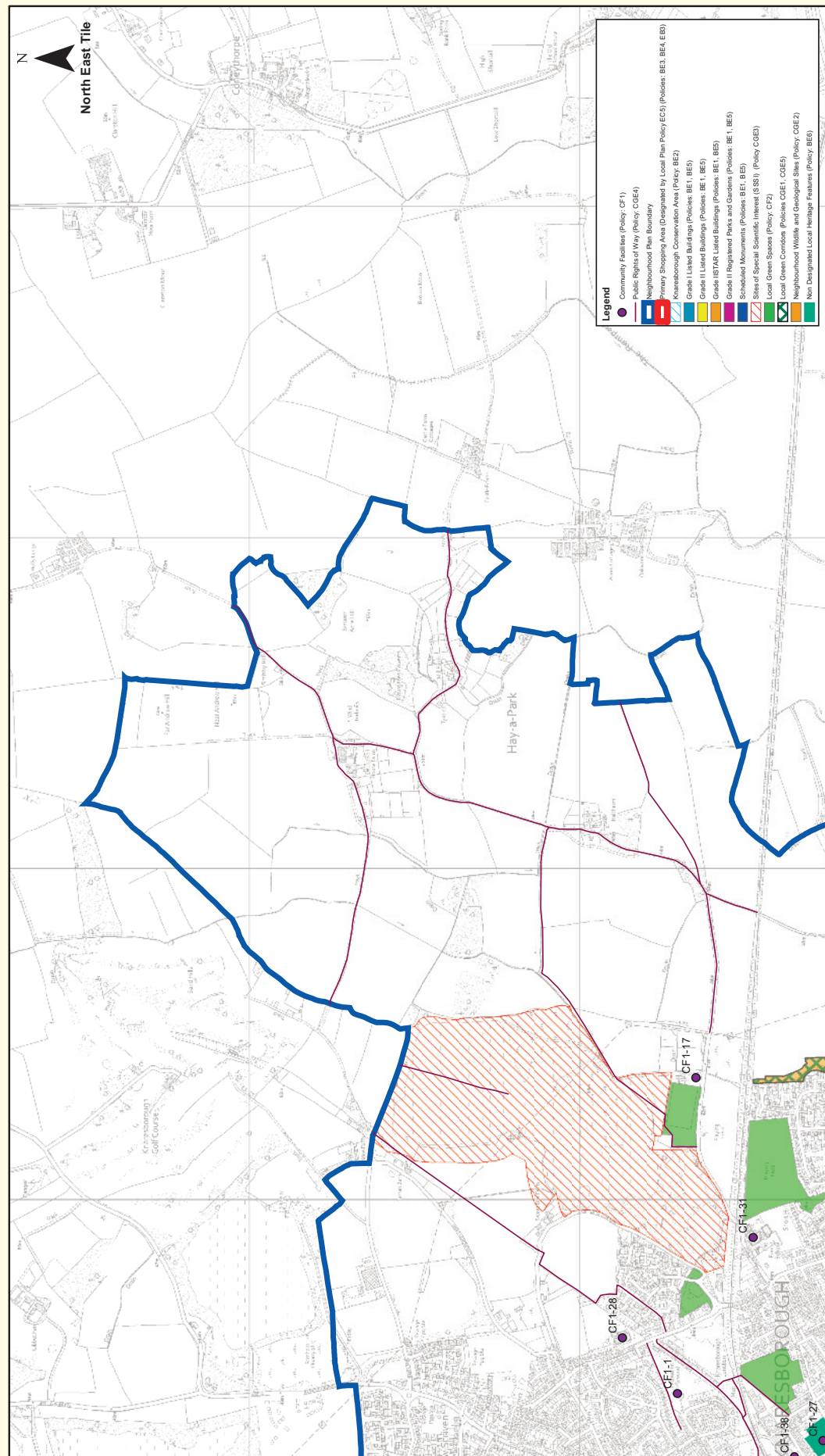


**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN

**Harrogate**  
BOROUGH COUNCIL

MAP 39: KNARESBOROUGH NEIGHBOURHOOD PLAN POLICIES MAP





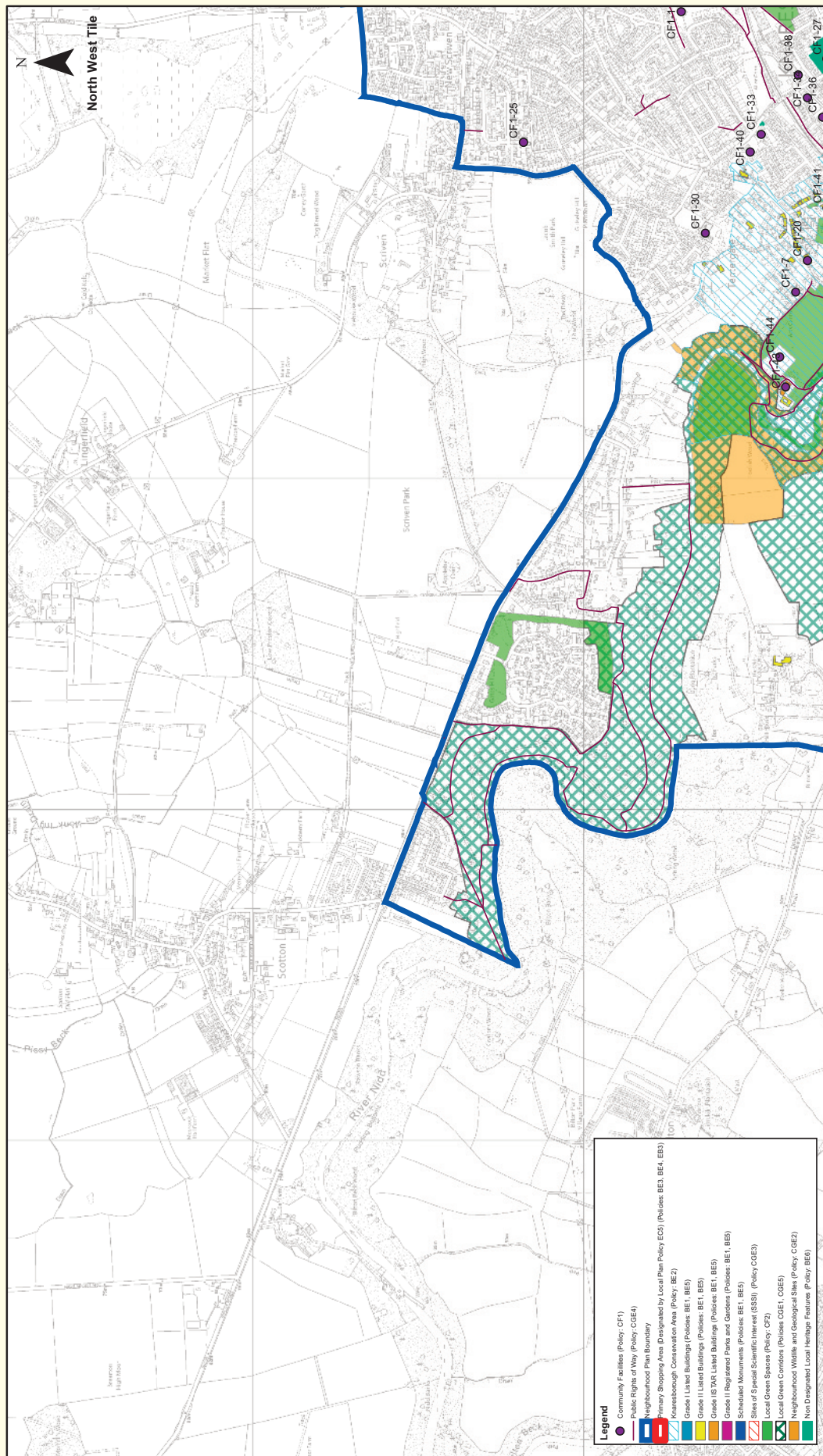
## Knaresborough Neighbourhood Plan Policies Map



