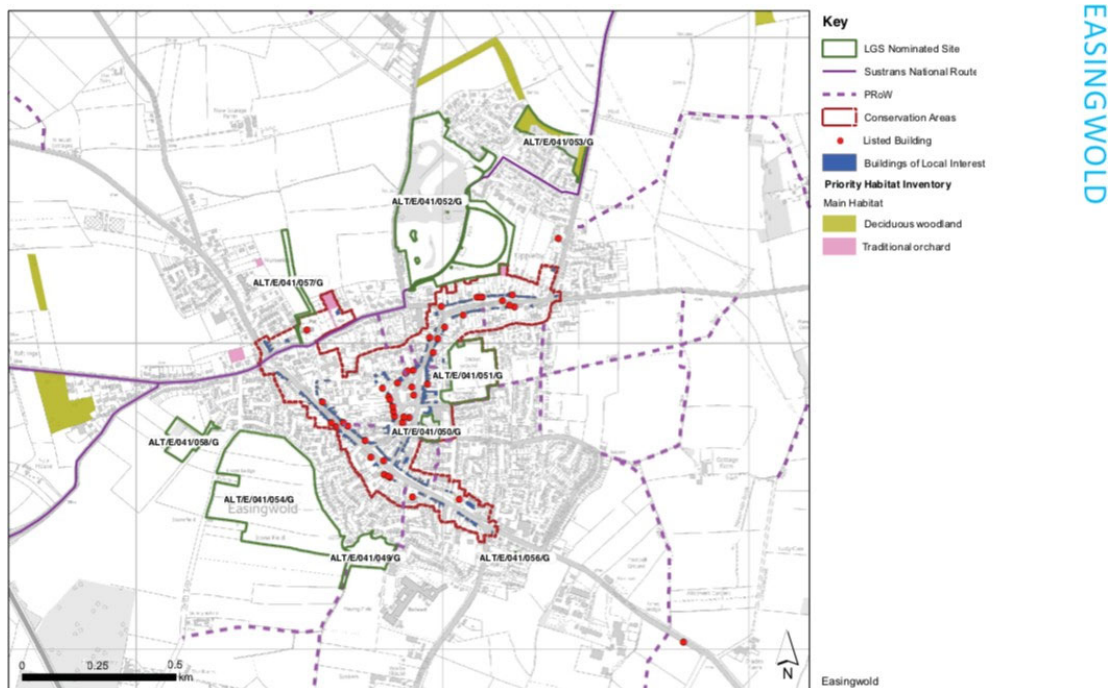




Easingwold Town Council

Representation re the Publication Draft of the Hambleton Local Plan 16th September 2019



Introduction

Easingwold Town Council (ETC) welcomes Hambleton District Council's (HDC) publication draft of its new Hambleton Local Plan and its objective to ensure that our communities remain vital and sustainable. We wish to actively participate in the evolution of the plan, supporting its implementation until its completion in 2035.

We also welcome the opportunity to make this representation to the draft, which examines the specific situation in Easingwold in comparison to the overall Hambleton-wide needs. Hambleton District is large, rural and dispersed with limited connectivity, so it does not lend itself easily to a focused, collated plan based on collective needs, as might be the case in say a unitary district. Rather it has to allow for the more localised needs of the towns and villages spread across its wider area and as expressed in its settlement hierarchy to be effective. On this basis we believe that this plan, as currently drafted, falls short of providing an adequate basis on which to plan Easingwold's future until 2035. We will show that the plan's lack of soundness is caused by its inability to support the viability and vitality of Easingwold across the plan's duration.

For Easingwold, we would expect the new Local Plan to:

- Assure that we do have a sustainable and thriving local community and economy throughout its duration
- Provide for an adequate level of housing and commercial/industrial development across the whole plan period
- Recognise the specific needs of our town, all its inhabitants, businesses, and visitors
- Facilitate our role as a local service centre to our various associated villages and hamlets as outlined in the HDC hierarchy
- Assure the local provision of associated infrastructure such as shops, community facilities, transport, open space, sport and recreation, employment, social care, health and education.

We do wish our town and its associated villages to remain vibrant and are far from convinced that the new HDC Local Plan, as currently drafted, fulfils that requirement and the expectations expressed above. With that in mind, we have prepared some comments on the publication draft that seek to highlight the Easingwold perspective on how this plan might be re-developed to better support the town.

Housing

Easingwold

The following sites have been allocated for various forms of development.

Location	Site name	Proposed use
Easingwold	EAS 1: Northeast of Easingwold Community Primary School, Easingwold'	Housing and playing fields
Easingwold	EAS 2: Shires Bridge Mill, Easingwold'	Employment
Huby	HUB 1: South of Stillington Road, Huby'	Housing
Stillington	STI 1: North of Stillington Social Club,	Housing

- There are a large number of alternative sites within Easingwold, and in the main, they perform similarly to the chosen site. Some are marginally better due to better links to cycling infrastructure, slightly better access to services and / or fewer impacts on the built environment. However, others perform worse due to their isolated nature, amenity and access concerns and greater risk of flooding.
- The site in Huby performs relatively well in the context of the settlement, and is marginally better than the alternatives. There are no major constraints, but the nature of the settlement means that it performs poorly in terms of overall accessibility.
- In Stillington, all the sites perform relatively the same. There are no major constraints, but the nature of the settlement means that it performs poorly in terms of overall accessibility.

Throughout Hambleton demand for housing is strong and Easingwold's median house price is significantly higher than the Hambleton median of £229,950. Equally our affordability is even lower. Many people look to either retire in Easingwold or locate here and commute to York, Harrogate or Leeds etc. This has been driving massive housing development in Easingwold in recent years. Such that all the land that was allocated for housing development in the lapsed LDF has secured planning permission plus the land for the Keir development that was outside that envelope thanks to the intervention by Gladman. The additional Jomast development of a further 80 houses gave planning for a supermarket and petrol station.

In the 5 years from 2007 - 2012 the Easingwold dwellings growth was 11%. Then from 2012 – 2017 it accelerated to 16%. Now, if all the approved and planned housing is built by 2022, then the 5 years 2017 – 2022 will deliver a massive 25% dwellings growth. This would mean that Easingwold would have >60% more dwellings in 2022 than it had in 2007. Against this, the draft local plan provides for no further development (other than windfall) within the subsequent 13 years (2022 – 2035). This seems to be both wholly unrealistic and undesirable as it expects a town that has grown at such a rate for 15 years then to have no further development at all for most of the draft plan's duration. We believe that the consequences of such a decision would soon be felt, both in higher house prices, increasing housing waiting lists and demands for uncontrolled developments.

(Note: The basis of this projection is that, up to 2022, there are 410 homes with an existing planning permission to be built or being built (Keir, Persimmon, Jomast and infills). Plus, 125 dwellings provided for in the EAS1 proposal behind the Easingwold Primary School. This because it seems that this development too is likely to be scheduled early in order to secure the future of the Easingwold Primary School, to give it necessary playing fields and deliver its ability to absorb the predicted volume of pupils).

2022 – 2035 is an awfully long time for a town such as Easingwold to be with no remaining development envelope available. We suspect that it will leave the town exposed to more unplanned, speculative development applications for sites not in the new Local Plan. It seems likely that many sites that were defined as "preferred sites" in the Call for Sites exercise, but not allocated will reappear with demands they be allowed; bringing back echoes of the Gladman issue.

What about Community Planning?

ETC notes that, through the Localism Act, the Government has introduced the possibility to increase our town's influence in our local area through the preparation of a Neighbourhood Plan and that this can become part of the statutory Development Plan and sit alongside the Local Plan policies, forming the basis for determining planning applications.

So perhaps ETC could seek to address this shortfall by creating a Neighbourhood Plan for 2022 or 2023 until the end of the new Local Plan. However, we are concerned about both the timing and local acceptability of such an approach. Easingwold will have undergone a massive level of development by 2022 and will not have consolidated the growth or corrected its impact on its infrastructure. Expecting to win a Neighbourhood Plan referendum seeking to add more growth, when the Local Plan says at a District level it is not necessary is extremely risky. Why should Easingwold wait? It would seem more appropriate to make adequate provision in the Local Plan in the first place.

Easingwold Population:

We see that the overall Hambleton demographic for its 90,700 population (46% of whom are in the market towns) differs substantially from that in Easingwold. Hambleton overall has about 25% of its people aged 65 or above. This is much lower than is the case in Easingwold, where we believe that over 70% of the population are over 50 and that this proportion is rising, even with such high dwellings-growth. The school age yield of our latest housing developments is substantially lower than would normally be anticipated. More and more of the new and existing homes in Easingwold are being bought by older people. These are people that are more able to afford the open market price of the properties that are on offer. We would support proposals to make available more affordable, smaller 2 - 3 bedroomed properties both on the open market and through shared ownership alongside social housing in order to retain and attract younger people and families to our community; or allow the elderly to downsize. We wish it to be economically and socially viable for younger people to stay, return or join our town, to help address the aging of the community and assure its long-term vitality.

That said, we are concerned that the new Local Plan does not make an adequate provision for the aging of Easingwold's population. We will be likely to need greater provisions for health care, social services, accessibility etc. which will be subject to representations further down in this document.

We are also concerned about the ability for our town to achieve a satisfactory level of economic growth to support our population. Whilst our population is aging, we also have an increasing use of Easingwold as a commuter town for York or even Harrogate or Leeds. We face our younger people moving away for education and employment. Not only are our younger people unable to afford suitable accommodation in the town, but they are also struggling to find suitable work or training. There is very little provision in this plan for the economic development of Easingwold (as will also be discussed later).

