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**North Yorkshire Local Plan**

**Our First Consultation**

**Knaresborough Town Council submission**

**General:**

Page 7 – Para 1.3 - The list of principal influencers does not make reference to Neighbourhood Development Plans which should influence the Local Plan development.

Page 1.12 - The 11 issues or priorities does not give sufficient focus to the need to ensure history infrastructure problems, such as congestion and poor historic sewerage systems, and that services, such as GP provision, meet community needs.

Page 17 - In order to develop a North Yorkshire Local Plan vision that represents the different places within the area, then ‘what is important to you about your local area?’ should be reflected.

It is vital that Knaresborough is identified specifically within the Plan as a significant historic centre which has its own identity separate to Harrogate. Knaresborough Town Council is very concerned that given the massive size of the area this new Local Plan has to cover, Market Towns like Knaresborough can get lost within the local planning framework. It is not sufficient to think that one set of generic policies will address the needs of very different communities.

**Question: Developing Local Plan Objectives:**

Do you agree with these draft objectives for the local plan?

Agree to all objectives

Are there any additional objectives that need to be included?

Make more of design principles, economic development and infrastructure improvements that contribute to carbon reduction targets to ensure we achieve net zero and below sooner than later.

**Question: How much development do we need to plan for:**

What are your views on the amount of new housing and employment land (for office, industrial and warehouse uses) we may need to plan for?

There needs to be consideration for communities like Harrogate and Knaresborough that have taken more than their fair share of new housing development as a result of previous lack of a local plan and the impact of local plan on these two towns. The danger for a town like Knaresborough from further over development is this envelopment destroys what makes the market town of Knaresborough unique in the first place. Harrogate’s current local plan has resulted in planning permission and house building that builds more houses than is necessary for the area.

Economic Development makes more of how NYC intends to bring more high wage employment to the area. How for example Flaxby could become a science park.

For industrial development the site allocation as highlighted below needs to be updated. There is no reference to the industrial site on Manse Farm that already has planning permission.

**Question: Developing a Spatial strategy**

What are your views on the amount of new housing and employment land (for office, industrial and warehouse uses) we may need to plan for?

KTC supports these spatial strategies.

Make more use of improved rail network. Joined up strategy that links together all forms of public transport with active travel programmes. Increased development of park and ride facilities outside our major towns.

**Question: New Settlements:**

Do you agree that the potential for new settlements and/or significant extensions to existing built up areas should be explored through the local plan?

Disagree

Support the development of new settlements like Maltkiln rather than continuing to extend historic market towns whose infrastructure cannot cope with the number of houses already planning for building. Look to extend the boundary of Maltkiln

Beyond delivering a large number of new homes, please rank what you consider should be the top priorities that new settlements and/or significant extensions to existing built up areas should be:

1. provide a range of supporting infrastructure and key services, e.g. schools, healthcare, shops, access to green spaces, other community facilities, etc.
2. meet energy needs through low-carbon and renewable technologies
3. provide the highest standards of design
4. deliver buildings that are highly energy efficient
5. provide land for the creation of employment opportunities
6. provide a genuine choice in transport options, and/or
7. deliver other priorities (please specify in your response
8. Need more affordable properties and homes for affordable social rental.

**Question: Settlement hierarchy:**

Do you agree with the basis on which the tiers of the settlement hierarchy have been identified? (level of services and population). If not, what changes should be made?

Agree

Are there other factors that should be considered:

Ability of the local infrastructure to cope with increases in population/industrial development. (would reiterate points 1 – 8 again)

1. provide a range of supporting infrastructure and key services, e.g. schools, healthcare, shops, access to green spaces, other community facilities, etc.
2. meet energy needs through low-carbon and renewable technologies
3. provide the highest standards of design
4. deliver buildings that are highly energy efficient
5. provide land for the creation of employment opportunities
6. provide a genuine choice in transport options, and/or
7. deliver other priorities (please specify in your response
8. Need more affordable properties and homes for affordable social rental

**Question: Development Limits:**

Which of the following options do you think should be used to manage development around settlements within the hierarchy?

 Setting development limits for all settlements in tiers 1 to 5.

Please can you state your preferred option from those above.

If we define development limits in some or all of North Yorkshire's settlements, what factors should be considered when deciding where to draw them?

Limits that respect and protect an historic market town like Knaresborough. Proximity of other settlements, green belt, areas of natural beauty, SSSI etc, wild life corridors. Ability of the existing infrastructure to cope with any expected growth. E.g. in Knaresborough we have a sewage system that has not been updated since Victorian times, flood risk including run off. Existing public transport services.