© Crown copyright and database rights 2021 Ordnance Survey 100019628

MAP 40: KNARESBOROUGH NEIGHBOURHOOD PLAN POLICIES MAP - NORTH EAST TILE





## Knaresborough Neighbourhood Plan Policies Map



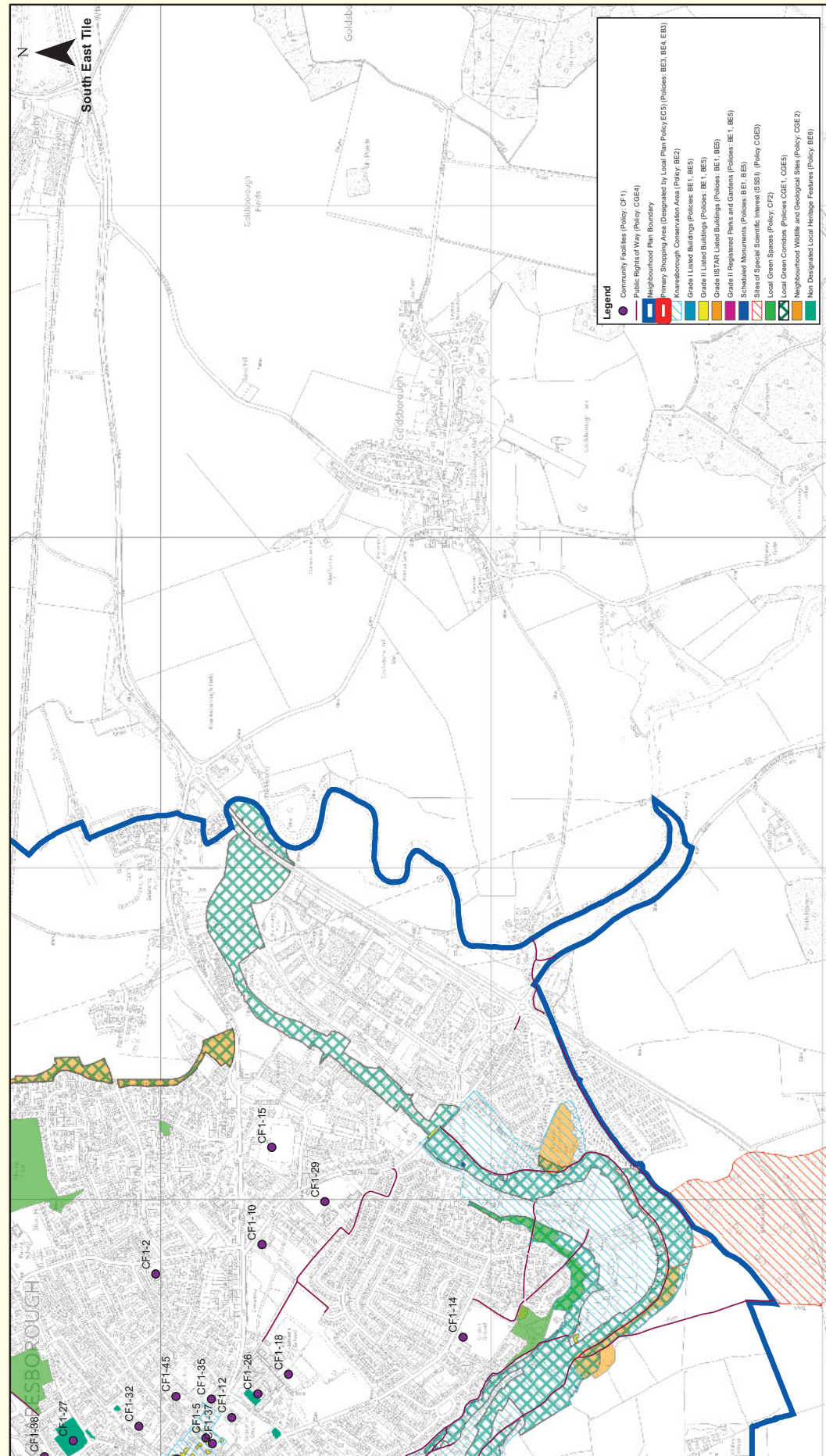
**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN

**Harrogate**  
BOROUGH COUNCIL

© Crown copyright and database rights 2021 Ordnance Survey 100019628

MAP 41: KNARESBOROUGH NEIGHBOURHOOD PLAN POLICIES MAP - NORTH WEST TILE





## Knaresborough Neighbourhood Plan Policies Map

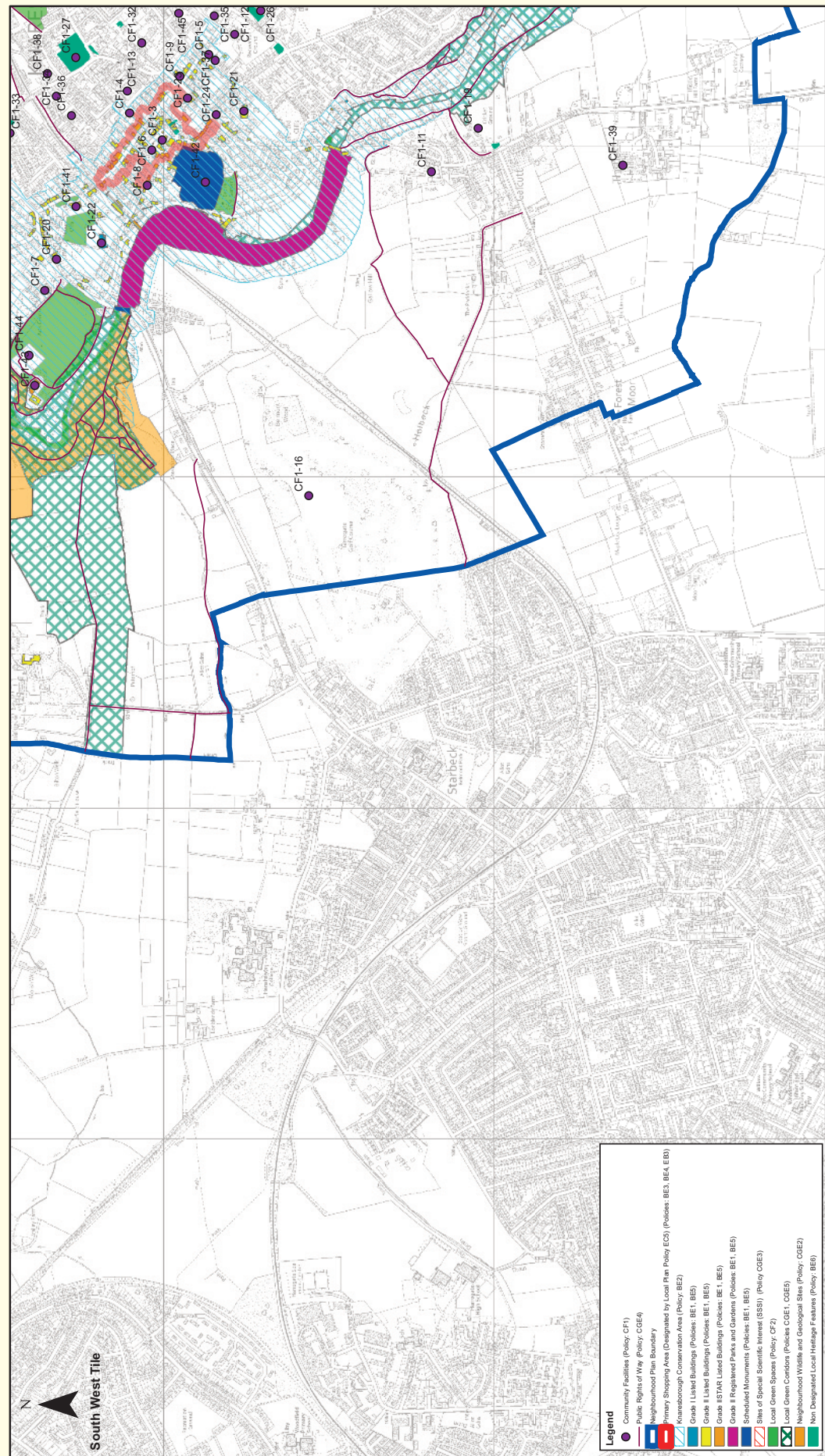


**Harrogate**  
BOROUGH COUNCIL

© Crown copyright and database rights 2021 Ordnance Survey 100019628

MAP 42: KNARESBOROUGH NEIGHBOURHOOD PLAN POLICIES MAP - SOUTH EAST TILE





## Knaresborough Neighbourhood Plan Policies Map



**Knaresborough**  
NEIGHBOURHOOD DEVELOPMENT PLAN

**Harrogate**  
BOROUGH COUNCIL

© Crown copyright and database rights 2021 Ordnance Survey 100019628

MAP 43: KNARESBOROUGH NEIGHBOURHOOD PLAN POLICIES MAP - SOUTH WEST TILE

## 4. PRIORITY PROJECTS AND ASPIRATIONS

### 4.1 COMMUNITY INFRASTRUCTURE LEVY

Knaresborough has a wide range of ongoing community infrastructure needs. In order to make sure there is a standard and consistent approach to developing and funding these projects and meeting the objectives of the Neighbourhood Development Plan, development applications must make provision for and provide financial contributions through the Community Infrastructure Levy regulation of 2019 or 106 agreement as appropriate

Where policies require a contribution to community infrastructure this will be made through planning obligation as set out in Harrogate District Local Plan and associated Policy Guidance documents.

This scheme will be administered by Harrogate District Council.

### 4.2 COMMUNITY PROJECTS AND ASPIRATIONS

The following project ideas were submitted by various groups within the town. They are very much aspirational and do not currently reflect an agreed programme of work. However these are included in this chapter to align with and support NDP policies and thus can contribute to the delivery of the plan.

**i. Conservation Area enhancement:**

Need to remove UPVC windows on period properties in the Conservation Area and replace with traditional wooden windows.

**ii. Connectivity within the town:**

There is a need for an integrated transport solution linking all the main elements of the town. Waterside/ Abbey Road with long stay car parks at Conyngnam Hall and York Place, Town Centre and St James Shopping centre.

**iii. Connectivity with surrounding towns and villages:**

Need for improved integrated bus/train/bike public transport network to reduce local car use.

**iv. River Nidd hydro-electric plant:**

Run-of-river schemes to delivering electric power from a mini hydro-electric power scheme in a river or stream.



Low Bridge Gardens



- v. **Consistent look and feel to town centre street furniture:**  
Paint sign posts, bike racks, bins & bollards black.
- vi. **Future proofing Market Place:**  
Proposals to sensitively install structures/services in the market square to enhance café culture and wet weather use, day and evening, all year round.
- vii. **Improve bus station usage:**  
In consultation with the bus companies, maximise usage of the bus station to improve traffic flow.



Castlegate

- viii. **Improved signage throughout the town:**  
Improve maintenance of existing/new signage:
  - Improved signage linking the river sections to the town centre and Train/bus Station
  - Clean signs where needed.
  - Cut back growth obscuring signs
  - Better signposting and connecting of tourist features (e.g. a Tourist' Walking Guide to Knaresborough' with different trails - Abbey Road, Waterside, Conyngham Hall, Castle, Market Place).
  - Signage to connect up businesses (e.g. Henshaws, Half Moon pub).
  - Share with Care promotional campaign Waterside and Abbey Road as major route for leisure & recreation use, involving Walkers, Cyclists & other key users.

- ix. **Pedestrianise Castlegate**
- x. **Reprofile High Street:**  
Improve pedestrian movement and experience. Add trees/bollards on pavement. Limit loading on the High Street between 07:00 and 19:00 (or alternative).
- xi. **Improve steps/lighting to Castle from Waterside**
- xii. **Reinstate the 'Surprise View' in the Castle moat**
- xiii. **Enhance the appeal of the Castle as a visitor attraction.**
- xiv. **Introduce more bicycle parking:**  
Introduce 'Boris Bikes' scheme in the market place with maps and park spots along the river.
- xv. **Fairy lights up all year round on the side streets**



## 4.2 COMMUNITY PROJECTS AND ASPIRATION

### xv. Improved marketing of the town around the world:

For example, start A "Knaresborough Life" blog; create a 'dynamic' website to promote Knaresborough town centre to visitors all year round.