The draft Local Plan addresses the need to expand our primary school and shows an adequate secondary schooling provision will remain at the local Outwood Academy. However, we are struggling to see ample provision for our older young people. Provisions that will help them retain their place and life within the local community. We fail to see Easingwold centric provisions such as job-based training and learning schemes and scholarships, apprenticeships or local college places. We know from experience that if our young people leave home they often do not return.

Affordable, Social & Residential Homes:

Easingwold Town Council is very concerned about the availability of affordable and shared purchase homes etc within the community. The demographic analysis above shows that these are needed to enable our young people to stay in our community, thrive and build families. At the same time Easingwold needs more, smaller homes and bungalows that help an aging population downsize and release larger accommodation to families. Plus, we will need places for people to live when they can no longer cope with independent living.

Demand for affordable homes in Easingwold is high and rising (see **Appendix 1: Easingwold & Rural Villages Affordable Housing Demand – May 2019**). As we write we have 38 new affordable homes becoming available in the developments underway with 200 wanting them and the queue rising also with many more trapped in existing homes and receiving reduced benefits due to bedroom tax, who cannot escape by downsizing. Within the plan there is only the EAS1 development of 125 homes available. The plan proposes a yield of 30% - so we will have 41 new homes being built under the plan.

Our calculations suggest that a 30% provision across HDC as a whole will clear the current waiting list district-wide after 19 years. ETC believes that with a higher need and lower build in Easingwold, a balance between need and demand will not only never happen, but that the deficit will continue to widen rapidly.

Should the draft local plan become the reality, then the dwellings diversity in the town will be fixed from 2022 until 2035. All available sites have their planning permission granted; most are being built. Only the Jomast site on York Road and EAS1 can deliver any flexibility; but even then, adjustments on these sites may well be resisted on viability or other grounds.

Because of the current, intense development, Easingwold is going to have to wait until around 2023-4 to see what overall housing demand looks like after current developments wash through and the town begins to adapt to its new size. When this has happened, it seems highly likely that the plan will fail Easingwold's housing needs for remainder of the plan, because no further phased development envelope is planned for.

The harsh realities of the free-market and rising house prices may well deal with this shortfall in the private housing market. Even though, that will simply exacerbate the difficulties being experienced in retaining the vibrancy and economic viability of the town. For affordable and social homes it will not work and a better and longer-term solution will be needed.

So, whilst recognising the district-wide assessments, we are concerned about their application locally. As described above, Easingwold is in need of many more affordable and smaller homes to accommodate its natural demographic changes. The die is largely already cast for Easingwold up to 2022.

What happens in the period after this development finalises and all the local opportunities are filled? What about our local people and their housing needs? For example, young graduates aged 22 in 2022 will be 35 at the end of the plan. Are we to give them little hope of a home of their own or starting a family? That would be inadequate planning and wholly unfair!

Alongside the young, the local provisions for the Social & Residential Care sector are ignored within the draft Local Plan despite the aging of the town's population. We need more bungalows and small homes for the elderly to conveniently downsize into; but we also need to accommodate those who can no longer live independently.

Whilst we understand and support the current policy to keep people in their homes as long as is possible. Easingwold will soon have a population of over 6,000 people. So probably 3,500 or more over 50's plus and probably twice that number in the villages. Sadly, some of them are not going to be able to stay in their own homes, because of chronic mobility or other health problems or dementia.

The current situation with regard to elderly residential provision is Easingwold and nearby is as follows:

Place	Location	Type	Rooms/Apartments	Availability	Waiting list
Springhill Court	Easingwold	Independent Living Facility	39 apartments/rooms	Full	21
Stillington Oaks (McCarthy & Stone)	Easingwold	Retirement Apartments	37 apartments	4 apartments to buy	None
Oak Trees	Alne	Nursing & Residential Care	35 rooms	2 rooms	None
Alne Hall	All	Full nursing care	29 rooms	2 rooms	None
Meadowfields	Thirsk	Assisted Living	52 rooms	Full	10
Hambleton Grange	Thirsk	Assisted Living	50 rooms	Full	1
Sowerby House	Thirsk	Residential care and mild dementia care	40 rooms	10 rooms	None

Easingwold is registered as a dementia friendly town but there is a limit to what non-residential support can do. In Easingwold itself Springhill Court is full; and although Stillington Oaks (McCarthy & Stone) has availability it is simply unaffordable for the majority of the aging population. Within a reasonable drive only 14 vacancies exist today. We know of local people being placed in residential homes as far away as Richmond, with the accompanying difficulties for their families and friends to keep their contacts alive.

Provision for this part of the population is going to be needed and is lacking in the draft plan. Within Easingwold town centre, the Tanpit Lodge site has a regional renal centre, but is otherwise unused. It previously provided residential services, could it not be rebuilt or upgraded to improve local provision? Even if it were, will it be enough? There are no allocations within the Local Plan to deal adequately with accommodating our aging population.

Housing Delivery:

ETC accepts the logic of allocating the site EAS1 so long as this site secures the long-term future of the Easingwold primary school. We wish the school to have adequate playing fields and room for its necessary expansion. However, ETC wishes to see the phasing of the development managed so that it fits in with the actual needs of the school in order to deal with the predicted pressures of additional pupil places. Even then, it is likely that this EAS1 development will be essential sooner rather than later in the plan. Developers have spoken to ETC to execute it now! From that moment on, Easingwold's housing stock and mix is due to be fixed until 2035. This will not be an adequate solution to the town's real needs.

Right type of homes:

ETC agree that achieving the right housing mix is essential, but almost all the decisions in this dimension have already been made as a consequence of the permissions already in place. The Jomast site on York Road, EAS1, and any other unallocated or 'windfall' sites that arise in Easingwold during the plan period are therefore essential to help in building the right balance for Easingwold's changing demographics. We are seriously concerned that this will not deliver the necessary level of small, bungalow, affordable or social or residential homes required across the whole draft plan.

Design:

We believe that excellence in design is essential for the homes that are going to be built in our community. We wish them to be in keeping with the town and complement our townscape. However, a specific problem for Easingwold, given its paucity of public transport (discussed later), is access to adequate parking. When developments are considered it is essential that adequate off-road parking is provided. Our citizens have to use cars, and too many of our roads and indeed pavements are being blocked and rendered inaccessible at times by pressure of parking. Equally it is important that suitable foot and cycle path access be provided and upgraded to discourage vehicular use where possible. Another consequence of the speed of growth of Easingwold has a poor infrastructure of footpaths. Many roads lack them completely (some even having speed bumps fully across the carriageway blocking pedestrians and the disabled). In other places footpaths are in poor condition, end in steps or other obstacles.

Access, Highways and Parking:

ETC believes that the development EAS1 will require the introduction of traffic control measures (e.g. a mini roundabout?) at the junction between Hustwaite Road and Thirsk Road given the incremental traffic flows that will be caused by the presence of 125 additional houses and the extra use of the primary school by all the additional pupils. ETC considers that this site must have adequate off-street parking, footpaths and cycle tracks to assure its accessibility.

Housing Summary:

The draft Local Plan makes an inadequate provision for the likely housing needs of Easingwold between the years 2022 or 2023 until 2035 and this requires urgent correction. Easingwold is not without potential development land. In the HDC Call for Sites, as part of the new Local Plan process, there were a great many alternative development sites proposed, evaluated and thought viable by HDC without being allocated. It seems to ETC that several of them may well be needed in order to plug the 13 years development gap that the draft Local Plan is indicating for Easingwold.

Economy & Employment

ETC is actively engaged in supporting the economic development of Easingwold. We have encouraged the creation and continuation of the Easingwold Business Forum. We have been very active in the Vibrant Market Towns initiative, by encouraging visitors, supporting events, and providing outdoor space for a 'coffee-culture' to develop. However, we feel that much more could be done and that gradually we now have a town that is becoming either a retirement home or dormitory for other towns' workers.

In this regard, we believe that the draft Local Plan is significantly lacking in adequate provisions. We are very concerned that more provision is made. We have already mentioned that we want to encourage our young people to stay, become well-trained and effective members of our community. We wish to ensure that our market town is truly vibrant. We need the education, training, job and home opportunities that will support this wish.

Examining this issue alongside the housing discussion above, it seems to Easingwold may be in a 'Catch 22' situation where there is little low-cost housing available for young people and this is being combined with very little employment opportunity in the area. As a result, young people will go elsewhere to live and work. Damage is already being done and the new plan does very little to correct this. Our recent new businesses start-ups have been coffee shops, hairdressers and undertakers. Our local population could be forgiven in thinking that our planners wish to make us 'God's Waiting Room'!

Employment Land:

Spatial distribution

4.10 The emerging spatial strategy outlined within the Hambleton Local Plan seeks to deliver growth across the district, particularly with the objective of addressing affordable housing issues. As a result the Local Plan seeks to provide a balanced package of housing allocations across the five market towns, and also to some of the district's service villages and secondary villages.