We have set out some examples of criteria (see example criteria above) that could be used in a policy if we do not define development limits in some or all of North Yorkshire's settlements. If development limits are not defined, what do you consider important to include within a criteria based policy

See list at settlement hierarchy. Protection of Green Belt

**Question: Growth Options:**

We have set out some examples of criteria (see example criteria above) that could be used in a policy if we do not define development limits in some or all of North Yorkshire's settlements. If development limits are not defined, what do you consider important to include within a criteria based policy

C, D and E

c. Dispersing development across a broader range of settlements, including smaller villages

d. Growing locations that are well-served by existing and/or new high-quality sustainable transport links

e. Developing entirely new settlements / communities

**Question: Mitigating Climate Change:**

Are there any other ways the local plan should help to mitigate climate change?

The plan needs to include all of the above options.

Are there any specific geographical areas in the local plan area that you feel are suitable for large scale, stand alone commercial renewable energy technologies to be located? Please state the area and types of renewable energy technologies that might be suitable.

Flaxby A1 junction 47 Industrial Park

**Question: Adapting to the effects of climate change:**

Are there any other ways the local plan should help to adapt to climate change?

Increased development of small local renewable electricity generating facilities. E.G. small hydro solutions on the river Nidd.

Do you support the application of the higher standard for reduced water usage of 110 litres/person/day in new homes?

yes

In the area where you live, are there any specific concerns that you would like to raise relating to climate change mitigation and adaptation? Please specify the area.

Increasing number of flooding events related to river Nidd through Knaresborough. Impact of rain water run off because of increasing very heavy rain events and inability of historic drainage system to cope with volume of water.

Are there any other matters related to climate change mitigation and adaptation that should be considered when preparing the new local plan

**Question: Promoting health and reducing health inequalities:**

What health inequalities exist in your local area? Please specify the area.

Area of more deprived elements of our community like Stockwell Estate.

How could the local plan help to promote health and reduce health inequalities

Bring a wider range of employment opportunities to the area.

Improved GP availability locally.

**Question: Open space and community facilities:**

Q1 What do you think of the availability and quality of open spaces and community facilities in your local area? Please specify the area.

In Knaresborough we have a number of open spaces some are protected under various pieces of legislation such as Green Belt and allotments act. Other have little or no protection. Harrogate’s local plan managed to designate just one area in Knaresborough as a protected green space!

Q2 locating new development in existing settlements where there are existing open spaces and community facilities.

Do not support this- This will just put more pressure on open spaces in communities that are already under significant pressure due to overdevelopment.

Q3 through good design, achieving safe access from a development site to existing open spaces and community facilities via walking and cycling.

Do not support this- This will just put more pressure on open spaces in communities that are already under significant pressure due to overdevelopment.

Q4 requiring new high quality public open spaces and community facilities on sites where there is a need.

This is the most important. It is vital that new developments make significant provision for open spaces and community facilities. It is vital that this is backed by strong enforcement from NYC that develop these commitments. E.g Manse Farm in Knaresborough. Original application had a community centre included. 10 years in there is no sign of anyone committed to building one.

Q5 Are there any other ways the local plan can help to create healthy and sustainable places with access to open spaces and community facilities?

Strong biodiversity strategy that protects land use for such as wildlife corridors

Q6. Are there any other matters relating to healthy and sustainable communities that should be considered when preparing the new local plan?

**Question: Protecting and improving biodiversity:**

What approaches should be incorporated in the new local plan to protect and improve biodiversity?

Protection of green belt and open spaces. Improved protection for wildlife corridors.

Stronger recognition and protection SSSI etc. in the planning process. Protection of conservation areas. Extend conservation area perimeters if needed.

**Question: Enhancing the network of green and blue infrastructure**

Are there any other ways the local plan should help to enhance the network of green and blue infrastructure?

Undertake a Green Belt review. Consider extending Knaresborough’s green belt to cover area between Knaresborough and Flaxby.

What types of green and blue infrastructure are valued in your local area? Please specify the area and what you value them for.

Green belt, SSSI’s, Wild-life Corridors, ancient woodland.

**Question: Pollution and ground conditions**

In your local area what types of pollution are you most concerned about? Please specify the area and type of pollution.

Motor vehicle. Knaresborough has one of a few AQMA in North Yorkshire, field run off contributing to pollution of river Nidd. Fly typing.

In your local area are there any issues with land instability or contamination? Please specify the area.

None we are aware of.

Are there any other ways the local plan should help to control pollution and protect and restore ground conditions?

Improved water retention in high hill areas. More leaky dams. Improved numbers of trees planted.

Are there any other matters related to natural environment resilience that should be considered when preparing the new local plan.

Action to improve habitat for endangered species.