The primary operation of the site will facilitate easy use on mobile devices, whilst still allowing use on desktop, laptops or tablets - without the requirement for installing any apps. The site itself will cover various aspects of the town, promoting events, activities and attractions as well as providing directional guidance for suitably equipped mobile devices.



Market Place

### xvi. Improved town centre/High Street economy

Need town centre HLF townscape scheme. Hire a town centre manager. Example of opportunities include: bring empty properties back into use; attract local chains to western part



of the High Street; attract some popular chain stores to High Street; encourage independent shops/opportunities - e.g. pop-up shops (crafts, clothes, vintage); encourage mixed use units providing more 'up to date' services as well as shops (e.g. yoga/pilates studio/children's play area with café and creche), e.g. Cold Bath Road example; implement town centre shop front improvement scheme (Neighbourhood Development Order).

xvii. **Increase number of allotments available to residents**

xviii. **Town Lift**

Funicular linking the Town Centre/Castle and Riverside would provide immediate access between two key areas of the town for visitor/residents, access for wheelchair users, those with poor mobility and parents/carers with buggies. It would also provide an 'attraction' for the town.

xix. **Provide better quality public toilets**

Ensure that they are open for everyone during most of the day (often they are closed). Better provision of disabled toilets and babychanging facilities.

xx. **Inclement weather seating & picnic tables provision**

At Castle Top & Conyngham Hall and Bus stop shelters provided where demand is greatest.

xxi. **Car Parking**

To develop opportunities to increase or enhance town centre parking or improve public transport access through increased bus stops at strategic positions, adjacent to long stay car parks and along the high street with the intention of:

- Increase occupancy of the long stay car parks
- Improve maintenance of car park facilities and appearance
- Issue discounted Parking Permits for town centre employees to use at York Place car park
- Move parking out of the market place
- Include long stay car parks on bus routes to facilitate movement of people about town and up to the Retail Park
- Improve marketing information of Car Parking services.



xxii. **Establish a Park and Ride system**

The park and ride service would utilise the train and be established as part of new peripheral housing and employment developments around Knaresborough and surrounding villages.



Railway Station



### xxiii. A new additional footbridge over the river

To link the public areas around Conyngham Hall, Knaresborough, to the Public Footpath network heading upstream in the Nidd Gorge: this new footbridge would link Horseshoe Field to Lands Lane. From Lands Lane the Public Footpath heads upstream on the north bank of the river, where the Burgess Bridge then gives access to the south bank and footpaths heading further upstream to Killinghall, Ripley and beyond. At the moment this footpath network does not connect satisfactorily to Knaresborough. Walkers can go south of the river outside the gorge and walk up the Beryl Burton cycleway to then drop into the gorge near the Burgess Bridge.



Woods at Nidd Gorge

Or Walk from Knaresborough up the B6165 Ripley Road, crossing the road twice due to this being a narrow road with limited pavements, to reach Lands Lane. There is already public access to the HBC owned land at Horseshoe Field and the adjacent field. The bridge would span from this land to the river-side footpath on the north of the river. This would involve putting the bridge onto privately owned land in any one of eight separate parcels of land on the north bank. Short sections of riverbank are owned by eight different householders on Lands Lane. This would also make various shorter circular walks possible.





## 5. MONITORING AND REVIEW

The ongoing monitoring and review of Knaresborough's Neighbourhood Development Plan is the responsibility of Knaresborough Town Council and its associated Planning sub committee / NDP community working group.

Responsibilities will include:

- Reporting back to Knaresborough Town Council full council
- Scrutiny of planning applications
- Annual reports
- 3 yearly review
- Full review at half way point
- Evaluation framework developed
- Key success factors identified and integrated as an annex to the NDP document.



# APPENDICES

## APPENDIX 1 LOCAL GREEN SPACES APPRAISAL

## KNARESBOROUGH LOCAL GREEN SPACES APPRAISAL

1. NAME / LOCATION	2. SIZE (HA)	3. ADJACENT TO EXISTING PROPERTIES?	4. LOCAL OR COMMUNITY VALUE	5. LANDSCAPE VALUE	6. HISTORICAL VALUE	7. RECREATIONAL VALUE	8. WILDLIFE/GREEN INFRASTRUCTURE VALUE	9. DESIGNATE AS LOCAL GREEN SPACE?
1. Conyngham Hall	3.0	Nidd Gorge, A59, Henshaws, Dower House.	Beauty spot used by residents and visitors for sports and recreation activities, used extensively as a picnic area. Provides nature walks and an environment for wildlife.	Forms an area of managed landscape providing open grassed areas bounded by mixed tree planting.	Land surrounds the 18th century Conyngham Hall a grade 2 listed building plus the remains of the 19th century estate farm.	Area provides facilities for sport and recreation activities such as pitch and put, tennis etc. walking, running, cycling.	Provides varied habitat for wide range of animals and wild. Part of the wildlife corridor that runs the whole length of the Nidd through Knaresborough.	Yes
2. Appleby Crescent and Appleby Green	0.6	Appleby Estate and B6165.	Provides an extensive community play and recreational area.	Managed grassed area surrounded by mature trees.	None known	Provides the only recreational area within the estate.	Provides area for wildlife support within the estate.	Yes
3. Bebra Gardens	0.8	Yes, town centre.	A valuable park for old and young alike.	Landscaped gardens, planted beds.	The Gardens are named in honour of the town's links with Bebra in Germany, but were originally known as Moat Gardens.	Routes to town river and castle. Well away from traffic noise, follow the paths through this quiet and pleasant place, a source of tranquility.	No wildlife but greenspace in the town centre.	Yes
4. Aspin Play area and surrounding land	0.5	Yes near River Nidd and cricket club.	Of importance for all ages to play in a safe structured environment.	Forms a hard surfaced area with play equipment surrounded by open space and woodland.		Community area for families and friends to meet and enjoy the use of the area.	Surrounding land provides varied habitat for wildlife.	Yes
5. Knaresborough House grounds - High Street	2.0	Close to existing properties and town centre.	Building is used as offices for the Town Council. The exterior grounds are available for public use.	The garden with its lawns and mature trees is a place of tranquillity. The front of the garden is a beautifully planted area every year by the local authority.	This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Late 18th Century building. First listed 5th February 1952.	The grounds surrounding this building are used for concerts during the towns Feva Festival Exercise area with purpose built machines. Open space activities such as dog walking and relaxing on the benches in the grounds.	Much wildlife in the form of flower and fauna.	Yes