Figure 3: Quantum of proposed growth by special area / settlement

Area	Homes	Employment
Bedale	145	20.65 ha (Leeming Bar)
Northallerton	640 (840 gross)	8.74 ha
Stokesley	105 (205 gross)	9.5 ha
Thirsk	160	11.6 ha (Soweby Gateway)
Easingwold	125	2.55 ha
Service Villages	194	-
Secondary villages	230	24.57 ha (Dalton)
Total	1,599 (1,899 gross)	77.61

In recognising HDC's Housing and Employment Development Needs Assessment (2018) (HEDNA), ETC are concerned that the incremental provision being envisaged for Easingwold is inadequate and could be described as virtually nil! We are unable to equate the sole allocation EAS2: Shires Bridge Mill, Easingwold 2.55 hectares with having an adequate supply of local jobs, especially when faced with 25% dwelling growth between 2017 and 2022. It is not acceptable that employment land in Easingwold be frozen to this single expansion place until 2035. Whilst recognising the value of Leeming Bar and Dalton as epicentres for growth, they are many miles away from Easingwold, with no connectivity and are unlikely to add much to the viability of Easingwold as a town, albeit they satisfy the district-wide criteria.

Many large employers in Easingwold such as Ward's Trailers, Long's Agricultural Engineers and Mallinson's Textiles have long since disappeared and their sites have been converted into new housing developments.

The existing Business Park on Stillington Road seems to be forgotten about and no longer promoted at all. It would be beneficial if it was actually finished off, tidied up and promoted to try and used to encourage new businesses to Easingwold. The access road is still left unfinished and waiting for its final coat of tarmac. The only signage is small and battered.

ETC fully wishes Easingwold to fulfil its role as the vibrant and distinct centre of services and facilities for local and surrounding communities in Southern Hambleton. We would wish to secure enhanced retail, cultural, leisure and visitor facilities; supported by growth in homes and jobs, coordinated with infrastructure improvements. However, we are struggling to see how these are being provided for across the whole Local Plan.

Primary Retail Area:

We are concerned that the plan does not include provisions to expand our primary retail area. The basis for this request is shown in Appendix 2: Expansion of Easingwold Centre designated Commercial area (PRA).

We base our request on the Government paper "Planning Policy Statement 6: Planning for Town Centres".

- (para 2.3) "...Set within this regional planning context, local planning authorities should actively plan for growth and manage change in town centres over the period of their development plan documents by: Selecting appropriate existing centres to accommodate the identified need for growth by: where necessary, extending the centre"
- (para 2.58) "...Using development plan documents, or where considered appropriate, other local strategies, local authorities should take a positive approach to strengthening local centres and planning for local shops & services by working with the community"
- (para 2.61) "...Local planning authorities should adopt policies that recognise this role and support development which enhances the vitality and viability of market towns..." and crucially "Local planning authorities should be aware of the extent of rural population which is dependent on a particular centre..."

We believe that in making their draft local plan HDC have underestimated our catchment area, which when the community hierarchy is taken into account reaches some 16,000 people making it of the same magnitude as District's the other market towns. There is a need to grow Easingwold's- PRA to be proactive and encourage a strengthening in our economy, rather than be reactive to threats once they become reality.

Easingwold Market Square is already at saturation for businesses, and for the last 10 months, there have been no properties on the open market for purchase or rent. The last property to offer change of use business was the Clarks café, 10 months ago – now EE by Yum deli, while a few other businesses continued but with a change of owner (eg York Hotel, the Flower Shop & The Fika Rooms). Hearts Boutique have easily managed to sublet rooms to smaller start-ups and other office buildings have also

provided in fill as the demand for space grows.

Easingwold Town Council would like to see the PRA extended to an area extending over the town centre, comprising the Market Square, Spring Street, Chapel Street, and an area of Long Street as indicated in our discussions with HDC and the diagram in Appendix 2 below.

This being to assure that our existing retail and commercial locations, especially those peripheral to the town centre, are resisted from being changed to residential use. Failure to achieve this would threaten a consequent loss of employment and reduce the economic viability for areas of the town. At the same time, we would not wish to see commercial/industrial areas demolished and replaced by residential developments anywhere in the town.

ETC wishes to see all its existing business stay and thrive whilst new enterprises are being created. We struggle to see how this is provided for in the draft Local Plan, we wish to engage in helping to make this happen. This includes a definite wish to see more young people staying in or returning to the community and being able to have fulfilling lives in the town. We will fully support initiatives that bring greater levels of employment, training, transport, leisure and evening economy that can help our young people – the draft plan lacks initiatives to help this make it happen in our town.

Health & Well Being

We would confirm that, for Easingwold, the quality of life is accurately recognised as being good. Our older people are generally active, healthy and relatively wealthy retirees, many of them are mortgage free. Our role as the primary local service centre means that many of our town's facilities are favourable, generally sound and more extensive than in many other towns of equivalent size.

There are, however, some significant health issues to be addressed. Some are mentioned in the section on **Population** above. We are concerned for the medical and social care provisions in the town, which are disjointed and variously occupied. The excellence of clinicians is being let down by the infrastructure to support them. Whilst our Millfield Surgery is badly overstretched and Springfield Court full, Tanpit Lodge, the Paradise Medical Centre and St. Monica's hospital are all underused. We lack adequate provision for dentistry. There is no facility for dispersed/_remote medical consultations. Much of the social care comes from the voluntary sector, especially via EDCCA (Easingwold & District Community Care Association).

The new Local Plan suggests the creation of a new Health Hub in the town, one provided in conjunction with the NHS, without putting any firm plans or land provisions in place. ETC would like to see these comments rapidly crystalized into a viable action plan for its recently increased population.

We are going to need much stronger resources available within the town to help keep our aging population staying in their existing homes or those into which they may downsize to. Whilst many of these homes may be privately owned, the owners are likely to be 'asset-rich and cash-poor' meaning that they will struggle to afford the upgrades needed to accommodate the Government's wish for them to stay independent. We can see no provision within the plan for support to these residents, nor incremental provision of carers to attend to their growing needs. We are going to need increased social services support to keep our aging population secure whilst living in their homes.

Whilst this resource is needed, as expressed above, we would also like to see incremental nursing/care home spaces being planned as the population ages.

Whilst ETC notes that: **No feedback has been received from the CCG that would indicate a particular requirement for additional healthcare facilities as part of development.**, Easingwold Town Council doubts that this is the case with the significant changes in the population mix that are expected in Easingwold within the life of this Local Plan. ETC believes that a local study of what Easingwold's true needs are should be urgently made and appropriate provision made within the Local Plan.

Environment/Environmental & Resource Management

Easingwold is well known for the quality of the environment in the town and its surrounding area. ETC welcomes all efforts to conserve this situation in a realistic manner. In its vision documents ETC has expressed a desire to conserve the best and improve the rest. Whilst the Easingwold conservation area's visual impact is important to the town, as the town grows and changes it must meet the needs of

its population and to assure the vibrancy of the town for the future. This means seeking to retain the overall town ambience whilst making the necessary adaptations needed to accommodate the requirements of 21st century life. No substantive provision is made within the draft Local Plan to support the maintenance and improvement of the Easingwold's infrastructure and environment as it absorbs its recent and current rate of growth. Easingwold needs considerable financial and resource support from HDC to offset the effects of growth on the town and these have not been adequately forthcoming under the lapsed LDF nor are they proposed under the coming Local Plan.

In this regard, ETC has made town centre accessibility its highest priority for the use of its 15% of CIL monies (and reserves if necessary). This means the completion and refurbishment to the network of flat footpaths around the town square. This is essential as in many areas the cobbles in place force the disabled, less able, toddlers etc. to walk in the roads to avoid the uneven surfaces.

In addition to this the cobbles themselves, whilst being attractive, are laid on a sand bedding. This makes them unsuitable for modern traffic and excessively difficult to maintain. They are suffering from frequent breaking up, loose cobbles and subsidence. This situation is exacerbated by the growth of the town and the increasing pressure on the centre.

The plan contains no provision to refurbish the cobbled areas and make them fit for purpose. At the same time the main car park is gradually suffering from subsidence and wear and tear, it too will require substantial investment during the period of the new plan.

The car parking and traffic management situation is becoming increasingly challenging as a result of the population pressures noted previously. Such is the concern over this that ETC, HDC and NYCC are jointly planning a parking and traffic management consultation in Easingwold in 2019/2020.

Should the Paradise Medical Centre on Crabmill Lane become available, ETC would request that it is purchased for the town and turned into an overspill car park of the type long available in all the rest of the district's market towns. The draft Local Plan makes no provision to reserve this key asset for the town. Its' availability would enable a more structured traffic and parking management system to be introduced across the town centre. Given the paucity of public transport in Easingwold, the growth of the town and dependence of cars for mobility, this is an investment that is seen as essential to relieve the effects of the LDF and the new Local Plan on the town as well as to stimulate our town centre economy and maximise our footfall. Lowering the density of vehicles from our market square will enhance Easingwold's growing evolution as a place to enjoy in its own right, thus encouraging more patronage of our businesses.

Flooding & Drainage:

With regard to flooding and sewage, Easingwold suffers from some significant problems that need to be resolved as soon as possible.

With regard to flooding, we must mention the flooding which regularly occurs in heavy rainfall down Oulston Road, through Back Lane and into Highland Court. Neither the Persimmon nor Keir sites currently under development are likely to be immune from these water flows. Incrementally, water passing through the town square accumulates in Crabmill Lane. Solutions for handling these issues need to be urgently found.