**Question: Affordable housing**:

Where you live, do you think there is a need for more affordable housing? Please specify the area. If yes, are there any specific types of affordable housing that should be prioritised?

Yes, in Knaresborough there is a need to be more affordable homes included an increase in social rented housing numbers.

How else could the local plan support the delivery of affordable housing

By ensuring developers meet specific targets. Minimum of 40% of new homes meet affordability criteria. Improved support for conversion of empty property above shops to conversion to flats. Support for conversion of redundant industrial/office properties to flats.

Enforcement action against potential brown field sites left derelict for many years.

**Question: Housing in rural communities**

Should the local plan include a policy requiring affordable housing contributions on small sites within Designated Rural Areas?

Yes. To support local employment

Are there any other ways the local plan can ensure sustainability of rural settlements

Addressing the housing needs of disabled people

**Question: Addressing the housing needs of disabled people**

Are there any other ways the local plan can help address the needs of people with disabilities?

Support creative design that builds houses that can be easily converted to support needs to disabled and elderly residents.

If Building Regulation (M4(2) relating to accessible and adaptable dwellings does not become mandatory, should the local plan require a proportion of new dwellings to meet this standard? Or should it cover all new dwellings?

Percentage should meet these criteria.

Would you support the local plan requiring optional standards for a proportion of wheelchair user dwellings – M4(3) standard

Yes

**Question: Addressing the housing needs of older people**

A percentage of houses need to be built with whole life cycle designs that cater for disabled and elderly people.

**Question: Gypsy, traveler and traveling show people:**

How should the local plan identify and support sites to meet the housing needs of the gypsy, traveller and travelling show people community?

Improved allocation of sites throughout North Yorkshire. Don’t do what Harrogate did and put all sites into the Calcutt area of Knaresborough. Other communities need to take their share.

**Question: Second homes and holiday homes**

1.How can the local plan help tackle the issues associated with an increase in second and holiday homes in parts of North Yorkshire?

Create a licencing scheme to control numbers. Build more houses in these locations

2. Are there any specific locations where measures for controlling the amount of second homes and/or holiday homes should be considered?

None in Knaresborough

**Question: Self build and custom build housing**

The new local plan could help to support the delivery of self-build and custom build housing by:

Supporting this type of house building in suitable locations to address local demand and requiring a proportion of self-build plots to be provided on larger housing sites.

Are there any other ways the local plan can help to meet the needs of people wanting to commission or build their own homes

KTC supports the policy that a % of large developments should be allocated for self-build.

**Question: Addressing the housing needs of students**

Do you think the local plan should support the provision of suitable student accommodation either through a policy or by allocating sites for this purpose to meet the aspirations of Coventry University?

Not sure Coventry is in North Yorkshire!

For Knaresborough the provision of affordable property and rentable properties at affordable social rents in conjunction with thriving employment opportunities would go a long way to encouraging people with local connections returning to their home town after higher education.

**Question: Other housing needs**

In your local area or across the plan area how can the local plan help to meet the housing needs of service families? Please specify the area.

Create more social rented accommodation.

Have we identified the correct specialist housing needs that the local plan should consider?

Yes

Are there any other matters related to meeting the housing needs of specific groups that should be considered when preparing the new local plan? If so, please specify which group

None

**Question: Housing standards**

Would you support the local plan requiring all new homes to meet the nationally described space standards?

Yes

Are there any other ways the local plan should help to raise the standards of new housing

Enforce these standards

**Question: Economic Strengths and Skills**

Are there any other ways the local plan should help to support North Yorkshire's economy?

Ensure existing sites with permissions are developed in a timely manner and the developments are encouraged to build facilities for high waged employment.

Are there specific types of businesses, either across the plan area or in specific areas, that the local plan should help? If so, please indicate which types of businesses and area

Bring research facilities in pharmaceuticals and ago chem to Flaxby

**Question: Tourism**

Are there any other ways in which the local plan can help to support tourism?

Provide dispensations within planning policy that encourage hotel development in tourist area like Knaresborough which suffer from lock of affordable hotel beds.

Results in visitors to Knaresborough staying for limited period as they have to travel away from the town to find accommodation.

Are there any specific areas where new or the expansion of existing visitor attractions and facilities should be focused and encouraged? If so, please specify the area/s

Knaresborough suffers from a low number of available hotel beds.

**Question: Rural Economy**

Are there any other ways in which the local plan can help to support the rural economy?

Support these recommendations.

Are there any other matters related to creating a prosperous economy that should be considered when preparing the new local plan

Put policies to encourage the development of safer communities, reduce pollution, improving quality of new homes and upgrading efficiency of existing properties. Plus protect nature and encourage economic innovation and investment in new technologies.

These need to be at the heart of the new local plan.