## KNARESBOROUGH LOCAL GREEN SPACES APPRAISAL

1. NAME / LOCATION	2. SIZE (HA)	3. ADJACENT TO EXISTING PROPERTIES?	4. LOCAL OR COMMUNITY VALUE	5. LANDSCAPE VALUE	6. HISTORICAL VALUE	7. RECREATIONAL VALUE	8. WILDLIFE/GREEN INFRASTRUCTURE VALUE	9. DESIGNATE AS LOCAL GREEN SPACE?
6. Low Bridge Garden, Abbey Road	0.562	No, forms part of the Long Walk.	Historical value, open aspect of riverside, popular with locals.	Pleasant gardens with walk along river Nidd.	Historical park and garden.	Walking, jogging, dog walking.	No	Yes
7. Play area: The Spinney and surrounding green space.	0.6	Near Eastfield and Manor Road Housing Estates - adjacent to extensive farm land.	Of importance for all ages to play in a safe structured environment.	Forms a hard surfaced area with play equipment surrounded by open space and mature hedges.	None	Community area for families and friends to meet and enjoy the use of the area.	Surrounding land provides varied habitat for wildlife.	Yes
8. Playing Field and Play area Old Penny Gate	0.5	Next to Halfpenny Lane and Old Penny Gate.	Of importance for all ages to play in a safe structured play environment.	Managed grassed area. Hard surfaced area with play equipment.	None	Community play area for families and friends to meet and enjoy the use of the area.	Land provides varied habitat for wildlife. A significant green space for wildlife within a urban environment.	Yes
9. Playfield Stockwell Lane	2.0	Next to Hambleton Grave and Close and Stockwell Lane.	Of importance for all ages to play in a safe structured play environment.	Managed grassed area.	None	As above	As above	Yes
10. Knaresborough Rugby Club grounds	3.0	Hay-A-Park Lane.	Of importance for all ages to play in a safe structured play environment.	Managed playing fields and grassed area. Next to open farm land and SSSI.	Club established in 1982.	Community playing fields area for families and friends to meet and enjoy the use of the area.	Land provides varied habitat for wildlife. A significant green space for wildlife adjacent to farm land and SSSI.	Yes
11. Play Area: Nidderdale Drive	0.1	Centrally placed for residential area.	Local children's play area and amenity greenspace.	Mature trees.	None	Under 11s play area.	Mature trees provide habitats in an otherwise residential area.	Yes
12. Horseshoe Field	1.0	Nidd Gorge, Conyngham Hall.	Important recreational area next to River Nidd. Used by walkers, runners, families as picnic area, kids paddling in river, dog walkers. Provides linkages to other adjacent green spaces and geological and wildlife sites.	Managed grassed area with walks along river, surrounded by combination of managed woodland and hay meadows. Provides linkage to other recreational areas in the locality.	None	Walkers, dog walkers, forms bank of River Nidd with small beach areas for family picnics.	Designated as Local Green Space.	Yes



## KNARESBOROUGH LOCAL GREEN SPACES APPRAISAL

GREEN SPACES REMOVED AFTER REG 14 CONSULTATION								
1. NAME / LOCATION	2. SIZE (HA)	3. ADJACENT TO EXISTING PROPERTIES?	4. LOCAL OR COMMUNITY VALUE	5. LANDSCAPE VALUE	6. HISTORICAL VALUE	7. RECREATIONAL VALUE	8. WILDLIFE/GREEN INFRASTRUCTURE VALUE	9. DESIGNATE AS LOCAL GREEN SPACE?
Green areas around St. John the Baptist Parish Church	1.0	In the Conservation Area. From the cliff edge over looking the Nidd above Waterside. Bordered by Knaresborough House, The Parsonage road and the Mitre Public House.	As Knaresborough Parish Church it is central to the community life of the town. The green areas form a back drop to local weddings and gatherings. The area is used as a venue for the annual cultural event of Feva. It is also the venue of summer dog trials, dog walking generally, all the usual local events that use green spaces such as family football, and to show vintage cars. Ancient cemetery.	This is an area of significant scenic value framing the historic buildings with mature trees, a variety of floral features such as spring daffodils. The approaches from the town centre, from the station and from The Parsonage are significant due to the way the features fall in this special area.	There has been a church on the site since 600 AD. This is a Grade 1 designated building. Due to this particular care should be given to the upkeep of the surrounding area. St Johns Parish church hall is the only Arts and Crafts style building in Knaresborough and was built in 1887.	Walking, dog walking, picnics, family football games, wedding photographs, dog training events, vintage car shows. All the usual relaxation and the enjoyment of walking through a beautiful area. Views of the river Nidd from a special viewing area with benches.	Represents an area of significant biodiversity. Home to wrens and rabbits, I have seen bats, various other bird and animal life. Wild duck from the river.	No - already protected as consecrated ground
Allotments Stockwell Road	1.5	Stockwell Road Railway line.	Practical uses for growing food which also generates a social community. It enables families to support themselves as it is much cheaper to grow your own food. It is also healthier. Enables those without a large enough garden or uncultivated soil to grow their own food.	Forms an area of managed landscape. Especially during the summer when cultivation is at its height well worth a visit to see flowers, vegetables and fruit trees.	A long established allotment site with plots handed down from one generation to another. Due to its long waiting list, at one time 10 years it justified the establishing of a new allotment in Knaresborough.	Social events and barbecues. Meeting old friends and new people when coming up to cultivate their allotments. Harvesting and planting it is a most fulfilling pastime.	Provides varied habitat for wide range of animals and wild. Part of the wildlife corridor that runs between built up areas. The growing food sustains much wild life.	No