Another issue in heavy rainfall is caused by the combined sewers running through much of the older town and especially down Long Street. Heavy rainfall causes sewage to be deposited in the street, gardens and, on occasion, has flooded the secondary school. This must be corrected. Allied to this, the emergency CSO that goes into Leasmires Beck (which will soon be receiving waters for the new Persimmon and Keir developments as well) now frequently pumps raw sewage into the watercourse. Whilst a licence to do this may be in place, the degree to which it happens is highly undesirable. In fact, Leasmires Back itself has several pinch points, which make it unsuitable for its purpose of removing surface waters from large areas of the town and this also needs to be corrected in order to reduce the back pressure on the town's drainage system.

To our regret, The draft Local Plan contains little to give hope that these matters are ever going to be adequately addressed. From the Yorkshire Water (YW) Plans included, ETC notes that YW has commenced business planning for AMP7, for 2020 to 2025. YW have informed HDC that investment in AMP7 will be set to maintain the existing water supply and sewerage network and allow for growth. However, they have also indicated that: **No investigative work or actual works until post 2020 in Easingwold. The nature of works is yet to be determined.** ETC considers this to be totally inadequate response.

Open Space, Sport & Recreation:

ETC very much welcomes and recognises the investment being made in sports facilities and 3G artificial grass pitches at the Outwood Academy. This will be of major benefit to the town.

ETC has been investing heavily in increasing the usability of its Millfields Park and this programme will continue for some time. We have a good range of childrens' play areas that are managed by the council. We are also investing in improving our green and other open spaces.

We believe that Easingwold is not well provided with open spaces, green corridors, cycle tracks and footpaths. These need to be strongly supported in any planned development. Easingwold wishes to retain all its designated green spaces and to see them protected for future generations to enjoy.

EASINGWOLD

Site Reference	Site Address	Recommendation	Reason for recommendation
ALT/E/041/049/G	Communal Land Behind Hunters Close, Adjacent to Gate Grains Lane, Easingwold, North Yorkshire	Y	Local recreational value and richness of wildlife
ALT/E/041/050/G	Amenity Land To The Rear Of The Gaitres Centre, Market Place, Easingwold, North Yorkshire	Y	Local recreational value
ALT/E/041/051/G	Land Including Cricket Ground and Recreation Area, Back Lane, Easingwold, North Yorkshire	Y	Local recreational value
ALT/E/041/052/G	Recreational Land, Millfield Lane, Easingwold, North Yorkshire	Y	Tranquility, local recreational value and richness of wildlife
ALT/E/041/053/G	Land at Mallison Hill, Adjacent to Oulston Road, Easingwold, North Yorkshire	Y	Local recreational value and richness of wildlife
ALT/E/041/054/G	Land to the South of Stonefield Avenue, East of Knott lane, Easingwold, North Yorkshire	N	Not demonstrably special
ALT/E/041/056/G	Land to the North Side of Sandholme Close, Easingwold, North Yorkshire	N	Not demonstrably special
ALT/E/041/057/G	Strip of Land to East Side and South Side of Large Field Adjacent to Easingwold Primary School	N	Not demonstrably special

ETC agrees that all Easingwold's rights of way should be kept open and in good condition for use by the community. It has recently invested in creating a wheel/push chair friendly route in Millfields Park. We have expressed our concern elsewhere that many of Easingwold's footpaths are not in an acceptable condition and require investment.

ETC welcomes and fully supports the statement: *In Easingwold the Council will work with partners and will encourage proposals that improve connectivity between the open spaces at Millfields, the Memorial Park, the cricket ground and Chase Garth Park and also proposals that make use of the disused Easingwold to Alne railway line as part of the network of green infrastructure.*

However, ETC is concerned to know how incremental open spaces and foot/cycle paths will become a reality. Will this land be taken into public ownership? What steps would be also taken to prevent the loss of this land to public use and access?

Infrastructure and Community Services

Settlement Hierarchy:

We note that Easingwold is identified as a Market Town in the Settlement Hierarchy as set out in policy S3 'Spatial Distribution'. We agree that the town has a wide range of businesses, retail uses, schools, employment and medical services.

ETC will engage fully to assure that Easingwold fulfils its role as a service and resource centre to:

- The Service Villages of Brafferton/ Helperby, Huby, Husthwaite, Linton on Ouse and Stillington
- The Secondary Villages of; Alne, Crayke, Raskelf, Shipton, Sutton on the Forest and Tollerton; and
- The Small Villages of; Aldwark, Alne Station, Brandsby, Farlington, Flawith, Myton-on-Swale, Newton-on-Ouse, Oulston, Skewsby, Stearsby, Tholthorpe, Thormanby, Whenby and Yearsley.

We have already expressed our concern that inadequate investment and support is being provided to help Easingwold cope with the impact of its growth on the infrastructure, along with the changing needs of the population, and the growing lack of public transport for people in our associated villages to reach Easingwold. How can Easingwold be designated a Service Centre if many village residents have little access to it?

Market Towns:

ETC agrees fully that the market town centres play an important role in the district's economy by providing a focus for retail and leisure uses. It welcomes policies EG3 Town Centre Retail & Leisure Provision; EG4 'Management of Town Centres' and EG5 'Vibrant Market Towns'. However, it feels that

within the draft Local Plan too much of the development and resource is focussed socially on Thirsk and especially Northallerton and industrially on Dalton and Leeming Bar to the detriment of the needs of the other more distant market towns.

ETC very much welcomes policy EG 5 'Vibrant Market Towns' and are already highly engaged in its implementation and operation. Easingwold has emphasised the evolution of its town centre to increase the town's appeal and keep the centre viable. We believe that there will be an on-going need for this investment, as market towns can only thrive if they have a clear identity and attraction. Only when they have the feel of a 'destination' and provide an "enjoyable personal shopping experience" are they likely to compete effectively with on-line and other modern consumer channels.

Town Centre Retail & Leisure Provision:

We believe that Easingwold can act as an effective district centre and support the surrounding villages and rural area across the course of the new Local Plan until 2035. However, it does mean that investment, particularly in our town centre infrastructure, will be needed.

We agree that proposals for residential development within Easingwold Town Centre should be firmly resisted. We wish to retain the Easingwold Conservation Area as it is currently defined; but we would wish to see the Primary Retail Area expanded as discussed above to facilitate growth.

We believe that with the town centre there are three NHS facilities that are likely to become available as a consequence should an NHS Hub be created on York Road. We would not wish to see the following two converted to private residential use.

- The Paradise Medical Centre, Crabmill Lane we would strongly request to see this acquired for use as an essential overspill car park for the town as is the norm for the other market towns.
- Tanpit Lodge would ideally be redeveloped as a modern care/nursing home facility

Vibrant Market Towns:

The vibrancy of Easingwold is key to its well-being as a community throughout the plan and a major concern for ETC. We are already working with the Vibrant Market Towns team to bring this requirement to life and welcome all support we can receive.

Whilst we wish to retain the overall ambience of Easingwold's town centre, we believe that it is in urgent need of investment to assure it meets the needs of the community. ETC has agreed to fund the completion and refurbishment of the town centre network of level footpaths – vastly improving convenience and accessibility. However, there is a need to refurbish all the remaining cobbles on a solid foundation and the main car park to meet the needs of 21st century traffic. We also need an overspill car park to allow a practical traffic management and car parking plan to be put in place. The only suitable space for this is the Paradise Medical Centre site on Crabmill Lane when this becomes available.

To improve Easingwold as a destination we have revamped our weekly Friday Market and the monthly Farmers Market. We have recently introduced a monthly Artisan Market to the town. We have also licenced exterior space on council land to our town centre cafés and hostelrys to help improve the ambience and create and encourage a local 'café culture'. We have introduced a town centre wifi scheme. We have restructured the town centre greens and their paths with improved benches that allow gatherings to spontaneously occur.

We would like the draft Local Plan to facilitate us to improve and enhance the 'in- town' sign posting to steer visitors to the main square and indicate where additional parking is located. We have encouraged a strong Easingwold Business Forum to emerge. We have invested heavily in various town centre events, seasonal markets, lights and competitions. We have invested in the Tourist Information Centre and Community Library. We welcome other initiatives and support that can extend this impact and promote Easingwold as a destination of choice from further afield.

Transport & Accessibility:

HDC correctly states that *'there is a high reliance on the private car in the district, particularly in rural areas and in and around Easingwold and Stokesley, where there are limited alternative sustainable travel options.'*

ETC believe that Easingwold needs significant support to create a more credible parking and traffic management solution for the town centre along with an overspill car park. This is in addition to addressing the paucity of public transport available to and from Easingwold and especially the surrounding villages and rural community for which it provides services. Even as it grows, Easingwold's public transport provision gets ever worse and the draft plan presents no attempt to remedy this. It lacks the expected travel options other than the private car assumed for a Service Centre".

Population growth and its age profile are exacerbating this transport situation in the town. The local bus routes are constantly losing services and their availability is often being restricted to peak times only. This is especially acute for Easingwold's role as a local service centre, as buses from the villages that the town is expected to support are becoming ever rarer. This lack of availability of public transport needs to be urgently addressed. Many of the villages that lie within our settlement hierarchy have very limited public transport access to Easingwold and some none at all. This harms both Easingwold's economy and the life quality of village residents.

Easingwold together with its catchment villages, (which house the majority of the area's population) are an extended rural community. The villagers need and indeed desire access to Easingwold's services. From an environmental and social perspective there is a need to minimise the use of private cars. Thus, allowing public transport provision to decline against rising demand is perverse! Whilst, large, private buses may not be viable, a sustainable rural public transport solution must be found and provided and suitably funded.