**Question: Changing role of our centres**

Thinking about your local area, which towns and centres are good examples of places where there is a range of uses i.e., retail, residential, leisure, community, entertainment etc used during the day and night? Please tell us which ones.

Knaresborough town centre has all these.

Thinking about your local area, are there any towns or centres that could be improved? If so, please tell us which ones and how?

Knaresborough needs existing properties to be maintained to a high standard. There needs to be better use made of empty space above shops such as conversion to flats. Improvements in traffic management to ensure smoother flow of traffic through the town would help reduce pollution.

Do you have any suggestions of ways the local plan could also help to maintain and enhance local retail and community facilities?

Policies that create a more consistent look and feel to shop front design. Ban gory signage such as neon signs and inappropriate shop designs that include roller shutters.

These are not appropriate for an historic market town.

**Question: Retaining local and retail community facilities**

Are there any local retail or community facilities that are missing from your local area? If so, please tell us what is missing and where you would like to see it located.

Knaresborough needs an improved mix of shops supporting the local community. There are always several empty properties, but little is done to market these aggressively.

Stop developers promising community facilities but then never building them.

Do you have suggestions of ways the local plan could help to encourage the retention of local retail and community facilities?

Ensure policies insist that commercial and community facilities have been marketed for at least 18 months before and change of use application can be considered.

Are there any other matters related to resilient towns and centres that should be considered when preparing the new local plan

Introduce more park and rides to take traffic out of historic town centres where road networks were never designed to cope with modern volumes of traffic.

**Question: Public transport**

Are there any other ways the local plan can encourage the use of public transport?

More integrated public transport and active travel infrastructure that is aggressively promoted. Improved train services to Knaresborough through double tracking and electrification of the York Leeds line via Harrogate. Introduce more local station on this line. E.g. one at Manse Farm where land was allocated for it in original planning application.

Are there any other matters related to sustainable transport and accessibility that should be considered when preparing the new local plan

Access to on street electric vehicle charging points for buildings with no parking areas. E.g. terrace houses.

**Question: Active travel**

Are there any other ways the local plan should encourage active travel and help reduce car travel?

Policy should make it mandatory that developers of large mixed-use sites, requiring masterplans to be prepared setting out a comprehensive strategy for development including consideration of active travel, and requiring developers to prepare travel plans to show how a development encourages active travel

NYC Actually, deliver your commitments with original time scale as agreed

**Question: Securing infrastructure**

Are there any other matters related to securing infrastructure to support growth that should be considered when preparing the new local plan

Ensure NHS develops GP practises capable of coping with increasing population size.

Ensure legacy infrastructure such as sewage systems have funding to ensure they are up graded to cope with population growth.

**Achieving high quality design**

Thinking about the area where you live, and the buildings, streets and spaces within it:

In a few words what is the one thing that you most like about where you live?

Historic centre of Knaresborough

In a few words is there one thing you would like to change about where you live?

Reduce road congestion.

In your local area or across the plan area please provide examples of features or design that have helped to create well designed developments. Please specify the area

Most new builds show very poor design standards. Most could have been designed by a 5 year old.

Are there any other matters related to achieving high quality design that should be considered when preparing the new local plan.

More should be done to vary design of houses on large estates. Most look like a series of boxes.

**Question: Safeguarding the historic environment**

Do you think we have addressed the key themes and issues relating to the historic environment?

No NYC have not gone far enough in committing to assessing the impact on historic market towns from over development.

Is there anything else that the local plan can do to protect and enhance the historic environment

Create detailed local community impact plans.

**Question: Local plan delivery -priorities for the development plan to address**

If you put the usual or mandatory requirements to one side (contributions towards education and schools, open space provision, local health providers, etc), please rank what you consider should be the top priorities that development should, where possible, contribute towards:

1. the delivery of affordable and social housing

2. the need to be more energy efficient in terms of future energy requirements and construction techniques

3. implementing carbon off setting measures that could include tree planting and natural habitat creation (exceeding the current mandatory 10% increase in biodiversity net gain)

4. the provision of accessible, adaptable and wheelchair accessible homes

5. higher quality design

6. incorporating greater water efficiency into buildings

7. the provision of homes that meet specific space standards and have larger room sizes than have recently been delivered (meeting the nationally described space standards)

and/or

other priorities (please specify in your response)

**Question: Your city, town or village**

Are there any specific issues in your city, town, village or local area that the local plan could help to address? Please tell us what the issue is, which settlement it affects and how you think the new local plan could help to address the issue.

Impact of traffic congestion on Knaresborough.

Is there anything else you wish to bring to our attention relating to the new North Yorkshire Local Plan at this early stage

no

**Question: Glossary**

No