## GREEN SPACES REMOVED AFTER REG 14 CONSULTATION

1. NAME / LOCATION	2. SIZE (HA)	3. ADJACENT TO EXISTING PROPERTIES?	4. LOCAL OR COMMUNITY VALUE	5. LANDSCAPE VALUE	6. HISTORICAL VALUE	7. RECREATIONAL VALUE	8. WILDLIFE/GREEN INFRASTRUCTURE VALUE	9. DESIGNATE AS LOCAL GREEN SPACE?
King George V Field, Stockwell Avenue	1.42	Yes surrounded by high density building.	Full size grass football pitch with parking, social and spectator areas.	Protected by Fields in Trust.	Facility built in 1955.	High amenity value for sporting and social interaction.	Sports pitch.	No
Holy Trinity church grounds	1.0	Situated on Gracious Street, leading down to Low Bridge. Central position, not far from the town square.	As a place of Anglican worship central to the surrounding community.	Tranquil and carefully looked after.	The church was completed in 1856 with a 199' spire. Two Morris and Co stained glass windows.	A place for peaceful reflection.	Good area for wildlife.	No
Children's play area and Fysche Hall Field	1.8	Adjacent to King James School and Knaresborough Swimming Baths.	Of importance for all ages to play in a safe structured play environment.	Managed grassed area. Hard surfaced area with play equipment.	None	Community play area for families and friends to meet and enjoy the use of the area.	Land provides varied habitat for wildlife.	No
Bilton Hall Lane allotments	1.5	Bilton Hall Drive - adjacent to extensive area of farm land.	Practical uses for growing food which also generates a social community. It enables families to support themselves as it is much cheaper to grow your own food. It is also healthier. Enables those without a large enough garden or uncultivated soil to grow their own food.	Forms an area of managed landscape. Especially during the summer when cultivation is at its height well worth a visit to see flowers, vegetables and fruit trees.	Relationally new allotment site. Site was developed to address issue of long waiting list, at one time 10 years.	Social events and barbecues. Meeting old friends and new people when coming up to cultivate their allotments. Harvesting and planting it is a most fulfilling pastime.	Provides varied habitat for wide range of animals and wild. Part of the wildlife corridor that runs between built up areas. The growing food sustains much wild life.	No

## KNARESBOROUGH LOCAL GREEN SPACES APPRAISAL

GREEN SPACES REMOVED AFTER REG 14 CONSULTATION								
1. NAME / LOCATION	2. SIZE (HA)	3. ADJACENT TO EXISTING PROPERTIES?	4. LOCAL OR COMMUNITY VALUE	5. LANDSCAPE VALUE	6. HISTORICAL VALUE	7. RECREATIONAL VALUE	8. WILDLIFE/GREEN INFRASTRUCTURE VALUE	9. DESIGNATE AS LOCAL GREEN SPACE?
Playing field, play area next to Scout Hut – Wetherby Road	1.53	Next to King James School playing fields and Knarborough Cemetery.	Of importance for all ages to play in a safe structured environment.	Managed grassed area surrounded by mature trees. Hard surfaced area with play equipment surrounded by open space and woodland.	None	Community area for families and friends to meet and enjoy the use of the area.	Land provides varied habitat for wildlife. Adjacent to cemetery area which together form a significant area for wildlife within a urban environment.	No
Knarborough Cricket Club	1.56	On periphery of Aspin housing estate and next to Nidd Gorge.	Cricket club and community centre. Has senior and junior teams. An important local and inter community venue. Used by local groups for social and fund raising events.	Pleasant rural setting. Playing field and club house.	Cricket Club Established In 1815.	Social hub, playing and watching cricket, running club. Dart and table tennis teams use the facilities.	Provides varied habitat for wide range of animals. Forms part of green corridor along river Nidd.	No
Knarborough Forest Cricket Club – The Union Field, Calcutt	1.5	Between Thistle Hill and The Nidd Gorge.	Community centre with the added enjoyment of competitive sport, bringing different teams of people and families and friends together.	Pleasant rural setting. Playing field and club house.	Established Cricket Club.	Social hub, playing and watching cricket.	Provides varied habitat for wide range of animals. Abuts farm land.	No

Footnote: Both Knarborough Celtic football ground and Jacob Smith Field are considered to be significant local green spaces for the town but are in fact located just outside the Neighbourhood Area and therefore excluded from this assessment and policy.

## APPENDIX 2 COMMUNITY FACILITIES APPRAISAL



## KNARESBOROUGH COMMUNITY BUILDINGS/FACILITIES APPRAISAL

	FACILITY	ADDRESS	PRIMARY USE	USER GROUPS	CONDITION / CAPACITY
1	Knaresborough Community Centre	Stockwell Ave HG5 0LG	Activity hall for clubs, parties, badminton, basketball, five a side football, meeting rooms.	Range of voluntary, community and statutory groups.	Well maintained community centre with full wheelchair access.
2	Chain Lane Community Hub	Chain Lane HG5 0AS	Small conference venue, meeting rooms. Fitness Classes.	Used by a range of voluntary and community groups, toddler groups, Pilates, Dancing, Yoga, Zumba, Camera and Art groups.	Recently redeveloped to a very high standard. Full wheelchair access.
3	Knaresborough Friendship Centre	23 Market Place HG5 8AL	Independent Community centre.	Registered charity for the welfare of the elderly.	Not known.
4	The Frazer Theatre	Park Crest Knaresborough HG5 0EQ	Theatre.	Owned and operated by the Knaresborough Players, venue also used for films, comedy clubs and concerts.	Auditorium for 127 + 3 wheelchair Spaces. Small bar and community room.
5	The Masonic Hall	York Place Knaresborough HG5 0AA	Masonic Hall.	Masonic Lodges; Knaresborough Priory Forest of Knaresborough Private Functions.	Not known.
6	Knaresborough Library	40 Market Place HG5 8 AG	Public Library.	General Public.	Library, Study area, Computer facilities and meeting rooms available for hire.
7	Henshaws Arts and Crafts Centre	50 Bond End HG5 9AL	Arts and Crafts Centre.	People living with a range of disabilities.	Accessible facilities including cafe, shop, woodland walk and outdoor spaces. Regular events including live music nights, craft fairs and family activities.
8	The Working Men's Club	25 Kirkgate HG5 8AD	Licensed Premises.	Members Club.	Members club with bar, gardens and spectacular views over the river.

## KNARESBOROUGH COMMUNITY BUILDINGS/FACILITIES APPRAISAL

	FACILITY	ADDRESS	PRIMARY USE	USER GROUPS	CONDITION / CAPACITY
9	The Conservative Club	3 York Place HG5 0AD	Licensed Premises.	Members Club.	Not known.
10	The Scout Hut	Wetherby Road HG5 8LG	Scout Hut.	Uniformed groups plus wider community groups.	Not known
11	Calcutt and Forrest Moor Village Hall	Bland's Hill HG5 8JA	Village Hall.	Local Clubs including Quakers, WI. Classes in Pilates, fitness, Yoga, martial arts and table tennis and hire for private functions.	Rebuilt in December 2000. Main Hall, meeting room and snooker room.
12	Knaresborough Pool	King James Road HG5 8EB	Public swimming pool.	Swimming clubs, exercise groups, toddler groups, local schools.	Modern well maintained facility. Four lane 25m standard swimming pool. Leisure pool, water slide water spa.
13	Knaresborough Bowling Club	Park Crest HG5 0EQ	Bowling green.	Members club with teams in several leagues.	Crown green bowling green with club house.
14	Knaresborough Cricket Club	Crag Top Aspin Lane HG5 8EP	Cricket Club.	Adult and junior league players. Supporters. Knaresborough Striders running club.	Cricket Club with clubhouse including bar and function room.
15	Knaresborough Town AFC	Manse Lane HG5 8LF	Football Club.	First Team, Reserves, Youth Team and Supporters.	Football ground with Club house (Waites bar) accommodating up to 80 people.
16	Harrogate Golf Club	Harrogate Road	Golf course.	Sport/leisure.	Clubhouse including bar and function room.
17	Knaresborough Rugby Union Club	Hay-a-Park Lane HG5 0FE	Rugby club.	Senior Team, Junior Development Team, Mini (under 8's) and Supporters.	Rugby Pitches with modern clubhouse available for hire.
18	Knaresborough King James's Tennis Club	King James Road HG5 8EB	Tennis Club.	Juniors and Adults. Members only for match-play and coaching.	8 Tennis courts shared with King James School. With Clubhouse and floodlights.
19	Calcutt Cricket Club	Thistle Hill HG5 8JL	Cricket club.	Cricket clubs.	Not known.