Servicing Emergency Access:

ETC are concerned that too many of our roads and homes have inadequate off-street parking, despite the community's reliance on the private car. This leads to high levels of on-street parking and blockages. These affect emergency vehicles, but more often buses, delivery and refuse trucks etc. who seriously struggle to reach their destinations. It is essential that all new developments have lots of off-road parking (even if it means no garages). This is especially true for any windfall sites that infill existing residential roads. This must be defined within the draft Local Plan.

Parking & Charging Provision:

With more and more cars on Easingwold's roads, resolving the ad hoc parking and traffic management issues in the town is essential. An overspill car park in addition to the existing car parks and on-street parking is essential. Whilst there is not yet congestion, there are safety concerns, displacement issues, effects on the viability of the retail area and on the ability to act as a service centre for the villages. Within the car parks there are currently no charging points available for electric cars and these are not provided for in the draft Local Plan, despite the Government commitment to significantly reduce use of fossil fuelled cars within the term of the plan.

Footpaths & Cycle Routes:

Provision of footpaths and cycle routes needs to be improved. Many footpaths are in very poor condition, end in grass or drops or don't exist. In several roads lacking footpaths (for example Back Lane) the condition of the roads is poor with many potholes at the sides and traffic calmers placed across the whole carriageway. This creates an unnecessary obstacle course for pedestrians (especially the less mobile or disabled) in these roads and requires urgent attention, as it is a hindrance to accessibility. Despite our connectivity relying on narrow and winding roads, Easingwold has only one official cycle route and none to our service villages with no planned correction to their absence.

Education:

The Outwood Academy Easingwold appears to have over-capacity for Easingwold's secondary schooling purposes.

Figure 15: Impact of proposed development upon secondary school capacity

	New dwellings in catchment	Net Cap	2028/29 forecast inc. existing permissions	Pupil yield	Shortfall
Bedale High	408	935	488	54	393
Outwood Academy, Easingwold	195	1,354	597	25	732
Thirsk School & Sixth Form	275	1,250	1,277	36	-63
Northallerton School & Sixth Form	705	1,304	1,218	92	-6
Stokesley School	165	1,349	1,111	22	216
Total secondary	1,748			229	

However, the situation with regard to the primary school is more challenging.

9.9 The overall effect of proposed growth to 2028/29 upon primary and secondary schools in the district is outlined in the following table.

Figure 14: impact of proposed development upon primary school capacity

	New dwellings in catchment	Net Cap	2028/29 forecast inc. existing permissions	Pupil yield	Shortfall
Bedale CE	160	401	371	40	-10
Aiskew, Leeming Bar CE	190	103	35	48	20
Burneston CE	25	133	55	6	72
Crakehall CE	20	98	87	5	6
St Nicholas CE, West Tanfield	13	70	47	3	20
Easingwold CP	125	297	344	31	-78
Huby Primary	30	112	93	8	11
Stillington Primary	40	55	32	10	13
Carlton Miniott Primary	55	196	199	14	-17
South Otterington CE Primary	45	120	116	11	-7
Thirsk CP	125	294	268	31	-5

This is a matter of significant concern locally. The existing primary school will reach capacity and the EAS1 development will deliver the land necessary for school expansion. The town would like to see this resolved, to provide adequate playing fields classroom, and public space. However, timing of this is key, as mentioned above, because if this means that EAS1 must be delivered at the front of the plan, then no further housing other than windfall sites are being envisioned after 2021 or 2022.

Conclusion

Easingwold Town Council is concerned that the draft Local Plan ‘takes care of’ the bulked-up district-wide development needs, but that there is inadequate provision for the Easingwold specific needs both as a local community and a service centre. This situation is already inadequate today but, as the town grows and that the plan evolves, things will only get worse. If the plan were to be allowed to go ahead as currently expressed, then it would freeze Easingwold in its current situation somewhere around 2022 and keep locked up until 2035. Thus, for much of the plan’s duration, it would stifle the town’s economic and social viability and provide little resource to correct the infrastructural problems that its current ‘growth spurt’ and changing demographics have and will be creating.

Whilst ETC will be using the 15% CIL it receives to fund essential investments in the town centre caused by its growth and the changes in its community it will not be adequate to cover the costs of the changes and improvements necessary to resolve these matters. In fact, its flow will dry up from early in the plan and no income will replace it for some 12-13 years. The Easingwold Town Council believes that HDC should be investing the money from its 85% share of the CIL and any other sources necessary to facilitate these essential works and resources to assure that Easingwold can stay a successful, viable and vital market town. More than this we need its direct support and commitment to Easingwold as a town, rather than completely trying to bulk it into a district-wide categorisation.

Easingwold needs significant support for its:

- Educational Provisions (Resolving the future of the Primary School, completing the facilities at the Secondary School and providing arrangements for tertiary education and apprenticeships)
- Health Services (Creating a Health Hub for Easingwold, adjusting the role St. Monica’s Hospital and supporting Care Home/Nursing Home provision)
- Drainage & Flooding (Work and investment is needed to assure that current levels of flooding and drainage issues are corrected and not exacerbated by the coming growth)
- Recreation & Open Spaces (there is a need to conserve and enhance the open and recreational space available in the town and to maximise its amenity value for the population by an effective investment programme)
- Town Centre/Conservation Area Infrastructure and Regulation (the town centre is under increasing pressure and needs a lot of support and investment to secure its suitability for 21st century living)
- Traffic Management & Safety (there are many and growing pinch points in the town, where the growth of traffic numbers and the increasing size of vehicles is causing traffic management and especially safety issues. These need to be urgently addressed)
- Parking (Parking arrangements in the town are inadequate as is its car park provision and this needs to be urgently addressed; in particular, when the Paradise Medical Centre on Crabmill Lane becomes available, we would request to see it acquired as an incremental car park)
- Social and Accessibility Provisions (as the town grows accommodating the changes in the population and their needs is important and urgent).

Easingwold Town Council would like to thank Hambleton District Council for the opportunity to comment on its publication draft of its new Hambleton Local Plan. We hope that these comments will enable them to take account more fully of Easingwold's specific needs as they relate to their plans and policies. We are ready to fully support the finalisation of the Local Plan and would be pleased to answer any questions they may have.

Yours sincerely,

Jane Bentley
Town Clerk
Easingwold Town Council

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Appendix 1 Easingwold & Rural Villages Affordable Housing Demand – May 2019

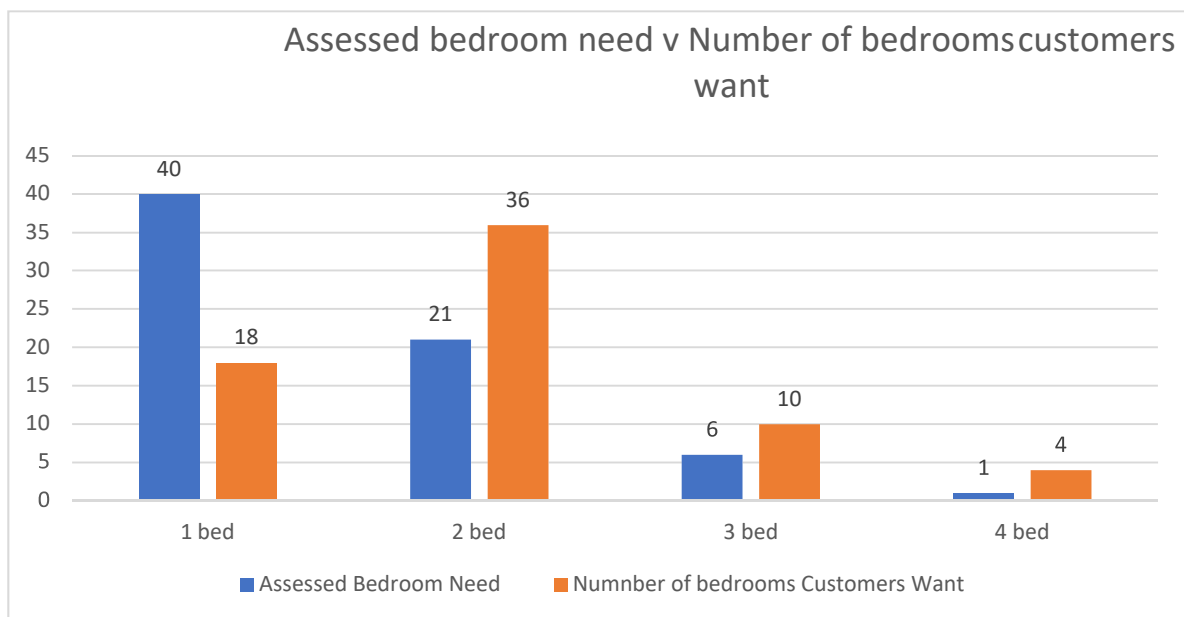
Access to affordable rented housing in Hambleton is through North Yorkshire Home Choice (NYHC), which is a choice based lettings system through which applicants bid for available properties that meet their needs. NYHC provides information about housing demand within local areas; this information represents a 'snapshot' picture of demand at a given point in time and Amanda used the NYHC data to inform her presentation to the Community Forum at that time. We have asked Broadacres to repeat the demand analysis for Easingwold and the current demand data is summarised below.

Before looking at the up to date demand data, it is important to understand that applicants are able to bid for properties across the NYHC partnership area, including areas that they have not listed as areas of choice on their application. So in practice their areas of choice may be different from those indicated on their application. These figures, therefore, do not represent a definitive figure of demand for affordable housing within the area, instead they provide a guide to the level and type of demand there is for affordable housing within the area. This can then be used to help inform decisions about future housing supply requirements locally.

As at 20th May 2019, there were 195 applicants who have stated on their applications that they would consider housing in the Easingwold area.

Demand: Easingwold Town

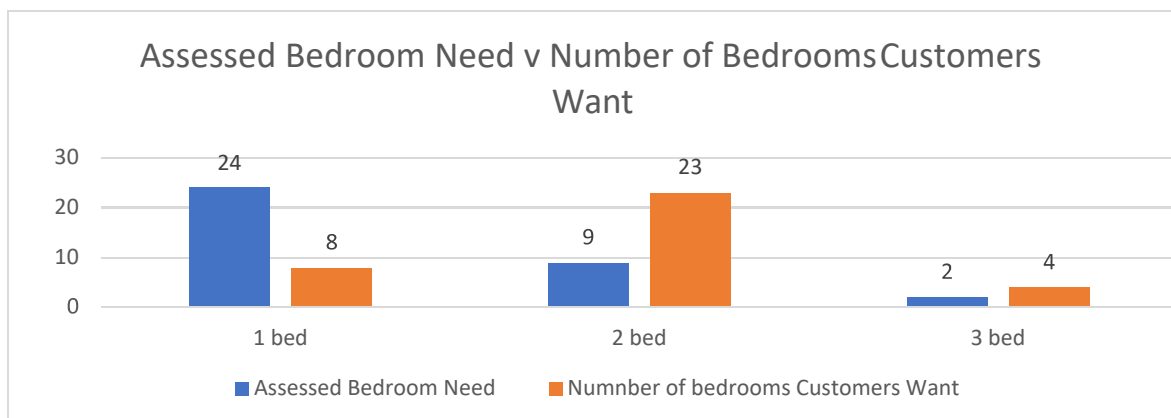
- 68 applicants only want to consider housing solutions in Easingwold Town.
- The assessed bedroom need for these households shows that the greatest need is for one bed homes (59%), followed by two bed homes (31%), so the vast majority of assessed need (90%) is for smaller (one and two bed) properties:
 - One bed need: 40 households (59%)
 - Two bed need: 21 households (31%)
 - Three bed need: 6 households (9%)
 - Four bed need: 1 household (1%)
- However, assessed need has to be considered within the context of demand (what the applicant wants), which can differ from their assessed need. In this regard, demand for two beds (53%) is greater than the assessed need for two beds (31%), conversely, demand for one beds (26%) is much lower than the assessed need for one beds (59%). Similarly, demand for three (15%) and four (6%) beds is higher than assessed need for these property types (9% and 1% respectively). Overall demand by property type is currently as follows:
 - One bed: 18 households (26%)
 - Two bed: 36 households (53%)
 - Three bed: 10 households (15%)
 - Four bed: 4 households (6%)
- The disparity between assessed need and demand is illustrated in the table below:



- Analysis of demand by age indicates that 38% of demand is from households aged 50 and above, 34% is from households in their twenties and below, and 25% from households in their thirties and forties:
 - Under 20s: five households (3%, all of which need one beds)
 - 20s: 21 households (31%, of which nine households require one beds, eight need two beds and four need three beds)
 - 30s: 13 (19% of which three need one beds, eight two beds, one three bed and one four bed)
 - 40s: 6 (9% of which two need one beds, three need two beds and one three bed)
 - 50s: 8 (12% of households of which seven need one bed and one two bed need)
 - 60s: 9 (13% of households of which there is need for eight one beds and one two bed)
 - 70-80s: 9 (13% of households of which all need one beds)

Demand: Easingwold Villages

- Data for the Easingwold rural villages indicates that 35 applicants want to consider these areas only. The assessed bedroom need for these applicants indicates that virtually all need (97%) is for smaller one and two bed homes – in fact proportionally the assessed need for one beds at 71% is greater than in Easingwold Town where 59% of assessed need is for one bed homes. The breakdown of need by property type is as follows:
 - One bed: 24 households (71%)
 - Two bed: 9 households (26%)
 - Three bed: 2 households (6%)
 - Four bed: 0 households (0%)
- Similarly, there are disparities between assessed need and customer preference by property type – again customer preference is for two bed homes (23%) above one beds (23%):
 - One bed: 8 households (23%)
 - Two bed: 23 households (66%)
 - Three bed: 4 households (11%)
 - Four bed: 0 (0%)

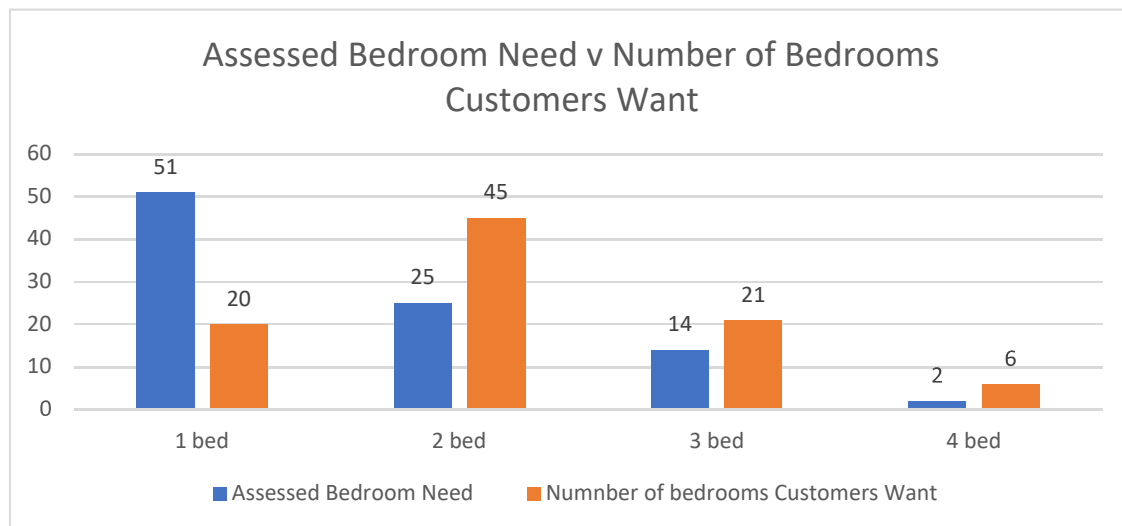


- Analysis of demand by age indicates that it is evenly spread between the age groups from twenties to forties with demand increasing slightly for those in their fifties and sixties before dropping off for those in their seventies and eighties:
 - Under 20s: 0 households
 - 20s: 5 households (two require one beds, two need two beds and one needs a three bed)
 - 30s: 5 households (two need one beds, two need two beds, and one three bed)
 - 40s: 5 households (two one beds, and three need two beds)
 - 50s: 9 households (seven one beds and two need two beds)
 - 60s: 7 households (there is need for seven one beds)
 - 70-80s: 1 households (a one bed)

Demand: Easingwold Town or Rural Villages

- 92 applicants would consider Easingwold Town or rural villages.
- The assessed bedroom need for these households shows that the greatest need is for one bed homes (55%), followed by two bed homes (27%). The vast majority of assessed need (82%) is for smaller (one and two bed) properties:
 - One bed need: 51 households (55%)
 - Two bed need: 25 households (27%)
 - Three bed need: 14 households (15%)
 - Four bed need: 2 household (2%)

- Again, assessed need and customer preference differ with demand for one beds (21.7%) being significantly lower than assessed need (55%), and demand for two beds being much higher (48.9%) than assessed need (27%). Demand for three and four bed homes is also higher than the assessed need:
 - One bed: 20 households (21.7%)
 - Two bed: 45 households (48.9%)
 - Three bed: 21 households (22.8%)
 - Four bed: 6 households (6.5%)
- It is clear that the biggest disparity is between the need for one beds and the demand for them. The bedroom tax has created an increased need for one bed homes but they remain a relatively unpopular accommodation choice.



- Analysis of demand by age indicates that 38% of demand is from households aged 50 and above, 34% is from households in their twenties and below, and 25% from households in their thirties and forties:
 - Under 20s: 1 households (0.01% of households, one two bed need)
 - 20s: 21 household (22.8%, of which 12 households require one beds, seven need two beds and two need three beds)
 - 30s: 19 (20.7% of which eight need one beds, seven need two beds, and two require three beds)
 - 40s: 24 (26% of which six need one beds, eight need two beds, eight need three beds and one needs a four bed)
 - 50s: 14 (15.2% of households of which 12 need one beds, one needs a two bed and one a three bed)
 - 60s: 6 (6.5% of households of which there is need for six one beds)
 - 70-80s: 7 (7.6% of households of which six need a one bed home and one a twobed)

Housing Demand summary

Demand is overwhelmingly for smaller one and two bed homes across the Easingwold area; need for one beds is greater than demand for them but this is a reflection of customer preference. Demand for these smaller property types is from across all age groups; however, demand is proportionally less from older households (those 60 and over).

Broadacres advise that demand for flats is not high and applicants tend to want houses (properties with their own front door, garden and parking space). Broadacres confirm that they do have some demand for one bed houses in Easingwold.

In terms of new homes, this evidence supports the findings of the Local Plan evidence base - that the majority of new affordable homes should be one and two bed properties. The bedroom tax is seen as a key driver in people seeking rehousing in smaller properties, however, the Council does not have access to data on the number of households subject to the bedroom tax – this data is held by the Department for Work and Pensions.