## KNARESBOROUGH COMMUNITY BUILDINGS/FACILITIES APPRAISAL

	FACILITY	ADDRESS	PRIMARY USE	USER GROUPS	CONDITION / CAPACITY
20	St Mary's Catholic Church	25 Bond End HG5 9AW	Place of Worship.	Faith Community in Knaresborough and surrounding villages.	Church linked to parish hall.
21	Holy Trinity Church	Gracious Street	Place of Worship.	Faith Community in Knaresborough and surrounding villages.	Not known.
22	St John the Baptist Church	Vicarage Lane HG5 9AE	Place of Worship.	Faith Community in Knaresborough and villages.	Newly refurbished Church Hall with views across the River Nidd and Viaduct meeting room.
23	Gracious Street Methodist Church	Gracious Street, Knaresborough	Place of Worship.	Faith Community in Knaresborough and villages.	Hall suitable for up to 200 people with stage and meeting room.
24	United Reformed Church	Gracious Street Knaresborough HG5	Place of Worship.	Faith Community in Knaresborough and villages.	Not known.
25	Park Grove Methodist Church	15 Park Grove Knaresborough	Place of Worship.	Faith Community in Knaresborough and villages.	Not known.
26	King James's School	King James Road HG5 8EB	Secondary School.	Children.	11-18 Mixed comprehensive. Includes sports facilities and 2 large halls.
27	St Johns C of E	Stockwell Road HG5 0JN	Primary School.	Children.	Not known.
28	Meadowside Community Primary School	Halfpenny Lane HG5 0SL	Primary School.	Children.	Not known.
29	Aspin Park Community School	Wetherby Rd HG5 8LQ	Primary School.	Children.	Not known.
30	St Mary's Catholic Primary School	Tentergate Road HG5 9BG	Primary School.	Children.	Not known.
31	The Forest School	Park Lane HG5 0DQ	Primary School.	Children.	Not known.

## KNARESBOROUGH COMMUNITY BUILDINGS/FACILITIES APPRAISAL

	FACILITY	ADDRESS	PRIMARY USE	USER GROUPS	CONDITION / CAPACITY
32	Knaresborough Children Centre	Manor Road HG5 0BN	Range of baby, children, youths and parent support services.	Family Outreach, Health Visitor Centre. Children early development programs, Youth clubs 11-19 year olds. Young people with special needs and disabilities. Parent support.	Building conversion from a closed local primary school.
33	Stockwell Road Surgery	21 Stockwell Road HG5 0JY	GP Surgery.	People in need of medical services.	Not known.
34	Beech House Surgery	1 Ash Tree Road HG5 0UB	GP Surgery.	People in need of medical services.	Not known.
35	Eastgate Medical Group	31B York Place HG5 0AD	GP Surgery.	People in need of medical services.	Not known.
36	Alexander House Clinic	Ash Tree Road HG5 0UB	Clinic.	Elderly people requiring mental health services.	Modern clinic offering mental health services for the elderly.
37	Fysche Hall Clinic	Illes Lane HG5 8DY	Clinic.	People in need of medical services.	Not known.
38	The Manor House Care Home	1 Hambleton Grove HG5 0DB	Residential Care Home with Nursing.	Elderly and Dementia. Younger adults (40+) with care needs.	Modern purpose built. 75 Suites.
39	Thistle Hill Care Centre	Thistle Hill HG5 8LS	Residential Care Home with Nursing.	Elderly and Dementia. Younger adults with physical and learning disabilities.	Modern purpose built. 85 Single room.
40	Hewitson Court	Stockwell Road HG5 0QE	Retirement Housing.	Resident management staff and community alarm service.	Modern purpose built. 37 flats.
41	Knaresborough House and Gardens	High Street HG5 0HW	Wide range of community events.	Range of voluntary, community and statutory groups.	
42	Knaresborough Castle/Museum	Waterside/Court Yard HG5 8AS	Wide range of community events, bowling, visitor attraction.	Range of voluntary, community and statutory groups.	Well maintained historic site,
43	Conyngnam Hall	Bond End HG5 9AY	Support for business start ups.	Range of small companies.	Well maintained historic house.
44	Grounds Conyngnam Hall	Bond End HG5 9AY	Wide range of community events, pitch and putt, putting, crazy golf, small adventure trail, tennis, visitor attraction.	Range of voluntary, community and statutory groups.	Well maintained site.
45	Hill View Manor	Manor Road HG5 0SJ	Residential Care Home.	Elderly and Dementia.	Modern purpose built facility.



## APPENDIX 3 NON-DESIGNATED LOCAL HERITAGE ASSETS APPRAISAL

## KNARESBOROUGH NON-DESIGNATED LOCAL HERITAGE ASSETS APPRAISAL

MAP REF	ASSET NAME	LOCATION	DESCRIPTION	WHY IS THE ASSET OF INTEREST?	WHY IS THE ASSET SIGNIFICANT?
1	Charlton Manor	Charlton Manor Drive	Substantial Victorian detached house	Very attractive brick house with many period features.	Though now divided into flats, the property has retained many original features and is worthy of protection.
2	1-5	Park Terrace	Stone Cottage	Very early stone terrace cottage.	Seen on maps from 1854, built from local stone. Many period features.
3	Knareborough St Johns School	Stockwell Road	School	Stone building with red clay roof, external walls and gates make the building prominent in the street.	Built in 1915 with extensions in 1930's. Attractive twin fronted building with roof "bell tower" feature. Steep slopes of roofs and large windows feature strongly.
4	13-15	Stockwell Road	Cottage	Shown on maps from 1854.	13 - Although now rendered, and with modern windows, this cottage is a genuine old building and has survived for many decades. Unknown condition of interior, has very large garden. Plans have been submitted in the past for demolition of cottage and replacement with new, also for tandem development in garden. Future opportunities should be taken to restore this property back to its original form and character.  15 - Attractive stone cottage, again has survived for many decades. Modern windows but of a suitable design.
5	Pub	Thistle Hill	Pub	Very old building, shown on maps from 1854.	Painted brick public house in very prominent position facing up Forest Moor Road. Large car park and beer garden. Impressive large building with many attractive architectural features including mouldings above windows and mouldings at eaves height.
6	5	Market Place	William Hill	Clearly an old building, surrounded by listed buildings in historic market square.	Large prominent building with pedestrian ginnel inserted.
7	9	Market Place	Supernews	Clearly an old building, surrounded by listed buildings in historic market square.	Part of terrace with No 11. Prominent large building. Sash windows to upper storeys.