Housing Supply

Since 2017, 22 one bed properties have been allocated through NYHC in the Easingwold and rural area. Of these homes, 21 were bungalows and one was a ground floor flat (this was a new build home

and subject to a Section 106 agreement and local lettings policy). In comparison, there have been 67 two bed properties let within the Easingwold and rural areas since 2017, of which:

- o 31 were bungalows
- o 20 were flats (average 22 bids per property, 15 were let to one bed need, five let to two bed need)
- o 16 were houses (average 28 bids per property, one let to applicant with a one bed need, 15 let to households requiring a two bed)

In the majority of cases, lettings are restricted to applicants who's assessed bedroom need matches the number of bedrooms in the property (i.e. a two bed house would be restricted to those applicants with an assessed need for a two bedroom home). Flats, however, are not restricted to bedroom need (i.e. a two bed flat would be open for applicants with an assessed one or two bedroom need to bid on). Affordability is checked for any successful applicant if they would be under occupying the property.

Bungalows are restricted to applicants who are aged 50 or over, or have an assessed medical need for bungalow accommodation. Priority is given to those applicants who are aged 60 or over, or who have an assessed medical need for bungalow accommodation. Easingwold falls within the NYHC local connection list, which means that it is possible to restrict the first advert for a property to those applicants who have a local connection to Easingwold through residency, employment or an immediate family member.

Increasing the supply of smaller affordable homes is a priority for the Council and in 2015 the Size, Type and Tenure Supplementary Planning Document (SPD) was adopted. Completions data in the Table below shows that this is starting to have an impact, we have secured a number of two bed bungalows for affordable housing, as well as some one bed houses, which would have been impossible to achieve prior to the SPD being adopted:

- o 2015/16: 21% one bed and 68% two bed (89% overall new build supply)
- o 2016/17: 13% one bed and 66% two bed (79% overall new build supply)
- o 2017/18: 8% one bed and 37% two bed (69% overall new build supply)
- o 2018/19: 4% one bed and 51% two bed (55% overall new build supply)

Given the time taken from granting of planning permission to completion of homes we are hopeful of an increase in the supply of smaller house types.

Affordable Housing Completions by Property Type 2015 to 2019				
Sizes	2015/16	2016/17	2017/18	2018/19
1 bed flats ex	27	15	0	0
1 bed flats	2	0	0	0
1 bed houses	0	5	4	4
2 bed flats ex	25	47	0	0
2 bed flats	20	0	0	15
2 bed bungalows	0	0	4	1
2 bed houses	49	57	15	33
3 bed houses	15	33	29	44
Total	138	157	52	97

(ex = extra care)

The new Local Plan housing policies are based upon evidence set out in the Strategic Housing Market Assessment 2016 (SHMA) and the Housing and Economic Development Needs Assessment 2018 (HEDNA). Evidence from these documents supports the need for provision of smaller dwelling types across the District and makes recommendations about the proportion of house types based on size that should be delivered, see table below. It is clear that the need for smaller dwelling types is greater within affordable housing.

Need for Different Sizes of Homes across Hambleton				
	1 bed	2 bed	3 bed	4+ bed
Market	5-10%	40-45%	40-45%	5-10%
Affordable	40-45%	35-40%	10-15%	5-10%
All dwellings	15-20%	40%	35%	5-10%

Source: Table 2 page 17 of the HEDNA June 2018

In line with Government policy, the HEDNA assesses housing need across the District as a whole and therefore makes recommendations for District-wide affordable housing targets – rather than a sub area based approach. This approach is in line with Government guidance, which wants councils to move away from setting local area based affordable housing targets. This position has required a reduction in the affordable housing target to 30% across the District within the new Local Plan. The new Local Plan policies will be seeking a mix of different size, type and tenure homes based on the findings of the

HEDNA and SHMA. The housing SPDs that support the delivery of the Local Plan housing policies will be reviewed after the publication of the Local Plan to ensure that these remain up to date and facilitate the delivery of housing that meets our identified housing needs.

We continue to work closely with colleagues in Development Management to maximise the delivery of affordable housing across the District and are mindful of the need to deliver smaller house types in a sustainable way. There are sensitivities linked to delivering large numbers of one bed properties in a single location, and Registered Provider partners seek a more sustainable mix of dwelling to guard against any long term housing management issues. Added to this, PRs do not always want one bed properties in more rural locations as these can be difficult to let. We continue to work with developers and RP partners to increase the supply of one bed homes in a sustainable way, by avoiding concentrations of a single dwelling types and exploring alternative one bed housing solutions, such as quarter houses instead of flats.

Sharon Graham
Housing Development Officer
23rd May 2019

Appendix 2:

Expansion of Easingwold Centre designated Commercial area (PRA)

Easingwold provides a retail and commercial hub, not just for the expanding Town (5-6k), but also services the populations in our surrounding villages (totalling about 10k) to give a 16k service centre catchment. Hambleton LDF planners have not proposed any growth plans or new vision for Easingwold Centre and only offered a minimal level of new business park areas despite this growth and the need for start-up units.

The current area around Easingwold's Town Centre is currently constricted by HDC into our market square, designated as the Primary Retail area (PRA). Businesses within the PRA are significantly protected from change of use and modifications, while it could be easier to challenge businesses starting outside of the PRA for impacts on existing PRA sites.

Easingwold Market Square is already at saturation for businesses, for the 10 months, there have been zero properties on the open market for purchase or rent – the last property to offer change of use business was the Clarks café, 10 months ago – now EE by Yum deli, while a few other businesses continued but with a change of owner (eg York Hotel, the Flower Shop & The Fika Rooms). Hearts Boutique have easily managed to sublet to smaller start-ups and other office buildings have also provided in fill as the demand for space grows. There are no sites currently available within the PRA and have not been for some time. The Hambleton Retail & Leisure Study (GL Hearn) recognises this

So to facilitate future expansion, this model of our Town Centre is no longer fit for purpose or viable and we believe HDC (via GL Hearn) have totally missed the point and have encouraged restricted retail growth in our Town for the next 15 years despite promoting a “Vibrant Market Towns” policy.

The Hambleton Retail and Leisure Study report (GL Hearn 2016) quite misses the picture when appraising the economy of small towns such as Easingwold having a high aged population (para 1.5) Assessment of the number of Bingo establishments and references to John Lewis, quoting Mintel tracking and “high Street” performance has no relevance to small market towns which have heavy leakage for primary shopping – but rely instead on a more affluent (and elderly) resident having time to browse for niche and quality items – “Easingwold does quirky” is the refrain from many shop owners and this sits comfortably with the increasing level of “café culture” in the town – something that GL Hearn have hinted at (para 2.23) but misunderstood where Easingwold is completely “it lacks the café culture feel which maybe appealing to tourists” (para 9.46). To identify the main shopping site as the Long St Coop (well outside the PRA) is to miss the point – the centre is not for main goods retail and never will be.

We are not a ‘Helmsley’, they do however identify the significant (and historic) residential frontage in the market square that gives the square its unique ambiance but does limit sites for businesses.

However, GL Hearn mention that “Due to the layout of the centre and the spread of residential properties it contains, it would not be possible to amend the boundaries to consolidate the retail offering” (para 9.47). This may be true in the market square, but ETC feels that this is an opportunity for the town to move on and grow.

Unfortunately, GL Hearn (and indeed others) have a habit of assuming they can understand our economy via a desktop exercise (in para 9.49) “...but given the size of the settlement the shortage of a supermarket is not unexpected.” In fact, the Easingwold & Villages service area is similar in population to the Stokesley & Villages area as well as the Thirsk & Villages area (pre Sowerby expansion).

In our view unless the Easingwold “centre” can spread its wings and emerge outside of the market square, it is doomed to stagnate. Our population has soared, yet our commercial area has been strangled. Adherence to the unsound report from GL Hearn (based on telephone surveys) will sadly not provide Easingwold with the future vision it badly needs.

We propose that Easingwold emerges from the LDF with a new town centre outlook. The market square retail area has long been full to capacity and is extending as much as it is able out from the square on exit routes (Spring St & Tylers Walk, but these are now at full capacity)

Easingwold is attracting new business, and they are notable in their being niche and “quirky”, selling experiences, personal service and the joy of shopping, rather than “things you can get from Amazon”. As a result, many of our retailers’ report that a significant proportion of their customers come from some distance away (Leeds & Teesside for example) This is the best way to overcome the threat from internet shopping and it is happening. How then to encourage more businesses and footfall into the Town, which currently only consists of a saturated market square - and thus increase its criticalmass?

Easingwold needs to market itself as “different”, “unique” and somewhere to find things not found elsewhere. It is in all our interests to encourage this as much as possible and we are disappointed that HDC does not reflect on this more.

The way forward must be to expand our definition and vision of what we consider to be Easingwold’s “Town Centre”. Whilst it obviously includes our Market Square – but it can no longer be contained within it as Hambleton have simply assumed it will be. That is a recipe for stagnation and decline, not growth. Currently the PRA does not even include notable businesses such as Clarks Bakery and the Ee by Yum Deli, as well as omitting Andre Marcus and the Library.

The PRA definition is now well out of date (which points to our belief that our town centre model has not been considered seriously). Modifying the PRA map protects potential growth sites within it from predatory change of use against the benefits for the Town as a whole.