## KNARESBOROUGH NON-DESIGNATED LOCAL HERITAGE ASSETS APPRAISAL

MAP REF	ASSET NAME	LOCATION	DESCRIPTION	WHY IS THE ASSET OF INTEREST?	WHY IS THE ASSET SIGNIFICANT?
8	11	Market Place	Harriets	Clearly an old building, surrounded by listed buildings in historic market square.	Part of terrace with No 9. Prominent large building, Sash windows to upper storeys with fine glazing bars.
9	King James's School Main Building	King James Road	School	The oldest parts of the school building date from 1901, when the school relocated to the present site from a site close to the Parish Church.	The older parts of the school are attractive red brick and clay pantile roofed buildings with many stone lintels and mullions.
10	Eddystone House	King James Road	House	Pleasant Edwardian detached house.	Associated with Henry Eddy, prominent town businessman and local councillor. Henry was chairman of the council for many years and also chair of the governors of King James's Grammar School. There is a stained glass window dedicated to him and his wife in Holy Trinity Church where he served as a churchwarden.

## APPENDIX 4 LOCAL WILDLIFE AND GEOLOGICAL SITES APPRAISAL



## KNARESBOROUGH LOCAL WILDLIFE AND GEOLOGICAL SITES APPRAISAL

SITE NAME	LOCATION (GRID REFERENCE)	HABITAT CHARACTERISTICS	SPECIES GROUPS	GEOLOGICAL FEATURES	OTHER ATTRIBUTES <sup>2</sup>
Grimbald Crag	SE 361558 On the riverside, east of the town.	n/a	n/a	About 16 m of massive, crossbedded dolomite resting on reddened Lower Plompton Grit. An unconformity was formerly exposed overlain by about 2m of evenly bedded dolomitic limestone; then by massive cross-bedded units typical of the area (Dr Denys Smith, pers comm.). The unconformity is now obscured, but the lowest Permian beds seen contain derived quartz grains.	Public access - right of way footpath cut into the crag.
Aspin pond and adjacent land	SE 356559 Abbey Crags.	Pond site. Believed to be site of fishing ponds for Knarborough Priory. Under restoration by community group.	Great crested newts, smooth newts, other amphibians.	Man made medieval landscaping.	Public access - right of way bridleway runs within a few metres of the site and a larger area is open as it belongs to HBC.

## KNARESBOROUGH LOCAL WILDLIFE AND GEOLOGICAL SITES APPRAISAL

SITE NAME	LOCATION (GRID REFERENCE)	HABITAT CHARACTERISTICS	SPECIES GROUPS	GEOLOGICAL FEATURES	OTHER ATTRIBUTES <sup>2</sup>
Frogmire Dyke	SE 364573	Ancient landscape feature used as a boundary for many years.	Likely to have amphibians and other reptiles present.	Sensitive area prone to flooding.	Public access - a permissive footpath is alongside some of the length.
Scotton Woods	SE 331578 Within the Nidd Gorge just to the northeast of the town.		Ancient broadleaf woodland, 80 species of bird and 30 different kinds of mammals, reptiles and amphibians. Wildflowers indicative of ancient woodland and abundant wildlife, 91 species of fungi, including puffballs, cup fungi, jelly and bracket fungi.	The 120ft gorge was cut through the soft sandstone during the last Ice Age and there has been human activity in the area for around 5,000 years.	Public access - Public footpaths run through the site and along the riverbank, linking the gorge to Harrogate, Knaresborough and the surrounding area. Gates Hill was the site of an Iron Age settlement.
Foolish Woods and Macintosh Park	SE 340572	Woodland and previously grazed grassland with some ornamental landscape from Georgian 'estate' development.	Broadleaved trees including Oak, Ash, Beech, Sycamore Hazel, Alder, Hawthorn, Rowan, Field Maple etc Deer, Otter, and small mammals.	Small ancient quarries. A natural spring. Several exposed crags.	Public access - several permissive footpaths give comprehensive access.

2

- Naturalness of the site, indicating the length of time it has been conserved
- Typicalness of the site, bringing together the habitat features and species associated with this type of site.
- Rarity of the species
- Diversity of species at the site
- Connectivity within the landscape, joining together other habitats/green infrastructure
- Value for appreciation or learning of nature
- Accessibility

## KNARESBOROUGH LOCAL WILDLIFE AND GEOLOGICAL SITES APPRAISAL

SITE NAME	LOCATION (GRID REFERENCE)	HABITAT CHARACTERISTICS	SPECIES GROUPS	GEOLOGICAL FEATURES	OTHER ATTRIBUTES <sup>2</sup>
Birkham Woods (non SSSI, including riverside towards Calcutt.	SE 357554 Situating on the south bank of the River Nidd.	One of the largest and most diverse examples of ancient semi-natural broadleaved woodland in the Vale of York. Two types of woodland, with differences in substrate.	Species include Ash Fraxinus Excelsior, silver birch Betula pendula and wych elm Ulmus glabra, Hazel Corylus avellana, dogwood Cornus sanguinea, spindle Euonymus europaeus, field maple Acer campestre, hawthorn Crataegus monogyna and elder Sambucus nigra. The ground flora is largely dominated by dog's mercury Mercurialis perennis, false brome Brachypodium sylvaticum, enchanter's nightshade Circaea lutetiana, giant bellflower Campanula latifolia, wood avens Geum urbanum and common dog-violet Viola riviniana, herb-paris Paris quadrifolia, oak Quercus robur, birch and hazel, rowan Sorbus aucuparia, crab apple Malus sylvestris and aspen Populus tremula. The wood has a varied breeding bird fauna with 52 species recorded.	Soils are derived from the underlying Magnesian Limestone and from superficial glacial drift, with an abrupt boundary.	Public access - right of way footpaths through the woods.
Collins Banks	SE 344575	Woodland.	Broadleaved trees including Oak, Ash, Beech, Sycamore Hazel, Alder, Hawthorn, Rowan, Field Maple etc Deer, Otter, and small mammals.	n/a	Riverside and valley slope area on the north bank of the river to the immediate west of the town.



# Knaresborough

NEIGHBOURHOOD DEVELOPMENT PLAN