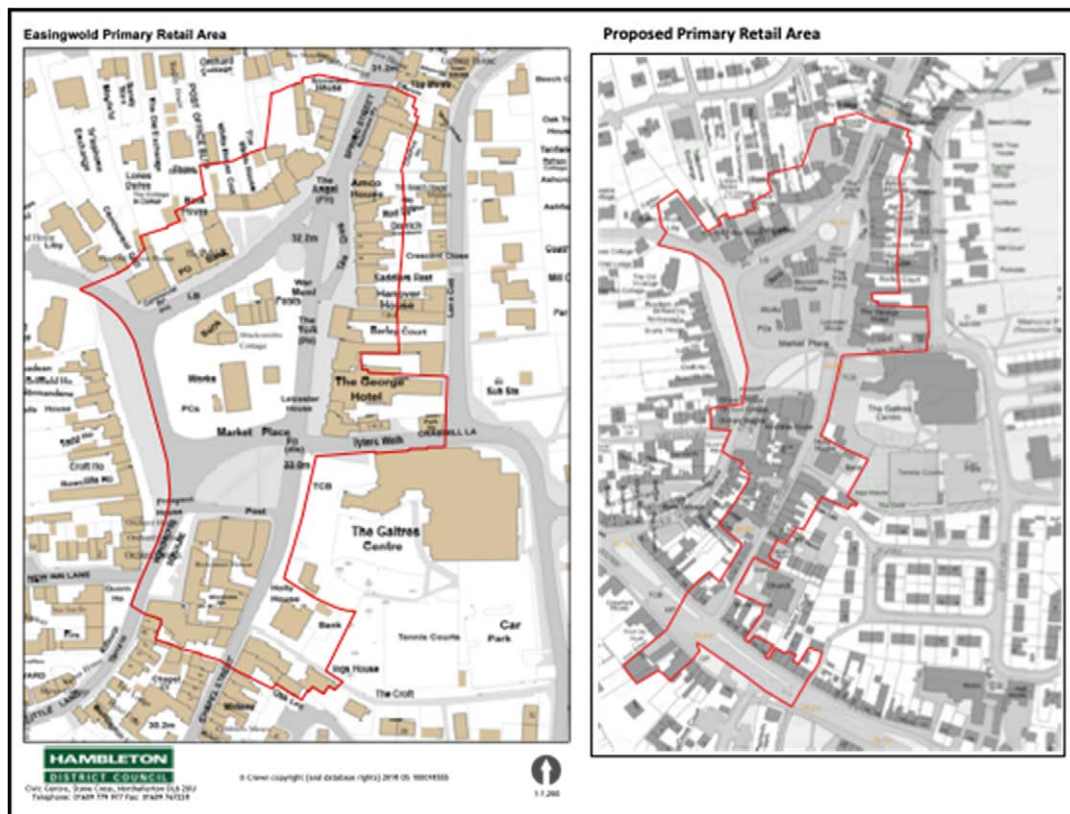
In the same vein, this proposal should lower the hurdle (caveats obviously inside a conservation area etc) for existing housing within these boundaries to convert to business use. If Easingwold is going to expand with an effective critical mass, these needs to be the case – otherwise businesses will have to start away from the central area and disperse the footfall around the town.

Most of the businesses in our market square have been there for many years, most of them are very stable and are almost traditional businesses - their turnover is very low (80% have been stable for 5+ years) and thus opportunities for new businesses are few (unlike the other Hambleton market towns!). Vacant premises are filled rapidly, small start ups are squeezed inside existing floor space, again demonstrating the shortage of premises and the potential demand.

Our “Town Centre” must have the room to expand and indeed the support to expand and to connect with other nearby retail sites. Recently Bow House (formerly Mulberry House) has pulled the commercial area still further down from the market square and also we have soon the new Fielders Stone-masons showrooms and Undertakers building emerging in place of Dooleys.

At the far end of Chapel St we have the growing group of businesses from Mowatts and Emilys Lunch Box, Williamsons & Orgella to Dough and the busy Calverts and Budgens stores opposite with parking close to hand.

To enable Easingwold to grow as a retail centre, the non-listed properties in Chapel St need to be encouraged via planning, to grow into the commercial sphere sector as indeed they used to be 50 years ago. We must absolutely block any possible change from commercial to residential in this whole area – and not just (as present) in the market square area as set out in the PRA definition within the LDF. Priority must be made to keep existing retailers within that sphere and not convert to non-retail commercial uses.



Breakdown of Town Centre Commercial Area by Category

SPRINGST

Thomas the Baker	AI
The Flower Shop Easingwold (new owner)	A
Topsy Fox Drinks Co.	A
Charles Hobson Menswear	A
Nationwide Building Society	A
Squires Gentleman's Grooming	A
Kirsty Cottage	Residential

Snowden House	Residential
Spring Dry Cleaners	AI
Easi Travel	AI
Yan's Place	A
The Angel	A

TOTAL BUSINESSES

10

TOTAL RESIDENTIAL

2

Tyres Walk Area

Easi wold DIV	AI
Kale HealthStore	AI

Park House	Residential
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TOTAL BUSINESSES

TOTAL RESIDENTIAL

MARKET SQUARE AREA

AMCO Security	A
Red Lea Dental Practice	D
2 The Crescent	Residential
3 The Crescent	Residential
4 The Crescent	Residential
5 The Crescent	Residential
6 The Crescent	Residential
Sadlers Rest	Residential
C Medd & Co	AI
Paul Robson Financial Planning	B
Burn & C Solicitors	A
K Hollinrake MP	B
Barbe O	A
The York Free House	AI
HuntersEstate Agents	A
Refresh Holistics	D
UKIDirect	B
Fendt & Sharo	B
Overseas Properties Ltd	B
SOM Services	B
The George Hotel	C
Boots Pharmacy	A
Stephensons Estate Agents	A
HeartsInterior Design & Giftware	A
Zoe Hair design	A
The Beauty Vault	A
Tuina Medical Massa1te	D
The Banyan Tree	A
Harrowells Solicitors	A
Fika Rooms (was Sugar Mouse)	A
Georgia Lilly	A
TeaHee	A
GH Smith	B

Towlers Newsagents	AI
Cooperative Society	AI
Vaping Shop	AI
The Curious Table	A
HilthSociety	AI
Windross House (book store on line)	B
formerlev Thomtons Butchers	Not used
Ee by yum	AI
Clarks Bakers	AI
Orchard House	Residential
Prospect House	Residential
Rawcliffe House	Residential
Croft House	Residential
ToddHouse (Todd House Clinic)	D
Scaife House	Residential
Normandene	Residential
Driffield House	Residential
Ruadean	Residential
The Old Vicarage	Residential
Easingwold Library	D
Andre Marcus Professional Salon	AI
Easiru:wold Osteopaths	D
The Commercial Inn	A
Tempo Music	AI
Post Office	AI
Regency Dress Agency	AI
Hair Flair	AI
Costa Coffee	A
Bank House	Residential
Corner Cottage	Residential
The White House Cottage	Residential
The White House Cottage	Residential
The Olive Branch	A

TOTAL BUSINESSES

46

TOTAL RESIDENTIAL

CHAPELSTAREA

Galtres Centre	D
Cozie	D
Easingwold TIC	A
Barclays Bank/ Twinkle Twinkle Play Group	A2/D
StLeonards Charity Shop	AI
Leaping Hare	A
TheCurtain Room	A
Hunter Gee Holroyd	A
The Boot Shop	D
Hazeldene	Residential
Middway	Residential
Residential	Residential
Kirkstone	Residential
Hutchinsons Cards & Gifts	A
Cleveland House	Residential
Methodist Church	D
Williamsons estate agents	A

1,1mltion Sports Media	BI
s&J Butchers	AI
Just Gents	AI
J Clayton	AI
Broken Scissors	AI
Thomtons Butchers & Pies	AI
Derelict	
BowHouse	A
2 Chapel Court	Residential
1 Chapel Court	Residential
Fielder Stone Masons	AI
Cobble Rise	Residential
3 Chapel St	Residential
2 Chapel St	Residential
1 Chapel St	Residential

TOTAL BUSINESSES

TOTAL RESIDENTIAL

LONGSTAREA

Coral/Hair dressers upstairs	Betting Shop
118 Long St	Residential
120 Long St	Residential
124 Long St	Residential
126 Long St	Residential
Oraella Hair desif1n	AI
Purdevs	A
Animal Magic	A
Dough & Deli	AI/ A

Calverts	AI
Budgens	AI
Mowats Fincial Planning	A
Emilys Lunchbox	AI
112 Long St	Residential

TOTAL BUSINESSES

TOTAL RESIDENTIAL

5

TotalBulsinesses In main commercial area

88

Total Residential In main commercial area

38

Comparison table of Current PRA v Proposed PRA by Category

SPRING ST	Town Centre Area	Current PRA	Proposed PRA
<i>TOTAL BUSINESSES</i>	10	10	10
<i>TOTAL RESIDENTIAL</i>	2	2	2
Tylers Walk Area			
<i>TOTAL BUSINESSES</i>	21	21	21
<i>TOTAL RESIDENTIAL</i>	11	11	11
MARKET SQUARE AREA			
<i>TOTAL BUSINESSES</i>	46	39	46
<i>TOTAL RESIDENTIAL</i>	19	10	10
CHAPEL ST AREA			
<i>TOTAL BUSINESSES</i>	211	111	211
<i>TOTAL RESIDENTIAL</i>	111	01	11
LONG ST AREA			
<i>TOTAL BUSINESSES</i>	9	0	9
<i>TOTAL RESIDENTIAL</i>	5	0	5
Total Buisnesses in main commercial area	88	62	88
Total Residential in main commercial area	38	13	25

